



Republic of Mauritius

## Ministry of Housing and Land Use Planning

### Morcellement Permit

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 650272 m<sup>2</sup>, having TV/TV number/s, 522/324, into 240 lot(s) for Alteo Agri Ltd at Melrose 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. Land Drainage Authority

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

B. LA - Moka District Council

All natural drain and canals should be preserved and maintain unobstructed at all time.

No modification of original topography shall be allowed without proper BLUP and clearances from all authorities.

Land cannot be converted for residential purposes as there are no road infrastructure and services like water and electricity. Owners should provide their own infrastructure. The Council will not provide its services of scavenging and road maintenance if procedures are not complied with.

C. RDA

Access to any individual plots shall not cross the 60m wide strip reserved for future Road Development Authority project.

D. Planning Division

No structure and/or boundary walls shall be erected within the 2.00m wide road reserves.

No residential development shall be carried on site.

No access shall be allowed onto the strip of land reserved for future road project.

Construction of a building not exceeding 30m<sup>2</sup> for use as watchman quarters cum store may be allowed subject to relevant permit being obtained from the

Local Authority.

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.

The lots shall be solely used for agricultural purposes.

In case of development of the land, prior clearance should be sought and obtained from the Ministry of Agro-Industry and Food Security.

E. Ministry of Social Security, National Solidarity, and Environment and Sustainable Development

Rivers and Canals Act should be complied with.

The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of same up to 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.

**These conditions shall be included in the deed of sale and shall be transferable to all eventual buyers.**

Yours faithfully

**S. Seetohul**  
**FOR PERMANENT SECRETARY**  
**14/09/2021**

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-2020-318

Alteo Agri Ltd  
Vivea Business Park  
Saint Pierre, 81430

20 June 2023

Dear Sir,

**Corrigendum to Morcellement Permit**  
**Subdivision of land at Melrose**

Please refer to the Morcellement Permit issued to you, dated 14 September 2021.

You are hereby informed that:

The TV number should read **TV 522 No 323 Chapter XX1** instead of **TV 522/324**.

**This letter should be attached to the original Morcellement Permit dated 14 September 2021.**

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Seetohul'.

S Seetohul (Mrs)  
for Senior Chief Executive

