

APPENDIX A:
Land Lease Reservation Letter
by MOH & L

In reply please quote :
SAPPL/31701/115/ 4



Ministry of Housing and Lands
 Ebene Tower, Plot 52
 Ebene, Cybercity
 Tel. No.: 401 6808 / 09
 Fax No.: 454 6328
 Email: mhoul@mail.gov.mu

25 February 2014

Dear Sir,

**Reservation of State Land at PG Union Ribet, Anse La Raie
 for a Tourist Related Development Project**

Please refer to letters dated 11 March 2013 and 01 October 2013 from Southern Comfort Holdings Ltd for the grant of a plot of State Land of about 3-4 Arpents at Anse La Raie for the implementation of a tourist related project comprising of a boutique hotel/bungalow complex with 100 rooms as well as two restaurants, luxurious rooms, swimming pools and Spa, health and fitness centre, business centre and water sports facilities.

2. I am to inform you that Government has approved to grant a reservation in the name of Southern Comfort Holdings Ltd (the Company) over a plot of State Land being part of Pas Géométriques Union Ribet, Anse La Raie of an approximate extent of 4A as shown edged red on the enclosed plan for a tourist related development project consisting of a boutique hotel/bungalow complex with 100 rooms as well as two restaurants, luxurious rooms, swimming pools and Spa, health and fitness centre, business centre and water sports facilities.

3. The reservation will be for a period of one year as from the date of this letter and will be subject to the payment of a cash deposit of Rs 150,000/- per arpent refundable without interest on the date the project becomes operational or in case this letter is withdrawn or the project is turned down by the Government for any or no reason. The deposit will be forfeited in favour of the Government if the company fails to satisfy the specified terms and conditions in this letter.

4. This letter of reservation does not exempt the Company from the need to obtain all necessary clearances and permits, which may be required for the proper conception, design and/or implementation of the project.

5. The Company is required to comply with the following in order for the project to be considered:

- (a) all relevant conditions attached to the allocation of State lands for industrial purposes should be adhered to and relevant documents submitted;
- (b) submission of three (3) comprehensive sets of preliminary development plans drawn up by a Registered Professional Architect and in conformity with all the relevant provisions of the Planning Policy Guidance (PPG) within a delay of six months as from the date of this letter for perusal and approval by this Ministry;

- (c) during the reservation period the Company should submit a comprehensive project write up with artistic impressions or sketches describing the design character of the proposed development, as well as the architectural design as approved by the Ministry of Tourism and Leisure;
- (d) the Company should obtain and submit an EIA licence during the reservation period ;
- (e) clearance should be sought and obtained from the Conservator of Forest prior to the felling down of trees within the site;
- (f) the Company should provide for a desalination plant and a treatment plant for waste water;
- (g) any development proposed on site should be in compliance with the Planning Policy Guidance (PPG);
- (h) the Company should seek and obtain all necessary statutory permits and competent authorities prior to the commencement of construction works on site;
- (i) the proposed development adopting the green energy policy by incorporating energy saving devices and eco-friendly practices in the design and operation of the buildings and in the overall activities on site.
- (j) the promoter should provide evidence of his financial capabilities to undertake the project;
- (k) the Company should make a contribution at the rate of Rs 1,500,000/- per arpent to the Consolidated Fund prior to the signature of the lease agreement if it is eventually granted to the it;
- (l) in case of any change in the purpose of the proposed project, this Ministry shall have the right to cancel or revised the terms of the reservation letter;
- (m) the existing access as shown marked 'ABC' on the plan leading to the President's Bungalow be maintained as temporary access until the implementation of the alternative access 4.50m wide as shown marked 'XY' on the same plan at the promoter's cost;
- (n) the company shall inform the Ministry of any change in its ultimate beneficial ownership or any change in its beneficial ownership or shareholding that may impact on its control or management, at least 15 days before such change;
- (o) in case of any change in the ultimate beneficial ownership or change in the beneficial ownership or shareholding, of the company, which could impact on its control and or imply a change in management of the company, and/or in case of any change in the purpose of the lease agreement, the Lessor shall have the right to cancel the lease or revise the terms of the lease agreement, including an increase in rent; and
- (p) paragraph (o) above shall not apply in the case where the project has been fully operational for at least one (1) year.

If any of the above conditions is not fulfilled within the given time frame, the reservation will automatically lapse *'de plein droit'* without the need for any legal formality on the part of the Ministry and the deposit shall be forfeited in favour of Government.

6. The attention of the Company is drawn to the fact that in case of cancellation of the reservation, and subject to compliance with paragraph 9 below and with the terms and conditions in this letter of reservation, the liability of the Government shall be limited to direct expenses incurred by the Company in reliance on the letter of reservation and on the basis of documentary evidence which shall be submitted by the Company to the Ministry. In all other circumstances, the Government shall not accept liability for any cost whatsoever incurred by the Company in respect of any survey, design and other works being related to the aforementioned project or lost of profit in the event the project does not materialize.

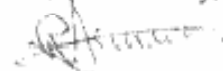
7. In case the Company fails to submit the preliminary development plans and effect payment of the cash deposit within the prescribed delay and failure to comply with all the conditions of the reservation letter, it will be assumed that the Company is no longer interested in the project and the offer of the reservation will de facto lapse.

8. Government reserves its right to modify the terms and conditions (or imposing additional ones) in this letter of reservation, or in the letter of intent or in the lease agreement if eventually granted to the Company.

9. It would be appreciated if you could inform this Ministry, in writing, within a period of one month as from the date of this letter whether you are agreeable to the above. In the affirmative, kindly arrange for the payment of the cash deposit mentioned at paragraph 3 above to the Cashier of this Ministry within the same one month period.

10. Should you require any additional information, you may wish to contact the Principal Surveyor of Rivière du Rempart District on phone no. 4016808.

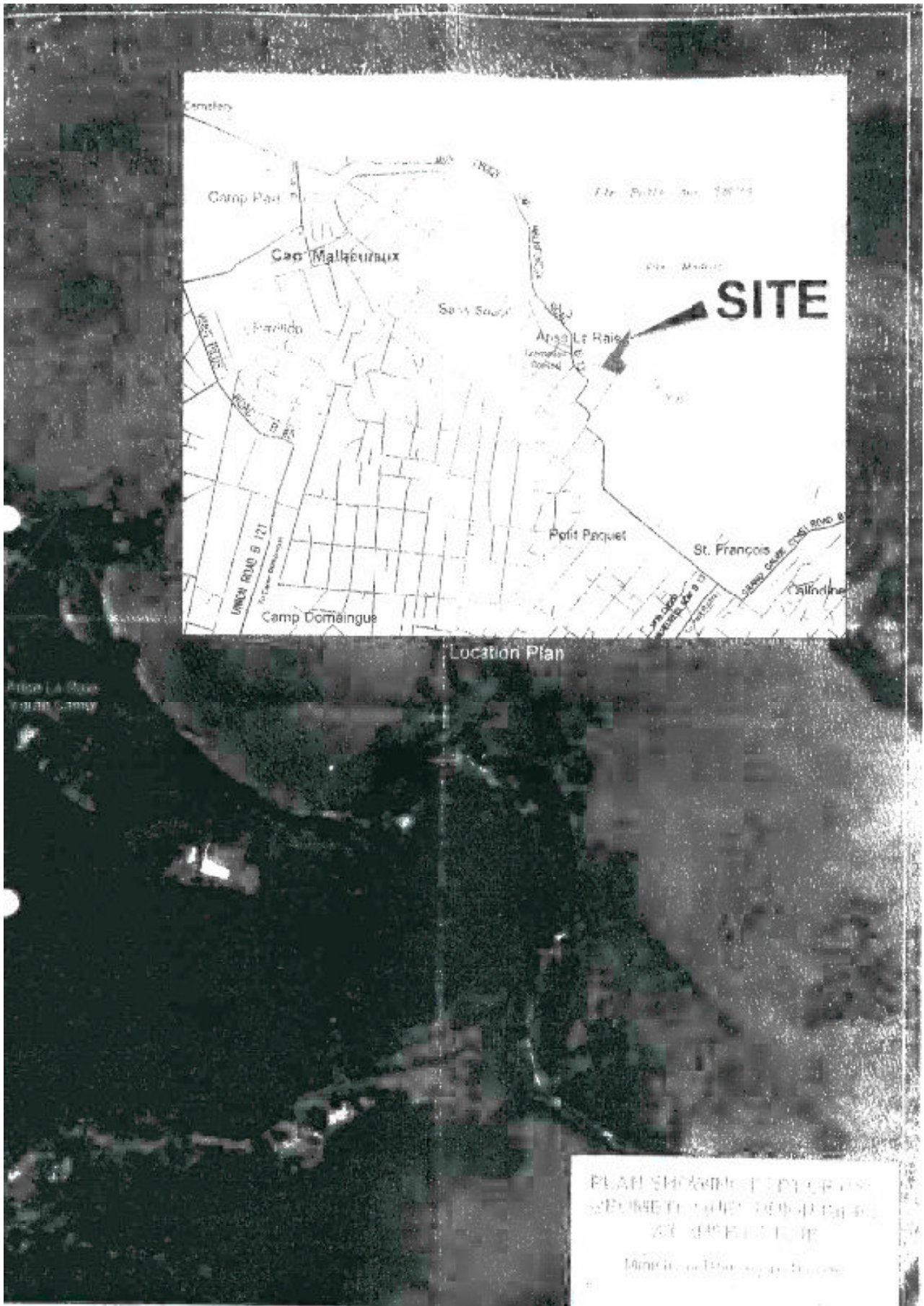
Yours faithfully,



R. Aunowar
for Supervising Officer

The Director
Mr Askund Gooptah Sohun
Southern Comfort Holdings Ltd
Madame Barbe Street
Esperance Trebuchet
Poudre D'or Hamlet

Encl/





SAPPL/31701/1 15/4

24 July, 2014.

Dear Sir,

**Re: Reservation of State Land at PG Union Ribet, Anse La Raie for Tourist Related
Development Project – Southern Comform Holding Ltd**

Please refer to sets of preliminary plans submitted on ^{f(26)} 8th July 2014 to this Ministry on the above mentioned subject.

2. You are kindly requested to submit 3 complete sets of amended plans to address the following shortcomings/requirements in line with conditions of reservation letter and planning provisions (PPG Hotels and Integrate Resort, PPG Desalination Plant and Wastewater Treatment Plant):

- (i) an accurate site plan which tallies with survey plan of Ministry;
- (ii) a desalination and wastewater treatment plant and relevant plans;
- (iii) access ABC to be safeguarded and kept clear of development until alternative access XY is implemented; and
- (iv) a design brief to show how proposal incorporates energy efficiency design and Practices and time frame for implementation of access.

3. Should you require clarifications on the above, you may wish to contact the undersigned.

Yours faithfully,



(M. R. Luchmun).
for Senior Chief Executive

Director,
Mr. Askund Gooptah Sohun
Southern Comfort Holdings Ltd.
Madame Barbe Street
Esperance Trebuchet,
POUDRE D'OR HAMLET

- 11A

APPENDIX B: Sewer Layout



PLUMBING LEGEND	
	PE Sewer Manhole
	Gully Trap
	Sewer Pipe
	Waste pipe
	Pressurised sewer line
	Directional Arrow
	Grease trap

PROJECT : PROPOSED BOUTIQUE/HOTEL/BUNGALOW COMPLEX AT ANSE LA RAIE

CLIENT: SOUTHERN COMFORT LTD
 TITLE: SITE PLAN - WASTE AND SEWER LAYOUT

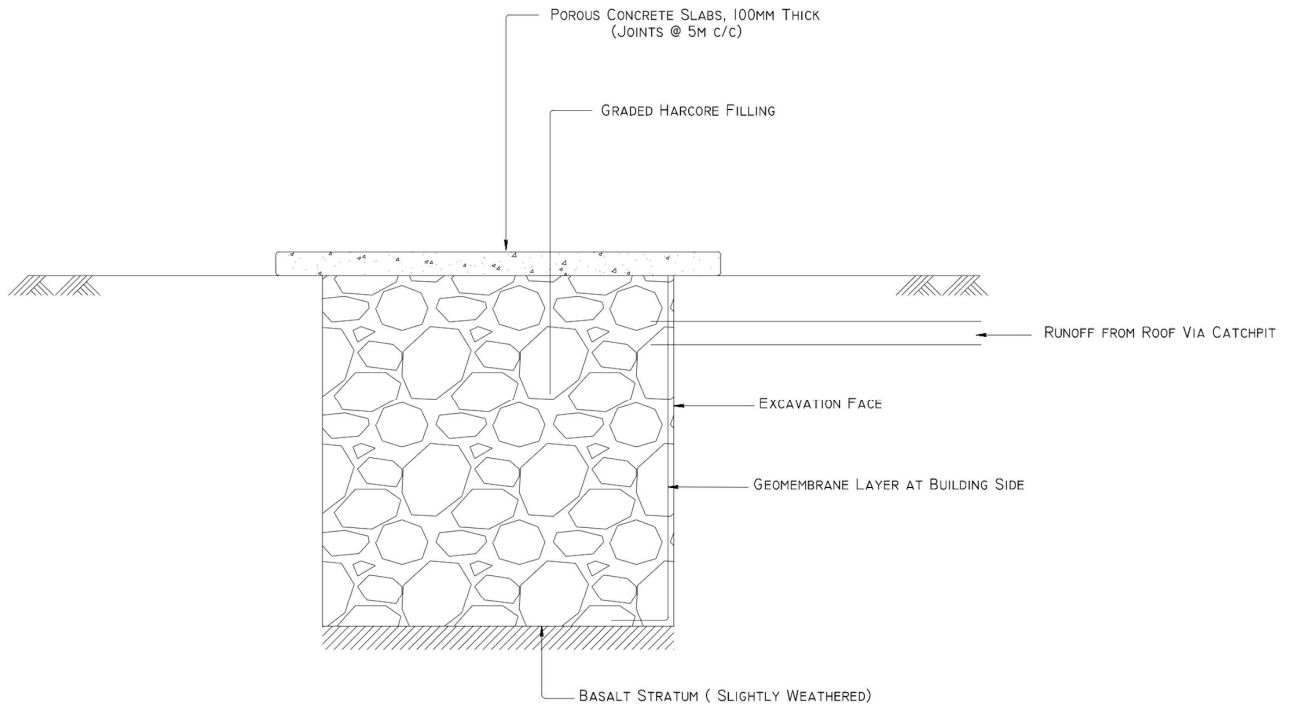
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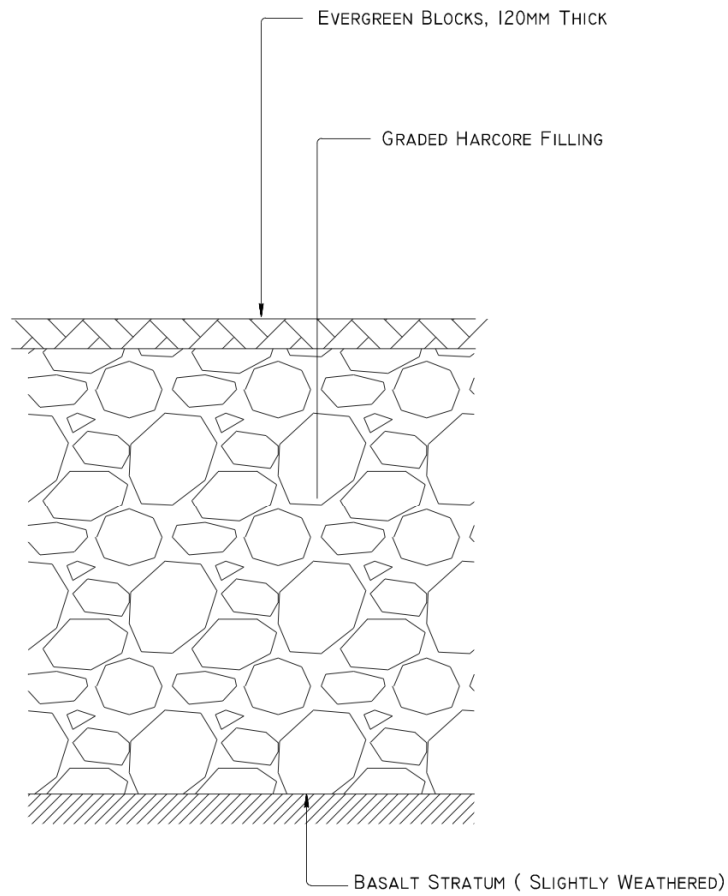
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 PRELIMINARY

Appendix C

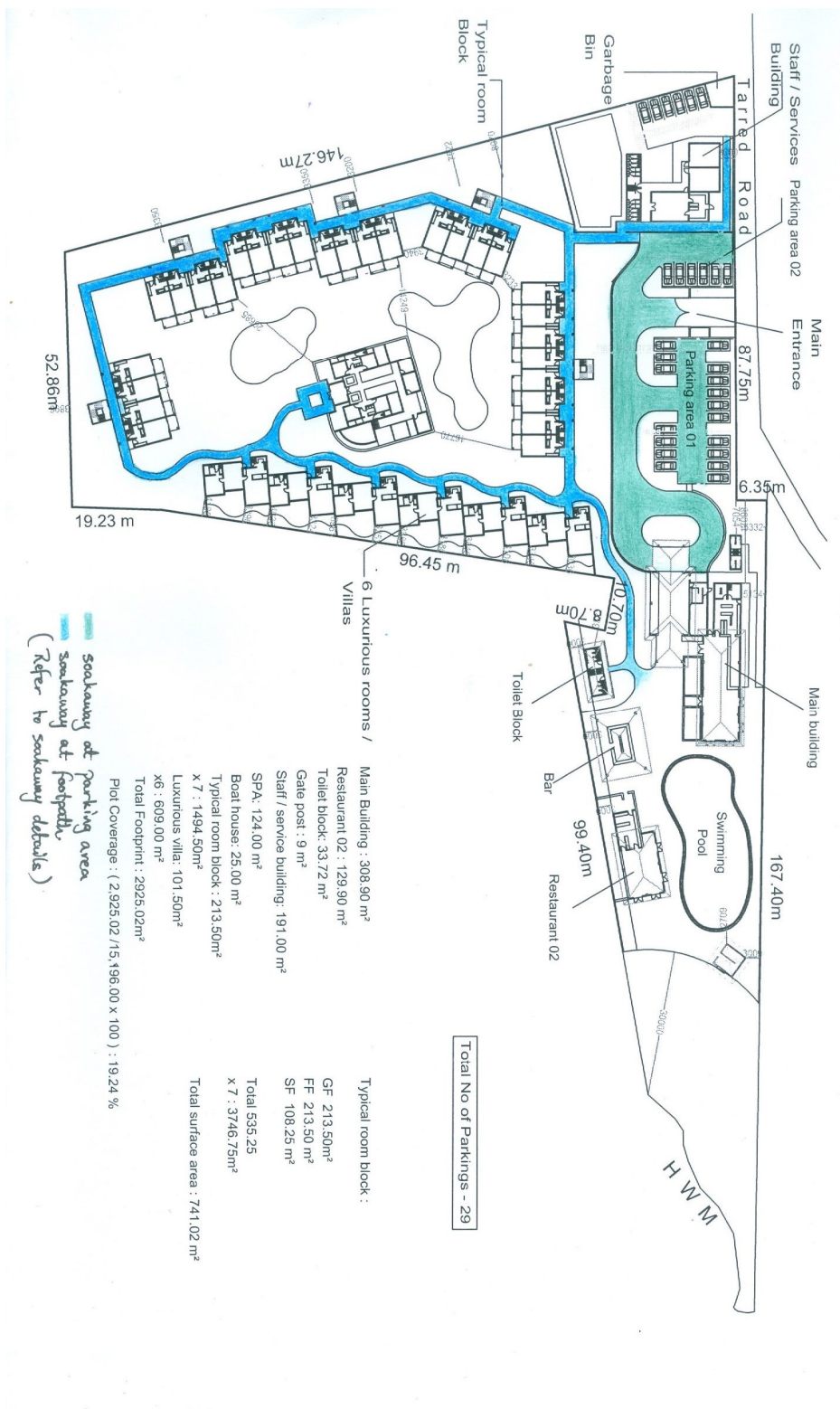
Drainage System



DETAILS OF SOAKAWAY BELOW FOOTPATH (1.5M WIDE X 1.5M DEEP)



DETAILS OF SOAKAWAY AT PARKING AREA (1.5M DEEP)



Appendix D

Site Photos





Appendix E

Preliminary Percolation Test

PRELIMINARY PERCOLATION TEST REPORT

PROPOSED BEACH RESORT – ANSE LA RAIE

A.S.G Consulting Engineers Ltd.

Consulting Engineer

4B, Walter Bessant St, Beau Bassin

Tel 464 4266

Fax 466 5334 VAT 27289065

Email : asgopee@intnet.mu

SEP 2014

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1. BACKGROUND

A Preliminary Percolation test was carried out at the request of Southern Comfort Ltd, Mauritius. The aim of the test was to determine the feasibility of using an on-site wastewater disposal. The survey was carried out on 28 Sep 2014 in accordance with BS 6297. TP1 up to a depth of about 3m was excavated and no water table was encountered, in line with geotechnical survey findings. Percolation test was carried out in the trial pit.

The main objectives of the soil survey are:

- Description of the subsurface strata in all the trial pits
- Level of water table, if any on the subject site
- Percolation test carried out at the formation level of the excavated trial pits

2. GENERAL INFORMATION

Date of Test : 28th Sep 2014
Weather Conditions : Sunny
Site : The site is presently covered with vegetation.
Project : Proposed Beach Resort at Anse La Raie, Mauritius

The site is located in the North– East of Mauritius, in the district of Riviere Du Rempart.

PEOPLE PRESENT DURING INSPECTION

A.S. Gopee, E. Julie, U. Beeharry – A.S Gopee Ltd

TP1 : 3.0m x 3.0m x 3.0m deep

Soil profile is more fully illustrated below:-



Soil Description

0.0m - 0.5m Top soil;

0.5m – 1.5m Residual Soil (Light Brown);

1.5m - 2.5m Slightly Weathered Basalt;

No Trace of water table was observed.

PRELIMINARY PERCOLATION TEST

The procedures as given in BS 6297: 1983 Section 15.3.2, was adopted for percolation tests at formation level. Below is observation for TP1.

Observations for TP1

Time(min)	Standing Water, mm	Infiltration, mm	Infiltration Rate, mm/hr
0	180		
5	176	4	48
10	172	4	48
15	168	4	48
20	163	5	60
25	158	5	60
30	153	5	60
35	148	5	60
40	143	5	60
0	250		
5	246	4	48
10	242	4	48
15	237	5	60
20	232	5	60
25	228	4	48
30	223	5	60
35	218	5	60

CONCLUSION

From above the major findings are as follows:-

- No water table was encountered in Trial Pit
- Percolation test results obtained were quite steady.
- An infiltration rate of 60mm/hr has been obtained in TP1

Hence, from the results of the soil investigation, it can be concluded that the soil characteristics are adequate for the setting up of an on-site domestic wastewater system such as septic tank/Absorption pit system.

A.S GOPEE
Civil Engineer, RPEM 703

Appendix F

Architect Drawings