



Ministry of Housing and Land Use Planning

Morcellement Permit

Ref: MHL-M-2022-78

Issue Date: 23/08/22

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 132548.85 m², having TV number/s, 545/254, 1120/116, into 37 lot(s) for Ramphul Ltd at Baie du Cap 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 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 to be maintained for construction (if any).

B. CWA

Water cannot be supplied for agricultural purpose.

C. LA - Savanne District Council

1. The lots shall be solely for agricultural purpose.
2. No residential development would be allowed within the morcellement.
3. No further subdivision of the lots would be allowed.
4. Construction of a building not exceeding 30 square metres to be used as a watchman quarter/ Store may be allowed subject to relevant permits been obtained from the local authority.
5. 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.
6. The eventual owner of the lots shall thereafter maintain the acquired lots clean.
7. These condition shall be included in the deed of sale and shall be transferable to all eventual buyers.

D. Land Drainage Authority

1. Site is crossed by 3 natural drainage paths and it is not recommended to divert the flow.
2. Site is crossed by Ruisseau Toulouse and the respective reserve shall be observed under the Forest and Reserves Act

E. Planning Division

1. No structure and/or boundary wall being erected within road reserves.
2. No residential development being allowed on site.
3. Only infrastructural works essential for carrying out agricultural activities being allowed thereat.
4. 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.
5. 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. Ministry of Environment, Solid Waste Management and Climate Change

1. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of same up to sale thereof.
2. The eventual owners of the lots shall be thereafter properly maintain the acquired lots until the time of any development thereon.
3. 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.
4. The proponent shall inform the Local Authority whenever there is a land transaction.

G. Traffic Management and Road Safety Unit

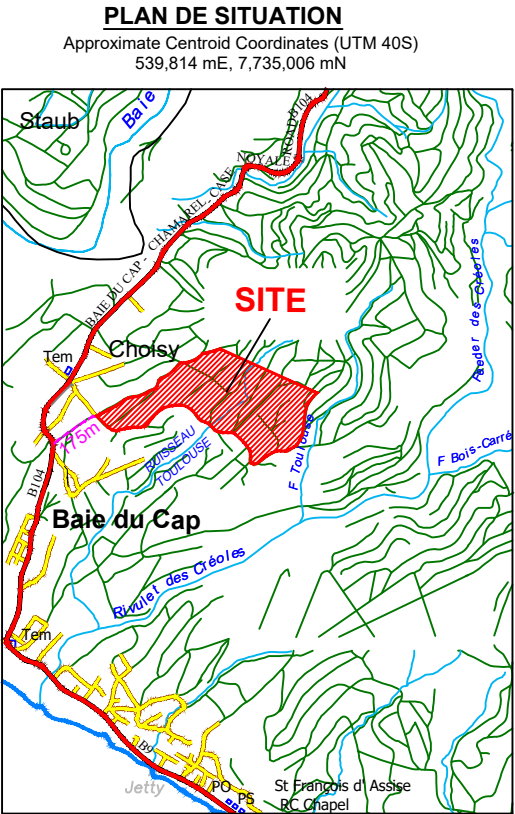
1. Visibility splay should be provided at the main access road junction with the Baie Du Cap Chamarel Case Noyal Road B104. Visibility splay should also be provided at all junction within the morcellement.
2. The 6.0 m wide main access road to the Morcellement should have road reserves as per prevailing laws and regulations. The turning radius at the main junction with the Baie du Cap Chamarel Case Noyale Road B104 should be at least 10 m.
3. The 4.0 m wide internal roads with 2.0m wide reserves which are connected to the main access road are acceptable.

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
23/08/2022

PROJET DE MORCELLEMENT AGRICOLE EN 37 Lots, D'UN TERRAIN FORME DE LA REUNION DE DEUX PORTIONS DE TERRE CONTIGUES DE SUPERFICIE RESPECTIVE DE (A) 43,487.25m² & (B) 89,061.60m². CES PORTIONS FORMENT PARTIE DE DEUX TERRAINS DE CONTENANCE ORIGINAIRES DE (A) 949A 37P & (B) 244 ¼ A, SITUÉES DANS LE DISTRICT DE 'SAVANNE', AU LIEU DIT 'BAIE DU CAP', APPARTENANT A LA COMPAGNIE "RAMPHUL LTD." SUIVANT TV 545/254 & TV 1120/116 RESPECTIVEMENT.



Traverse Marks Coordinates MGM 2008
Reference point - GPS 156 (BEL OMBRE)

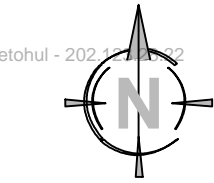
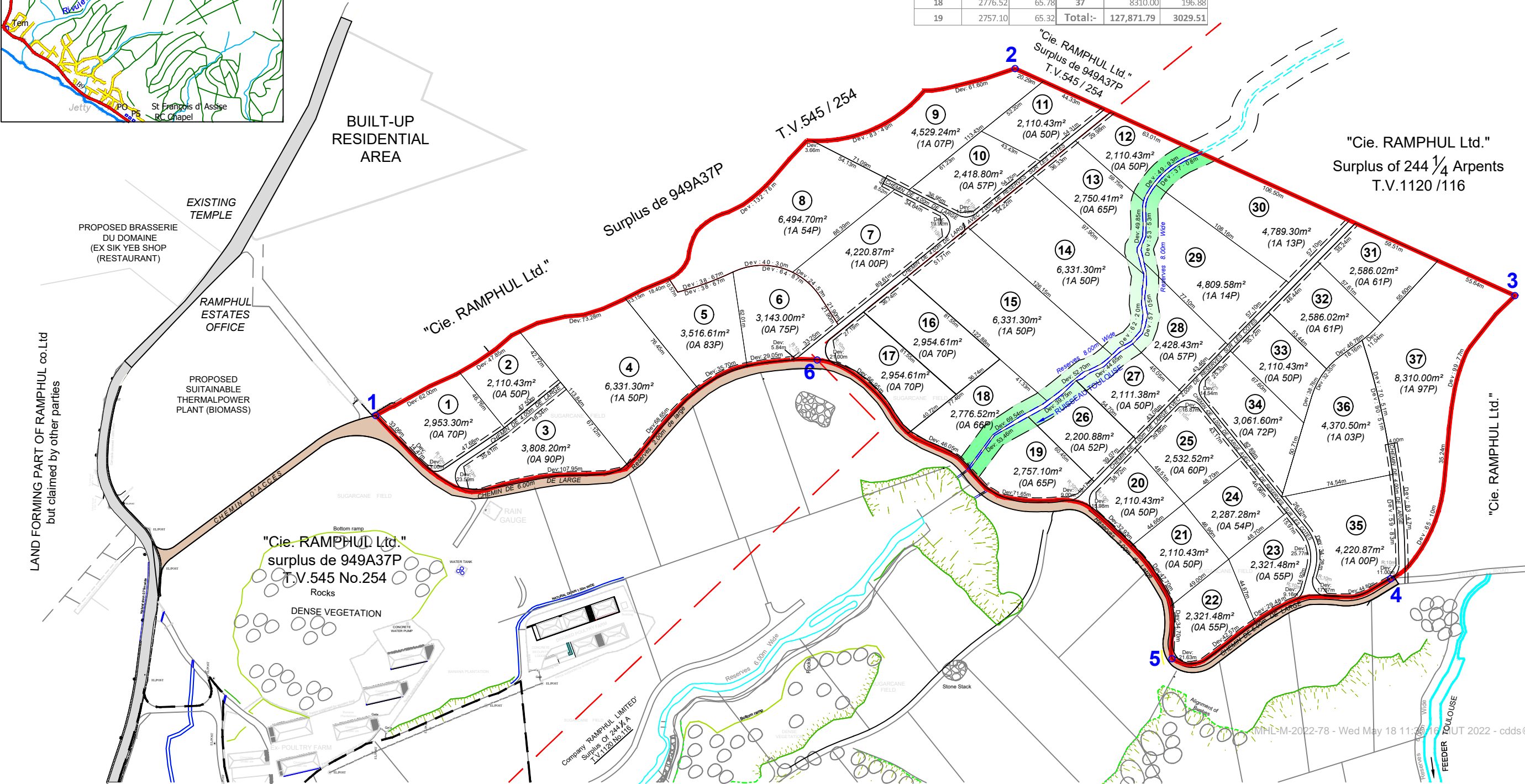
Traverse Marks	Eastings (m)	Northings (m)	Description
GPS 156	542,955.61	7,732,628.41	Brass bolt in concrete

Method of Survey: GPS
Boundary Coordinates MGM 2008

PT n°	Eastings (m)	Northings (m)
1	539642.97	7734861.51
2	540062.95	7735089.41
3	540391.29	7734940.22
4	540309.71	7734754.36
5	540165.97	7734701.87
6	539933.05	7734898.02

Lot no.	Extent		Lot no.	Extent	
	m²	Perches		m²	Perches
1	2953.30	69.97	20	2110.43	50.00
2	2110.43	50.00	21	2110.43	50.00
3	3808.20	90.22	22	2321.48	55.00
4	6331.30	150.00	23	2321.48	55.00
5	3516.61	83.31	24	2287.28	54.19
6	3143.00	74.46	25	2532.52	60.00
7	4220.87	100.00	26	2200.88	52.14
8	6494.70	153.87	27	2111.38	50.02
9	4529.24	107.31	28	2428.43	57.53
10	2418.80	57.31	29	4809.58	113.95
11	2110.43	50.00	30	4789.30	113.47
12	2110.43	50.00	31	2586.02	61.27
13	2750.41	65.16	32	2586.02	61.27
14	6331.30	150.00	33	2110.43	50.00
15	6331.30	150.00	34	3061.60	72.53
16	2954.61	70.00	35	4220.87	100.00
17	2954.61	70.00	36	4370.50	103.55
18	2776.52	65.78	37	8310.00	196.88
19	2757.10	65.32	Total:-	127,871.79	3029.51

Site Location	BAIE DU CAP
District	SAVANNE
Owner	Cie 'RAMPHUL LTD'
Area (Deed)	A - Surplus of 949A 37P B - Surplus of 244 ¼ A
Area (Survey)	A - 43,487.25m² B - 89,061.60m²
No. of lots	37
Title Deed	A - TV 545/254 B - TV 1120/116
Land Surveyor	Mark Doger de Spéville
Date	03/02/2022
Source of plan	New Survey



Client Company 'RAMPHUL LIMITED' BRN: C0700650			
Plan MORCELLEMENT AGRICOLE (37 Lots)			
Lieu BAIE DU CAP	District SAVANNE		
Echelle 1/2000	Format A2	Mesuré 18/11/21	Date 03/02/22
Dessiné CT	Vérifié CC	Référence du dossier	
Notes de révision	Rév. par	Date	

Notes



MARK DOGER DE SPÉVILLE
Arpenteur Juré



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