

**PLAN** showing proposed subdivision of a portion of land of **12ha 7,472m<sup>2</sup>** (after survey) into **twenty-seven (27)** lots for **AGRICULTURAL PURPOSES**, situated at **Bel Air Rivière Seche**, along Belle Mare - Palmar - Trou d'Eau Douce road B59, in the district of **Flacq**, forming part of the of 3 contiguous portions of land of an original extent of **1000A, 20A and 125A** respectively, commonly known as **Domaine Beau Rivage** and belonging to **ALTEO AGRI LTD**, as per title deed Registered and Transcribed in **Volume 522 No.323 Chap V**.

i) The 23 lots numbered '1 to 16' & 20 to 26 are earmarked to be developed for agricultural purposes.

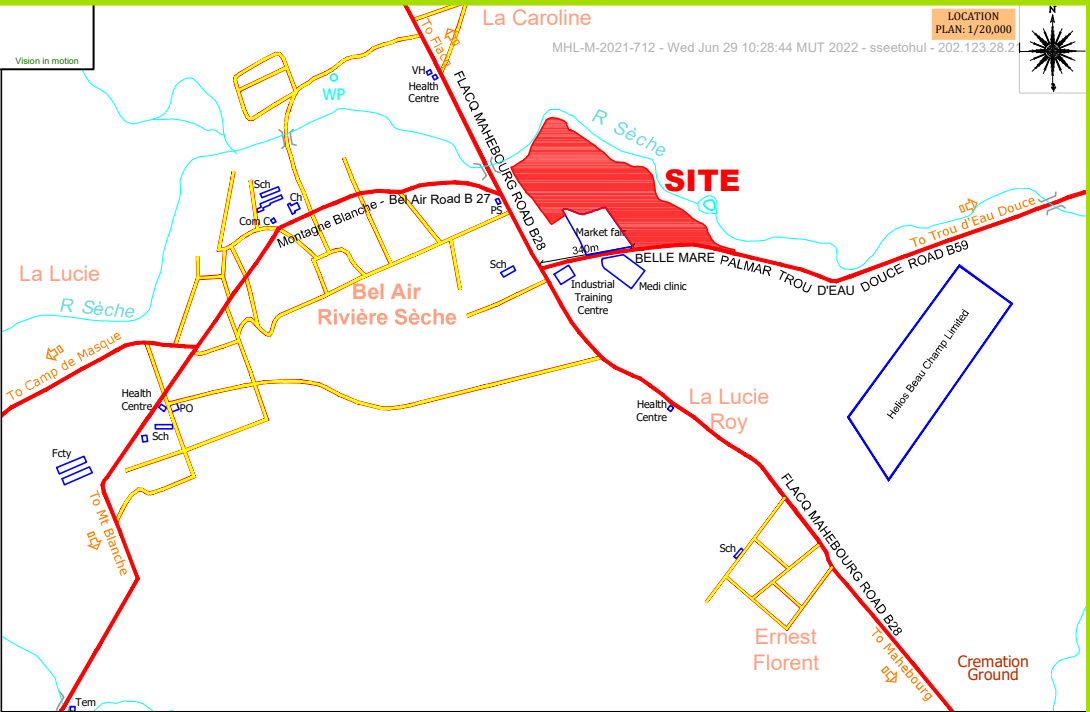
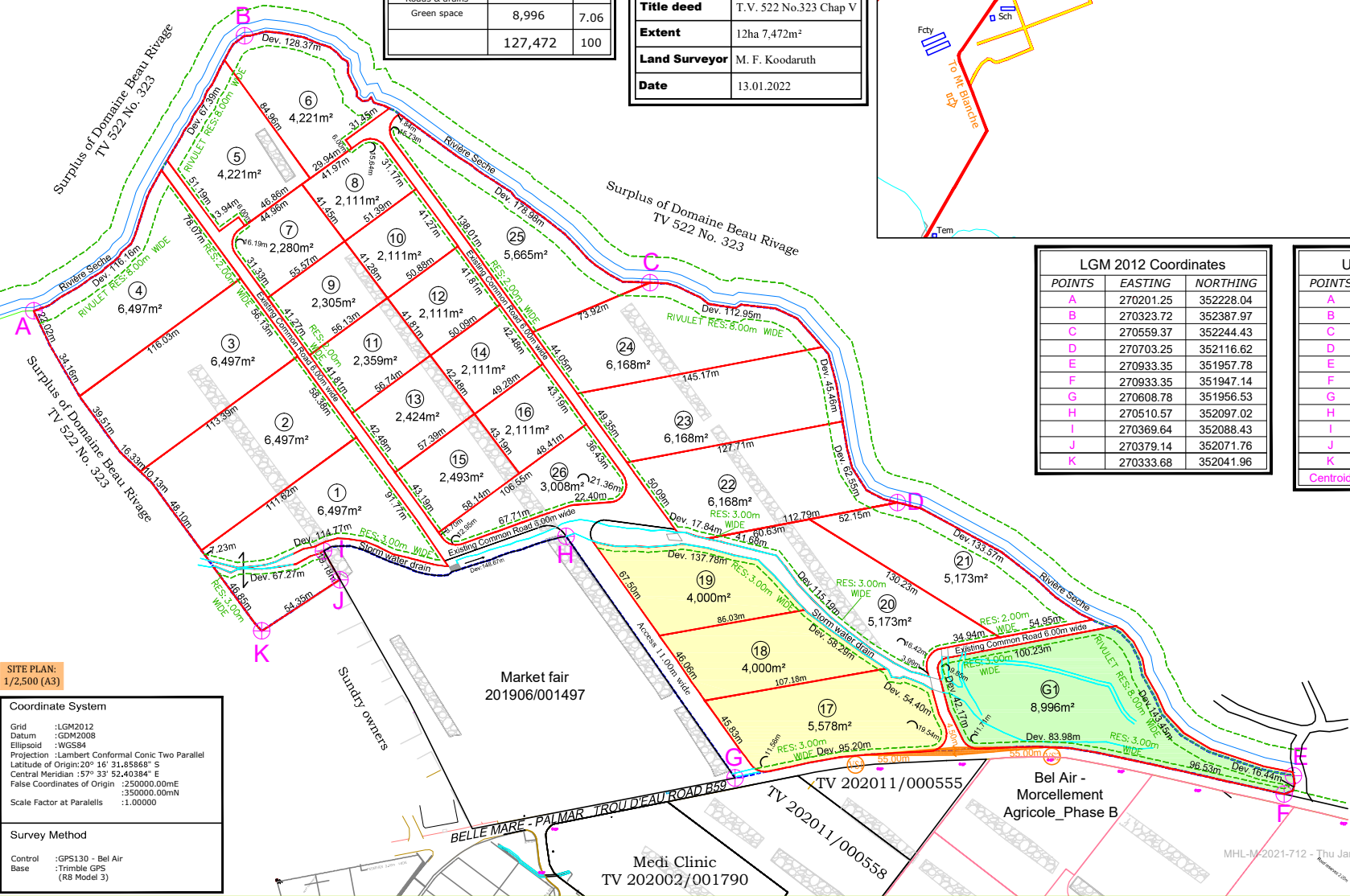
ii) The 3 lots numbered '17, 18 & 19 in favour of being acquired by the State of Mauritius for the future construction of a Traffic Centre.

iii) The lot hatched green, annotated 'G1', is earmarked as greenspace, and will be vested to the District Council of Flacq

iv) All internal road junctions have a minimum turning radius of 10.00m

| TOTAL LAND EXTENT INVOLVED IN MORCELLEMENT(EDGED CYAN) |                   |       |  |
|--------------------------------------------------------|-------------------|-------|--|
| DESCRIPTION                                            | EXTENT ALLOCATION |       |  |
|                                                        | m <sup>2</sup>    | %     |  |
| Salleable (26)- Lot 1 to Lot 26                        | 107,947           | 84.68 |  |
| Common Existing Roads & drains                         | 10,529            | 8.26  |  |
| Green space                                            | 8,996             | 7.06  |  |
|                                                        | 127,472           | 100   |  |

| Site Details  |                          |
|---------------|--------------------------|
| Site Location | Bel Air Rivière Seche    |
| District      | Flacq                    |
| Owner         | ALTEO AGRI LTD           |
| Title deed    | T.V. 522 No.323 Chap V   |
| Extent        | 12ha 7,472m <sup>2</sup> |
| Land Surveyor | M. F. Koodaruth          |
| Date          | 13.01.2022               |



| LGM 2012 Coordinates |           |           |
|----------------------|-----------|-----------|
| POINTS               | EASTING   | NORTHING  |
| A                    | 270201.25 | 352228.04 |
| B                    | 270323.72 | 352387.97 |
| C                    | 270559.37 | 352244.43 |
| D                    | 270703.25 | 352116.62 |
| E                    | 270933.35 | 351957.78 |
| F                    | 270933.35 | 351947.14 |
| G                    | 270608.78 | 351956.53 |
| H                    | 270510.57 | 352097.02 |
| I                    | 270369.64 | 352088.43 |
| J                    | 270379.14 | 352071.76 |
| K                    | 270333.68 | 352041.96 |

| UTM 40S Coordinates |           |            |
|---------------------|-----------|------------|
| POINTS              | EASTING   | NORTHING   |
| A                   | 579153.37 | 7760085.28 |
| B                   | 579275.84 | 7760245.20 |
| C                   | 579511.48 | 7760101.67 |
| D                   | 579655.36 | 7759973.85 |
| E                   | 579885.47 | 7759815.02 |
| F                   | 579880.12 | 7759804.37 |
| G                   | 579560.97 | 7759813.68 |
| H                   | 579462.76 | 7759954.17 |
| I                   | 579321.85 | 7759945.62 |
| J                   | 579331.35 | 7759928.95 |
| K                   | 579285.90 | 7759899.15 |
| Centroid            | 579383.95 | 7760020.38 |

| Lot No. | Extent (m <sup>2</sup> ) | Extent (Arpent) |
|---------|--------------------------|-----------------|
| 1       | 6,497                    | 1.54            |
| 2       | 6,497                    | 1.54            |
| 3       | 6,497                    | 1.54            |
| 4       | 6,497                    | 1.54            |
| 5       | 4,221                    | 1.00            |
| 6       | 4,221                    | 1.00            |
| 7       | 2,280                    | 0.54            |
| 8       | 2,111                    | 0.50            |
| 9       | 2,305                    | 0.55            |
| 10      | 2,111                    | 0.50            |
| 11      | 2,359                    | 0.56            |
| 12      | 2,111                    | 0.50            |
| 13      | 2,424                    | 0.57            |
| 14      | 2,111                    | 0.50            |
| 15      | 2,493                    | 0.59            |
| 16      | 2,111                    | 0.50            |
| 17      | 5,578                    | 1.32            |
| 18      | 4,000                    | 0.95            |
| 19      | 4,000                    | 0.95            |
| 20      | 5,173                    | 1.23            |
| 21      | 5,173                    | 1.23            |
| 22      | 6,168                    | 1.46            |
| 23      | 6,168                    | 1.46            |
| 24      | 6,168                    | 1.46            |
| 25      | 5,665                    | 1.34            |
| 26      | 3,008                    | 0.71            |
| G1      | 8,996                    | 2.13            |
| Total   | 116,943                  | 27.71           |

**SITE PLAN:**  
1/2,500 (A3)

**Coordinate System**

Grid :LGM2012  
Datum :GDM2008  
Ellipsoid :WGS84  
Projection :Lambert Conformal Conic Two Parallel  
Latitude of Origin:20° 16' 31.85868" S  
Central Meridian :57° 33' 52.40384" E  
False Coordinates of Origin :250000.00mE  
350000.00mN  
Scale Factor at Parallels :1.00000

**Survey Method**

Control :GPS130 - Bel Air  
Base :Trimble GPS (R8 Model 3)

**MOHAMMAD FADIL KODARUTH**  
(Land Surveyor)  
ALTEO AGRI LTD Union Flacq  
Flacq - Mauritius  
Phone : 402 3300  
GRN: C06000012 - VAT20080040

M.F. KODARUTH  
Sworn Land Surveyor

**Legend**

- Red line: Lots boundary
- Blue dashed line: Site limit
- Green dashed line: Reserve
- Blue line: Drain
- Blue line: River
- Grey line: Rock met

Surveyed by : S.S. Drawn by : N.J.  
Date : 13.01.2022 Ref.: Bel Air Phase A - Subdivision