



Republic of Mauritius

Ministry of Housing and Lands

Morcellement Permit

Ref: MHL-M-2024-385

Issue Date: 28/05/25

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 44880 m², having TV number/s, 522/312, into 16 lot(s) for ALTEO AGRI LTD at St Julien Village 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. Planning Division

1. No structure and/or boundary wall being erected within the 2m wide road reserves;
2. The lots should be used solely for agricultural purposes. This condition should be transferable to any eventual buyers;
3. No residential development being allowed on site;
4. Only infrastructural works essential for carrying out agricultural activities are permitted;
5. The use of pesticides and fertilisers shall be made in a rational manner so as not to cause any nuisance or health hazard to the public and to the surrounding environment.

C. Traffic Management and Road Safety Unit

1. Visibility Splays to be provided at junction B23 Road;
2. Development should comply with the relevant PPG.

D. Land Drainage Authority

1. It shall be ensured that the River and the Feeder are not obstructed or tampered with;
2. The Agricultural landuse shall mandatorily be maintained.

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

1. PPG and Rivers and Canals Act shall be complied with.
2. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of same up to sale thereof;
3. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon;
4. 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; and
5. 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 (MRS)
FOR SENIOR CHIEF EXECUTIVE
28/05/2025

PLAN showing proposed subdivision of a portion of land of an extent of **44,880m²** or **10A 63P** (After Survey), into **sixteen Lots (16)** lots for **AGRICULTURAL PURPOSES**, itself forming part of a bigger plot of land of an original extent being the Surplus of land of an extent of **874A 63P & Annexes**, commonly known as **'DOMAIN UNION REGNARD'**, situated at **St Julien Village**, in the district of **Flacq**, belonging to **ALTEO AGRI LTD**, as per title deed Registered and Transcribed in Volume **522 No.312(Chp 1^{er})**

Site Details	
Site Location	St Julien Village
District	Flacq
Owner	ALTEO AGRI LTD
Title deed	T.V. 522 No.312 (Chp 1 ^{er})
Extent Deed	Surplus of 874A 63P & Annexes
Extent Survey	44,880m ²
Date	19.06.2024

ROMESWAR SEEGOLUM
LAND SURVEYOR / ARPENTEUR JURE
SUITE 606 STERLING TOWER
PORT LOUIS
 Email: rommy.386@yahoo.com
 Tel: 59402510 (Off) / 57070242 (Mob)
 BRN: I22007636 VAT: 72411213

Boundary Coordinates(LGM 2012)

POINTS	EASTING	NORTHING
1	262246.529	358673.493
2	262286.294	358626.199
3	262269.083	358601.611
4	262244.991	358544.126
5	262242.418	358515.783
6	262232.801	358491.871
7	262227.196	358478.809
8	262207.313	358468.200
9	262179.123	358456.109
10	262144.817	358425.798
11	262099.824	358395.022
12	262086.593	358449.983
13	262078.645	358482.999
14	262065.729	358536.653
15	262067.935	358554.445
16	262087.176	358664.412
17	262087.507	358671.075
18	262091.517	358681.043
19	262103.485	358681.734
20	262135.046	358673.383
21	262164.901	358673.309
22	262183.152	358700.759
23	262191.058	358716.856
24	262186.955	358739.755
25	262195.975	358754.539
26	262219.111	358749.523
27	262222.785	358734.416
28	262242.515	358725.363
29	262234.267	358711.760

Boundary Coordinates (UTM-40s)

POINTS	EASTING	NORTHING
1	571224.692	7766557.687
2	571264.283	7766510.274
3	571246.995	7766485.753
4	571222.715	7766428.369
5	571220.047	7766400.044
6	571210.352	7766376.173
7	571204.704	7766363.134
8	571184.792	7766352.596
9	571156.570	7766340.605
10	571122.173	7766310.421
11	571077.090	7766279.809
12	571064.051	7766334.796
13	571056.218	7766367.828
14	571043.488	7766421.507
15	571045.754	7766439.286
16	571065.362	7766549.150
17	571065.716	7766555.810
18	571069.758	7766565.761
19	571081.725	7766566.411
20	571113.246	7766557.956
21	571143.091	7766557.780
22	571161.430	7766585.159
23	571169.387	7766601.224
24	571165.364	7766624.129
25	571174.431	7766638.877
26	571197.542	7766633.784
27	571201.163	7766618.670
28	571220.856	7766609.553
29	571212.564	7766595.982
Centroid	571155.811	7766452.943

Lot No	Extent(m ²)	Extent(Arpent)
1	2.962	0.70
2	2.568	0.61
3	2.531	0.60
4	2.110	0.50
5	2.528	0.60
6	2.528	0.60
7	2.115	0.50
8	2.287	0.54
9	2.110	0.50
10	2.874	0.68
11	2.111	0.50
12	2.427	0.57
13	2.911	0.69
14	2.367	0.56
15	2.124	0.50
16	2.110	0.50
TOTAL	38.663	9.15

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	: 350000.00mE
Scale Factor at Parallels	: 1.00000
Survey Method	
Global Navigation Satellite System (GNSS) Surveying	
Equipment used: TERESA P.YX	
GPS observation taken on site was Real Time Kinematic (RTK) method with Continuously Operating Reference Station(s) (CORS) network, managed by Tera (Maurice) Ltd	

SITE PLAN:
1/1,500 (A4)

Sworn Land Surveyor

