



In reply please quote :

MHL/M/15778

ALTEO Ltd
c/o Mr Bruno Goder
FUEL Office Headquarters
Union Flacq

Ministry of Housing and Lands
Ebène Tower, Plot 52
Ebène, Cybercity
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08 January 2016

Sir

Morcellement Permit

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 the subdivision of land of an extent of 75592.19m² into one hundred and sixty seven (167) lots (including green spaces) at Trou D'Eau Douce, for residential purposes as per enclosed plan stamped, dated and signed by the undersigned on the following conditions:

- (i) all domestic wastewater shall be disposed of via individual septic tank and leaching field for each lot;
- (ii) the septic tank shall be of a minimum capacity 3m³, be watertight and shall be accessible at all time for inspection;
- (iii) the plan area of the leaching field shall be at least 20m²;
- (iv) the depth of the leaching field shall be limited to 0.8m;
- (v) no construction/structure, parking or cultivation of trees, with the exception of grass shall be allowed on the leaching field;
- (vi) the closest distance of the septic tank to any structure, building or boundary shall be 2m and that of leaching field shall be 1m as per the Planning Policy Guidelines from the Ministry of Housing and Lands;
- (vii) every three years, or if need be, to a higher frequency, the septic tanks shall be desludged by a registered wastewater carrier and carted away to a Wastewater Management Authority approved site;
- (viii) all solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority;
- (ix) sock aways should be provided for evacuation of surface runoff;
- (x) no surface run off shall be discharged on main road;
- (xi) green spaces shall be created and vested in the Flacq District Council within six months as from date of this letter free of charge before any other plot of land in the morcellement is allocated;
- (xii) the Flacq District Council shall not be responsible to undertake any infrastructural works incidental to the development;
- (xiii) the Flacq District Council does not bind itself to provide and maintain any infrastructure such as road and street lighting networks resulting from the said development;
- (xiv) a Building and Land Use Permit shall be obtained from the Flacq District Council for any subsequent development thereon. The Council furthermore reserves the right not to consider favourably any development project involving, inter-alia, construction of building unless prescribed standards are met;

- (xv) the road reserves shall be left unobstructed and no construction including enclosure walls shall be allowed thereon;
- (xvi) all barelands shall be maintained until such time they are sold;
- (xvii) no direct vehicular access from individual portions shall be allowed onto Trou D'Eau Douce Road(B26). All accesses shall be through the common service roads and a low masonry wall shall be constructed all along the frontage of the main road so as to prevent any future creation of individual accesses;
- (xviii) only one vehicular access will be permitted on Road B26 and a pedestrian access on road B59;
- (xix) the road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times;
- (xx) necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and to the surrounding environment;
- (xxi) all conditions of the EIA Licence ENV/DOE/EIA/1546 dated 03 August 2012 shall be strictly complied with;
- (xxii) any traffic problems arising as a result of the proposed development, the Traffic Management and Road Safety Unit will come up with appropriate measures;
- (xxiii) the applicant and/or any future owner shall hold the the Minister and/or Ministry of Housing and Lands, Morcellement Board or any other Government Department or Statutory Body harmless of, and will indemnify them against, any liability towards any third party claiming to have any right or interest in the property, subject of the morcellement permit; and
- (xxiv) the proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to allocation of lots. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.

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

Yours faithfully



A T Appiah
for Senior Chief Executive