



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

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

To: Roshan Baboolal, 23-24 IDC Industrial Estate, Biljah Road, Chaguanas.

You are hereby permitted to carry out development of land situated at Raphael Street, Freeport and stated to comprise 24.51ha in area, by the subdivision thereof (i) to create plots for single-family residential use (167 lots), multiple-family residential use (90 plots), mixed residential/commercial (5 plots), community/institutional uses (2 plots), recreational open spaces (3 plots) to include 2 plots minimum 1,250m² each in size, for use as hard courts and play lots and one multi-use recreation ground 17,986.4m² in size (ii) the carrying out of engineering operations for the provision of infrastructure (roads, drains etc.) to service the created plots, in accordance with the proposals set out on your application dated 19th March, 2014 and submitted 21st March, 2014 and shown on the plans submitted therewith, subject to the conditions hereunder:

CONDITIONS

- 1. That during the period in which site preparation and construction are taking place, and afterwards, all necessary precautions be taken to prevent the transportation of silt, gravel or other material from the site by water, wind or any other mechanism.
2. That your proposals for the development of roads be approved by the relevant authority prior to the commencement of development and thereafter, implemented to the satisfaction of that authority.
3. That your proposals for the disposal of surface water be approved by the Drainage Division of the Ministry of Works and Infrastructure prior to commencement of development, and thereafter implemented to the satisfaction of that Division.
4. That your proposals for the supply of potable water be approved by the Water and Sewerage Authority (WASA) prior to the commencement of development and thereafter implemented to the satisfaction of that authority.
5. That your proposals for the disposal of sewage and other effluent be approved by the Water and Sewerage Authority (WASA) prior to the commencement of development and thereafter implemented to the satisfaction of that authority.
6. That the relevant aspects of your proposed layout be approved by the Chief Fire Officer prior to the commencement of development and thereafter implemented to the satisfaction of the Fire Service Division.
7. That favorable consideration for the retention/erection of buildings will not be given until the infrastructure necessary to service the site is completed to the satisfaction of all relevant agencies.
8. That the consent of the Local Authority be obtained prior to the commencement of development.

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 Couva/Tabaquite/Talparo Regional Corporation.

Town and Country Planning Division
Eric Williams Finance Building, Indep. Sq. Port of Spain

DATE OF ISSUE

G.P., Tr./To.—AB 853—12,000— / 11
Work '14 - Permission -af 05/14



Bruce Charles
/f/ Minister of Planning and Sustainable Development



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**REASONS**

1. To ensure that no nuisance or inconvenience is caused to any adjoining or nearby residence or premises or any user of the nearby road.
2. To ensure that your road proposals conform with the required standards.
3. To ensure that your drainage proposals conform with required standards.
4. To ensure that your water supply proposals conform with required standards.
5. To ensure that your sewage proposals conform with required standards.
6. To ensure that your layout conforms with required standards for prevention and protection against fire.
7. To ensure a proper standard of development.
8. The Municipal Corporations Act (1990) requires this to be done.

**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.

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/f/ Minister of Planning and Sustainable Development