



Republic of Mauritius

## Ministry of Housing and Land Use Planning

### Morcellement Permit

Ref: MHL-M-2022-98

Issue Date: 05/12/22

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 594377 m<sup>2</sup>, having TV number/s, 8893/34, into 112 lot(s) for Alteo Agri Ltd at Belle Vue Road, B22, Amaury 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 will not be supplied for agricultural purpose.

C. RDA

No direct vehicular access from individual lots shall be allowed onto B22/B160 roads. Access to be through common roads.

No stormwater being channelled towards Road Development Authority roads and drainage network.

Adequate visibility splay shall be provided at junctions.

D. Land Drainage Authority

Site is crossed by multiple natural drainage paths and it is not recommended to divert the flow.

The views of the Land Drainage Authority shall be sought prior to any development/construction in regards to the natural drainage paths.

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

The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale thereof;

The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon;

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;

The proponent shall inform the Local Authority whenever there is a land transaction.

F. Planning Division

No structure and/or boundary wall being erected within road reserves.

No residential development being allowed on site.

Only infrastructural works essential for carrying out agricultural activities being allowed thereat.

The lots being solely used for agricultural purposes. This condition should be transferable to all eventual buyers and in case of development of the land, prior to clearance should be sought and obtained from the Ministry of Agro-Industry and Food Security.

The use of pesticides and fertilisers 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.

**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**  
**05/12/2022**