



RULES AND REGULATIONS FOR CONSTRUCTION WITHIN RUNDA & MIMOSA ESTATES

These rules and regulations are intended to guide any new development or home expansion in areas under the jurisdiction of the Runda Residents Association. The developer is expected to ensure that these regulations have been complied with prior to applying for permit for transportation of materials or for water connection. Kindly do a self check before launching your application.

A. INFORMATION REQUIRED FOR APPLICATION OF WATER CONNECTION AND TRANSPORTATION PERMIT

1. Approved architectural drawings from City Council of Nairobi (CCN). They should include the following:-
 - i) Site plan
 - ii) All floor plans
 - iii) Elevations

(Please note that details or engineering drawings are not required)
2. Copy of title deed including deed plan.

B. CCN PLANNING AND ZONING REGULATIONS

It is expected that all approvals by CCN have respected the following bylaws:-

- i) This is a low density residential area. Only one dwelling is permitted on a minimum plot size of 0.5 acres (0.2 ha)
- ii) Total coverage of all buildings (including garages) must not exceed 25% of the plot area leaving 75% of the plot as open space.
- iii) Total built up area must not exceed 505m² on a half acre plot

C. ADDITIONAL COMMUNITY REGULATIONS

1. Ensure that a clear space of 2.4m is maintained on all boundaries. (the gate house however can be exempted from this regulation)
2. The maximum number of floors permitted is two (2) i.e ground and 1st floor. An attic level can however be permitted if it is enclosed within the roof space.
3. Ensure that main windows and balconies are positioned in such a manner that they do not infringe on your neighbours privacy by directly overlooking their garden or entrance to the house.
4. Ensure that a minimum water storage capacity of 5,000 litres is provided.
5. High level water storage tanks or communication masts that pollute the aesthetics of the neighbourhood will not be permitted.

D. DURING CONSTRUCTION

1. Runda Water Ltd (RWL) staff shall be permitted access during construction for periodic inspections to ensure compliance with approved drawings. This authority has been granted by CCN.
2. RWL has authority to stop any unauthorized developments within the estate.
3. No delivery of construction materials or construction is permitted between 6pm and 6 am.
4. No construction activities may be conducted on Sundays or public holidays or after 1 pm on Saturdays.
5. Obstruction of roads and walkways, storage of construction materials or dumping of construction waste is prohibited beyond the boundaries of the plot under development.
6. These regulations are intended to ensure that Runda remains a premium residential neighbourhood of choice.

E. LANDSCAPING REGULATIONS

1. The space between your plot boundary and the road is public space. It is intended for services and pedestrian foot paths.

No trees are permitted in this area. You are however expected to keep the space neat by grassing or planting or low scrubs.

2. Trees within your plot should be thoughtfully planted to respect your neighbours right to views and adequate natural light.

The development and environment sub-committee will make a response to any application within 14 days of submission.

Kindly direct any queries to 'The General Manager, Runda Water Ltd or email gmanager@rundawater.co.ke.

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By

Development & Environment sub-committee

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