

In reply please quote :



**Ministry of Housing and
Land Use Planning**
Ebene Tower, Plot 52
Ebène, Cybercity
Tel. No.: 401 6808/09
Fax No.: 454 6328
Email: mhou@govmu.org

MHL/M/20098

14 September 2021

Dear Sir/Madam,

Letter of Intent

The Union Sugar Estates Company Ltd – Terracine

With reference to your application for the subdivision of a plot of land (TV 3747 No 64) of a total extent of 79,294.96m² into 143 lots [137 lots residential, two (2) portions (G1 & G2) green space & four (4) portions (AP1 to AP4) as absorption pit] at Terracine, for **residential purpose**, I am directed to inform you that in accordance with Section 6(2), (3),(4),(5),(6) and (8) of the Morcellement Act, a Letter of Intent is hereby granted to you to complete all the infrastructural works to the satisfaction of the Morcellement Board within a period of **three years** as from the date of this letter.

2. Consequently, to enable the Board to recommend to the Minister the approval of your application for the issue of a Morcellement Permit, the undermentioned documents should be submitted to this office by **13 September 2024**:
- a) a clearance certificate from the Central Water Authority;
 - b) a clearance certificate from the Central Electricity Board;
 - c) certificate from the Cadastre Unit to the effect that a permanent network of survey control marks has been established within the site. Please see details at paragraph 5(C);
 - d) a certificate from the Traffic Management and Road Safety Unit to the effect that all infrastructural works have been implemented to its satisfaction

Note:

- (i) visibility splay shall be provided at all junctions and shall be as per the relevant PPG;
- (ii) all internal roads shall be at least 6.0m wide with minimum turning radii 6.0m;
- (iii) raised footpaths at least 1.2m wide shall be provided on both sides of the internal road;
- (iv) parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed;

- (v) all traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs regulation of the Republic of Mauritius;
 - (vi) a layout showing the above additional information shall be submitted to the TMRSU for further appraisal.
- e) a certificate from the District Council of Savanne to the effect that infrastructural works have been implemented to its satisfaction:

Note:

- (i) all roads to be tarred with premixed asphalt;
 - (ii) street lighting has to be provided;
 - (iii) pole mounted street name plates need to be fixed according to this council's specifications;
 - (iv) road signs and road marking must be provided as per requirements of the TMRSU;
 - (v) covered drain throughout the morcellement to be provided in reinforced concrete;
 - (vi) provision to be made for a cut-off drain;
 - (vii) survey of existing drains to be done if need be and existing drains to be upgraded;
 - (viii) submit proposed design for items 6-10 to be approved by the council prior to start of infrastructural works.
- f) a certificate from the Land Drainage Authority to the effect that infrastructural works have been implemented to its satisfaction: and

Note:

- (i) the planned development will cause a change in land use, thus altering the surface run-off. To this effect, it should be ensured that the hydraulic capacity of the discharge points have sufficient carrying capacity to cater for the volume of run-off generated by the development;
- (ii) a holistic and catchment-based design approach shall be adopted including the upstream catchment and the proponent shall undertake a Drainage Impact Assessment (DIA) which shall be submitted to the Land Drainage Authority with emphasis on mitigating any potential risk of flooding upon completion of the Project; and
- (iii) a comprehensive maintenance plan for the drainage infrastructures shall be submitted to the Land Drainage Authority and regular maintenance thereof shall be ensured.



g) **(8 originals)** of the as built plan to be submitted after completion of works on site as per above.

3 Kindly note that you shall be responsible to forward all the abovementioned clearances under registered cover to the Morcellement Board. The Morcellement Board, the Ministry of Housing and Land Use Planning or the Morcellement Unit shall not be held responsible for any delay caused by late or non-submission of any document required for the purpose of processing/determining your application.

4 Please note that failure to comply with Paragraphs 1 and 2 without reasonable excuse or justification shall constitute an offence under the provision of section 6(8) of the Morcellement Act (as amended) and shall on conviction be liable to fine.

5. You are also informed of the conditions of:

(A) MINISTRY OF HEALTH AND WELLNESS

- (i) an adequate and continuous potable water supply should be made available on the premises; and
- (ii) all solid wastes should be properly collected and disposed of to the satisfaction of the Local Authority.

(B) CENTRAL ELECTRICITY BOARD

- (i) erection of high tension network and extension of low voltage network together with transformers are required;
- (ii) minimum free space of 600mm beside pavement in road reserve for installation of CEB poles; and
- (iii) displacement, insulation & undergrounding of high voltage network are required.

(C) CADASTRE UNIT

Prior to the issue of the Morcellement Permit plan should satisfy the following conditions:

- (i) plan should be coordinated in LGM2012 and show coordinates of boundary turning points of the original parcel;
- (ii) plan should indicate MHL control point used and survey method used;
- (iii) a control point network should be established at the end of infrastructural work in consultation with the chief surveyor;

- (iv) a technical report on the establishment submitted accordingly;
- (v) as built plan should include a list of coordinates in LGM2012 of major turning points of the individual blocks within the road network; and
- (vi) softcopy of plan in Autocad format should be submitted along with the plan.

(D) WASTEWATER MANAGEMENT AUTHORITY

- (i) all domestic wastewater from the individual plot shall be disposed via individual septic tank and leaching field;
- (ii) the individual septic tank shall be of a minimum volume of 3m³ and shall be accessible for operation and maintenance;
- (iii) the individual leaching field shall have a minimum plan surface area of 20m²;
- (iv) no vehicular movement shall be allowed on the in-site wastewater disposal systems;
- (v) the septic tank shall be located at least 2m from any structure, building or boundary and that of the leaching field 1m; and
- (vi) every 3 years or if need be to a higher frequency the septic tank shall be desludged by a Registered Wastewater carrier.

(E) CENTRAL WATER AUTHORITY

- (i) the hours of supply are reduced by almost 50% during period of heavy rainfall and dry season; and
- (ii) it is advisable that provision shall be made for installation of ground water tank for storage of water by the owner.

(F) LAND DRAINAGE AUTHORITY

the proposed development has been overlain onto the DRR GIS data sets 2013 and DEM 2019 along aerial imagery 2019 and the project site is crossed by several natural drainage paths as depicted on the enclosed map. As such, it is not recommended to divert the flow of the natural drainage paths. Any development thereat shall include appropriate measures to build resilience to flooding;



(G) WATER RESOURCES UNIT

a minimum setback distance of 100 ft [i.e 30m] shall be respected from this watercourse, as per Section 26 [Part I].

(H) MINISTRY OF ENVIRONMENT, SOLID WASTE MANAGEMENT AND CLIMATE CHANGE

All conditions of the EIA Licence (ENV/DOE/EIA/1534) dated 25 October 2012 and the variation to EIA Licence (ENV/DOE/EIA/1534 V2) dated 23 February 2020 shall be strictly complied with.

6. For other details, you are advised to contact:

- (i) Central Water Authority at St Paul for 2(a);
- (ii) Commercial Section of the CEB at Vacoas for 2(b) and 5(B);
- (iii) Cadastre Unit of the Ministry of Housing and Land Use Planning for 2(c) and 5(C);
- (iv) Traffic Management and Road Safety Unit for 2(d);
- (v) District Council of Savanne for 2(e); and
- (vi) Land Drainage Authority for 2(f).

7. Your attention is drawn to the fact that this is not a Morcellement Permit.

Yours faithfully



S. Seetohul (Mrs)
for Senior Chief Executive

**The Union Sugar Estates Co. Ltd
C/o Compagnie de Beau Vallon Limitee
Riche en Eau
St Hubert**