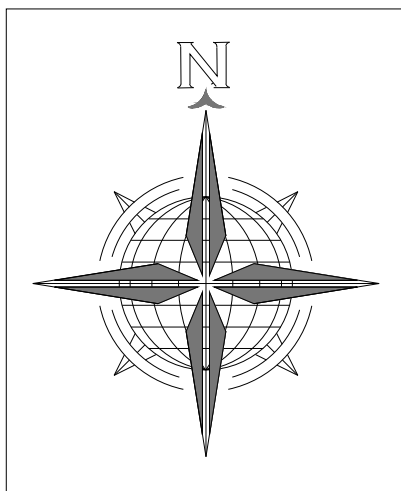




Union Corporate Limited
BRN: C07006806
VAT 20070629

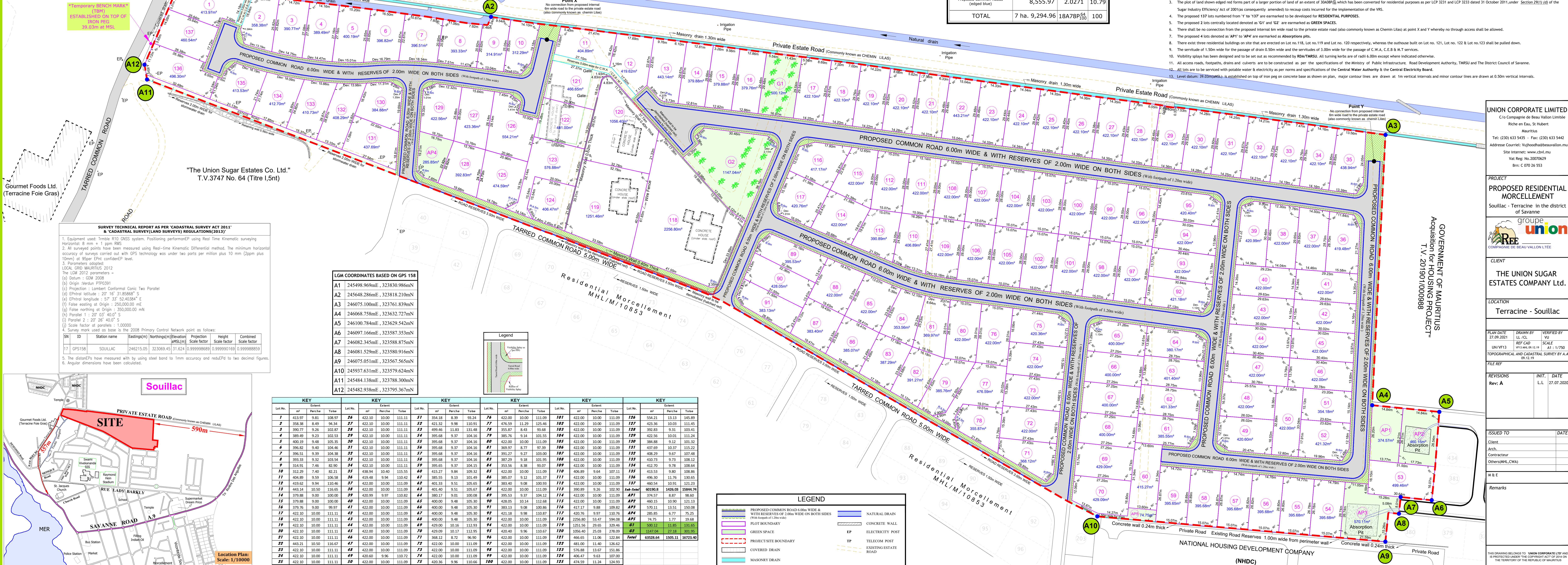
Vishwajeet UJHOODHA
Arpenteur Juré
Compagnie de Beau Vallon Ltée
Riche-en-Eau, St. Hubert
Tel: 5421 8557

VISHWAJEET UJHOODHA,
Professional Land Surveyor

PLAN SHOWING PROPOSED MORCELEMENT OF A PORTION OF LAND, INTO 143 LOTS FOR RESIDENTIAL PURPOSES, SITUATED IN THE DISTRICT OF SAVANNE, PLACE CALLED TERRACINE - SOUILLAC TO RECOUP COSTS INCURRED IN RELATION TO THE IMPLEMENTATION OF THE VRS AS PER SECTION 29 (1) (d) OF THE S.I.E. ACT OF 2001(as consequently amended).

- The proposed 137 lots numbered 1 to 137, the proposed 2 (2) portions of land earmarked as green space & referenced G1 & G2, the proposed four (4) portions of land earmarked as absorption pit & referenced AP1 to AP4 the proposed common roads 6.00m wide, the proposed road reserves 2.00m wide earmarked for the passage of utilities and for landscaping purposes, the proposed footpaths 1.20m wide, servitude of 1.50m wide and 3.00m wide, the proposed visibility plays within the morcellement, form together a plot of land shown edged RED, of a total extent of 79,294.96m² or equivalent to 18A78P⁶⁴. The said plot of land forms part of two larger contiguous plots of land belonging to THE UNION SUGAR ESTATES COMPANY LIMITED of the following respective extents and as per following registered deeds of ownership:
 - (i) 364A as per Volume 3747 No.64 (Titre I, Domaine Terracine, 1^{re}), Terrain Terracine.
 - (ii) 41A60P as per Volume 3747 No.64 (Titre I, Domaine Terracine, 5^{re})
- (i) An EIA Licence bearing reference No. ENV/DOE/EIA/1534 was issued on 25 October 2012 for an extent of 12ha6,974.14m² or 30A08P⁶⁴ into 196 lots and 8 green spaces.
 - (ii) The extension of the validity of the EIA Licence has been granted and extended to 25 October 2022 as per letter dated 25 October 2019 from the Ministry of Environment of Social Security, National Solidarity and environment and Sustainable development.
 - (iii) Following the acquisition of a plot of land of an extent of 42,208.70m² (10A00P) by the Government of Mauritius under the 2000A Scheme, the initial project extent has decreased.
 - (iv) The plot of land shown edged RED of an extent of 79,294.96m² (18A78P⁶⁴), which is of a lesser extent, is hence being proposed for development.
- The plot of land shown edged red forms part of a larger portion of land of an extent of 30A08P⁶⁴, which has been converted for residential purposes as per LCP 3231 and LCP 3232 dated 31 October 2011, under Section 29(1)(d) of the Sugar Industry Efficiency Act of 2001 (as consequently amended) to recoup costs incurred for the implementation of the VRS.
- The proposed 137 lots numbered from 1 to 137 are earmarked to be developed for RESIDENTIAL PURPOSES.
- The proposed 2 lots centrally located denoted as G1 and G2 are earmarked as GREEN SPACES.
- There shall be no connection from the proposed internal 6m wide road to the private estate road (also commonly known as Chemin Lilas) at point X and Y whereby no through access shall be allowed.
- There exist three residential buildings on site that are erected on Lot no. 118, Lot no. 119 and Lot no. 120 respectively, whereas the outhouse built on Lot no. 121, Lot no. 122 & Lot no. 123 shall be pulled down.
- The servitude of 1.50m wide for the passage of drain 0.50m wide and the servitudes of 3.00m wide for the passage of C.W.A, C.E.B & M.T services.
- Visibility plays have been designed and to be set out as recommended by RDA/TMRSU. All turning kerbs are of radii 6.00m except where indicated otherwise.
- All access roads, footpaths, drains and culverts are to be constructed as per the specifications of the Ministry of Public Infrastructure. Road Development Authority, TMRSU and The District Council of Savanne.
- All lots are to be serviced with potable water & electricity as per norms and specifications of the Central Water Authority & the Central Electricity Board.
- Level datum: 39.03m (MSL) is established on top of iron peg on concrete base as shown on plan, major contour lines are drawn at 1m vertical intervals and minor contour lines are drawn at 0.50m vertical intervals.

EXTENT TO BE DEVELOPED			
DESCRIPTION	EXTENT/m ²	EXTENT/Arp	%
137 SELLABLE LOTS-1 to 137	6 ha 0,190.80	14.2603	75.91
2 Green Spaces-G1 & G2	1,647.16	0.3902	2.08
5 Absorption Pits - AP1 to AP5	1,765.43	0.4183	2.23
Road Reserves/utility reserves,pavement & landscaping	7,135.60	1.6906	9.00
Proposed Common Roads (edged blue)	8,555.97	2.0271	10.79
TOTAL	7 ha 9,294.96	18A78P ⁶⁴	100



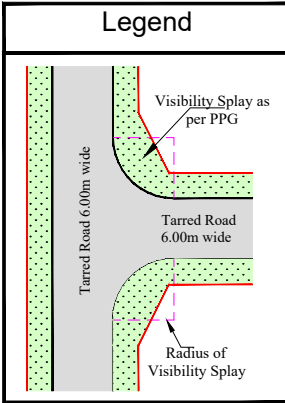
"Temporary BENCH MARK" (TBM) ESTABLISHED ON TOP OF IRON PEG 39.03m at MSL

"The Union Sugar Estates Co. Ltd." T.V.3747 No. 64 (Titre 1,5nt)

SURVEY TECHNICAL REPORT AS PER 'CADASTRAL SURVEY ACT 2011' & 'CADASTRAL SURVEY (LAND SURVEYS) REGULATIONS (2013)'

- Equipment used: Trimble R10 GNSS system, Positioning performanEP using Real Time Kinematic surveying
- Horizontal: 8 mm + 1 ppm RMS
- All surveyed points have been measured using Real-time Kinematic Differential method. The minimum horizontal accuracy of surveys carried out with GPS technology was under two parts per million plus 10 mm (2ppm plus 10mm) at 95% PnT confidence level.
- Parameters adopted:
 - LOCAL GRID MAURITIUS 2012
 - The LGM 2012 parameters –
 - (a) Datum : GDM 2008
 - (b) Origin : Versant PTP0391
 - (c) Projection : Lambert Conformal Conic Two Parallel
 - (d) EPrntal latitude : 20° 16' 31.85868" S
 - (e) EPrntal longitude : 57° 33' 52.40384" E
 - (f) False easting at Origin : 250,000.00 mE
 - (g) False northing at Origin : 350,000.00 mN
 - (h) Parallel 1 : 2° 03' 40.0" S
 - (i) Parallel 2 : 2° 26' 40.0" S
 - (j) Scale factor at parallels : 1.00000
 - 4. Survey mark used as base is the 2008 Primary Control Network point as follows:
5. The distanEPs have measured with by using steel band to 1mm accuracy and reduEPd to two decimal figures.
6. Angular dimensions have been calculated.

LGM COORDINATES BASED ON GPS 158			
Station name	Eastings(m)	Northings(m)	Elevation (m)
A1	245498.969mE	323830.986mN	
A2	245648.286mE	323818.210mN	
A3	246075.100mE	323761.839mN	
A4	246068.758mE	323632.727mN	
A5	246100.784mE	323629.542mN	
A6	246097.166mE	323587.353mN	
A7	246082.345mE	323588.875mN	
A8	246081.529mE	323580.916mN	
A9	246075.051mE	323567.565mN	
A10	245937.631mE	323579.624mN	
A11	245484.138mE	323788.300mN	
A12	245482.938mE	323795.367mN	



KEY				KEY				KEY				KEY				KEY			
Lot No.	m ²	Extent	Totale	Lot No.	m ²	Extent	Totale	Lot No.	m ²	Extent	Totale	Lot No.	m ²	Extent	Totale	Lot No.	m ²	Extent	Totale
1	413.97	9.81	108.97	26	422.10	10.00	111.11	51	354.18	8.39	93.24	76	422.00	10.00	111.09	126	554.21	13.13	145.89
2	358.38	8.49	94.34	27	422.10	10.00	111.11	52	421.32	9.98	110.91	77	476.59	11.29	125.46	127	423.36	10.03	111.45
3	390.77	9.26	103.87	28	422.10	10.00	111.11	53	499.46	11.83	131.48	78	385.97	8.48	103.88	128	392.83	9.31	103.81
4	389.49	9.23	103.53	29	422.10	10.00	111.11	54	395.68	9.37	104.16	79	385.76	8.14	101.55	129	422.00	10.00	111.24
5	400.19	9.48	105.35	30	422.10	10.00	111.11	55	395.68	9.37	104.16	80	422.00	10.00	111.09	130	394.88	9.12	101.32
6	396.82	9.40	104.46	31	422.10	10.00	111.11	56	395.68	9.37	104.16	81	369.97	8.77	97.39	131	437.69	10.37	115.22
7	396.51	9.39	104.38	32	422.10	10.00	111.11	57	395.68	9.37	104.16	82	391.27	9.27	103.00	132	408.29	9.67	107.48
8	393.33	9.32	103.54	33	422.10	10.00	111.11	58	395.68	9.37	104.16	83	387.29	9.18	101.95	133	410.73	9.73	108.12
9	314.91	7.46	82.90	34	422.10	10.00	111.11	59	395.68	9.37	104.15	84	353.56	8.38	93.07	134	412.70	9.78	108.64
10	312.29	7.40	82.21	35	438.94	10.40	115.55	60	415.27	9.84	109.32	85	422.00	10.00	111.09	135	413.53	9.80	108.86
11	404.89	9.59	106.58	36	419.48	9.94	110.42	61	385.55	9.13	101.49	86	385.07	9.12	101.37	136	496.30	11.76	130.65
12	413.62	9.94	110.86	37	422.00	10.00	111.09	62	401.33	9.53	105.65	87	383.40	9.08	100.93	137	460.54	10.91	121.23
13	443.14	10.50	116.65	38	422.00	10.00	111.09	63	401.40	9.51	105.67	88	422.00	10.00	111.09	138	390.83	9.26	102.90
14	379.88	9.00	100.00	39	420.99	9.97	110.82	64	380.17	9.01	100.82	89	395.53	9.37	104.12	139	394.88	9.12	101.32
15	379.88	9.00	100.00	40	422.00	10.00	111.09	65	400.00	9.48	105.30	90	428.05	10.14	112.68	140	422.00	10.00	111.09
16	379.76	9.00	99.97	41	422.00	10.00	111.09	66	400.00	9.48	105.30	91	383.13	9.08	100.86	141	422.00	10.00	111.09
17	422.10	10.00	111.11	42	422.00	10.00	111.09	67	400.00	9.48	105.30	92	421.18	9.98	110.87	142	420.76	9.97	110.76
18	422.10	10.00	111.11	43	422.00	10.00	111.09	68	400.00	9.48	105.30	93	422.00	10.00	111.09	143	422.00	10.00	111.09
19	422.10	10.00	111.11	44	422.00	10.00	111.09	69	429.00	10.16	112.93	94	422.00	10.00	111.09	144	426.47	9.63	107.00
20	422.10	10.00	111.11	45	422.00	10.00	111.09	70	429.09	10.17	112.95	95	422.00	10.00	111.09	145	426.47	9.63	107.00
21	422.10	10.00	111.11	46	422.00	10.00	111.09	71	368.12	8.72	96.90	96	422.00	10.00	111.09	146	426.47	9.63	107.00
22	443.21	10.50	116.67	47	422.00	10.00	111.09	72	422.00	10.00	111.09	97	422.00	10.00	111.09	147	426.47	9.63	107.00
23	422.10	10.00	111.11	48	422.00	10.00	111.09	73	422.00	10.00	111.09	98	422.00	10.00	111.09	148	426.47	9.63	107.00
24	422.10	10.00	111.11	49	420.60	9.96	110.72	74	422.00	10.00	111.09	99	422.00	10.00	111.09	149	426.47	9.63	107.00
25	422.10	10.00	111.11	50	422.00	10.00	111.09	75	420.36	9.96	110.66	100	422.00	10.00	111.09	150	426.47	9.63	107.00
Total				Total				Total				Total				Total			
6328.64				6328.64				6328.64				6328.64				6328.64			
1505.11				1505.11				1505.11				1505.11				1505.11			
16723.40				16723.40				16723.40				16723.40				16723.40			

LEGEND			
PROPOSED COMMON ROAD 6.00m WIDE & WITH RESERVES OF 2.00m WIDE ON BOTH SIDES	NATURAL DRAIN	CONCRETE WALL	ELECTRICITY POST
GREEN SPACE	EP	TP	TELECOM POST
PROJECT SITE BOUNDARY	EXISTING ESTATE ROAD		
COVERED DRAIN			
MASONRY DRAIN			

UNION CORPORATE LIMITED
C/o Compagnie de Beau Vallon Limitée
Mauritius
Tel: (230) 633 5435 - Fax: (230) 633 5442
Adresse Courriel: Vuhoodha@beauvallon.mu
Site internet: www.cbvl.mu
Vat Reg: No.20070629
Brn: C 070 26 553

PROPOSED RESIDENTIAL MORCELEMENT
Souillac - Terracine in the district of Savanne

groupe union
REF
COMPAGNIE DE BEAU VALLON LTÉE

CLIENT
THE UNION SUGAR ESTATES COMPANY Ltd.

LOCATION
Terracine - Souillac

PLAN DATE 27.09.2021
DRAWN BY LL / CL
VERIFIED BY YU
REF CAD
SCALE
UN/VE13
WPS 14.19
A1 : 1/750
TOPOGRAPHICAL AND CADASTRAL SURVEY BY A.A
09.12.19

REVISIONS
Rev: A
INIT. L.L.
DATE 27.07.2020

ISSUED TO
Client
Arch.
Contracteur
Others(MHL, CWA)

M & E
Remarks

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