



Republic of Mauritius

Ministry of Housing and Land Use Planning

Morcellement Permit

Ref: MHL-M-2023-645

Issue Date: 28/05/24

Dear Sir/Madam,

Subdivision of a plot of land of a total extent of 22645 m², having TV number/s, 716/74, into 8 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

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. CWA

Water cannot be supplied for agricultural purpose.

C. RDA

1. No direct vehicular access shall be allowed onto proposed Forbach - Bel Air East Coast Trunk Road (M4).
2. No encroachment onto corridor of proposed Forbach - Bel Air East Trunk Road (M4) shall be allowed.
3. No stormwater and any other effluent shall be discharged onto main roads and roadside drains.

D. Planning Division

1. No structure and/or boundary wall being erected within road reserves of 2m wide
2. No residential development being allowed on site
3. The lots being solely used for agricultural purposes. This condition should be transferable to all eventual buyers.
4. Only infrastructural works essential for carrying out agricultural activities being allowed thereat.
5. The use of pesticides and fertilizers 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

E. Land Drainage Authority

1. The nature of land use shall not be modified.
2. The major natural drainage paths crossing the site shall not be tampered.

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

1. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to sale;
2. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon; and
3. 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.

4. 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
28/05/2024**