



(Development Permit Rules & Regulations)

URBAN PLANNING DEPARTMENT

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Table of Contents

No	Item	Page
Article 1.	Development Permit Rules and Regulations.....	1
Article 2.	Definition	1
Article 3.	Purpose.....	2
Article 4.	Basic Rules.....	2
Article 5.	Development Restrictions in Conservation Area (CA).....	3
Article 6.	Scope of Development Activities.....	3
Article 7.	Judgment on Phased Development	4
Article 8.	Reconstruction of Existing Buildings	4
Article 9.	Setting of Development Site	4
Article 10.	Order for Development Permit and Building Permit	5
Article 11.	Application Fee for Development Permit	5
Article 12.	Procedure of Application for Development Permit.....	5
Article 13.	Prior Consultation	6
Article 14.	Preliminary Review.....	6
Article 15.	Responsibilities of the Developers.....	6
Article 16.	Responsibilities of the Professionals.....	6
Article 17.	Responsibilities of the Contractor	7
Article 18.	Consent of Technical Infrastructures Administrators	7
Article 19.	Management of Technical Infrastructures Established by Development Activities, etc.....	7
Article 20.	Development Permit Criteria	7
Article 21.	Notice of Granting or Not Granting of Permit	11
Article 22.	Valid Period of Permit	11
Article 23.	Division of Development Permit	12
Article 24.	Resubmission of Development Permit Application	12
Article 25.	Permission of Revisions.....	12
Article 26.	Notification of Revisions	12
Article 27.	Suspension of construction work related to changes	12
Article 28.	Implementation of Completion Inspection.....	13
Article 29.	Application of Development Completion Certificate	13
Article 30.	Issuance of Development Completion Certificate	13
Article 31.	Application for Building Completion Certificate	13
Article 32.	Succession of Development Right	13
Article 33.	Change in Land Right Holder	14
Article 34.	Prevention Measures for Disaster caused by Development Activities.....	14

Article 35.	Suspension of Construction Work and/or Abolishment of Development Permit	14
Article 36.	Cancellation of Development Permit	14
Article 37.	Appealing	15
Article 38.	Convening of Public Hearings	15
Article 39.	Yangon Regional Government's Approval	15
Article 40.	Compliance Obligations	15
Article 41.	Transitional Treatment	15
Appendix 1	Development Activities to require Development Permit and Needed Procedure	16
Appendix 2	Development Permit Criteria	17
Appendix 3	Required supporting documents for applying Development Permits	18
Appendix 4	Required supporting documents for applying Development Completion Inspection	19
Appendix 5	Required supporting documents for applying Development Completion Certificate	19
Appendix 6	Technical Guideline for Road Design	19
Appendix 7	Traffic Impact Assessment	19
Appendix 8	Technical Guideline for Drainage System	19

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Republic of the Union of Myanmar
Yangon Region Government
Yangon City Development Committee
Development Permit Rules and Regulations

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In exercise of the power conferred under section 336, sub-section (a) of the Yangon City Development Committee Law (2018), Yangon City Development Committee hereby prescribes the “**Development Permit Rules and Regulations**” with the approval of the Yangon Region Government.

Article 1. Development Permit Rules and Regulations

1. The Rules and Regulations (R/R) for Development Permit in YCDC.

Article 2. Definition

2. The terms contained in this R/R carries the same meaning as contained in the YCDC laws and URDP bill. In addition, the following carry the meanings mentioned below.

- (a) "Development Activity" as used in this R/R means urban and regional development. It includes the proposals for land-use and development and construction activities, in line with the actions of sectoral development plans, policies, and socio-economic development activities. It can be categorized into "Building Development Activity", "Land Development Activity" and "Facility Development Activity".
- (b) “Developer” as used in this R/R means a person who invests and implements the Development Activities according to the Development Permit. When a public organization executes a development activity, that public organization will be a Developer.
- (c) “Development Permit” as used in this R/R means a permit issued by Yangon City Development Committee (YCDC) according to Article 6 in this R/R.
- (d) “Building Development Activity” as used in this R/R means any type of building construction/ reconstruction or like.
- (e) “Land Development Activity” as used in this R/R means development activities which subdivide land with the installation of the road space, not limited to a public road, that connects to each parcel in the development site.
- (f) “Technical Infrastructures” as used in this R/R means infrastructures covers both, existing infrastructure as well as land for proposed infrastructure plans. The technical infrastructure includes:
 1. Roads and Bridges—except roads and bridges classified to Other Road*
 2. Sewage and Sanitation System
 3. Drainage System
 4. River / Canal

5. Water Supply
6. Garbage Disposal
7. Electricity
8. Communication System
9. Transportation System includes Railway, Airport, Port and Bus services
10. Other facilities designated by YCDC

*For road classification, please refer to Zoning Regulation.

- (g) “Social and Economic Infrastructures” as used in this R/R means socio-economic infrastructures related to health, education, religion, sport, market, trading, and recreation, etc.
- (h) “Urbanization Area (UA)” as used in this R/R means those areas where urban areas have already formed, prescribed by Detailed Plan.
- (i) “Development Control Area (DCA)” as used in this R/R means those areas within Urbanization Area where to be controlled urban development, prescribed by Detailed Plan.
- (j) “Guided Urbanization Area (GUA)” as used in this R/R means those areas where urbanization should be implemented in a well-planned manner, prescribed by Detailed Plan.
- (k) “Conservation Area (CA)” as used in this R/R means those areas where to be conserved, prescribed by Detailed Plan.
- (l) “Detailed Plan” as used in this R/R means a plan that details population density, infrastructure densification, and land-use standards of a planned development site within the town or city territory.
- (m) “Public Facilities Layer” as used in this R/R means a layer that designates both existing and proposed public facilities to include blue and green areas.
- (n) “Professional” as used in this R/R means certified professionals who holding the qualifications (e.g. Licensed Architect, Registered Engineer) specified by Myanmar Architect Council (MAC) or Myanmar Engineering Council (MEC).

Article 3. Purpose

3. The purpose of this R/R is to form a balanced and sound urban area through systematic development taking advantage of the characteristics of the YCDC areas, to thereby contribute to citizens’ welfare.

Article 4. Basic Rules

4. A basic plan for a development activity shall contribute to balanced city development and ensure a healthy and cultural city life and functional urban activities. To achieve these ends, a developer shall maintain or improve the environment, keep traffic safe, prevent disasters from occurring and properly plan the technical infrastructures and social and economic infrastructures as well as housing sites necessary for the formation of a sound urban area.

Article 5. Development Restrictions in Conservation Area (CA)

5. Any developer shall not conduct any development activities in Conservation Area (CA) unless conforming to any of the following items:

- (a) Reconstruction of existing buildings
- (b) Development of facility stipulated in Public Facilities Layer
- (c) Other development activities, such as building development activity for self-usage of one (1) acre or less of development area, which are approved as necessary by YCDC

Article 6. Scope of Development Activities

6. Persons who intend to perform development activities indicated below in YCDC areas shall obtain a permit in advance from YCDC. In addition, this is not limited to cases where the exclusions specified by the National Building Code apply.

- (a) Building Development Activity
 - 1. Large Scale New Development in Urbanization Area (UA)
 - 2. New Development in Guided Urbanization Area (GUA) or Conservation Area (CA)
 - 3. Reconstruction of existing building in Guided Urbanization Area (GUA) or Conservation Area (CA)
- (b) Land Development Activity
 - 1. New Development with Land Subdivision with the installation or widening of the road spaces, not limited to a public road, that connects to more than one of each parcel in the development site, in Urbanization Area (UA), Guided Urbanization Area (GUA) or Conservation Area (CA)
- (c) Facility Development Activities
 - 1. Development of facility stipulated in Public Facilities Layer

7. Large scale new development stipulated in the provisions in item (a) of the preceding paragraph means those that fall under any of the following items.

- (a) Criteria A: Inside Development Control Area (DCA)
 - 1. Development Area: more than 5 acres
 - 2. Total Floor Area: more than 200,000 sqft
- (b) Criteria B: Outside Development Control Area (DCA)
 - 1. Development Area: more than 10 acres
 - 2. Total Floor Area: more than 400,000 sqft

8. New development with land subdivision stipulated in the provisions in item (b)(1), paragraph 6 of this Article 6 means those that fall under the following items.

- (a) In Urbanization Area (UA), land development activities involving the division of land into five (5) or more parcels
- (b) In Guided Urbanization Area (GUA), land development activities involving the division of land into two (2) or more parcels

- (c) In Conservation Area (CA), land development activities involving the division of land into two (2) or more parcels, limited to self-usage

9. Facility Development stipulated in the provisions in item (c)(1), paragraph 6 of this Article 6 means those that fall under any of the following facility.

- (a) Public Wholesale Market
- (b) Crematory
- (c) Cemetery
- (d) Slaughterhouse
- (e) National Stadium
- (f) Prison
- (g) Public Park and Playground managed by YCDC (except small parks less than 0.1 acres)
- (h) Other facilities designated by YCDC

Article 7. Judgment on Phased Development

10. In principle, when development activities in multiple lands are considered as a phased development in view of the identicalness of the developer, the unity of the purpose of land use, the physical location, the timing, etc., a development permit shall be obtained as one development activity for the entire development site.

11. For new developments involving the land subdivision stipulated in item (b)(1), paragraph 6 of Article 6, the activity of installing road space after the completion of land subdivision shall also be considered as a phased development activity.

Article 8. Reconstruction of Existing Buildings

12. Only development activities that satisfy all of the following criteria shall be considered as reconstruction of existing buildings. All other cases shall be considered as new development.

- (a) Without a change in building usage
- (b) The total floor area after reconstruction shall be equal or less than the total floor area of the existing building
- (c) The height of the reconstructed building must be equal or less than the height of the existing building
- (d) In the case in Guided Urbanization Area (GUA) or Conversation Area (CA), the development area is 5 acres or less.

Article 9. Setting of Development Site

13. In principle, the center line of geographic features and natural barriers like river, creek, canal, ditch, and basic infrastructure like road or railway around the development site shall be determined as the site boundary. In case the width of the geographic features and natural barriers is more than 200 feet, the right of way line of the building parcel(s) on this side may be adapted. If this principle is inapplicable, the developer shall obtain consensus from YCDC.

14. When the condition for the development permit is satisfied by installing or widening the connecting road, the connecting road shall be included in the development site.

Article 10. Order for Development Permit and Building Permit, and Land Subdivision Permit

15. The developer shall not commence any development activities stipulated in Article 6 before obtaining a development permit. In addition, the developer shall not commence any construction, demolition, and renovation work related to the building in development site before obtaining needed building permit and development permit.

16. Anyone who intends to construct, demolish, and renovate of any building(s) in Development site shall attach the Development Permit (DP) document to Building Permit Application.

17. The developer shall obtain approval in accordance with building permit procedures for the following:

- (a) Any demolition of existing buildings within the development site
- (b) Any renovation to existing buildings within the development site

18. Anyone who intends to implement a Land Development Activity stipulated in (b)(1) of paragraph 6 of Article 6 shall attach the Development Permit (DP) document to Land Subdivision Permit Application.

Article 11. Application Fee for Development Permit

19. When submitting applications, persons who intend to obtain a development permit shall pay the application fee stipulated in the Standard Operation Procedure of Development Permit.

Article 12. Procedure of Application for Development Permit

20. Persons who intend to obtain a development permit shall submit to YCDC a written application in which the following matters are described:

- (a) Name of Developer
- (b) Location, extent, and scale of the development site
- (c) Project Period
- (d) Name of Scheduled Contractor
- (e) Planned Building Usage to be built in the development site
- (f) Development type stipulated in Article 6
- (g) Name of Land Right Holder and their agreement

21. Procedure of development permit can be categorized into "Simplified Procedure", "Normal Procedure" and "Full Procedure".

- (a) In case of the development area exceeding 250 acres in GUA or CA, it shall be "Full Specification Procedure".
- (b) In case of the reconstruction stipulated in item (a)(c), paragraph 6 of Article 6, it shall be "Simplified Procedure".
- (c) In case of self-usage building development and the development area of one (1) acre or less in GUA or CA, it shall be "Simplified Procedure".
- (d) In case of other development than the (a), (b) or (c) in this paragraph, it shall be "Normal Procedure"

22. When submitting a development permit application, persons who intend to obtain a development permit shall submit documents stipulated in Appendix 3 to YCDC following the type of development activities and the procedure.

Article 13. Prior Consultation

23. Persons who intend to conduct new development activities shall consult with and obtain a consensus from YCDC in advance, in Prior Consultation, about contents stipulated by Detailed Plan, such as the usage of planned buildings.

Article 14. Preliminary Review

24. Of development activities that intend to obtain a development permit, those with new development shall consult about the following items with YCDC in advance.

- (a) Prior confirmation about required criteria and procedure of application
- (b) Prior confirmation about required documents
- (c) Prior confirmation about technical infrastructure administration transfer

Article 15. Responsibilities of the Developers

25. Every developer shall

- (a) permit YCDC to enter the building or premises for which the permit has been granted at any reasonable time to enforce this R/R:
- (b) submit required documents of an approved permit of the site:
- (c) obtain all required permits relating to the development activity from YCDC:
- (d) assign Professionals to supervise the construction:
- (e) apply and obtain approval from YCDC to transfer the responsibility of the design to another professional when the situation requires:
- (f) give written notice to YCDC of the commencement of work on the site:
- (g) apply YCDC to decide or replace the licensed contractor in charge of the construction work:
- (h) give written notice to YCDC in case of termination of the completion of work on the site: and
- (i) accept the inspection of the completion of the construction by YCDC.

26. Neither the granting of the permit nor the approval of the drawings and specifications, nor inspections made by YCDC during development activity shall in any way relieve the developer from full responsibility for carrying out the work following the requirements of the R/R.

Article 16. Responsibilities of the Professionals

27. All drawings and technical documents for application shall be prepared by professionals.

Article 17. Responsibilities of the Contractor

28. All development activities shall be executed by a licensed contractor.
29. Every Licensed Contractor shall
- (a) put the board indicating contents of development permit including contractor name, supervising engineer, license number, duration of the permit, development site, planned building usage, and other development information for public awareness:
 - (b) construct as permitted by YCDC:
 - (c) be precautious and prepared not to damage to the surrounding areas and the citizens' safety who passes near the site:
 - (d) record properly for construction supervision:
 - (e) be obliged to accept inspection by check with the inspector appointed by YCDC during the construction stage for whether the contractor is following the regulations or not: and
 - (f) accept the inspection of the completion of the construction by YCDC.

Article 18. Consent of Technical Infrastructures Administrators

30. Persons who intend to apply for a development permit shall consult with and obtain a consensus of YCDC, the public facility manager, in advance during the preliminary review, about relocation, renovation or removal of existing technical infrastructures as a result of development activities in the development site.

Article 19. Management of Technical Infrastructures Established by Development Activities, etc.

31. When a public facility is established as a result of a permitted development activity or construction work related to development activity, developer shall manage the said technical infrastructures.
32. Developer who desires to transfer ownership of technical infrastructures established by development activities to YCDC, the administrator, shall consult with YCDC and obtain a consensus of YCDC in advance during the preliminary review.
33. When YCDC agrees with a developer to transfer technical infrastructures in advance, YCDC shall verify that technical infrastructures are properly constructed and shall notify the developer in writing of its acceptance of the transfer.
34. Of technical infrastructures established by development activities, those with not transfer to the administrator of related technical infrastructures shall be managed by the developer appropriately.

Article 20. Development Permit Criteria

35. Upon receipt of an application for a development permit, YCDC shall grant the development permit when they judge that the development activities about the said application conform to the following criteria and that procedure for the application does not violate the Standard Operation Procedure specified separately.
36. Adaptation criteria shall be stipulated in Appendix 2 following the scope of development activities in Article 6 and the procedure stipulated in paragraph 21 of Article 12.

(a) Conforming to Detailed Plan

The planned building shall conform to Detailed Plan. However, buildings stipulated in paragraph 9 of Article 6, exclude facilities inside Public Park and Playground, shall not be conform to Detailed Plan.

1. Development Activities in Urbanization Area (UA):

The usage of planned building shall conform to restrictions in the Detailed Plan. In addition, if there is a provision for a minimum parcel size, the development plan shall follow to such provision.

2. Development Activities in Guided Urbanization Area (GUA):

In principle, the scale provisions, including reconstruction, FAR, BCR, and Height regulation shall conform to the restriction of the R1 category of the same cluster in which the development site exists as stipulated in the Detailed Plan. In addition, planned building usage, including reconstruction, shall conform to the restriction of the R2 category of the same cluster in which the development site exists as stipulated in the Detailed Plan.

Only in cases where the scale of the development site is greater than or equal to the minimum zone area size of each zoning category shown in the table below, each zoning category may be selected. Regarding this matter, the developer shall obtain approval from YCDC through Prior Consultation based on YCDC's Zoning Regulation.

Zoning Category	R1	R2	R3	R4	C1	C2	I1	I2
Minimum Zone Area Size (Acres)	12	12	10	5	5	5	12	12

3. Development Activities in Conservation Area (CA):

In Conservation Area (CA), developments other than that specified in Article 5 are not allowed. In principle, when YCDC permits a development under Article 5, the scale provisions, including reconstruction, FAR, BCR, and Height regulation shall conform to the restriction of the R1 category, and the planned building usage, including reconstruction, shall conform to restriction of the R2 category of the same cluster in which the development site exists as stipulated in the Detailed Plan.

(b) Conforming to Technical Infrastructure Plan

When any of the following technical infrastructures are specified in the Technical Infrastructure Plan under Article 21 of URDP Bill concerning the land in the development site of the relevant application, the development plan shall conform to the Technical Infrastructure Plan.

1. Urban transportation and road network
2. Urban topographic condition and drainage system
3. Availability of water resource and urban water supply system
4. Urban wastewater and sewerage system
5. Power distribution and urban electricity supply system
6. Information and communication technology

7. Waste disposal system
8. Other necessary concerns identified by Central Committee

(c) Appropriate Planning

Appropriate planning shall be stipulated for development activities to be executed in a large area.

1. Development site Selection

When selecting a development site, developer shall grasp the locational conditions, trends in urbanization, and future plans. In addition, developer shall conduct a prior and careful survey on the site to check whether it is included in a district where cultural assets are scattered, which has good nature, or which has a risk of disaster.

2. Population Plan

With regard to population plans in the development site, developer shall prepare an estimated population plan to create a well-balanced living environment for residents.

3. Land Use Plan

With regard to land use plans, pursuant to upper-level plans, developer shall prepare appropriate land use plan by making clear classifications of land use and considering population plan and urban facilities after due consideration of surrounding areas.

4. Industrial Area Plan

In a development site where factories are mainly constructed, developer shall plan the efficient town block and scale in consideration of factory layout. In this case, the development site shall be isolated from surrounding area by installing a buffer green belt.

5. Distribution Area Plan

In a development site where distribution facilities are mainly constructed, developer shall define its scale in consideration of the amount of goods to be delivered, the improvement of distribution technologies and mechanisms, the traffic of automobiles, and perspectives on the construction of transportation facilities, such as roads, railways, and ports. In addition, the site in question shall not pose any obstacle to the surrounding living environment.

(d) Road Plan

1. In cases of development activities stipulated in (a) (1,2), (b) and (c) of Paragraph 6 of Article 6, roads and transportation facilities for public use shall be of scale and structure that will cause no inconvenience from the viewpoints of traffic safety, disaster prevention. And those facilities shall be properly located, and main roads in development sites shall be designed to connect with considerably large roads outside of the development sites.
2. The developer shall plan the road and transportation facilities by complying with Appendix 6. Technical Guideline for Road Design. Traffic volumes should be verified by Appendix 7 Traffic Impact Assessment.

(e) Open Spaces

1. In cases of development activities stipulated in (a) (1,2), (b) and (c) of Paragraph 6 of Article 6, the developer shall provide open space(s) within the development site that is

open to all citizens not less than 5 % share of the development area excluding existing public road area before the development activities. The developer shall design and manage this open space(s) properly to ensure safety and users' efficiency with the purpose of each development.

2. In case that the development area is 1 acre or less or 5 % share of the development area excluding existing public road area before the development activities is less than 2,000 sqft, the developer may be exempt to provide the facility stipulated in this paragraph.

(f) Drainage System

The developer shall plan the drainage system by complying with Appendix 8 Technical Guideline for Drainage System.

(g) Sewerage System

The developer shall plan sewerage system to completely cover the flow rate of wastewater estimated from the scale of the development site, the scale of buildings, planned population, and geographical features of the development site.

(h) Water Supply System

The developer shall plan a water supply system to completely cover the estimated demand for the development site.

(i) Social and economic infrastructures

Of development activities in the preceding (a)(2) of Paragraph 6 of Article 6, those new residential area development activities in stipulated in (f) of Article 13 in URDP Bill shall plan following social and economic infrastructures to improve convenience in the development sites and the preservation of the environment, in the development sites and surrounding areas, with considering the purpose of the relevant development activities.

1. Administrative Facilities

When YCDC recognizes the necessity of administrative facilities, such as a ward office, fire station, or health center, the developer shall consult with the responsible department of YCDC concerning the preparation of a site for proper installation.

2. Schools and Educational Facilities

When YCDC recognizes the necessity of schools, educational facilities, and social education facilities, the developer shall consult with the responsible department of YCDC concerning the preparation of a site for proper installation.

3. Environmental Service Facilities

The developer shall properly arrange collection stations necessary to bringing, keeping and collecting domestic garbage. Concerning garbage collection methods, the developer shall consult with the responsible department of YCDC.

(j) Disaster Prevention Plan

The developer shall draw up a disaster prevention plan properly following relevant standards for preventing any disaster (e.g., fire, flood, landslide) from occurring in the development site and its

surrounding areas and for being taken quick and effective actions against disasters and sudden accidents.

(k) Environmental Prevention

Regarding the development projects which require Environment Impact Assessment, the developer shall conduct necessary procedures following relevant laws and regulations before Development Permit application submission.

(l) Cultural Asset

The developer shall survey cultural asset in the development site and its surround areas. Concerning preservation and utilization of cultural asset, the developer shall consult with the responsible department of YCDC.

(m) Transportation Facilities

Concerning transportation facilities, the developer shall consult with the responsible department of YCDC.

37. Responsibility of YCDC

YCDC shall publish information to make application, such as Detailed plan, Road Network, Drainage system, Water supply system and cultural asset, etc.

Article 21. Notice of Granting or Not Granting of Permit

38. When YCDC receives applications for a development permit, YCDC shall make the disposition of either granting or not granting the permit within 30 days from the day on which it receives the application for the permit.

39. When YCDC grants a development permit, YCDC shall issue a written permit for development to the relevant applicant. When YCDC does not grant the development permit, YCDC shall notify the relevant applicant in writing.

40. After making the disposition, YCDC shall announce it to the public without delay.

41. YCDC may extend the due date for the disposition by 30 days.

Article 22. Valid Period of Permit

42. Persons who have obtained a development permit shall hold the permit only during the granted project period when applying.

43. When persons who have obtained a development permit extend the project period, they shall apply and obtain approval from YCDC.

44. Development permits issued shall become invalid if the construction work at the site is not commenced within one year after the permit issuance, or if the construction work at the site is suspended or abandoned for one year after it is commenced. The developer shall apply to YCDC, in writing, one or more extensions of time, for periods not more than one year each. The extension shall be requested in writing and justifiable cause demonstrated to YCDC and the developer shall obtain the consent of YCDC.

Article 23. Division of Development Permit

45. When persons who have obtained a development permit desire to divide the development activity into several phases due to the timing of issuance of Building Permit and/or Building Completion Certificate, they shall apply and obtain approval from YCDC.

46. After the division, according to the provision of the preceding paragraph, persons who have obtained a development permit shall gain Development Completion Certificate for respective phases.

Article 24. Resubmission of Development Permit Application

47. In case of major changes in any contents of the original development permit which lose identical characteristics of projects significantly, persons who have obtained the development permit shall obtain a new development permit from YCDC after abolishing the original Development Permit.

Article 25. Permission of Revisions

48. Persons who have obtained a development permit and intend to revise matters listed in any of the following items shall apply for revision to YCDC before the revision and shall obtain permission for that revision from YCDC. However, the minor revision stipulated in Article 26 may not be required permission from YCDC.

- (a) Development site
- (b) Earthwork Plan
- (c) Building Layout Plan
- (d) Land Use Plan
- (e) Infrastructure Development Plan
- (f) Traffic plan

Article 26. Notification of Revisions

49. In the following minor revision, the developer shall notify the revision to YCDC. However, the revision may not be required permission from YCDC.

- (a) Revisions of shape of land parcel for building, excluding those that increase or decrease the size of the land parcel for the planned building, etc. by 10 percent or more.
- (b) Revisions of floor area of planned building, excluding those that increase or decrease the floor area by each usage by 10 percent or more.
- (c) Other minor revisions, which are approved by YCDC

Article 27. Suspension of construction work related to changes

50. When the developer applies permission for the revision or new development permit from YCDC related to the revisions in any contents of the original development permit, the developer shall suspend the construction work relating to the revisions.

51. When the developer applies for revisions or resubmission for a new development permit, YCDC shall make a disposition of either granting or not granting the permit within 30 days of the application.

Article 28. Implementation of Completion Inspection

52. Developer shall apply YCDC for implementation of completion inspection after the completion of construction activities. The developer shall attach the required documents stipulated in Appendix 4 when the developer applies.

53. When YCDC receives the application according to the provision of the preceding paragraph, YCDC shall inspect whether or not the construction conforms to the contents of the development permit, without delay, and when the conformance is confirmed as a result of the inspection, YCDC shall grant the developer a written Notification of Inspection Approval within 30 days of the application.

54. When YCDC deems relevant construction is not in conformity with the contents of the development permit as the result of inspection according to the provisions of the preceding paragraph, YCDC may issue instructions to the developer to take necessary measures to correct construction work.

55. YCDC may extend the due date for the disposition by 30 days.

Article 29. Application of Development Completion Certificate

56. The developer shall apply YCDC for issuance of development completion certificate after the receipt of Notification of Inspection Approval from YCDC. The developer shall attach the required documents stipulated in Appendix 5 when the developer applies.

Article 30. Issuance of Development Completion Certificate

57. When YCDC receives the application according to the provision of the preceding Article, YCDC shall grant the developer a development completion certificate within 30 days of the application.

58. After YCDC grants a development completion certificate, YCDC shall announce it to the public without delay.

Article 31. Application for Building Completion Certificate

59. Developers shall attach related development completion certificates when applying to building completion certificates.

60. With regard to matters checked in these rules and regulations, YCDC may omit the confirmation of the same matters when applying for a building permit.

Article 32. Succession of Development Right

61. The heirs or other general successors of persons who obtain the development permit shall succeed to the status based on the said permit held by the successes. When succeeding in the status based on the said permit, the new developer shall submit a notification of succession to YCDC without delay and obtain approval from YCDC.

62. The persons who obtain the right of development permit within the development site from the persons who obtain the development permit shall succeed to the status based on the said permit held by the persons who obtain the development permit, by submitting a notification of succession to YCDC without delay and obtain approval from YCDC.

Article 33. Change in Land Right Holder

63. If there is a change in the land right holder, the developer shall submit the written agreement of the new land right holder to YCDC without delay.

Article 34. Prevention Measures for Disaster caused by Development Activities

64. YCDC may order persons who have obtained the development permit to take necessary measures for disaster prevention regarding their development activities.

Article 35. Suspension of Construction Work and/or Abolishment of Development Permit

65. When the developer suspends the construction work related to the development activity and/or abolishes the development permit, the developer shall notify YCDC of it without delay and obtain consensus from YCDC.

66. YCDC may review the impact of the construction work on the surrounding area and order the development permit holder to take the necessary measures.

67. When YCDC grants a permit of suspension of the construction work and/or abolishment of the development permit, YCDC shall issue a written permit to the relevant applicant. When YCDC does not grant the permit, YCDC shall notify the relevant applicant in writing

68. After YCDC grants permit of abolishment of Development Permit, YCDC shall announce it to the public without delay.

69. In case the developer disobeys with any order issued under this R/R, YCDC shall decide any penalties mentioned below.

- (a) Warning
- (b) Fining

Article 36. Cancellation of Development Permit

70. YCDC may cancel a development permit if the developer violates any ordinance, regulation, R/R, or other relevant law. When YCDC cancel the development permit, YCDC notify the developer in writing.

71. YCDC may review the impact of the construction work on the surrounding area and order the development permit holder to take the necessary measures.

72. After YCDC cancel the Development Permit, YCDC shall announce it to the public without delay.

73. In case the developer disobeys with any order issued under this R/R, YCDC shall decide any penalties mentioned below-

- (a) Warning
- (b) Fining

Article 37. Appealing

74. In case any person does not satisfy with any order or decision made for a development permit by YCDC, an appeal may be made to Regional Committee in written within 60 days from the date of such order or decision was made. Only the persons who would be affected by the decision can appeal.

75. Regional Committee can approve or modify or cancel the order or decision made by YCDC.

Article 38. Convening of Public Hearings

76. About obtaining Development Permits according to the following type of developments, persons who intend to apply Development Permit shall convene public hearings that targeted neighboring residents and stakeholders.

(a) Development Activities with the area of exceeding 250 acres in GUA and CA

77. Neighboring residents and stakeholders may submit written opinions related to development activities. Only stakeholders may submit objections related to development activities.

78. YCDC shall decide suitability as stakeholders.

79. Opinions from Public Hearings shall be judged by the Executive Committee of YCDC.

Article 39. Yangon Regional Government's Approval

80. Development activities with the area of exceeding 250 acres in GUA or CA shall be required to obtain the approval from the parliament of Yangon Regional Government.

Article 40. Compliance Obligations

81. Developers shall conform not only to this R/R but also to relevant laws and regulations, rules, and other standards.

82. Matters that are not clear regarding the applying of this R/R and other related laws and regulations shall be consulted with YCDC in advance and shall be subject to their instructions.

Article 41. Transitional Treatment

83. This Rules and Regulations shall not apply to the project(s) which already obtained Building Permit or Land Subdivision Permit on the day of commencement.

84. Regarding the above paragraph 83, this transitional treatment shall not apply to the case(s) that any of amendment of the project(s) which require to obtain new Building Permit.

Appendix 1 Development Activities to require Development Permit and Needed Procedure

			1 Acre	5 Acre	10 Acre	250 Acre	
UA	Building Development Activity	New Development or Reconstruction inside Development Control Area (DCA) *1	N/A		Normal Procedure		
		New Development or Reconstruction outside Development Control Area *2	N/A			Normal Procedure	
	Land Development Activity	New Development no less than 5 parcels with the installation of inner road					Normal Procedure
	Facility Development						Normal Procedure
GUA	Building Development Activity	New Development *Other than the next column below	Normal Procedure				Full Procedure
		* Only for self-usage of one (1) acre or less under same cluster's R1 size and R2 use regulation	Simplified Procedure				
		Reconstruction Other than the next column below	Normal Procedure*4				Full Procedure*4
		*Up to existing size, height with same use and the development area is 5 acres or less. under same cluster's R1 size and R2 use regulations	Simplified Procedure				
	Land Development Activity	New Development no less than 2 parcels with the installation of inner road					Full Procedure
	Facility Development						Full Procedure
CA	Building Development Activity	New Development *Not Allowed in principle	Normal Procedure*3				Full Procedure*3
		*Only for self-usage of one (1) acre or less under same cluster's R1 size and R2 use regulation	Simplified Procedure				
		Reconstruction Other than the column next below	Normal Procedure*4				Full Procedure*4
		*Up to existing size, height with same use and the development area is 5 acres or less under same cluster's R1 size and R2 use regulations .	Simplified Procedure				
	Land Development Activity	New Development no less than 2 parcels with the installation of inner road & only for self-usage can be allowed					Full Procedure
	Facility Development						Full Procedure

(notes) *1 Refer to Criteria A in Article 6, *2 Refer to Criteria B in Article 6, *3 Not Allowed in principle *4 Considered as "New Development"

Appendix 2 Development Permit Criteria

	Full Specification Procedure	Normal Procedure	Simplified Procedure
1. Conforming to Detailed Plan	✓	✓	✓
2. Conforming to Technical Infrastructure Plan	✓	✓	✓
3. Appropriate Planning	✓	✓	N/A
4. Road Plan	✓	✓	N/A
5. Open Space	✓	✓	N/A
6. Drainage System	✓	✓	N/A
7. Sewerage System	✓	✓	N/A
8. Water Supply System	✓	✓	N/A
9. Social and Economic Infrastructures	✓*2	✓*2	N/A
10. Disaster Prevention Plan	✓	✓	N/A
11. Environmental Prevention (if required)	✓	✓	N/A
12. Cultural Asset (if required)	✓	✓	✓
13. Transportation Facilities (if required)	✓*1	✓*1	N/A

✓: Required

*1 Based on land use and area size.

*2 If new residential area development activities in stipulated in (f) of Article 13 in URDP Bill

Appendix 3 Required supporting documents for applying Development Permits

	Items to be checked	Full Specification Procedure	Normal Procedure	Simplified Procedure
Documents				
(a) Application for Development Permit		✓	✓	✓
(b) Project Data Sheet		✓	✓	✓
(c) Written agreement from Land Right Holder (if required)		✓	✓	✓
(d) Copy of the national registration card of the applicant		✓	✓	✓
(e) A declaration of responsibility of the applicant		✓	✓	✓
(f) A declaration of responsibility of the certified professional in charge of design and construction (Licensed Engineer / Licensed Architecture)		✓	✓	✓
(g) Copy of Certified Map and Demarcation Map with Land Rights List		✓	✓	✓
(h) Photos of Development site		✓	✓	✓
Reports				
(a) Report on existing and planned Infrastructures 1. Road, 2. Water Supply, 3. Sewerage system, 4. Drainage		✓	✓	✓
(b) Traffic Impact Assessment Report	TIA	✓	✓	N/A
(c) Rainwater Drainage Report	Rainwater	✓	✓	N/A
(d) Fire Safety Plan (if required)	Fire Safety	✓	✓	✓
(e) Copy of Result of Discussion of Existing Technical Infrastructures (issued by YCDC) (if any)		✓	✓	✓
(f) Copy of Result of Technical Infrastructures Transfer Discussion (issued by YCDC) (if any)		✓	✓	✓
(g) Application for demolishing of old building (if any)		✓	✓	✓
(h) Copy of Application for Submission of Public Hearing Result	Public Opinion	✓	N/A	N/A
(i) Copy of Confirmation letter for revision based on EC comments (if required)	Public Opinion	✓	N/A	N/A
Drawings				
(a) Location Map		✓	✓	✓
(b) Current Condition Map (Master Plan/Site Plan)		✓	✓	✓
(c) Development Layout Plan		✓	✓	✓
(d) Earthworks plan (if any)		✓	✓	N/A
(e) Land Use plan	Open Space	✓	✓	N/A
(f) Infrastructure Development plan		✓	✓	N/A
1. Road				
2. Water Supply system				
3. Sewerage system				
4. Drainage system	Rainwater			
5. Retaining wall				
6. Park, Green Areas and Open Space		✓	✓	N/A
7. Traffic Plan (if required)		✓	✓	N/A

✓: Required

Appendix 4 Required supporting documents for applying Development Completion Inspection

(a) Copy of Development Permit
(b) Copy of Building Permit (if any)
(c) Copy of National Registration Card (NRC) of the applicant
(d) Completion Drawings
(e) Logbook (if required)
(f) Photos during construction (if required)
(g) Application for Technical Infrastructures Transfer Request (if any)
(h) Completion drawings for Technical Infrastructures of which administration transfer to the public organization (if any)

Appendix 5 Required supporting documents for applying Development Completion Certificate

(a) Copy of Development Permit
(b) Project Data Sheet
(c) Copy of Building Permit (if any)
(d) Copy of National Registration Card (NRC) of the applicant
(e) Copy of Notification of Inspection Approval
(f) Completion Drawings
(g) Logbook (if required)
(h) Photos during construction (if required)
(i) Acceptance for Technical Infrastructures Transfer (if any)

Appendix 6 Technical Guideline for Road Design

Appendix 7 Traffic Impact Assessment

Appendix 8 Technical Guideline for Drainage System