The rate of urbanization in Nigeria has been on the increase especially in Lagos states because of the developments. A critical assessment of the current urban land policy and existing strategies has shown that land schemes have not made the desired result. Land rules and regulations have not been observed in total by the residents. Some deficiencies are observed in the existing rules and its implementation. The entire land rules and regulations objectivity are in the right perspective, however the level of enforcement seems to be low. Planning permission and building regulation are both the responsibility of local planning authority. While planning permission is to erect or extend a building, building regulation define how the new building must be constructed. The Lagos state government have initiated a more harmonize activities of Ministry of Physical Planning and Development, the Lagos State Urban and Regional Planning (LASURP), the Lagos State Waste Management Authority, (LAWMA) and the Ministry of Environment regarding enforcement, administration, approval of building document and demolition of illegal structures. This paper attempts to understand the urbanization problems in the city, together with the issues of planning permission, and their combined effects on the quality of the urban environment. Additionally, it goes further to ascertain a correlation between approved buildings, certificate of occupancy to get quality environments. The paper concludes that there is need to strengthen the planning rules and regulations; this can be achieved by employing more fully competent personnel.