

In reply please quote :



Ministry of Housing and Lands
Ebene Tower, Plot 52
Ebène, Cybercity
Tel. No.: 401 6808 / 09
Fax No.: 454 6328
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MHL/M/15897

Alteo Ltd
Rep by Mr Bruno Goder
Union Flacq

02 May 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 7ha 5576.88m² into one hundred and seventy four (174) lots (including green spaces) at Providence, for residential purposes under the VRS I Financing Scheme 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 reconstituted leaching field for each lot;
- (ii) the septic tank shall have a minimum capacity of 3m³, be watertight and shall be accessible at all time for inspection;
- (iii) the reconstituted leaching field shall have a minimum surface area of 20m²;
- (iv) the cross sectional details for the reconstituted leaching field shall be as follows:

Depth	Details of materials
0 to 0.2	Vegetable soil
@ 0.2m	Geotextile membrane
0.2 to 1.0m	20/40 mm gravels with 110mm slotted pipes
@ 1.0m	Permeable geotextile membrane
1.0 to 2.0m	Imported sand material: 0.05/0.15 mm

- (v) the minimum distance of the septic tank from any structure, building or property boundary shall be 2m as per the Planning Policy Guidance from the Ministry of Housing and Lands;
- (vi) the minimum distance of the reconstituted leaching field from any structure, building or property boundary shall be 1m as per the Planning Policy Guidance from the Ministry of Housing and Lands;
- (vii) vehicular access, parking and cultivation of tree (except grass) are not allowed on the on-site wastewater disposal system

- (viii) every three years, or if need be to a higher frequency, septic tanks shall be desludged by a registered wastewater carrier and carted away to a Wastewater Management Authority approved site;
- (ix) clearance of the wastewater Management Authority shall be sought for development other than residential;
- (x) all solid wastes should be properly collected and disposed of to the satisfaction of the Local Authority;
- (xi) soak aways should be provided for evacuation of surface runoff;
- (xii) the Moka District Council shall not be responsible to undertake any infrastructural works incidental to the development;
- (xiii) the Council does not bind itself to provide and maintain any infrastructure such as road and street lighting networks from the said development;
- (xiv) a Building and Land Use Permit shall be obtained from the Council for any subsequent development thereon. The Council furthermore reserves the right not to consider favourably any development projects 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 existing natural watercourses, drains and canals have to be preserved;
- (xvii) existing roadside drains shall not be obstructed including for creation of temporary access;
- (xviii) no soil or debris of any kind shall be allowed to run into nearby drains;
- (xix) all rainwater on the site shall be disposed of through properly designed absorption pits constructed within the site itself. No such water shall be allowed to run into existing nearby drains;
- (xx) all lots shall be buildable and have proper entrance;
- (xxi) all conditions of the EIA Licence ENV/DOE/EIS/1551 dated 15 May 2013 shall be strictly complied with;
- (xxii) no direct vehicular access from individual lots will be allowed on classified roads;
- (xxiii) run off from the development shall not be discharged towards the main roads;
- (xxiv) green spaces shall be created and vested in the Moka 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;

(xxv) the Environmental Guidelines for Morcellement Projects in connection with VRS/Factory Closure shall be abided by as mentioned in letter ENV 35/337 dated 15 February 2002 from the Ministry of Environment and Sustainable Development, Disaster and Beach Management addressed to the Mauritius Cane Industry Authority(Ex MSA); and

(xxvi) 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



D D Prayag (Mrs)
for Permanent Secretary