



CASA KHANYA
ESTATE

Estate Development Guidelines.

How we keep Casa Khanya, Casa Khanya.

Purpose.

These guidelines set out the development standards that apply to every plot at Casa Khanya Estate. They are enforceable, are referenced in your Deed of Assignment, and apply from the date of signing.

Most estate guidelines read like contracts. We've tried to write this one like a conversation. The rules are still rules: they're enforceable, they're tied to your deed of assignment, and they apply from the day you sign. Where we can explain a rule in plain English, we have. Where we can give you options instead of a single answer, we have. When something here doesn't fit your plan, our first instinct is to find a way, not to say no.

A few principles run through everything below. Nature isn't a feature here, it's the foundation; when there's tension between a preference and the trees, the trees usually win. Quiet is part of what you paid for, so quiet is part of what we protect. The look of the road in front of your home is everyone's investment, not just yours. And uniformity isn't the goal; every house here can look different. What we ask is that every house belongs.

Definitions and Permitted Use.

This section defines the key terms used throughout the document and sets out the uses permitted on each plot.

DEFINITIONS

The Estate

Casa Khanya Estate at Akobo Olorunda, Ibadan, including every plot, road, common area, and shared piece of infrastructure.

Owner

Anyone holding a registered deed of assignment to a plot in the Estate.

Casa Khanya Management

The body responsible for the Estate's day-to-day running: infrastructure, security, design oversight, and the people you call when something goes wrong.

Plot

A surveyed parcel of land allocated for residential development.

Common Areas

Everything outside individual plots: roads, the pond, the stream corridor, parks, amenity spaces.

WHAT YOU CAN DO HERE

- Live in your home. Long-term let it (six months or more) with a note to Management.
- Run a small home office, with no signage, no client foot traffic, and no commercial deliveries beyond ordinary household supply.

WHAT YOU CAN'T DO HERE

- Run a shop, restaurant, salon, workshop, school, hostel, or place of worship.
- List the property on Airbnb or any short-let platform. Nightly and weekly rentals are not permitted.
- Install kiosks, mobile homes, or temporary commercial structures.
- Convert any part of the home to industrial use, however small the operation.

Plot Development Standards.

The following minimum and maximum standards apply to all new construction on every plot. Where Casa Khanya standards differ from the state minimum, the stricter value applies.

BUILT COVERAGE

60%

Maximum, of plot area. Counts main house, BQ, garage, and any roofed structure.

SOFT LANDSCAPE

25%

Minimum, of plot area. Lawn, planting, permeable ground.

HEIGHT

2 floors

Maximum 8 metres to ridge. Roof terraces count as a floor where habitable.

SETBACK · FRONT

6m

From the front beacon to the main building.

SETBACK · SIDES & REAR

3m

From each side and rear boundary.

BETWEEN STRUCTURES

6m

Minimum distance between any two roofed structures on the plot. BQ sits at least 3m from the main building.

These match or exceed the residential minimums set by the **Oyo State Bureau of Physical Planning and Development Law (2019)**. The remaining slice (up to 15% of plot area) is yours for driveway, paths, and paved patio. Anything else you'd build that doesn't fit this picture, talk to us before drawing it up.

Plan Submission and Approval.

All construction drawings must be submitted to Casa Khanya Management for design review before being submitted to the state authority. The steps below set out the required process.

1 Engage your architect.

Prepare a full set: site plan, floor plans, elevations, materials and finishes schedule, landscape plan, and fencing plan.

2 Submit to Casa Khanya Management.

A small review fee covers the architects we engage to look it over. The fee is refundable if we ask you to start over from scratch.

3 Wait fourteen working days.

We come back with one of three answers: Approved, Approved with Conditions, or Returned with Notes. Most submissions land in the middle.

4 Take the approved set to the state.

Submit to the Oyo State Bureau of Physical Planning for the statutory Building Permit. We can't issue that; only the state can.

5 Begin only when the state permit is in your hand.

Not before. Construction without a permit is the one thing we won't negotiate on, and the state won't either.

6 Display both approvals on site.

A board at the gate showing the Casa Khanya reference and the state permit number, in place from groundbreaking until the day you move in.

If your drawings come back with notes, the review fee carries to the next submission, because **we'd rather you fix it once than build it twice.**

Architectural Standards.

Casa Khanya does not mandate a single architectural style. The standards below set the materials, forms, and finishes acceptable for new construction.

Materials

Stone, timber, brick, and earth-tone render are the natural family. Glass is welcome. High-gloss white tiles, mirror cladding, and reflective metal facades aren't part of the language.

Palette

Forest greens, warm earth, sand, terracotta, charcoal. Saturated brights and pure white as a primary colour pull against the setting and aren't permitted on principal facades.

Roof

Pitched, hip, gable, or flat, whichever fits your design. Roof tones in brown, grey, terracotta, or matte black. Solar arrays are encouraged; the next section covers how.

Trees & Planting

Mature trees on your plot stay. If a tree must come down for the build, two indigenous saplings go in to replace it. We'll help you pick species that thrive here.

Front Garden

Don't pave the whole thing. The front of every house contributes to the streetscape, so soft landscape across at least half of the front yard, with a clear driveway and a path.

Lighting

Warm white only, 2700K to 3000K. Floodlights pointed at the sky aren't permitted; downlight your perimeter, and the pond will keep its reflections.

Exterior Treatments and Visibility.

The street-facing aspect of each plot is governed by the rules below. They set what may be visible from the road and what must remain concealed.

Underground services

All electrical service drops, telecom and CCTV cabling between the estate network and your house run underground through buried sleeves. No overhead lines to any plot. Meter cabinets recess into the boundary wall or front facade, never surface-mounted on a visible elevation.

Water storage

Tanks on open scaffolding or towers aren't permitted. Three alternatives, in any combination:

- 1 Underground storage tank with internal booster pump.
- 2 Ground-level tank inside a screened enclosure that matches the house, side or rear, no taller than 2m.
- 3 Tank concealed within the building envelope, integrated into a parapet plant zone, attic, or behind a roof feature so no silhouette shows from the street.

Outdoor and Rooftop Installations.

The standards below apply to solar arrays, water tanks, satellite dishes, and other equipment mounted on or near the building exterior.

Solar, and we want more of it

The rule is about how, not whether. Permitted installations, in order of preference:

- 1 Pitched roof, panels parallel to the slope. Set 50–100mm above the surface, frames and rails close to the roof tone.
- 2 Flat roof, set back from the parapet. Angled racking is fine, provided the panels aren't visible from the road or a neighbour's primary outlook.
- 3 BQ, garage, or carport roof; purpose-built solar carports are welcome and count as a roofed structure.
- 4 Ground-mount at the rear, inside a screened enclosure no taller than 2m, set 1m off any boundary.

Inverters and batteries live inside the building or in a dedicated screened cabinet; no exposed roof-mounted inverters, and no cabling running externally up an elevation. If your installation doesn't fit cleanly into the options above, share it with Casa Khanya Management before purchase. We'll almost always find a way.

Everything else that wants to live outside

- **AC condensers:** side or rear of the house only, never on the front facade. Where visible from a neighbour or the road, behind a louvered screen.
- **Satellite dishes:** one externally visible dish per home, on the rear roof slope or rear elevation.
- **Refuse storage:** a built-in or screened bin bay at the side of the house. At the kerb only on collection morning.
- **Clothes lines:** not visible from the street or estate roads. Rear yards or screened service yards.

Construction Phase Rules.

The rules in this section apply throughout the construction period, from site clearance to completion.

During construction

- Working hours: Monday to Saturday, 7am to 6pm. Sundays only by prior notice.
- Site fencing and dust control are mandatory from day one.
- Waste leaves the site weekly, not when it's convenient.
- Aim to finish in 24 months. If your timeline slips for honest reasons, we'll work with you. If it slips because it's been forgotten, we'll talk.
- Site signage shows the Casa Khanya approval reference and the state permit number throughout.
- Workers leave the estate by 6:30pm. No overnight site stays without prior arrangement.

Occupancy and Conduct.

The following standards apply once a plot is occupied. They cover noise, lighting, common-area conduct, and ongoing maintenance.

Daily life on the estate

- Generators above 5kVA need an acoustic enclosure. Most owners install one anyway.
- Quiet hours: 10pm to 6am. Music, parties, generator runs without good reason: keep them inside this window.
- Events bigger than a household gathering: a heads-up to Management at least 48 hours ahead. Not for permission, just so we can let security know and your neighbours aren't surprised.
- Pets are welcome. Aggressive breeds must be registered with Management; dogs in common areas on a leash.
- Vehicles park on your plot, not on estate roads or verges. Parking on grass is what kills grass.

Enforcement and Amendments.

This section sets out how breaches of these guidelines are handled, and how the document itself may be amended over time.

HOW WE HANDLE BREACHES

- 1 A friendly note from Management. Almost always enough.

- 2 A formal notice with a window to put it right.

- 3 Suspension of estate privileges (visitor passes, amenity bookings).

- 4 Fines, scaled to the cost of remediation.

- 5 Rectification at the owner's cost where the breach affects the estate beyond the plot.

IF WE CHANGE THE RULES

The estate will mature, and parts of this document will mature with it. When we propose a change, we share it with all owners and open a 60-day consultation. Material changes (anything that reduces existing rights, adds ongoing cost, or alters the build envelope) need approval by two-thirds of registered plot owners. New rules apply to future buyers automatically. They apply to existing owners only when the owner vote above carries, except where the law requires otherwise. Every amendment lands in the log below, so nothing lives in scattered notices.

AMENDMENT LOG

DATE	SECTION	SUMMARY	STATUS
.	.	<i>No amendments to date.</i>	.