



Republic of Mauritius

Ministry of Housing and Land Use Planning

Morcellement Permit

Ref: MHL-M-2022-473

Issue Date: 08/05/23

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 24949 m², having TV number/s, 1725/101, into 11 lot(s) for Heirs of Augustin Henri Pierre Eynaud at Flacq - Mahebourg Road 'B28' - Bambous Virieux for Agricultural purpose.

I am directed to inform you that in accordance with section 7(3) of the Morcellement Act, a Morcellement Permit is hereby granted to you in respect of your application for agricultural purposes as per enclosed plan on the following conditions:

A. CEB

- 1) In case electricity supply is needed:
 - a) Erection of High Voltage and Low Voltage networks together with transformers will be required.
 - b) Road reserve for erection of CEB poles or laying of Underground cable is required.
- 2) A minimum clearance of 4 metres with respect to the nearest 22 kV High Tension conductor has to be maintained for construction (if any).
- 3) A minimum clearance of 7.5 metres with respect to the nearest 66 kV High Tension conductor has to be maintained for construction (if any).
- 4) Should there be any CEB network crossing the site, a permanent access of 3.5 m wide has to be provided for maintenance of the poles and network.

B. CWA

Water cannot be supplied for agricultural purpose.

C. RDA

1. No encroachment shall be allowed on the proposed acquisition limit at any time.
2. No direct vehicular access shall be allowed for Lots 7, 8 & 11 onto B28 Road. All vehicular access to be exclusively through common roads.
3. No stormwater and/or any other effluent shall be discharged onto main road and roadside drain.
4. To ensure visibility splay is maintained.

D. Land Drainage Authority

1. Site is situated upstream of a flood prone area.
2. Site is crossed by 2 natural drainage path and it is not recommended to divert the flow.
3. The views of the LDA shall be sought prior to any development/construction in regards to the natural drainage paths.

E. Traffic Management and Road Safety Unit

Proponent shall ensure proper visibility at the entrance/exit to the proposed morcellement

F. Ministry of Environment, Solid Waste Management and Climate Change

- (a) the proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to sale;
- (b) the eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon; and
- (c) the proponent shall submit to the Local Authority, the name, address and contact details of the owner of the respective lots after the sale thereof, for monitoring purposes.
- (d) the proponent shall inform the Local Authority whenever there is a land transaction.

G. Planning Division

- a) No direct access being allowed onto the Flacq-Mahebourg Road B28 and the access being only via the common roads;
- b) No permanent structure and /or boundary wall being erected within the road reserves;
- c) No residential development being carried out on site;
- d) No further subdivision being allowed;
- e) The use of pesticides and fertilizers shall be made in a rational manner so as not to cause any nuisance or health hazards to the public and to the surrounding environment;
- f) The lots being solely used for agricultural purposes. This condition should be transferrable to all eventual buyers and in case of development of the land, prior clearance should be sought and obtained from the Ministry of Agro-Industry and Food Security

These conditions shall be included in the deed of sale and shall be transferable to all eventual buyers.

Yours faithfully

**S. Seetohul
FOR SENIOR CHIEF EXECUTIVE
08/05/2023**