

## Chapter 2: Project Brief, Promoter and Professional Services

### 2.1 Project Brief

The project will involve the provision of architectural, structural, civil, mechanical and electrical engineering services for the concept, design and implementation of civil, structural, mechanical and electrical works associated with the Tourist Related Development Project at Anse La Raie.

The works planned can be briefly described as follows:

- The construction of 70 rooms on GL, GL+1 and GL+2 and 6 villas
- The construction of restaurant, bar, a main building for a welcome lounge, reception desk and offices, water features, SPA, boutiques, boat house, toilet block and swimming pool.
- The construction of stores, kitchens, staff rooms and maintenance room.
- The construction of driveway and parking spaces for at least 29 vehicles.
- The construction of a technical area including sewer, water and electricity reticulations, treatment and desalination plants.

### 2.2 Project Site

#### 2.2.1 Site Location

The site of the project is at Anse La Raie on the northern coast of Mauritius. The site is shown on the 1:25 000 regional map of Mauritius in figure 1.1.1.

The site has a total surface area of 15, 196 m<sup>2</sup> (3A60Ps). The plot of land has been surveyed by the Ministry of Housing & Lands.

#### 2.2.2 Site Ownership

The site belongs to the Government of Mauritius, as being part of Pas Geometriques Union RIBET, Anse La Raie. The Government of Mauritius has averred to grant a reservation to **Southern Comfort Holdings Ltd** over the said plot of land, in conformity with the letter of reservation dated *25 February 2014*. A copy of the said letter is reproduced in appendix A .

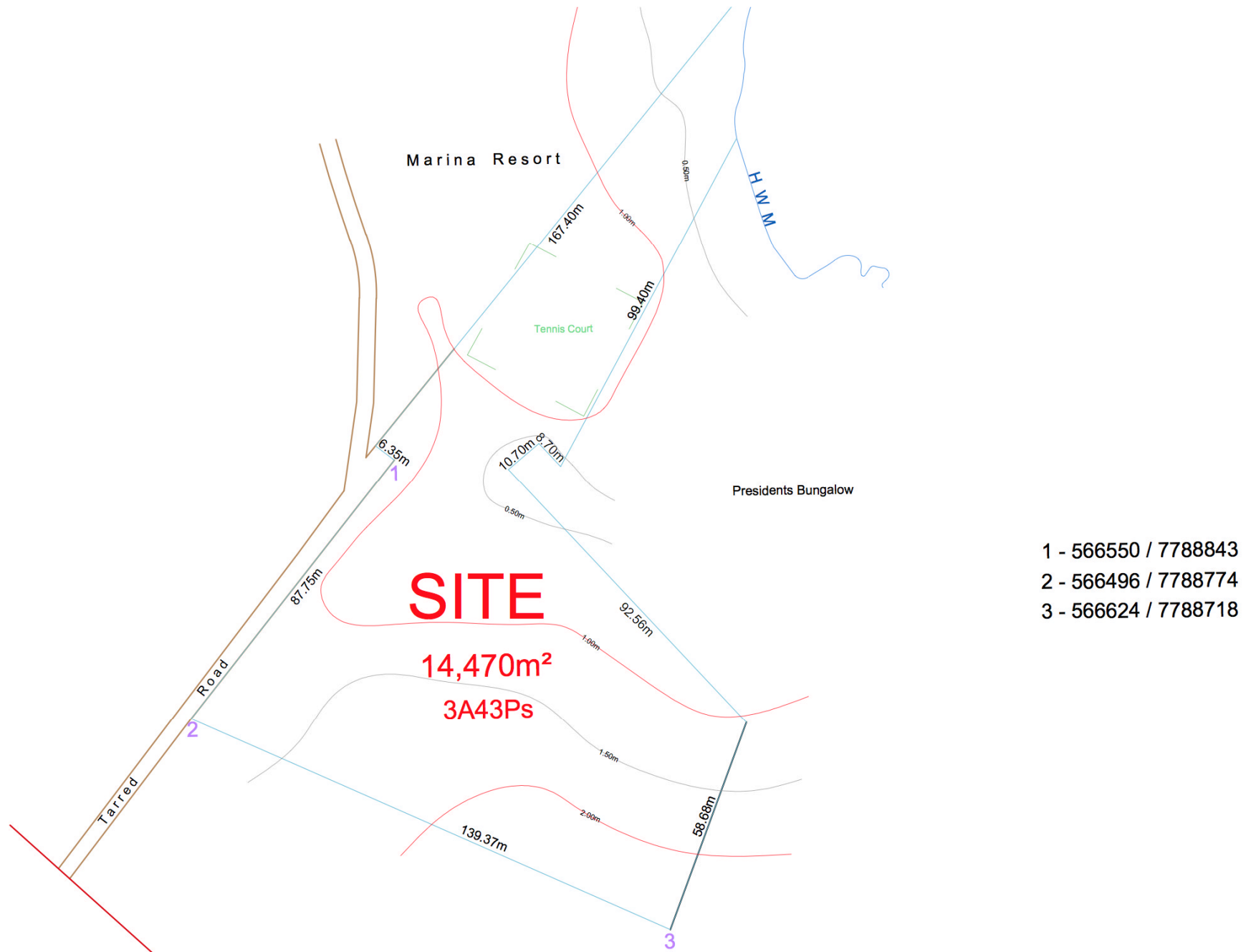
#### 2.2.3 Site Current Status and Occupancy

The proposed site consists of invasive shrub land to a major extent as can be seen on the aerial photograph in appendix D. There is currently no agricultural crop on the proposed plot of land.

The existing tennis court and small kinder garden, currently operated by the adjacent Bluemarine Attitude Hotel, also form part of the said site and are the only man-made structures on the site.

#### 2.2.4 Site Topography

The site topography as surveyed by Z. A. K. Beegun, Sworn Land Surveyor, is shown in figure 2.2.4.1.



- 1 - 566550 / 7788843
- 2 - 566496 / 7788774
- 3 - 566624 / 7788718

Figure 2.2.4.1: Topography Map

## **2.3 The Promoter and Professional Services**

### **2.3.1 The Promoter**

The promoter, Southern Comfort Holdings Ltd (SCHL), is a private company incorporated on 10<sup>th</sup> July 2013, company No 117340, registered in Mauritius BRN C13117340. SCHL will be represented by Mr Askund Gooptah Sohun.

Madame Barbe Street  
Esperance Trebuchet  
Poudre d'Or Hamlet

### **2.3.2 Professional Services**

The promoter shall seek the following for their professional services:

#### ***2.3.2.1 Architectural Services***

Architectural services will be provided by K.P Architect Ltd, represented by K. Poonith.

Faucon Lane  
Curepipe  
Tel: 670 2906

#### ***2.3.2.2 Structural, Building and Civil Engineering Services***

Structural, Building and Civil Engineering Services will be provided by ASG Consulting Engineers Ltd, represented by A.S. Gopee

4B Walter Besant Street  
Beau Bassin  
Tel: 464 4266

#### ***2.3.2.3 Mechanical & Electrical services***

Mechanical & Electrical services will be provided by KYA Engineers Ltd, represented by Yogesh Ishri.

Office 202  
Moka Business Centre  
Mt Ory  
Tel: 433 4028

#### ***2.3.2.4 Communication Consultants***

The promoter shall be responsible for consultations with communities in the future in the vicinity of the project site, as well as organizing and taking records in stakeholders meetings.