



## TO ALL PLOT OWNERS - BALNEA RESIDENTIAL SITE, TROU d'EAU DOUCE

### APPROVAL OF HOUSE PLANS FOR CONSTRUCTION

To ensure that the residential premises to be implemented at the developed site conform/adhere to the "*cahier des charges*" set for same parcelling, the house plans of those proposed premises have to be vetted by **Alteo Limited**, or its nominee, prior to being used in any **Building and Land Use Permit (BLUP)** application at the **District Council of Flacq**.

Please be advised that the relevant district council has been advised not to process any **BLUP** application from any plot owner should the accompanying plans not having been approved by **Alteo Limited**, i.e. if these bear no seal from the latter named nor have they been signed.

A. At this effect, the way forward to have your house plans vetted by Alteo Limited is the following:

- a) Deliver 2 sets of plans to *Mrs. Mildred Angeline* of **Alteo Limited**, either directly to the latter at the Bel Etang office, Médine Camp de Masque or at the reception of **Alteo Limited**, Vivea Business Park, St. Pierre.

It is recommended to liaise with the above named prior to physically delivering the plans on **402-3300** (office phone no. during office hours) or via email [mangeline@alteogroup.com](mailto:mangeline@alteogroup.com)

- b) Within 2 weeks from delivery of plans, **Alteo Limited** will revert as to whether the proposed construction conforms to the "*cahier des charges*" or not.
  - i. In the positive case, one set of approved plans will be made available for you to pick up, as would be agreed, with our *Mrs. M. Angeline*. Same set of approved plans is the one to be used for your applications at the relevant authorities. It is highly recommended for you to have copies of this approved set of plans made to ensure future adequate availability for your own use.
  - ii. In case, the proposed construction does present some deviations from the "*cahier des charges*", same will be indicated for you to bring the necessary adjustments prior to re-submitting for approval.

Once again, our *Mrs. M. Angeline* will be the liaison between yourself and our nominated representative with regards to this process of plan's approval.

- c) Once your **BLUP** application is approved at the district council, it is imperative for the launching of the next stage of actions that you provide a full copy of the building permit issued to you to **Alteo Limited** via our named representative.

- d) Upon the above document being received our end, you will be put in touch with our authorised nominee for your two parties to agree on the scheduling of visits and site meetings to be effected during the construction period of the approved unit.

**Indicatively**, the onsite visits are planned to occur once construction reaches the following stages for the associated checks.

- First site inspection - After markings have been effected at the site BUT BEFORE excavation and laying of building gridlines prior to casting of foundation
  - Verification and approval of setting out of building with respect to road reserves, road boundary limit, side and rear boundary lines
  - Verification of finish ground floor level from road
  - Verification of plot coverage
- Second site inspection - During laying of formwork BUT PRIOR to casting of slab
  - Verification of first floor slab level and extent
- Third site inspection - During laying of shuttering for formworks BUT PRIOR to roof slab casting
  - Verification of roof slab level, angle, extents
  - Verification of extent of overhangs
- Fourth site inspection - At completion of construction
  - Verification of external wall, external openings and roof finishes
  - Verification that equipment are kept hidden as stipulated
  - Verification of front, rear and side boundary enclosures

**You are highly recommended, in case of uncertainties of any kind, for any matter being encountered during the construction period, to liaise with Alteo Limited and/or its nominated representative to ensure matters do not get out of hand and that we do not get confronted, down the line, to problematic situations for deviations from the approved plans would have occurred.**

You are hereby informed that any deviation will be communicated to the relevant authority and, pending the gravity of the issues we could encounter, we reserve our right to deal with same as would be advised by our legal team; a situation we surely would wish to avoid with your cooperation and understanding.

- e) Eventually, at completion of construction, a signing off of the latter will be effected by our nominated authorised representative.

Problematic cases will not be signed off and, as stipulated above, will be dealt with as deem appropriate and would be recommended by our relevant consultants.

B. In case you have firmly opted to erect one of the houses proposed, **without any modifications**, for the site by **Alteo Limited** and are, consequently, planning to apply for the **BLUP**, the way forward is the following:

- a) You will need to inform our *Mrs. M. Angeline* of your decision and indicate which house type you are opting for. The latter named will subsequently inform the relevant stakeholders at this effect to launch the process.

*Mrs. M. Angeline* can be reached on **402 3300** (office phone no. during office hours) or via email [mangeline@alteogroup.com](mailto:mangeline@alteogroup.com)

- b) You will be required to liaise directly with the firm of engineer who worked on this project, namely, **Kaselor Ltd** (offices located at 53, Avenue de La Canelle, Ebène City, Ebène) through *Mrs. M. Ramenah* on **465 8154** or via email [kaselor@orange.mu](mailto:kaselor@orange.mu)

Please ensure you bring along, for the eventual meeting you will have thereat, a copy of:

- your title deed(s) for the plot(s) where you will be effecting the constructions
- the site plan(s) for same plot(s)
- your National Identity Card

- c) Within 2 weeks, you will be called to collect one original set of plans and the **BLUP** application duly approved/signed by the relevant consultants for your appropriate use.

- d) Once your **BLUP** application is approved at the district council, it is imperative for the launching of the next stage of actions that you provide a full copy of the building permit issued to you to Alteo Limited via our named representative.

- e) Once the above document is received at our end, you will be put in touch our authorised nominee for your two parties to agree on the scheduling of visits and site meetings to be effected during the construction period of the approved unit.

**Indicatively**, the onsite visits are planned to occur once construction reaches the following stages for the associated checks.

- First site inspection - After markings have been effected at the site BUT BEFORE excavation and laying of building gridlines prior to casting of foundation

Verification and approval of setting out of building with respect to road reserves, road boundary limit, side and rear boundary lines

Verification of finish ground floor level from road

Verification of plot coverage

- Second site inspection - During laying of formwork BUT PRIOR to casting of slab

Verification of first floor slab level and extent

- Third site inspection - During laying of shuttering for formworks BUT PRIOR to roof slab casting

- Verification of roof slab level, angle, extents
- Verification of extent of overhangs
- Fourth site inspection - At completion of construction
  - Verification of external wall, external openings and roof finishes
  - Verification that equipment are kept hidden as stipulated
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You are hereby informed that any deviation will be communicated to the relevant authority and, pending the gravity of the issues we could encounter, we reserve our right to deal with same as would be advised by our legal team; a situation we surely would wish to avoid with your cooperation and understanding.

- f) Eventually, at completion of construction, a signing off of latter will be affected by our nominated authorised representative.

Problematic cases will not be signed off and, as stipulated above, will be dealt with as deem appropriate and would be recommended by our relevant consultants.

Should you need any further information and/or clarification, the below are at your disposal to assist.

✉ Mrs. Mildred ANGELINE  
**Alteo Limited**  
Tel. 402 3300 – (Ext 321)  
Email [MAngeline@AlteoGroup.com](mailto:MAngeline@AlteoGroup.com)  
Bel Etang  
MEDINE CAMP DE MASQUE

✉ Mr. Edouard HART DE KEATING  
**Square Meters Ltd**  
Off. 670 5540 Mob. 5940 2150  
Email [edouard@squaremeters.mu](mailto:edouard@squaremeters.mu)  
40a, Botanical Garden Street  
CUREPIPE

✉ Mr. Narain SUNASSEE  
**Square Meters Ltd**  
Off. 670 5540 Mob. 5940 2140  
Email [narain@squaremeters.mu](mailto:narain@squaremeters.mu)