



**FEDERAL REPUBLIC OF NIGERIA
FEDERAL CAPITAL TERRITORY, ABUJA**

Date: 6/4/2013

LETTER OF INTENT:

**PARTICIPATION IN MASS-HOUSING DEVELOPMENT PROGRAMME WITHIN THE FEDERAL
CAPITAL TERRITORY**

Name: BIRD TRUST NIG. LTD
Address: POLY PLAZA, ADEMOLA ADETOKUNBO CRESCENT, WUSE II, ABUJA, FCT,
File Number: MISC 118788
Purpose: MIXED USE(MASS HOUSING)
Date of Offer: 6/3/2013

I am to refer to your request for participation in the Mass-Housing Development Programme of the Federal Capital Territory and convey the approval of grant over Plot Number 30 in Cadastral Zone D06 of KARSANA WEST measuring approximately 195585.03m² under the following condition:

- (a) That you accept this offer in writing within two (2) weeks from the date of this letter by signing and returning a Development Lease Agreement containing the Terms and Conditions of the Offer to this office for perfection.

2. Please accept the assurances of our highest esteem.

Yours faithfully,

Mainasara B.G.
Director of Land Administration
for: Minister Federal Capital Territory



FEDERAL CAPITAL TERRITORY ADMINISTRATION
DEPARTMENT OF LAND ADMINISTRATION



APPLICATION FOR GRANT/RE-GRANT OF A STATUTORY RIGHT OF OCCUPANCY
ACKNOWLEDGEMENT

File: MISC 118788

Date: 27/04/2012

This is to acknowledge the receipt of original application for Grant/Re-Grant of Statutory Right of Occupancy with the following particulars:

Date of Application: 19/04/2012
Name of Applicant: BIRD TRUST NIG. LTD
Address of Applicant: POLY PLAZA, ADEMOLA ADETOKUNBO CRESCENT, WUSE II, ABUJA, FCT,
Purpose: MIXED USE (MASS HOUSING)
State of Origin: MISCELLANEOUS
Previous File (Update): -

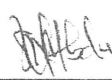
The following documents were received or checked.

ITEMS SUBMITTED OR REVIEWED

PROCESSING FEE BANK DRAFT / PAYMENT SLIP	ASO ARETT1211400037
TWO PASSPORT SIZED PHOTOGRAPHS	NO
TAX CLEARANCE CERTIFICATE	YES
COPY OF NATIONAL ID CARD	NO
COPY OF BIRTH CERTIFICATE/AGE DECLARATION	NO
COPY OF INTERNATIONAL PASSPORT	NO
COPY OF C-OF-O OR R-OF-O FOR PREVIOUS ALLOCATION	NO
LETTER OF RECOMMENDATION	NO
BUSINESS REGISTRATION CERTIFICATE	NO
PARTICULARS OF DIRECTORS	YES
CERTIFICATE OF INCORPORATION	YES
ENVIRONMENTAL IMPACT ANALYSIS REPORT	YES
MEMORANDUM AND ARTICLES OF ASSOCIATION	YES
SCHEMATIC DESIGN / PROJECT FEASIBILITY STUDIES	YES

Date Printed: 4/27/2012

ABDULKADIR T. MADUGU
For: Minister Federal Capital Territory

Signature: 

Disclaimer

This acknowledgement does not in anyway validate the authenticity of the documents described above. All documents are subject to further verification for authenticity.

This acknowledgement must be presented at the time of collection of Letter of offer of Grant. Please notify us of any change of contact address or any other vital information contained in your original application. Contact us directly at:

DEPARTMENT OF LAND ADMINISTRATION, 4 PEACE DRIVE, CENTRAL AREA, ABUJA, FCT, NIGERIA

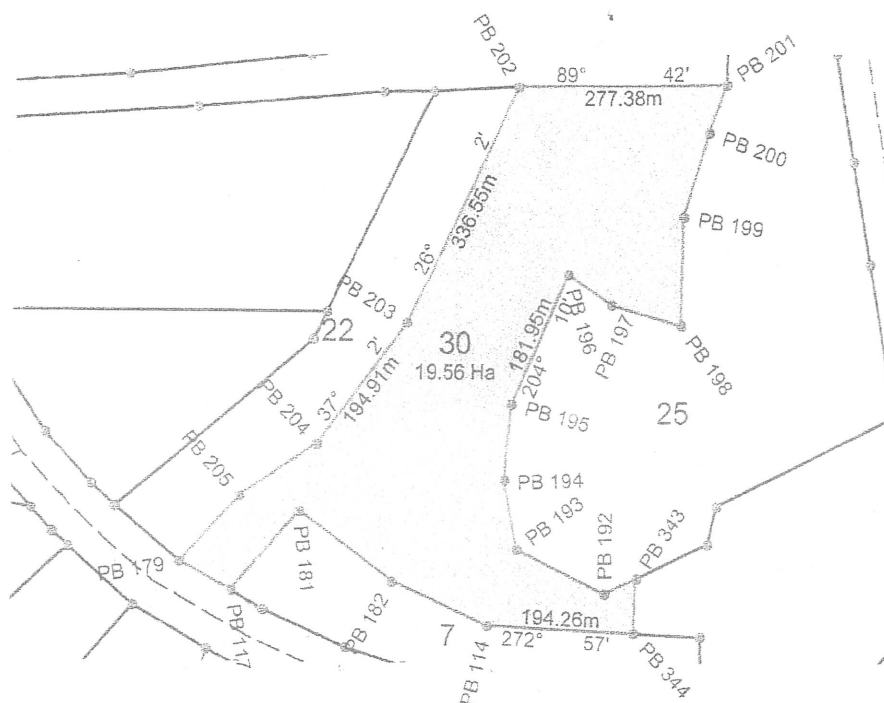
THIS ACKNOWLEDGEMENT CANNOT BE SOLD OR TRANSFERRED



SHOWING PLOT: KARSANA WEST / D06 / 30

old Plotno

Purpose: MASS HOUSING



UTM

SCALE: 1:9500

BEACON No.			DIST	BEARING
FROM PB201	TO PB200	=	65.35m AT	201° 0'
FROM PB200	TO PB199	=	112.20m AT	197° 41'
FROM PB199	TO PB198	=	140.18m AT	181° 14'
FROM PB198	TO PB197	=	96.55m AT	286° 24'
FROM PB197	TO PB196	=	69.55m AT	303° 50'
FROM PB195	TO PB194	=	99.04m AT	185° 21'
FROM PB194	TO PB193	=	91.56m AT	169° 44'
FROM PB193	TO PB192	=	128.81m AT	116° 9'
FROM PB192	TO PB343	=	46.87m AT	64° 53'
FROM PB343	TO PB344	=	70.88m AT	182° 57'
FROM PB114	TO PB182	=	137.68m AT	294° 12'
FROM PB182	TO PB181	=	151.62m AT	306° 21'
FROM PB181	TO PB117	=	136.34m AT	221° 14'
FROM PB117	TO PB179	=	76.06m AT	298° 21'
FROM PB179	TO PB205	=	115.65m AT	41° 57'
FROM PB205	TO PB204	=	123.66m AT	56° 41'

CADASTRAL MAP 1:5000

316/1008	---
316/1005	---

PREPARED BY: Abuja Geographic Information Systems 29th August 2013

CAUTION: THIS SITE PLAN IS TO AID IN PREPARATION OF BUILDING PLANS ONLY



ABUJA METROPOLITAN MANAGEMENT COUNCIL

DEPARTMENT OF DEVELOPMENT CONTROL

No. 2 Juba Street, Wuse Zone 6, P.M.B. 5212 Abuja

FILE NO:

FCDA/DC/BP/RSD/PHS IV/29857

DATE: 30-Jan-2025

NAME OF DEVELOPER:

BIRD TRUST NIG. LTD

PLOT NO: 30

DISTRICT:

Karsana West

CAD. ZONE: D06

CONVEYANCE OF BUILDING PLAN APPROVAL

With reference to your application for approval of your proposed Building plan, you are hereby granted approval, subject absolutely to the following conditions which you are expected to read and abide by: -

- (i) That you are to re-establish any missing beacons before approval would be given to you to commence with development.
 - (ii) That the approval is for an estate development of 319 no. one (1)- two (2) suspended floors structures comprising of 690 units mixture of five (5) bedroom detached duplexes, four (4) bedroom detached duplexes, four (4) bedroom semi-detached duplexes, three (3) bedroom terraces, three (3) bedroom block of flats, clinic, mosque, church and school meant for 690 families.
 - (iii) That the area reserved for garden and other open spaces as contained on the approval Site Layout, shall not be built-up in the future and at least 5 trees must be planted within the premises to protect the environment.
 - (iv) That you are to maintain fencing heights of 1.5m in the front elevation, or any side fronting any road, 0.5m of which is to be either of iron grill or perforated blocks; and 2.0m of solid sandcrete blocks at the rear and sides.
 - (v) That you are permitted to fence the front and any side of the building abutting road(s). Side fencing must align with the foundation line of the building.
 - (vi) Fence is temporary structure. Its approval can be withdrawn by Development Control Department and demolished with seven (7) days notice without any compensation.
 - (vii) That you should notify the Authority and obtain Setting-out approval before you commence construction on the site.
 - (viii) That you shall not use such explosives whose vibration from your site could affect adjacent site and surroundings, during excavation of rock outcrop.
 - (ix) That the Authority is not liable for any fault arising from design construction and usage failure or any deviation whatsoever from the conditions of this approval.
 - (x) That the building(s) if constructed shall only be used for the purpose for which the plan approval is granted and no change of usage is allowed without the formal consent of this Authority.
 - (xi) That a complete set of the approved Drawings be kept at site at all times during and after construction.
 - (xii) That you facilitate access to site by designated Development Control Staff at all times.
 - (xiii) That the final Engineering Infrastructural design as obtained from the Engineering Services Department of FCDA, the established final road level is 470.120m and as such you are to ensure that your DPC Level is positioned at 470.570m i.e. 0.5m above the established road level.
 - (xiv) That the Authority is not liable for any impact which your proposed building may suffer in the course of provision of the infrastructure in the area.
 - (xv) That during physical construction, concrete mixing block moulding and any such acts should be strictly contained within your plot, public right of way storm-water drains and similar public utilities should not be tampered with by the work on your site.
 - (xvi) That on completion, you must make fire-fighting provision for each dwelling unit/building and solid waste disposal/collection within the premises.
 - (xvii) That you report on completion work to the Authority so that an official will certify that the Building(s) is/are suitable for human habitation together with your built drawing.
 - (xviii) That the approval of this plan automatically lapses after six (6) Months from the date of this approval if construction is not started.
 - (xix) That the Authority reserves the right to withdraw this approval at any stage of implementation if deemed necessary.
 - (xx) The verge between your building and the road, public right of way, storm water drains as well as similar public utilities should not be obstructed or tampered with.
- Note: That construction materials and waste found on any of the areas mentioned above will lead to closure of site pending payment of approved fines of N50, 000.00 and N100, 000.00 respectively each time.
- (xxi) That the fence/gate house should not be built until infrastructure is in place.
 - (xxii) That this approval is considered void if it is discovered that any information leading to its grant is false or forged.
 - (xxiii) That the building is subject to require renovation every four (4) years.
 - (xxiv) Failure to comply as stated above is contravention of the law, and the Authority will take appropriate action against you.

2. Please note that construction should not commence in area where the roads and infrastructure are not completed. The Chief Resident Engineer, for your District must be consulted for collection of information on all infrastructures serving your plot.

3. There should be a Sign Board containing details of the plot i.e.

- (a) Location
- (b) Plot No.
- (c) C of O No.
- (d) Date of Building plan/Setting-Out Approval.

4. Thank you for active participation in the development of Abuja.

Tpl. Mukhtar Galadima Usman mni
Director, Development Control
For: COORDINATOR, (AMMC)

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