



MAASAI MARA UNIVERSITY

REGULAR UNIVERSITY EXAMINATIONS

2021/2022 ACADEMIC YEAR

SECOND YEAR FIRST SEMESTER

**SCHOOL OF NATURAL RESOURCE, TOURISM &
HOSPITALITY**

BACHELORS OF URBAN AND REGIONAL PLANNING

COURSE CODE: URP 2116-1

COURSE TITLE: DEVELOPMENT CONTROL

DATE: 5TH APRIL 2022

TIME: 1430-1630 HRS

INSTRUCTIONS TO CANDIDATES

Section A is compulsory

Answer any **THREE** questions in section B

This paper consists of 3 printed pages. Please turn over for questions.

Section A: (20 MARKS) (ANSWER ALL QUESTIONS IN THIS SECTION)

Q1. Explain the following concepts as used in Development Control:

- a) Zoning Plan
- b) Plot coverage
- c) Development Control
- d) Floor Area Ratio **(4 marks)**

Q2. State any **four** development control elements used by planners to ensure towns are spatially organized in Kenya **(4 Marks)**

Q3. Use the dimensions of the project proposals in (a) and (b) to calculate maximum buildable area in square feet and floor area ratio respectively:

a) Lot width=50ft, Lot Length= 100ft and Floor Area Ratio= 4 **(2 Marks)**

b) Buildable area= 25,000sq ft, Lot width=50ft, Lot Length= 100ft **(2 Marks)**

Q4. Describe the process of development application in the County Government of Narok. **(4 Marks)**

Q5. State **four** roles of planning authorities in enforcing of development control in urban areas. **(4Marks)**

SECTION B: 30 MARKS (ANSWER ANY THREE QUESTIONS)

Q6. Discuss any five planning legislations that have guided physical development of towns in Kenya. **(10 marks)**

Q7. Discuss using relevant examples, the need for development control in both public and private developments in Kenya. **(10 marks)**

Q8. Discuss using relevant examples, how land use systems and traffic system analysis are used in the implementation of Urban renewal programs **(10 marks)**

Q9. Discuss some of the factors affecting compliance with development control regulations in both the private and public sector **(10 marks)**

END
