

**KDA
GEOSYSTEMS**
LAND SURVEYING &
PROPERTY DEVELOPMENT

Company Profile

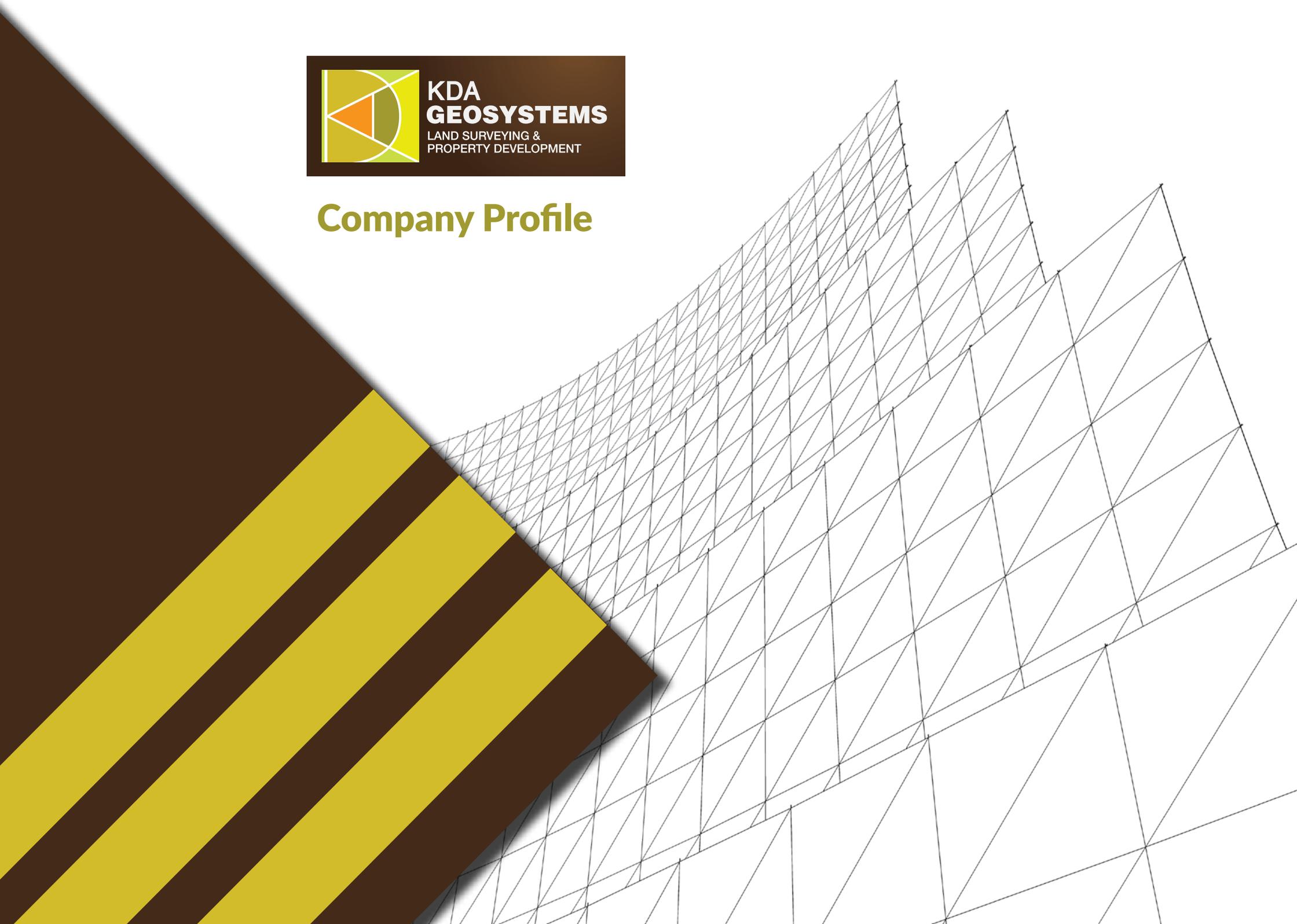


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Introduction

KDA GEOSYSTEMS LTD was founded by Krishna Dwarka who has more than 40 years experience in real estate consultancy services. The company has since grown to become one of Mauritius leading company specialising in land property development.

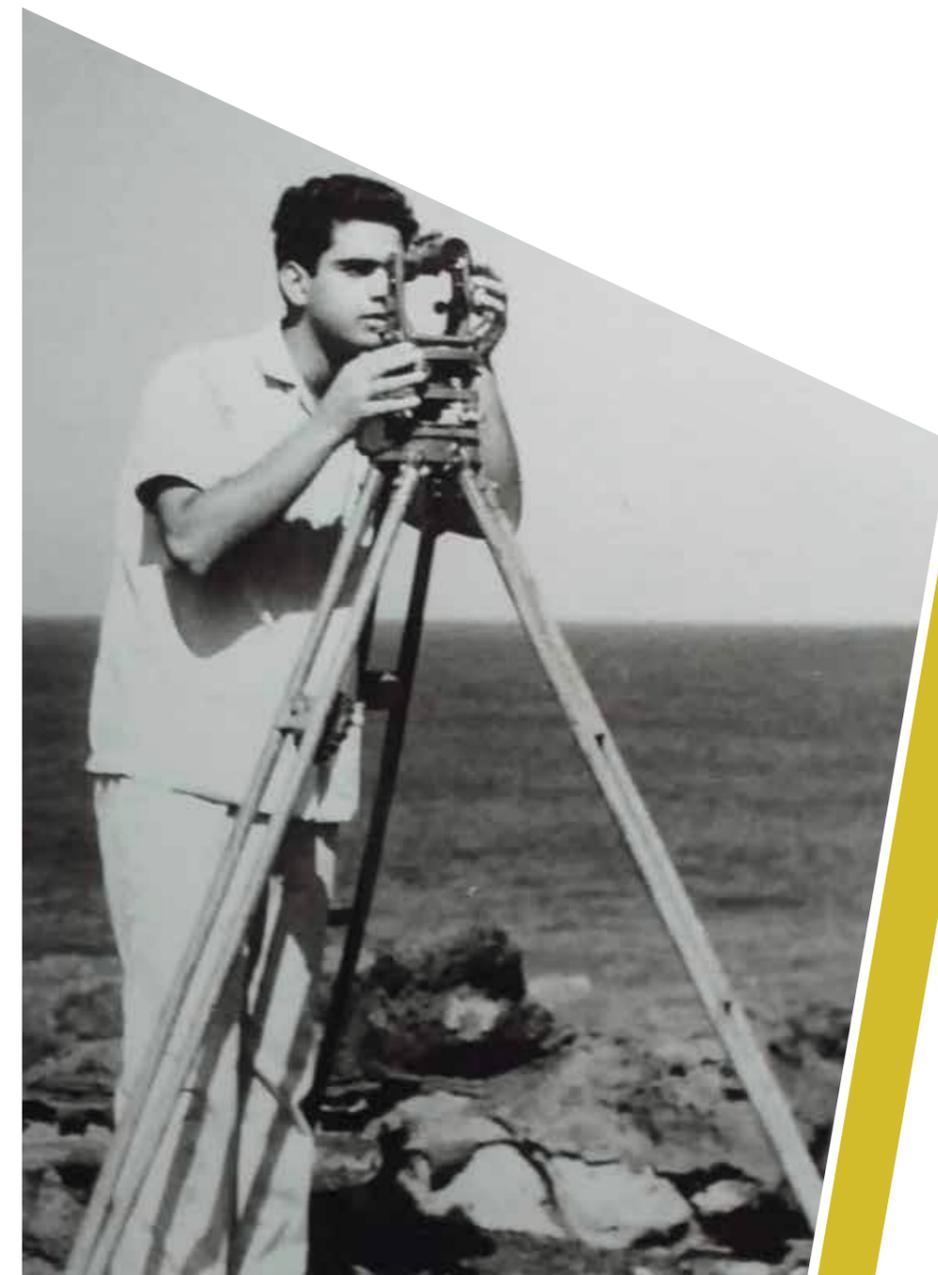
Our success has been achieved through a combination of years of experience, cutting edge technology and a team of skilled professionals to provide the best services.

We value the safety and well being of all our staff and clients and delivering results of the highest quality has been the company's leitmotiv since its beginnings.

On behalf of the team of KDA GEOSYSTEMS LTD, I sincerely look forward to working with you in the future on your next project



Robin Dwarka
Managing Director
RPEM, MRICS, BSc, MSc(Eng)





Our Services

- Turn-key solutions
- Environmental Impact Assessment (EIA) report
- Planning applications
- Land survey
- Urban and Master planning
- Project management
- Engineering design
- Real estate consultancy
- Marketing and sales

Turn-key solutions

Our company specialises in turnkey solutions providing a complete spectrum of services and consultancy from the conception to the realisation of high end residential and commercial morcellement projects.

The ability to provide clients with a single contact point delivering coherent and pertinent information relating to the project implementation ensures the success of the turnkey solution.

We pride ourselves on developing Domaine de Palmyre (the largest residential estate on the island) on a turnkey basis.

Additionally this custom based solution encompasses the technical components of the planning applications, financial feasibility and environmental as well as engineering studies.





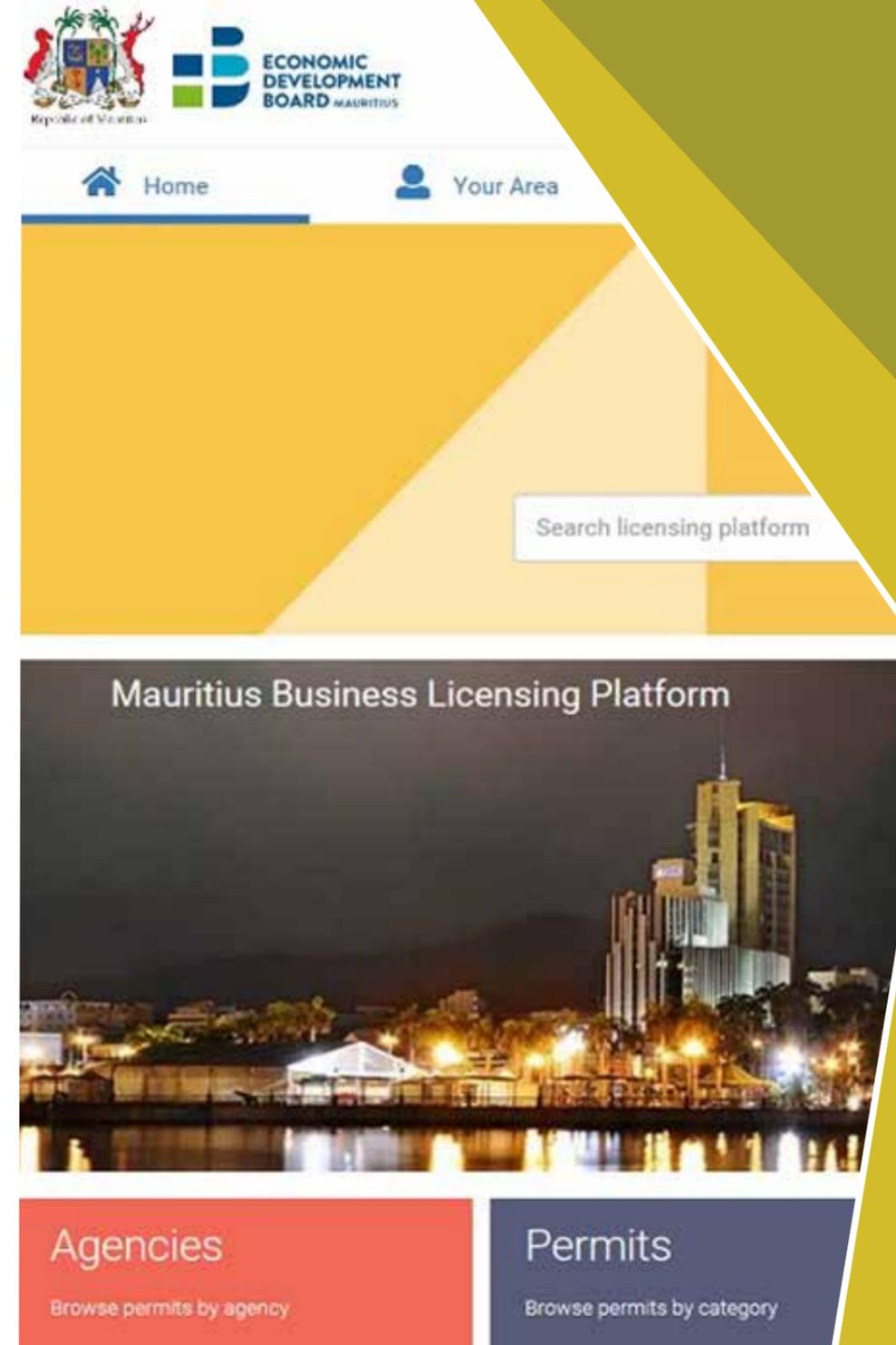
EIA reports

Under the statutory provisions of the Environment Protection Act, specific activities require the formulation and submission of an environment impact assessment (EIA) report to the relevant Ministry.

At KDA Geosystems, we aim at providing a comprehensive service by preparing and submitting the EIA report but also undertaking necessary follow up until the EIA licence is granted by the competent authority.

A systematic and efficient liaison with the EIA committee guarantees granting of the EIA licence in a timely manner.

To date, KDA Geosystems has successfully obtained over 50 EIA licences for different projects including parcelling projects, hotel developments and high rise mixed use towers.



Planning applications

Planning clearances in various forms are required prior to embarking on the implementation of a real estate project.

Our firm has successfully applied and obtained numerous Building and Land Use Permits (BLUP) and Outline Planning Permissions (OPP) from different local authorities as well as planning clearances from the parent ministries.

The successful issue of the planning clearance requires an in depth knowledge of the planning system, regulations and framework governing the real estate industry on the island.

Our experience gathered over decades has enabled us to coordinate amongst the different players in the industry to ensure the planning applications are filed within the prerequisite framework thereby ensuring greater chances of obtaining the planning consent.

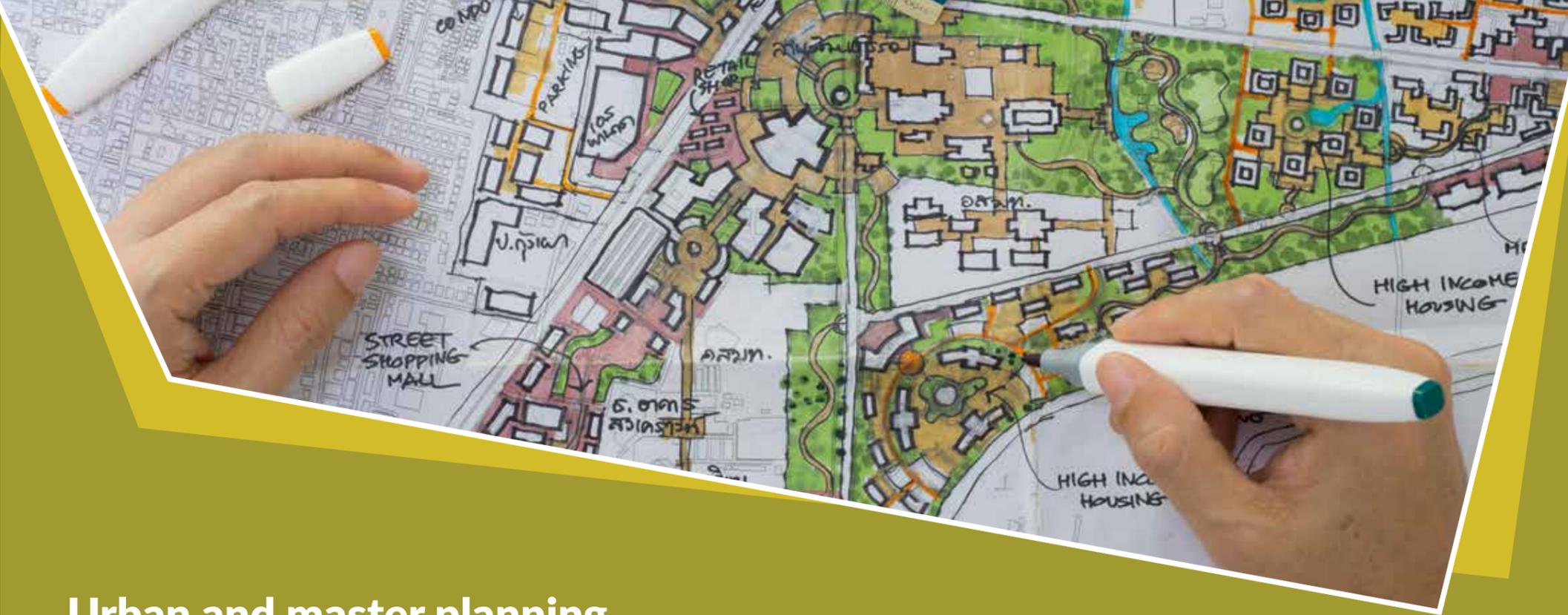
Land survey

From its humble beginnings as a land survey firm, KDA Geosystems has grown to become one of the island's leading real estate consultancy firm.

Our company now uses cutting edge technology to undertake land, bathymetric, cadastral and engineering surveys. For over forty years, we have been mastering survey methodologies and technologies to provide our clients the best survey solutions.

Equipped with state of the art Leica total stations, Global Navigation Satellite Systems (GNSS) and digital levels, our company would apply one or a combination of equipment to provide a suitable solution depending on the project scale.

KDA Geosystems has successfully undertaken over 100 surveys for major projects including parcelling projects, hotel developments and smart city schemes.



Urban and master planning

KDA Geosystems has as a stand-alone firm or in collaboration with planner architects designed comprehensive urban and master plans. Amongst the landmark designs undertaken by KDA Geosystems are:

- **Domaine de Palmyre** – the largest parcelling project in terms of extent on Mauritius and extending over approximately 450 arpents.
- **Highland Rose** – the largest parcelling project in terms of number of plots on Mauritius and extending over approximately 228 arpents.
- **Ebene City - Le Bout du Monde** – a combination of gated and non gated communities in the city centre.

In order to ensure the project viability and sustainability, enactments governing the urban planning process are given due consideration.

We therefore ensure we are fully conversant with the National Development Strategy (NDS), Outline Scheme (OS) and the Planning Policy Guidance (PPG).



Project management

In fairly simple terms, trying to manage a project without project management would be like trying to play a football game without a game plan. The primary aim of project management is to ensure the project is completed within the budget and come in on schedule.

Our experience in the field of real estate and in particular land parcelling projects, has enabled us over the years to mark up potential hurdles, plan ahead and devise solutions.

Our firm has successfully project managed numerous land parcelling developments ensuring smooth coordination between the technical team of consultants and the marketing and sales executives.

Ensuring an adequate cash flow, proper site management and relevant permits are delivered on time are all critical components followed up closely by KDA Geosystems at the project management level.



Engineering design

Our engineering designs are systematically vetted, approved and signed by a Registered Professional Engineer. Submission and approval of engineering designs are a statutory requirement in the approval process of a real estate project.

Our field of engineering design specialisation include:

- Pavement structure
- Road profiles
- Storm water drainage network
- Potable water distribution network
- Irrigation network
- Electric network (civil)
- Telecommunication network (civil)
- Street lighting network (civil)
- Traffic Impact Assessment (TIA) reports

The field data is captured using state of the art electronic Leica equipment. The Digital Terrain Models (DTM) are subsequently analysed using licensed software including Covadis and other CAD packages for automatic quantity measurements.



Real estate consultancy

Real estate consultancy ensures that aspects outside the normal technical and marketing services are looked into. Our real estate consultancy services include:

- Surveys to confirm that the product meets market expectations
- Plot size distribution
- Setting up meeting with financial institutions
- Structuring for bank guarantee
- Search at Registrar General Office (RGO) for comparable sale prices
- Comparison sale prices map
- Formulation of a cahier des charges and enforcement control procedures
- Target market based on product mix
- Setting up and meeting with Syndic
- Formulation of reservation contracts with client's legal advisor(s)
- Protocols for signature of reservation contracts and deeds.

Marketing and sales

In an evolving property market, KDA Geosystems has over the years built a reputation for quality and reliable real-estate products.

The success of our real-estate enterprise has been accomplished through rigorous marketing approaches and with the dedication of a proficient sales team.

We can offer the right marketing strategies and are able to apply the most appropriate sales techniques to successfully complete the sales exercise in a project.

Our customer database consists of more than 7000 existing KDA Geosystems clients. To date our firm has successfully branded, advertised and sold a number of landmarks projects including:

- Highland Rose (1422 plots)
- Residence Mon Choisy (157 plots)
- Domaine de Palmyre (364 plots)
- Lotissement Fairview (437 plots)





Projects

Name	Extent	Location	No. of plots
Petit Village	86A94P	Saint Antoine	435
Saint Daniel	7A85P	Roches Brunes	70
Providence Sur Mer	29A13P	Providence	80
Saint Jacques	41A29P	Flic en Flac	302
Residence Palmyre	40A47P	Flic en Flac	336
Hillside	36A01P	Belle vue	79
Residence Mon Choisy	24A27P	Mon Choisy	157
Le Mahe and Le Beau Vallon	113A	Mahebourg	424
Domaine de Mont Calme	63A55P	Tamarin	141
Ebene City – Le Bout du Monde	348A85P	Ebene	865
Highland Rose	227A11P	Highlands	1422
Domaine de Palmyre	479A46P	Riviere Noire	364
Fairview	58A23P	Mon Trésor	437
Greenview	118A00P	Mon Trésor	989

Our Team

Managing Director, Robin Dwarka leads a team of experienced professionals and skilful personnel with the ability to meet challenging deadlines and create the most cost-effective outcomes to our clients.

Our team is constituted as follows:

- Registered land surveyors
- Registered civil engineers
- Qualified draughtsmen
- Experienced survey field technicians
- Marketing executives and agents
- Administrative officers



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