

TEL NOS 625 26715



FIRE SERVICE HEADQUARTERS
WRIGHTSON ROAD
PORT-OF-SPAIN
P.O. BOX 669
TRINIDAD
WEST INDIES

Ref. No. FS. 14/L7

*In replying, the above
number and date of
this letter should be
quoted.*

February 04, 2009.

Dear Sir,

**FINAL APPROVAL CERTIFICATE FOR PROPOSED DEVELOPMENT AT
RIVER WOODS DEVELOPMENT D'ABADIE.**

Further to the Preliminary Approval Certificate issued on January 13, 2004 on the above development.

This is to certify that the said development was inspected by the Water Department and the ten (10) Pedestal Fire Hydrants has met the requirements stipulated in the Water Reticulation Plan approved by the Fire Service.

[Signature]
Chief Fire Officer



*Original seen - Subm by C
Comes to Reg. Corp
9-2-09 Copy given to S.S.
[Signature]*

TEL. NOS.: 625-2671-5



FIRE SERVICE HEADQUARTERS
WRIGHTSON ROAD
PORT-OF-SPAIN
P.O. BOX 669
TRINIDAD
WEST INDIES

Ref. No. 1496688396

10 August, 2017

In replying, the above
number and date of
this letter should be quoted.

**AMENDED FINAL APPROVAL CERTIFICATE FOR RIVERWOODS HOUSING
DEVELOPMENT SAMAN DRIVE OFF OLTON TRACE, OLTON ROAD, D'ABADIE.**

With reference to the Final Approval Certificate issued on February 04, 2009 for the above development, this is to certify that on June 23, 2017 the aforementioned land development was inspected by personnel of the Water and Essential Services Section.

It was found that the installed fire hydrants are presently connected to a four inch (04") (100mm) distribution main which is fed by a supply from the Water and Sewerage Authority (WASA)

As agreed, the ten (10) previously installed defective fire hydrants were decommissioned and removed, and the ten (10) new pedestal fire hydrants installed at this location were found to be in compliance with the requirements, issued by the Chief Fire Officer.

Final Approval is hereby granted to the abovementioned development.


f Chief Fire Officer. *Ag DA*

MINISTRY OF WORKS AND TRANSPORT

HIGHWAYS DIVISIONS (Roads Planning Branch)
Level 2, Corner Richmond and London Streets,
Port of Spain, Trinidad, W.I.
Phone: 625 - 3723
Fax: 625 - 1225 ext 2295
E Mail: mowt@mowt.gov.tt

Ref: H: 2.2.4
ba/gc

17th May, 2007

266 North Brentwood Avenue
Brentwood
Chaguanas

Post-It* Fax Note	7671	Date	4/16/07	# of pages	3
To	MR. FIATZ KHAN	From	KRISHNA SINGH		
Co/Dupl		Co	PPD		
Phone #	646 5609	Phone #	672-3309		
Fax #	646 8887	Fax #	671-7026		

Attn: Mr. Krishna B. Singh (PMP)

Re: Proposed Development of 2.35 ha of land located at Olton Road and Mendez Trace, Arima, Notice of Grant of Outline Planning Permission T3F: 1980/2005 dated July 28th 2006

The captioned subject refers to your letter ref. No. 05-235-L006, dated February 5th, 2007, received by Highways Division on February 16th, 2007 and accompanied with a Notice of Grant of Outline Planning Permission to Develop Land T3F 1980/2005 dated July 28th, 2006, proposed sub-division layout Dwg. No. 235-05-SK4, location plan Dwg. No. 235-05-SK5 identifying a parcel of land total site area = 23,257 m² to be sub-divided into open space (6,394 m², commercial (1,200M²), twenty-three (23) single family lots = 10, 856 m², Townhouse, 2,664 m², Roads = 2,143 m². (hereinafter referred to as the 'Site' located at Olton Road and Mendez Trace, Arima.

An electronic copy of a Topographic Survey of the site was received by Highways Division on April 26th, 2007 and inserted on a Topographic Digital Tile (refer to the attached drawing). Please be informed that the proposed North South Arterial is designed to connect the Eastern Main Road to Churchill Roosevelt Highway.

The proposed Arterial reserve bisects the proposed Site Seventy-seven point eighty, eight (77.88) metres from the North West corner of the property boundary and Thirty point eight three (30.83) metres from the south west corner of the said property boundary. The proposed open space (6,394 m²) seems adequate to cater for the arterial's reserve.

Corner Richmond and London Streets, Port of Spain
Mendez Trace 2.24gc

Please note the following reserved matters:

- i. The building line setback distance from the proposed Arterial reserve is 7.5m (25')
- ii. The building line setback distance from the Priority Bus Route (PBR) reserve is 7.5 (25')
- iii. The building line setback distance from Mendez Trace is 7.5m (25')
- iv. The minimum internal Road Reserve width is 10m
- v. The minimum width of Carriageway (paved surfaces) for any proposed road is 6m
- vi. The minimum building line setback distance from the right-of-way of any proposed road is 4.5m
- vii. A layby measuring 20m x 3.65m should be constructed on either side of the entrance of Mendez Trace (refer to attached sketch)
- viii. The developer is advised to consult Town and Country Planning Division, Tunapuna - Piarco Regional Corporation to ensure that:
 - a) The design conforms to the American Association of State Highway and Transportation Officials (AASHTO) guidelines,
 - b) Plan and details identifying dimensional and other specification with respect to the width of the proposed road, the thickness of pavement construction material, sight distances, gradient etc. which conforms to the American Association of State Highway and Transportation Officials (AASHTO) guidelines
 - c) Include specifications with respect to signage, lighting, ducting and road drainage structure on the proposed road.
 - d) Details of all proposed earthworks by the submission of profiles, cross-section and details showing clearly the extent of cutting and or filling to be carried out
 - e) Prior to construction, an implementation schedule must be submitted to the Tunapuna-Piarco Regional Corporation so that construction activities can be monitored to ensure compliance with the drawings and specifications thus enabling prompt issuance of completion certificate
 - f) During the period in which Site preparation and construction are taking place and afterwards all necessary precautions must be taken to prevent any existing silt, gravel or other deleterious material from being

Corner Richmond and London Streets, Port of Spain
Mendez 1 mce2 2 4gc

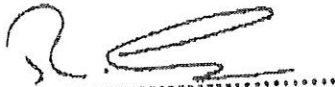
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10:00 070 000
18686717026
-04-2007 04:30 From:KRISHNA SINGH

transported from the Site (by water, wind or any other mechanism) which might cause any nuisance or inconvenience to any adjoining or nearby residence or premises or to any user of Olton Road, Mendez Trace and the Priority Bus Route

- g) The applicant is responsible for all aspects of implementation including but not limited to building of layby, culverts, drains that traverses the site also, drainage flow pattern, out fall details etc.

Please be guided accordingly.



.....
Mr. Roger Ganesh
Director of Highways (Ag)
/f/ Permanent Secretary
Ministry of Works and Transport

Corner Richmond and London Streets, Port of Spain
Mendez Trace 214gc

04-2007 04:30 From: KRISHNA SINGH

18686717026

To: 868 646 2507

11.11.07



Government of the Republic of Trinidad and Tobago
MINISTRY OF FINANCE
Inland Revenue Division
District Revenue Services

22 November 2021

CERTIFICATE OF PAYMENT

I certify that Land and Building Taxes on property situated at SAMAAN DRIVE, OLTON TRACE,
RIVERWOODS HOUSING DEVELOPMENT, ARIMA

assessed in the name/s of THE NATIONAL INSURANCE BOARD OF TRINIDAD AND TOBAGO

have been paid to the St. George East District Revenue Office, Arima for the year 2009

Counterfoil Receipt No. 127650 Dated 12/01/2009

Lands and Building taxes paid 645.00 Assessment Number 22A-129

No. of Buildings NIL

Annual Taxable Value/s -

Note: The information on this Certificate reflects information on the Assessment Roll up to 31/12/2009.

/s/ Revenue Officer IV (Ag)
St. George East
Arima

REVENUE OFFICER IV
DISTRICT REVENUE SERVICES
ST. GEORGE EAST, ARIMA

District Revenue Services
St. George East, Arima
Tunapuna Administrative Complex,
Eastern Main Road, Tunapuna
Website: www.ird.gov.tt
Tel: 662-2797 Fax: 662-2815



Application No.: T3F: 0940/2021

**NOTICE OF GRANT OF PERMISSION TO DEVELOP LAND SUBJECT
TO CONDITION(S)**

(The Town and Country Planning Act, Chap. 35:01)

MINISTRY OF PLANNING AND DEVELOPMENT

To: Roger Rajan, 10 Rushworth Street, San Fernando.

You are hereby permitted to carry out development of land situated at Townhouse Site, Woodland Drive, D'Abadie, and said to be 8245.4m² in area, by the subdivision thereof to create two (2) plots, P1- A comprising 7046.8m² in area for multi-family residential use and plot P1 - B comprising 1198.6m² in area for utilities (namely Water and Sewerage Authority WASA installation), in accordance with the proposals set out in your application dated September 01, 2021 and submitted September 23, 2021, and as shown on the plans submitted therewith, subject to the conditions hereunder.

CONDITIONS

1. No access off the Priority Bus Route will be permitted.
2. That the proposals for fire prevention and protection meet the requirements of the Fire Services Division.
3. That the consent of the Local Authority be obtained prior to the commencement of development.

REASONS

1. To conform to the requests of the relevant Authority.
2. To ensure the fire prevention and safety standards of the Chief Fire Officer are satisfied.
3. The Municipal Corporations Act 1990 requires this to be done.

Note: This grant of planning permission does not confer approval for any built development existing on the sites.

- N.B.—**(1) Your application is approved subject to strict adherence to every arrangement and detail appearing therein. Should any alteration(s) be required, including amendment(s) by any Government Department or Agency or Local Authority, a new application must be made.
- (2) Failure to observe any condition herein renders the party responsible to the penalties under the provisions of the Town and Country Planning Act, Chap. 35:01.
 - (3) Grant of planning permission indicates only that the development permitted has the Minister's approval for the purposes of the Town and Country Planning Act. This planning permission could be lawfully implemented only if you satisfy the requirements of all other laws applicable to the implementation of the development permitted and grant of planning permission is not necessarily an indication that you would be able to do so.
 - (4) Your plans have been forwarded to the Local Authority, namely, the Tunapuna/Piarco Regional Corporation

Town and Country Planning Division.

Level 17, Eric Williams Finance Building,
Independence Square, Port of Spain.

DATE OF ISSUE November 30, 2021

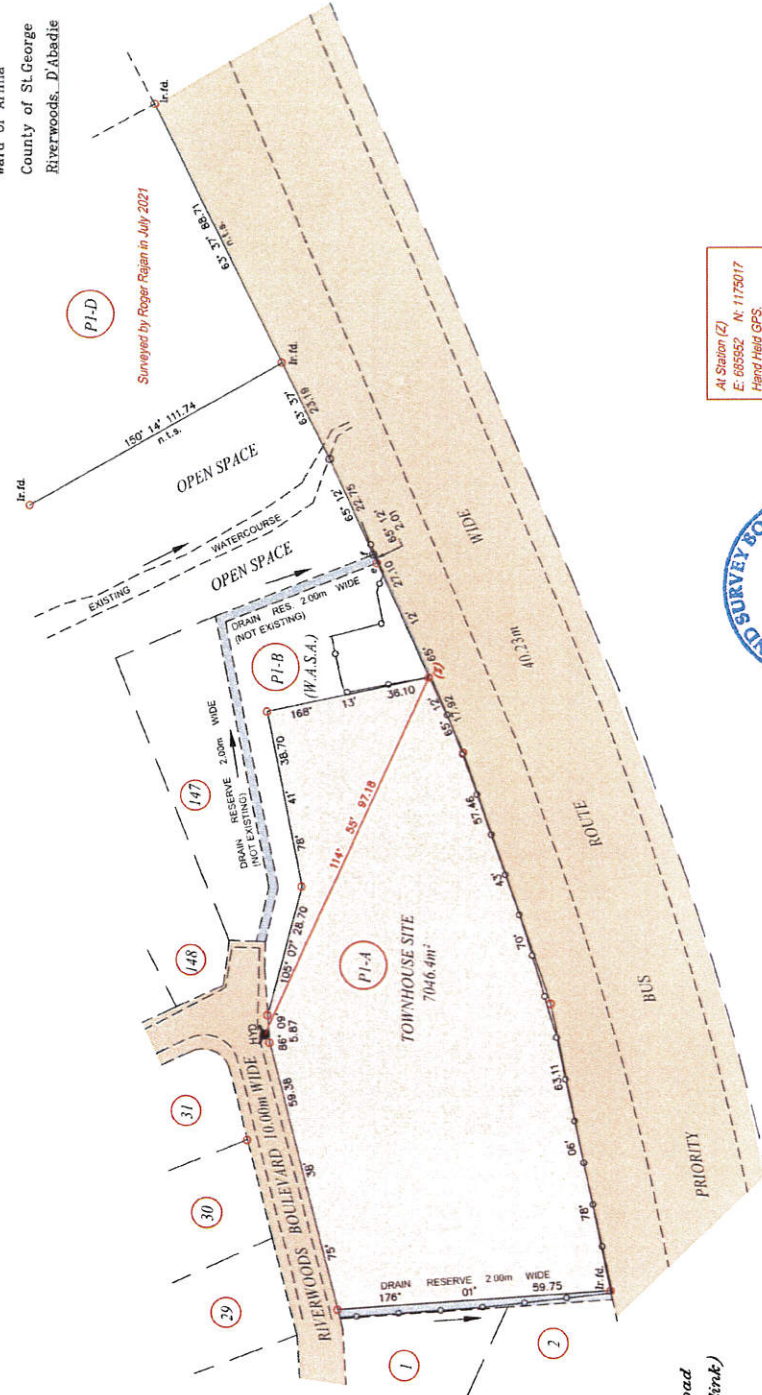
G.P., TR./To.—AG 852—20,000— /16

//Minister of Planning and Development

U.P.R.N.

Cadastral Sheet B.24.C. 24C
37a

Ward of Arima
County of St. George
Riverwoods, D'Absadie



AI Station (Z)
E: 685952 N: 1175017
Hand Held GPS
Naparima 1955 Datum
(+4.5m.) UTM Zone 20P

Reference:
Plan. J.N. 215



--- Paved portion of road
--- Fence Line (Chain link)

○ Denotes Hydrant
○ Denotes Iron Pul except stated otherwise.
Bearings are U.T.M. Grid based on Solar Observations
Plan of a Parcel of land coloured pink in the Ward of Arima
Containing seven thousand and forty six point four square metres
Surveyed by me, with due authority, in January 2022 for The National Insurance Board of Trinidad and Tobago
Certified correct in accordance with Regulation 25(1) of the Land Surveyors Regulations 1998.

SCALE: - 1:1000
Distances are in metres

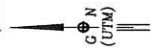
Checked by.....
Entered on Trinidad & Tobago Land Surveyor. 22nd January, 2022

Christal Davis

U.P.R.N.

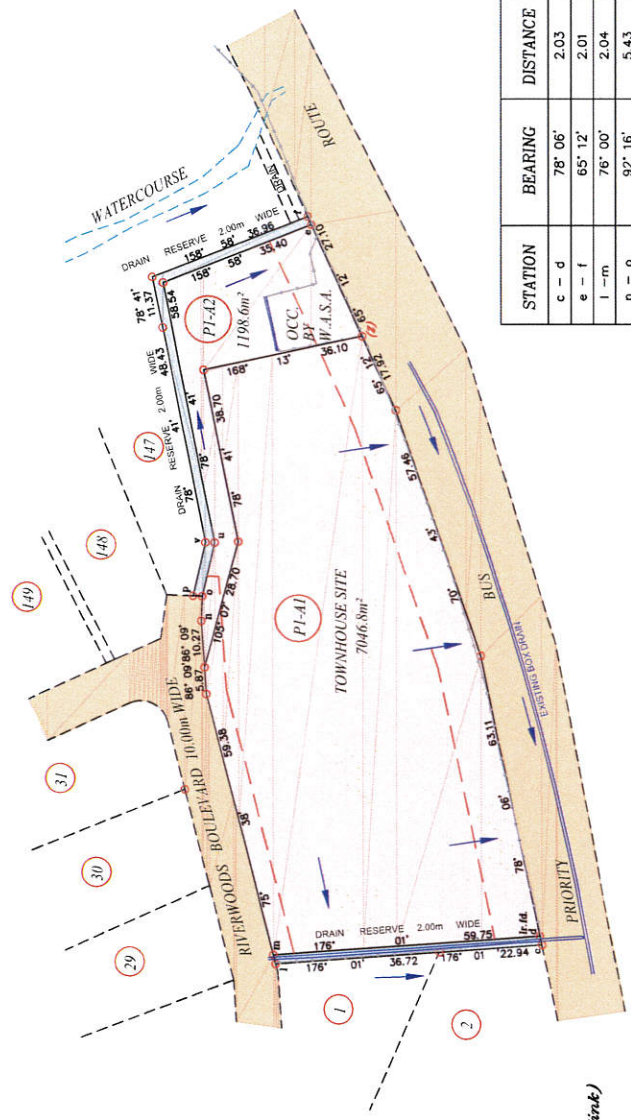
SUB-DIVISION PLAN

Cadastral Sheet B.24.C. 24C
 1/c & 3/a
 Ward of Arima
 County of St. George
 Riverwoods, D'Abadie
 TOWNHOUSE SITES



At Station (Z)
 E. 685652 N. 1175017
 Hand Held GPS
 Napsirina Datum
 (+5m, UTM Zone 20P)

Reference:
 Plan: J.N. 215



STATION	BEARING	DISTANCE
c - d	78° 06'	2.03
e - f	65° 12'	2.01
l - m	76° 00'	2.04
n - o	92° 16'	5.43
o - u	103° 12'	12.16
p - v	103° 12'	12.11

SCALE:- 1:1000
 Distances are in metres

- Flow direction
- River
- - - Fence Line (Chain link)
- Existing Box Drain
- 4.50m Set back along Riverwoods Boulevard
- 10.00m Set back along Priority Bus Route

○ Denotes Iron Put except stated otherwise.
 Bearings are U.T.M. Grid based on Solar Observations
 Plan of a Parcel of land coloured pink in the Ward of Arima
 Containing together eight thousand two hundred and forty five point four square metres
 Prepared by me, with due authority, in April 2021 National Insurance Board
 Certified correct in accordance with Regulation 25(1) of the Land Surveyors Regulations 1998.

Checked by.....
 Entered on Trinidad & Tobago Land Surveyor.....2021



RATES AND CHARGES CLEARANCE CERTIFICATE

Case Id # 9123075423

Account Number 4580025637

Dated 20 May 2022

The Water and Sewerage Authority hereby certify that:

- (i) Based on the data available on the above mentioned date; and
- (ii) Subject to the Water and Sewerage Authority's rights to collect rates and charges under the Water and Sewerage Act Chapter 54:40 of the laws of Trinidad and Tobago,

the Water and Sewerage rates as at billing period ending 31 August 2022

are not levied on the premises situated at LOT P1-A SAMAN DRIVE, OLTON TRACE, RIVERWOODS HOUSING DEVELOPMENT, ARIMA

in the name of THE NATIONAL INSURANCE BOARD OF T&T

with Land and Building Taxes No. ZZA 129

since this property does not lie within a 1/4 mile radius of a public standpipe.

Handwritten signature in blue ink, dated 26 May 2022.

f/Manager, Customer Business Services