

Chapter one

Article ( 1)

on Plans

In applying the provisions of this law and the regulations issued accordingly, the following phrases and words shall mean the synonyms shown against each unless the context means otherwise:

The Minister: Minister of Municipal Affairs

The Ministry: Ministry of Municipal Affairs.

The Mayor : The Mayor of the concerned Municipality; the area under planning is within its district.

The Municipal Council: The Municipal Council of the concerned Municipality; the area under planning is within its district.

And the technical phrases and words of this law and the regulations issued accordingly shall mean the synonyms shown against each, which are stated in the annex attached to this law, unless the context means otherwise.

Article (2)

Every Municipality shall have a plan or more to show how the towns and villages of the Municipality will grow and develop and each plan shall especially include the following:

- 1) Directing<sup>of</sup> the growth and emaluration of the town and village and organization of the development inside each.
- 2) Following up the growth of each area in the town or the village, locating within their limits the sites of emaluration and development, indicating the stages of that growth, defining the procedures and means which should be taken to organize the growth and its concentration in the areas allotted for that purpose according to the main principles of town and village planning to ensure urban co-ordination, economise costs of public facilities and to protect the agricultural lands surrounding the area.
- 3) Subdividing the area into zones and classifying them according to the purposes to be used in each zone.
- 4) Determination of quality of buildings and different public utilities

- ) Establishing the various rules for the subdivision of private and public lands and their uses and the required procedures for that purpose.
- ) Determination of areas exposed to danger and which are not allowed to be used except under certain circumstances and according to special conditions.
- ) Location of sites of the existing and proposed public utilities and facilities, specially:
  - A. Roads, streets and squares;
  - B. Public services - structures
  - C. Open public areas such as gardens, parks, beaches, forests, cemeteries and others.
- 3) Determination of residential areas, organization of their densities to meet the requirements of the future, and the amelioration of the underdeveloped areas.
- 4) Determination of natural archaeological and tourist areas; maintaining such areas and preserving their features.
- 5) Procedures and means to be taken for the purpose of promoting the aesthetic values of the area showing the important architectural features and encouraging the Arabic and Islamic architectural.

The plan in each case shall be established according to the effective legislations and with the agreement of the concerned ministries and authorities.

### Article (3)

Plans shall be divided into two categories:-

- A. Master plans: The detailed plans which include all engineering, economic and population arrangements. They are to be prepared for the basic important urban areas as regards location economic potentialities and size of population.
- B. Lay-Out Plans: The undetailed plans which are confined to engineering arrangements. They are to be prepared for areas which are not included within the urban areas mentioned above.

### Article (4)

The plans study and analyse the social, economic, natural situations. The population and the trend of their growth for the purpose of developing and promoting the sectors of production and services in the light of the present urban circumstances and situations aiming at

finding the most convenient solutions and means for developing these towns and their natural and human potentialities and improving the social, health and economic situations according to development plans.

#### Article (5)

The Plan consists of the collection of maps, reports graphs, estimations of costs of the different stages of the plan and other data, informations and statistics which aim to implementing the plan after its adoption.

#### Article (6)

The plan shall be prepared for a period not less than twenty years to be divided into stages provided that in each stage of implementation the plan shall be improved, re-evaluated and the costs re-estimated in the light of the State development plans and within the financial limits included in the budget for the implementation of the plan .

### Chapter Two

#### Preparation of the plans and their Approval

#### Article (7)

The Ministry shall prepare drafts of the plans together with the Municipalities, Ministry of Planning and Development and other Ministries and concerned authorities. The Minister shall forward the drafts to the concerned Municipal Council to study them and take a decision in their concern within two months from the date of their forwarding. The said Council shall then return the drafts to the Minister to submit them to the committee mentioned in the following article.

The Municipalities which have effecient technical staff may prepare the drafts of the plans with the assistance of Ministry and authorities mentioned in the previous paragraph. The same procedures mentioned in this law shall be followed as regards these drafts.

#### Article (8)

A committee shall be established to be called "The Advisory committee of Towns and Villages Planning" with the Minister as chairman or whomever he deputises and members representing the ministries and authorities concerned with planning, which shall be determined by a decision from the council of Ministers.

The Muhafed and the Mayor of the concerned Municipality shall join this Committee when discussing planning affairs of the areas within their boundaries.

The Minister shall issue a decision to form this Committee after consultations with the aforesaid Ministries and authorities.

He shall issue, as well, a regulation to organize the internal procedures of the committee.

#### Article (9)

The Minister shall submit to the Committee the plans forwarded to him within one month from the date of their forwarding in-order that the committee shall study, revise the plans and determine whether the plan will be Master Plan or Lay-out Plan according to what it includes of data and studies, as regards each area according to its location and to what extent the plan has regarded the development. The committee shall issue its recommendations in this concern within two months from the date of submission of the plans to the committee.

#### Article (10)

The Minister shall bring before the National Planning Council the plans with the committee's recommendations to study and link them with the State development plans, to determine their priority and the schedules of their implementation within the limits of funds allotted for developments and in the light of the state planning and developments general policy, as well as to co-ordinate them with the general planning and then forward them to the council of Ministers, supported the recommendations of the National Planning Council for approval.

#### Article (11)

The council of Ministers shall study the plans passed to them by the council of National Planning. After having been approved, the council of Ministers shall issue a decision for the adoption of the Lay-out plan while the Master Plans shall be adopted by a Royal Decree

The adopted plans shall be sent to the concerned ministries and authorities for implementation. The Ministry of Municipal Affairs shall send the plans to the concerned municipality and the technical department in the Ministry.

All ministries and authorities concerned should help in the plans implementation.

## Article (12)

Procedures followed in preparation the plans and their approval according to the provisions of this chapter shall be applied in every amendment to be inserted in the plan.

### Chapter Three Official Maps Article (13)

The official mape shall include:

- A. All the existing roads and squares and those proposed to be constructed at the time of adoption of the plan.
- B. All sites allocated fro public interest projects as well as all lands proposed to be used in these projects.
- C. All zones and the use of each.

## Article (14)

The plan shall include the alignment of the main roads network in towns and villages and shall specify their catergories, the building lines of these roads and the buildings setbacks; all these shall be indicated in the official maps.

## Article (15)

A regulation shall be issued by decision from the council of Ministers, up on the recommendations of the Minister of Municipal Affairs, including the classification of public municipal roads, their alimition and standards. The regulation shall define as well, the dimensions and the special conditions of the buildings located on the public roads outside the Towns and Villages plans and the means of using these buildings.

## Article (16)

The municipality may perform, on some roads in the plan or on the map mentioned in Article 14, insignificant modifications for the purpose of these roads improvements. A decision for this modification shall be issued from the Municipal council.

If the modification to be performed concerning the roads of a new subdivision of lands within the municipality district the land subdivision provisions mentioned in chapter six shall be applied.

#### Article (17)

It shall not be allowed to grant a license to use the sites of lands, mentioned in Paragraphs (A) and (B) of Article 13, for non-agricultural exploitation.

In this case it is allowed for the license to build on these sites temporary structures. The State or the Municipality are not committed to pay any compensation for the elimination of these constructions at the time of plan implementation.

### CHAPTER FOUR

#### Use and Classification of Zones

#### Article (18)

The plan shall specify the town's different zones and the use of each zone, taking into consideration the co-ordination of uses between the zones and the value of land in each.

#### Article (19)

A regulation shall be issued by a decision from the Municipal Council to determine the conditions of the use of each zone and the conditions which should be provided in the zone as regards the lands and building according to ways of uses and all that in accordance with the adopted plan. The regulation shall include specifically the following:

- 1) The general conditions which should be provided in the lots of the subdivision as regards their minimum size and width the maximum of their length and the area proportion permissible for building in each lot and other surveying conditions.
- 2) The general conditions which should be provided in building as regards their total height their vertical limits, the distance between each other and between the building line, the projection of balconies and towers on the public open space.

#### Article (20)

Zone classification shall be according to the uses mentioned below. Each use may be divided into categories:

- 1) Agricultural Zone.
- 2) Touristic or archeological Zone.
- 3) Open Zone.
- 4) Residential Zone.
- 5) Administrative Zone.
- 6) Commercial Zone
- 7) Industrial Zone.

The regulation provided by Article (19) shall specify the conditions and details concerning each zone in the plan and each category. The regulation may specify as well, protective areas for airports and for other similar structure--and--shall set the conditions of these protective areas with the agreement of the concerned authorities.

#### Article (21)

Public facilities may be constructed in each of the zones stated in the previous article according to its requirements provided that its conditions will not contravene with the general conditions of the zone's lands and buildings. Licenses may be granted to build, along public roads and outside the plan, restaurants, rest houses, shops for food staff and fuel and that is according to the provisions of the aforesaid regulation in Article (15) of this law.

#### Article (22)

- 1) It shall not be allowed to grant a license for building outside the plans except for the public facilities or agricultural or industrial construction or for the accommodation of the proprietor of the land and his labourers.
- 2) The license for building shall be in the above mentioned circumstances according to the conditions and situations which the council of Ministers will define in upon recommendation of the Minister of Municipal Affairs .
- 3) However the council of Ministers may decide to use a zone outside the plans for purposes other than those mentioned in this article

### CHAPTER FIVE

#### Public Utilities

#### Article (23)

The Municipality, within its administrative district, shall construct, manage and maintain the public facilities relating to networks of water supply, sewerage in the roads and public streets, adopted in the plan.

#### Article (24)

Regulations shall be issued by a decision of the Minister to organize the following:

- 1) The public networks of water supply, sewerage and gas.
- 2) The internal networks of water, sewerage and gas and other mechanical installations within the building.

#### Article (25)

The Municipality shall establish a programme for the implementation and improvement of public facilities projects. It shall organize as well the means of utilization of public facilities and the use of each according to the benefit of the public interest and the available potentialities of these facilities.

#### Article (26)

The encroachment upon the utilities constructed or managed by the municipality is not permissible and it is not permissible to use or utilize the above mentioned utilities except in accordance with the conditions and procedures established by the municipality.

#### Article (27)

Any person or authority shall not be allowed to construct, in the roads, streets and squares adopted in the plan or roads, streets and squares of the land subdivision, any public utilities networks without the approval of the municipality and without being in accordance with the provisions of this law and the regulations issued accordingly. The ministries, departments and other public authorities should co-ordinate their works concerning the construction of the mentioned utilities networks with the Municipalities.

#### Article (28)

- 1) Within the limits of Municipalities districts, emeluration free, shall be imposed on the proprietors of the lands improved by projects of constructing, modifying or widening streets, roads or squares or by other works of public interest which the council of Ministers deems necessary.
- 2) "Emeluration free ", shall not exceed 15% of the value of the land improved and this will be taken in kind if that is required for the implementation of the said projects and works and it will be paid in cash in other cases than this on the basis of the land price before improvement. The price shall be fixed in this case according to the procedures of estimation prescribed in the law of Expropriation of Properties for the Public Interest.
- 3) Each municipality, within the limits of its administrative district shall collect, "emeluration free and it will be one of its financial sources.



## Article (29)

A regulation, including the manner of specifying areas to be improved in each case, shall be issued by a decision from the council of Ministers upon the recommendations of the Minister of Municipal Affairs. This regulation will include as well the provisions and basis of "emeluration fee", the rules of its estimation, its collection in kind or in cash and procedures of complaining against its determination.

## Article (30)

"Emeluration fee." shall not be payable on the lands owned by the state or public organisations and institutions. The philanthropic and religious organizations and societies recognized by the state, shall be exempted from this, "emeluration fee".

## CHAPTER SIX

### Land Subdivision

## Article (31)

In applying the provisions of this law every splitting of a piece of land prepared for building into two or more lots, for the purpose of selling or exchange or rent or monopolisation or construction of building on it, shall be considered a subdivision.

It shall be considered a subdivision as well by the provision of this article, the construction of more than one building and its attachments on one lot of land whether these building are semi-detached or detached.

## Article (32)

It shall not be allowed for any person or authority to establish or modify a subdivision of any land inside the plan without getting a license for that purpose from the municipality in which the land is located inside its administrative limits and that is according to the provision of this law and the regulations issued accordingly. The provision of this article shall be applied to all projects of land subdivision even if the plan of the area in which the project is located has not been adopted.

## Article (33)

The project of subdivision should be a homogeneous unit with the town adopted plan. The subdivision should confront or connect an existing public road according to what it is indicated in the plan.

Each of the subdivision lots should confront a public road or one of the subdivision roads.

#### Article (34)

The subdivider should allocate a proportion of 35% of the total area of the land to be subdivided for roads, squares, gardens, public parks and public facilities and utilities which are necessary for the subdivision.

That proportion includes half of the area of the road or of the existing public roads which are bordering the land to be subdivided. It also includes what is taken from the total area of the land as ameluration fee

#### Article (35)

It is not allowed to make any subdivision in the area exposed to danger or in the areas not suitable for buildings.

#### Article (36)

Roads of the subdivision should include the conditions stated in the road regulation mentioned in Article 15 of this law provided that the width of the road shall not be less than twelve meters.

#### Article (37)

The area, the dimensions and the uses of each of the subdivision lots should be in consistence with the conditions of, the area of the lots and uses of the zone, according to the classification of the zoning in the plan and that is in accordance with the provisions of the regulation mentioned in Article 19 of this law.

It is not allowed to let the subdivision interfere with the utilization of natural drains of rain water of the subdivision lands and the lands adjacent.

#### Article (38)

A regulation shall be issued by a decision from the Minister to define the conditions, situations, procedures and measurements of the subdivision project to be forwarded together with the documents which should be attached to the project, provided that among these documents there should be the official documents which prove that the person who is the project is the owner of the land to be subdivided, and other necessary data to be submitted to acquire the agreement of the municipality on the subdivision project.

This regulation defines as well the fees, which should be payable for the subdivision adoption, provided that these fees shall not exceed 10 milliemmes of every square metre of the land to be subdivided.

The regulation includes, also, what the applicant for subdivision shall be asked to fulfill for public facilities and utilities as regards roads, pavements, side walks, building and water supply and sewerage networks in the subdivision and to connect these networks with the public nete, or to construct this network in case it is non-existent, or to provide the public light in the subdivision roads and streets or other works.

Each concerned Municipal Council shall issue a decision to assigne the applicants for the subdivisions to perform all or some of these works provided that these works should be implemented according to the technical conditions and specifications and under the subervision of the municipality engineers and in accordance with the provisions of the law and the regulations issued accordingly.

The applicant for subdivision may ask the municipality to do the works which he was assigned to fulfill by paying the municipality, in advance, the coste estimated by the municipality for the implementation of these works.

#### Article (39)

The subdivision project shall be submitted to the concerned municipality to acquire its preliminary approval. The subdivision should satisfy all conditions stated in this law and the regulation issued accordingly. The municipality should consider the application by preleminary approval or refusal within ninty days from the date of its submission.

The elapse of the aforesaid period without considering the application, shall be considered as preliminary approval of the project.

#### Article (40)

After acquiring the preliminary approval on the project, the owner of the land should grad, level, define roads and lots by destinguished marks and it is the responsibility of the owner to level and survey the lands to their final level.

#### Article (41)

The municipality shall issue a decision on its final approval of subdivision project after being accertained that the project satisfied all conditions in accordance with the provision of this law and the regulations issued accordingly and after being assured that the owner has executed all the works he has been requested to fulfill according to Article 38 of this law.

#### Article (42)

The owner shall deposit with the concerned Land Registration Office an official copy of both the adopted subdivision project and the license mentioned in the previous article. Owner should report this deposition to the concerned municipality.

The consequence upon this deposition is that the streets, roads, squares, gardens, public parks and whatever the proprietor constructs for public utilities and facilities in the land to be subdivided shall be attached to the public properties of the concerned municipality.

The municipality, shall plot on the official maps of the plan, the subdivision roads and streets and any other facility or utility mentioned in the previous paragraph.

#### Article (43)

The owner by himself or by a mediator as well as the notary-public those who undertake authentication in the Islamic courts and others who are specialized legally in authentication and estate registration, shall be prohibited from taking any measure as regards selling, exchanging, leasing monopolizing or ending joint-tenancy of the land of the subdivision unless after completing the deposition stated in the previous article provided that no contravention to the adopted conditions of the subdivision will take place as a result to that measure; otherwise the act shall be void.

#### Article (44)

The same established procedures for completely adopting the project shall be applied to the modifications to be included in the subdivision project whether these modifications took place before or after previously mentioned deposition.

Yet if any of the acts mentioned in Article 43 took place, it is necessary to acquire the agreement of the beneficiaries to carry out the mentioned modifications.

#### Article (45)

In the instrument of authorisation the decision of the final approval of the municipality on the subdivision should be mentioned in accordance to Article 41, it should be mentioned in that instrument as well the date, the number of deposition in the concerned Land Registration Office and the general conditions and restrictions, also the special conditions and restrictions which the subdivider sees to be imposed on the beneficiaries provided that these condition were earlier adopted by the concerned municipality.

## Article (46)

The conditions and restrictions stated in the previous article shall be considered as mutual easement rights whether on the subject to any of the aforesaid actions and the buildings on constructed it.

The beneficiaries may hold their rights of such esment towards each other.

## CHAPTER SEVEN

### Buildings

## Article (47)

A regulation on buildings shall be issued by a decision from the Municipal Council specifying the conditions which should be provided in buildings whether form the technical or sanitary aspects. The regulation should include the following:-

- 1) Height of floors and the net height of each.
- 2) Conditions while should be provided in the stairs, elevators, entrances, roofs, corridors, chimneys and the determination of their dimensions and the conditions of their utilization.
- 3) Standards of natural illumination and ventilation by defining the surface areas of windows and doors.
- 4) Thickness of the outer walls and walls seperating parts of the building.
- 5) The minimum dimensions of yards and their areas in relation to the height of building provided that the length of any side in the shall not be less than three meters.
- 6) The minimum dimensions of the light-wells, their areas provided that the length of any side shall not be less than two and a half meters.
- 7) The conditions which should be provided in the projections of balconies, towers and others which overlook the private gardens, yards, lightwells, and the public open space.  
The conditions relating to allotting the necessary lands and buildings for car parking.
- 8) Conditions relating to the secondary buildings annexed to the main one as well as the conditions of the accessory buildings to the main one.
- 9) The technical conditions which should be provided in some of the building elements and the ways which should be followed in their implementation.  
The special conditions concerning the harmony and aesthetic value of buildings.

#### Article (48)

The regulation mentioned in the previous article shall organize the procedures of submitting the buildings projects and their scales as well as the drawings, documents and data which should be attached therein and their revision fees, provided that these fees shall not exceed five pounds, and fees of issuing building license, its duration and the fees of its renewal, the procedure of inspection on the building while the operation of constructions is carried out. The regulation shall determine as well the periods necessary for the adoption of the project and issuing the license and its renewal.

#### Article (49)

It shall not be permissible for any person or any authority to start any operation of construction or extension or raising or modification of an existing building, supporting or demolishing it before acquiring the license for that according to the conditions and situations indicated in the aforesaid regulation.

#### Article (50)

It shall not be permissible to the licensee to start construction unless after informing the concerned municipality and after one of its specialists shall determine the organizational line and road limit according to circumstances. These determinations shall be confirmed in the license.

When the height of the building reaches one meter in the maximum over the street or road-level, the licensee should report to the concerned municipality for the purpose of being ascertained that he is following the building line or road limit.

A minute of inspection shall be written for that purpose and a copy of which will be delivered to the licensee.

If the licensee ceased to work for a period more than three months and does not exceed the period of the license validity, he should report to the concerned municipality in accordance with the procedures followed <sup>before</sup> resuming the work.

#### Article (51)

The licensed building and constructions should be implemented according to the drawings, documents, data and conditions on which basis the license was granted.

It shall not be permissible to introduce any amendments or changes on the adopted drawings unless acquiring the of the author-  
ity who issued the license .

CHAPTER EIGHT  
Re-planning of Blighted and  
Underdeveloped Areas  
Article (52)

If it is noticed by the Municipal Council that one of the municipality fanes became blighted or underdeveloped and it has become impossible to rehabilitate or utlize, whether as a result or its scattured ownership and the non-performance of its owners to improve its situation or for any cther reason, the council shall prepare a new plan for this area to expropriate it and rehabilitate it.

The provisions of this article shall be applied to areas afflicted completely or partialy with one of the accidents or natural disasters and a decision from the Municipal Council shall be issued in this concern.

Article (53)

The Municipal Council, in preparing and approving the plan mentioned in the previous article, shall take into consideration the procedures stated in this law and the regulations and decisions issued = accordingly. The plan shall be adopted by a decision from the Council of Ministers.

Article (54)

The plan shall indicate the boundaries of area and its use after rehabilitation. It shall define, in general, what shall be allotted for streets, roads and public facilities and utilities and for residence as well. The Municipal Council shall co-operate in this concern with the Ministry of Municipal Affairs and the concerned authorities.

The Council shall compose a regulation showing the basis upon which organization of the new area shall take place, as regards rehabilitation, allocating the public facilities and utilities, streets public squares and the locations proposed to be sold by priority for Previous proprietors, owned and right holders in the area according to article 53 and other matters relating to the area which aiming at its development and raising of its standard.

The council may, as well, determine stages for replanning the area and its improvement as to specify each stage for some quarters in the area.

Article (55)

After adopting the plan, the lands and estates located in the area of the plan shall be expropriated according to the provisions of the law of Expropriation of Estates for Public Interest

#### Article (56)

- 1) The owners and right holders in the expropriated lands are intitled to a compensation in cash according to the provisions of law of Expropriation for Public Interest.
- 2) However, if it is decided to sell the expropriated lands or part of them, the priority for purchasing shall be given to the original proprietors in the area according to the conditions and situation which shall be set in a regulation to be issued by a decision of the council of Ministers.

#### Article (57)

The Municipal Council with the agreement of Ministries of Municipal Affairs, Housing and state property and Interior shall arrange a program to accommodate the limited income families in the sites allocated for them in the rehabilitated areas and in the areas for which measures of improvement to be taken in the technical, sanitary and social aspects.

#### Chapter Nine

##### General Rules

#### Article (58)

In every municipality a committee shall be formed and shall be called "Towns Planning and Buildings Organization Committee" . The formations of the said committee is as follows :-

- 1) Mayor of the municipality or whomever he deputises from the members of municipal council.
- 2) Two members of the Municipal Council to be selected by the council
- 3) One of the technicians to be chosen by the municipal council.
- 4) The representatives of the Ministry of Public Works and Al-Muhafadah in the council.
- 5) The head of the technical section in the municipality or the person acting for him.
- 6) The head of the sanitary section in the municipality or the person acting for him.
- 7) Representative from the Ministry of Agriculture and Animal wealth to be nominated by the concerned Minister.

Representative from the Ministry of Tourism and antiquities nominated by the concerned Minister shall be added to the committee in the Municipalities within which administrative boundaries there are archaeological and touristic sites.

A decision for the formation of the committee shall be issued by the Minister of municipal affaires upon the recommendation of the Mayor concerned Municipality.



The committee with the assistance of the Municipal council shall study the plans of the towns and villages, propose the amendments to be included in these plans and study and issue the recommendations concerning projects of land subdivisions and construction of buildings.

#### Article (59)

It shall be permissible by a decision from the Minister of Municipal Affairs, upon the recommendation of the Mayor of the concerned municipality take the measures of expropriating For the implementation of Towns and Villages Plans which shall be prepared according to the provisions of this law and the regulations issued accordingly, in this case, all provisions of the law of Estate Expropriation for Public interest shall be followed.

In exception of these provisions it shall be permissible that all compensation or part of it due to the people concerned may be lands or buildings, which the Ministry of Municipal Affairs or the concerned municipality shall prepare for this purpose, and that is according to the application of the concerned people and in accordance with the conditions and situations for which a decision from the council of Ministries shall be issued.

#### Article (60)

It shall not be allowed to connect the new buildings or lots of the subdivisions with water-net works, electricity and sewerage or other public utilities unless the approval of the concerned municipality is obtained.

#### Article (61)

The provisions of this law shall not contravene with the provisions of law No. 5, 1963, concerning the organization of planning and development Affairs, and,

The law issued on 27 July 1967, for the establishment of a supermunicipal council and two public corporations for electricity, the

The law No. 5, 1965 concerning the organizations of industry, and,

The law issued on 31 July 1968, concerning antiquities

#### Article (62)

The provisions of the law protecting Afforested Areas issued on 18 March, 1967, shall be observed when carrying out any work for the implementation of the plans which will be prepared according to the provisions of this law.

Before starting any work in the areas located outside the adopted plans, the approval of the Ministry of Agriculture and Animal Wealth shall be required.

#### Article (63)

The due amounts to be paid by the concerned people according to the provisions of this law shall be a privilege on the land on which those amounts are due. This privilege shall be in sequence second to the legal expenses and the aforesaid amounts shall be collected by administrative detention.

#### Article (64)

The regulations and decisions mentioned in Articles 16, 19, 47 of this law shall be issued by the concerned municipal council and they shall be approved according to Article 13 of the law of Municipalities.

#### Chapter Ten

##### Sanctions

#### Article (65)

1. Without breaching any of the severer sanction provided under the Penalty law or any other law every contravention to the provisions of one of the Articles 26, 27, <sup>32</sup>43, 49, 51, 60 shall be punishable by imprisonment for a period which shall not exceed six months and a fine which shall not exceed two hundred pounds or by one of these two punishments.
2. Further to that the sentence will include the demolition or elimination of the contravening works correcting or completing them.
3. If the case of contravention is confined to carrying out the works without acquiring the licenses together with the applications of the provisions of the first paragraph of this article, double of the fees due for the licenses should be included in the sentence.

#### Article (66)

The perpetrator of every other contravention to the provisions of this law and the regulations and decisions issued accordingly, shall be punished by prison for a period not more than one month and a fine not more than ten pounds, or by one of these two punishments and to be sentenced further to that to remove the causes of the contravention.

#### Article (67)

If the convicted shall not execute the sentence of demolishing or moving the contravening works in the period determined to him by the concerned municipality, the municipality may remove the causes of contravention on his account.

#### Article (68)

If criminal measures were taken as regards contravening the provisions of this law or regulations and decisions issued accordingly, the works subject to the contravention shall be suspended by the administrative measures; a decision for the suspension shall be issued by the Mayor of municipality and the concerned people shall be informed by the administrative measures, if it was impossible to inform them by the reason of their absence, or the impossibility of detecting them or their residences or their refused to receive the notice, a copy of the decision of suspension shall be glued in the site of the contravening works and in the municipality offices and in the police office under which these works lie

The decisions of suspension shall be final

#### Article (69)

The officials of the municipalities who will be defined by a decision from the Minister shall have the capacity of legal Inspection officers to prove the committed contravenes of the provisions of this law and the regulations and decisions issued accordingly.

#### Chapter Eleven

##### Provisional and Final Rules

#### Article (70)

The buildings and the lands subdivided and other constructions existing at present and licensed according to the provisions of previous laws and regulations shall be considered liable to be used in their existing condition provided that no essential modifications on them shall be carried out except for purpose of co-ordinating them with the new plan according to the provisions of this law.

#### Article (71)

The provisions of this law shall be applied to the applications of lands subdivision which are not finally adopted until the date of its coming into force.

#### Article (72)

As a result of the adoption of a new plan to any area, the annulment of the not implemented licenses and decisions issued previously concerning any works or lands or buildings in this zone shall take place. The peoples concerned may apply to the concerned authorities for their renewal in accordance with the provisions of the new plan.

### Article (73)

The law of Town Planning No. 2 of 1951, aforementioned shall be cancelled, it shall be cancelled as well every other provisions contravening to the provisions of this law and until the regulations executing it are issued, the existing regulations and decisions at the time of its coming into force shall continue effective where no contravention to its provisions is taking place.

### Article (74)

The Minister of Municipal Affairs should execute the provisions of this law and it shall come into force from the date of its publication in the Official Gazette.

issued.