



Republic of Mauritius

## Ministry of Housing and Land Use Planning

### Morcellement Permit

Ref: MHL-M-2023-597

Issue Date: 20/05/24

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 39030 m<sup>2</sup>, having TV number/s, 716/74, into 11 lot(s) for Alteo Agri Ltd at La Lucie, Bel Air Riviere Seche 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**

Erection of High Voltage and Low Voltage networks together with transformers will be required.

Road reserve for erection of CEB poles or laying of Underground cable is required.

A minimum clearance of 4 metres with respect to the nearest 22 kV High Tension conductor has to be maintained for construction (if any).

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).

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. LA - Flacq District Council**

Access leading to the site will be through a common road of 3.66m wide enlarge to 4m wide which crosses over ruisseau st louis, The approval of the Supreme Court be obtained as regard to the construction/ enlargement of the existing right crossing the ruisseau St. louis.

Right of access to lot 1 should not be through the proposed agricultural morcellement and not the existing residential morc.

No sale of lot be effected in absence of approval from supreme court for access onto water course.

**C. RDA**

No direct vehicular access shall be allowed onto proposed Forbach - Bel Air East Coast Trunk Road (M4).

No encroachment onto corridor of proposed Forbach - Bel Air East Trunk Road (M4) shall be allowed.

No stormwater and any other effluent shall be discharged onto main roads and roadside drains.

**D. Planning Division**

No structure and/or boundary wall being erected within road reserves;

No residential development being allowed on site;

Only infrastructural works essential for carrying out agricultural activities being allowed thereat;

The lots being solely used for agricultural purposes. This condition should be transferable to all eventual buyers;

The use of pesticides and fertilisers 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; and

**E. Land Drainage Authority**

The nature of landuse shall not be modified.

The major natural drainage paths crossing the site shall not be tampered.

**F. Ministry of Environment, Solid Waste Management and Climate Change**

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 (MRS)**  
**FOR AG. SENIOR CHIEF EXECUTIVE**  
**20/05/2024**