

99012103032000, 99012103032000

Site plan (simple or qualified)

Heruntergeladen am 22.05.2025

<https://fimportal.de/xzufi-services/8702837/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99012103032000, 99012103032000
Leistungsbezeichnung I	Site plan (simple or qualified)
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Niedersachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Vermessung und Kataster (123)
Verrichtungskennung	Ausfertigung (065)
SDG-Informationsbereich	
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	08.06.2022

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Fachlich freigegeben durch	Lower Saxony Ministry of the Interior and Sport, Division 44
Handlungsgrundlage	https://voris.wolterskluwer-online.de/browse/document/cite/102e3c10-c202-3644-a645-fbdef33f301f https://voris.wolterskluwer-online.de/browse/document/cite/38f1a963-6f5a-3345-b4f4-5b98a611eb6f https://voris.wolterskluwer-online.de/browse/document/cite/b99f3c51-d550-3a94-9f24-ed61e1dbe9c4 https://voris.wolterskluwer-online.de/browse/document/cite/102e3c10-c202-3644-a645-fbdef33f301f https://voris.wolterskluwer-online.de/browse/document/cite/38f1a963-6f5a-3345-b4f4-5b98a611eb6f https://voris.wolterskluwer-online.de/browse/document/cite/b99f3c51-d550-3a94-9f24-ed61e1dbe9c4
Teaser	<p>You need planning permission for your building project. To do so, you must submit a building application to the (lower) building supervisory authority or the responsible building authority (city, municipality or district). An official site plan from the real estate register is required for this building application.</p>
Volltext	<p>As a rule, you will need planning permission to realize your building project. For this purpose, a building application must be submitted to the relevant (lower) building supervisory authority or the responsible building authority (city, municipality or district) in accordance with the provisions of the Lower Saxony Building Regulations (NBauO). If required, simple or qualified site plans must be submitted with this building application in accordance with the Building Submission Ordinance (NBauVorlVO).</p> <p>As a rule, a simple site plan is sufficient. The simple site plan consists of a real estate map at a scale of 1:500 and a descriptive section. It contains the following information:</p> <ul style="list-style-type: none"> • Indication of the scale and the position of the property in relation to the north, • designation of the building plot by municipality, street, house number, land register, district, parcel, parcel of land with details of the owners or those with

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heritable building rights

- the area of the building plot
- the cadastral boundaries of the building plot and the neighboring plots
- the existing buildings on the building plot and on the neighboring properties
- information on building encumbrances and
- references to pending land readjustment procedures and the executing agency.

The submission of a qualified site **plan** is required, for example, in the case of boundary development or compliance with boundary distances. The qualified site **plan** contains the following information in addition to the simple site plan:

- The dimensions of the building plot required for the building inspectorate assessment according to the real estate cadastre,
- a statement on the reliability of boundaries and their recognizability in the locality,
- a statement on the completeness of the building stock,
- the designation of the neighboring parcels of land by stating the municipality, the land register, the district, the parcel and the parcel number with details of the owners or heritable building owners.

The decision as to which type of site plan is to be attached to a building application is made by the relevant building supervisory authority

Erforderliche Unterlagen

- Statement from the lower building supervisory authority as to whether a simple or qualified site plan is required
- Official address or cadastral designation/parcel number of the property on which the new building project is to be erected.
- Production costs and type of construction project

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	<ul style="list-style-type: none"> • If the person submitting the application is not also the owner or entitled to inherit, an informal power of attorney from the property owner or the person entitled to inherit is required. • If the person submitting the application is not also the person liable for the costs, an informal confirmation of assumption of the costs is required.
Voraussetzungen	<p>You can submit an application for a site plan if you</p> <ul style="list-style-type: none"> • an architect or other person with the authorization or consent of the owner or the person entitled to the heritable building right, • the owner of the property, or • a person entitled to hereditary building rights <p>are.</p>
Kosten	<p>The fees are based on the [cost regulations for official surveying](https://voris.wolterskluwer-online.de/browse/document/cite/b99f3c51-d550-3a94-9f24-ed61e1dbe9c4)[(KOV erm)](https://voris.wolterskluwer-online.de/browse/document/cite/b99f3c51-d550-3a94-9f24-ed61e1dbe9c4) . These cost regulations are binding for the regional directorates and for the publicly appointed surveyors.</p> <p>For a detached house with a construction value of up to €350,000, fees of around €260 are due for a simple site plan.</p> <p>A qualified site plan for the example costs around €910.</p>
Verfahrensablauf	<p>The site plan can be applied for with just a few details, such as the location of the building plot and the construction costs of the building project. In the first step, the quality of the property graphic is then checked for the building plot; if the quality is insufficient, existing surveying documents are evaluated and the property graphic is improved accordingly. In the second step, the extracts from the property graphic and the property description are</p>

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	compiled, prepared and sent.
Bearbeitungsdauer	Duration up to 5 working days. The qualified site plan takes considerably longer due to the necessary field work (checking the local conditions and the information in the land register); it is usually available after three weeks.
Frist	None
weiterführende Informationen	
Hinweise	https://www.lgln.niedersachsen.de/startseite/vermessung_kataster/plane_bauvorlagen/lageplane/lageplan-zu-einem-bauvorhaben-50563.html https://www.lgln.niedersachsen.de/startseite/vermessung_kataster/plane_bauvorlagen/lageplane/lageplan-zu-einem-bauvorhaben-50563.html
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • The simple or qualified site plan serves as the map basis for a building application. <ul style="list-style-type: none"> • The building supervisory authority (district or municipality) decides whether a simple or qualified site plan is required. <ul style="list-style-type: none"> • As a rule, it consists of an extract from the real estate map at a scale of 1:500 and further details. • It is drawn up by the cadastral offices of the Lower Saxony State Office for Geoinformation and Land Surveying (LGLN) or by a publicly appointed surveyor licensed in Lower Saxony (ÖbVI).
Ansprechpunkt	<p>Further information can be obtained from the contact persons in the respective cadastral offices of the responsible regional directorates of the State Office for Geoinformation and Land Surveying of Lower Saxony (LGLN) or from a publicly appointed surveying engineer (ÖbVI).</p> <p>https://www.lgln.niedersachsen.de/startseite/wir_uber_uns_organisation/organisation_amp_kontakt/so_finden_sie_uns/zustaendigkeitsbereiche-der-katasterae-mter-50439.html</p> <p>https://www.lgln.niedersachsen.de/startseite/onlineangebote_amp_services/service/liste_der_obvi_in_niedersachsen</p>

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	<p>achsen/liste-der-obvi-in-niedersachsen-111761.html</p> <p>https://www.lgln.niedersachsen.de/startseite/wir_uber_uns_amp_organisation/organisation_amp_kontakt/so_finden_sie_uns/zustaendigkeitsbereiche-der-katasteramt-50439.html</p> <p>https://www.lgln.niedersachsen.de/startseite/online_angebote_amp_services/service/liste_der_obvi_in_niedersachsen/liste-der-obvi-in-niedersachsen-111761.html</p>
Zuständige Stelle	
Formulare	<p>Forms available: No</p> <p>Written form required: No</p> <p>Informal application possible: Yes</p> <p>Personal appearance necessary: No</p> <p>Online service available: Yes</p> <p>Online application: [Apply for a site plan](https://www.navo.niedersachsen.de/navo2/go/a/8038?c=bc)</p>
Ursprungsportal	Lageplan (einfach oder qualifiziert), Site plan (simple or qualified)