



APPLICATION FORM FOR A PDS CERTIFICATE

*under the Economic Development Board Act 2017 and
the Economic Development Board (Property Development Scheme) Regulations 2015*

This application form must be accompanied by the relevant documents
and particulars as per the guidelines issued by the Economic Development Board

Economic Development Board

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Website: www.edbmauritius.org

The following documents should accompany the application, failure to which this application will not be considered for processing	Please tick as appropriate
1 Detailed business plan containing: <ul style="list-style-type: none"> i. Background of promoters/shareholders ii. Project components and description iii. Marketing plan iv. Work programme and implementation schedule v. Detailed financial structure of project vi. Capital structure 	
2 Certificate of Incorporation, business registration card and registrar of shareholders	
3 Site location plan by sworn land surveyor and context plan as per Outline Scheme	
4 Detailed planning brief	
5 Title deed or 'an agreement for an eventual transfer' with the landowner with respect to the land on which the development is planned	
6 Master plan for the whole project	
7 Drawings showing the artistic impressions of the residential and commercial components	
8 Documents showing proof of funds	
9 Social Impact Assessment	

SECTION 1.

GENERAL

1. Business Details

Company Name	_____	
Company Incorporation number	Business Registration number	_____
Director	_____	
Address	_____	
Telephone	Facsimile	_____
Email Address	_____	

2. Investor (shareholder) Detail

Investor 1

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

Investor 2

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

Investor 3

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

Investor 4

Name or Business name	_____	_____
Telephone	_____	Facsimile _____
Address	_____	
Nationality	_____	Email address _____
Percentage shares held	_____	Type _____

If more investors/shareholders, please provide same particulars as section 1 (2)

3. Project description (provide full project description in business plan)

3.1 Residential Properties

Number of residential properties: _____

Type of residential properties:	Number		
Villas			
Apartment			
Penthouse			
Houses			
Serviced land		(Please specify type)	

3.2 Commercial and leisure facilities

Shops		Leisure and amusement parks	
Sport facilities		Gaming resort	
Eco-tourism park		Wellness centre	

Golf-course		Marina	
Others (specify)			

3.3 Attending services (specify)

1. Type of security services offered	
2. Day-to-Day Management services	

SECTION 2

FINANCIAL STRUCTURE

4. Financial Structure

Total authorised capital:

MUR.

Issued Capital		Local (MUR)	Foreign (MUR)
Paid up equity	i. Cash		
	ii. In kind		

Loan Capital		
	a. Amount	MUR
	b. Source	
	c. Term	
	d. Rate of interest	%
	e. Shareholder's advance	MUR

5. Investment Costs*

DETAILS	(MUR)
Engineering and architectural costs	
Professional fees	
Constructions costs - residential components	
Constructions costs – commercial components	
- Hotel	
- Health centre	
- Spa	
- Shopping complex	
- Restaurants	
- Club house	
- Other	
Permit and licence fees	
Landscaping	

Infrastructure works	
- Roads	
- Utilities	
- Waste water	
Financing costs	
Marketing costs	
Social contribution	
Commission & other forms of payment (if applicable)	
Other (specify)	
Working capital	
Total Investment Costs	

*A complete cash flow / profitability projection for three years must be part of the business plan.

Investment costs	Local (MUR)	Foreign (MUR)

6. Other Project Financial Details

Construction costs (MUR)/sqm	
Average selling price of residential unit (MUR)	
Land Transfer Tax (MUR)	
Registration Tax (MUR)	
Corporate Tax (MUR)	

7. Employment (numbers)*

	Year 1		Year 2		Year 3		Average	
	L	F	L	F	L	F	L	F
Management								
Skilled								
Non-skilled								

*Do not include investors

L = Local, F = Foreign

8. Project Team

Project Manager	
Architect	
Civil Engineer/Main contractor	
M&E Engineers	
Quantity Surveyor	
Development Manager	
Marketing Agent	
Notary	

SECTION 3

LAND USE PLANNING

9. Land development

Please provide plot size for each component

	Freehold (Ha)	
	Hectares	%
Total residential estate development area (freehold)		
- Residential		
- Spa		
- Beach Club		
- Shopping mall		
- Health		
Add others		
Total		

10. Existing Zoning

Location

	Area (ha)
1. Agricultural/Irrigation zone	
2.a. Non-Agricultural - Residential	
2.b. - Commercial	
2.c. - Industrial	

11. Technical checklist (tick in YES/NO box and cross if it is not applicable to your application)

		Yes	No
1	Site is an agricultural land, as per definition of the SIE Act		
2	Lease/letter of reservation in case of state land		
3	Site is located within or on edge of settlement boundary, as per Outline Scheme*		
4	Site is located within a growth zone		
5	Site is affected by zoning in the Outline Scheme (Mineral Resource, road by pass, airport restriction zone, wetland, stone crushing plant, others (please specify).....)		
6	Project complies with policies of the Outline Scheme & provision of PPG		
7	If no at 6 above, please specify why:		

12. Planning Summary (Please specify)*

1	Location and context	
2	Accessibility and Infrastructure	
3	Plot Services	
4	Land Area	
	Plot Coverage	
	Slope and others	
5	Setback	
	Visual and acoustic privacy	
6	Height and development	
7	Parking Facilities	
8	Activity centers and Commercial Facilities	
9	Green building, landscaping and energy efficiency	
10	Planning constraints	
11	Any Environmental constraints	
12	Others	

**Full details should be provided in business plan*

SECTION 4

MANAGEMENT, CONTROL & CO-ORDINATION

13. Local Banker(s)

Bank Name	
Address	

Bank Name	
Address	

14. Implementation Schedule

	Insert date as appropriate	Phase 1	Phase 2	Phase 3
1.	Detailed design			
2.	Application of EIA			
3.	Application for Building and Land Use Permit			
4.	Appointment of contractor			
5.	Construction starts			
6.	Construction finishes			
7.	Handover			

15. Marketing

Target market	
Marketing agent	
Marketing tools	

16. Statutory Declaration

It is hereby declared by the undersigned applicant(s) that:

- (a) all the particulars furnished in this application and in the documents and particulars attached hereto, are true and correct and that I/We have not suppressed any material fact,
- (b) any estimates given in this application have been made in good faith and with all due care, and
- (c) no director of the company has ever been convicted in a Court of Law for a criminal offence, penalised, sanctioned or is currently or has ever been under investigation for professional negligence or malpractice by any regulatory authority in any country.

I/We undertake to abide the provisions of the Economic Development Board Act 2017 and the regulations made thereunder and all relevant and applicable laws of the Republic of Mauritius.

Name of Director	
Date	Signature

Name of Director	
Date	Signature

17. Statement by existing developers

Written declaration by existing developers in case of no disputes:

I hereby declare that there is **NO** matter that is pending before the Court against me or “name of company” for failure to meet contractual obligations and that there is **NO** complaint, dispute or litigation with buyers, contractors or suppliers or any other party, and that the aforementioned company has not been sanctioned for professional negligence or malpractice by a regulatory authority in Mauritius.

Signature of Declarant:

Date:

Written declaration by existing developers in case of disputes:

I hereby declare that the following matter (as listed below) is pending before Court against me or “name of company” for failure to meet contractual obligations.

- 1.
- 2.
- 3.
- 4.

I hereby declare that I or “name of company” has/have complaint, dispute or litigation with buyers, contractors or suppliers with respect to:

- 1.
- 2.
- 3.
- 4.

Signature of Declarant:

Date: