

CENTRAL WATER AUTHORITY

A 110/01

31 August 2026

INSTRUCTION NOTICE NO. 13 OF 2026

In line with Board Decision of **25 August 2026** (CWB (26/27)34/CWBD03) and MEPU Approval of **31 August 2026**, Financial Contribution payable for Morcellement and Other Developments shall be as follows:

A. NEW RATES TO BE APPLICABLE AS FROM 01 SEPTEMBER 2026

Fee	New Rate (Rs) - excl. VAT
Financial Contribution (Morcellement & Commercial Development)	2,000.00 for daily water demand up to 2m ³ (fixed rate)
	22,500.00 above 2m ³ up to 5m ³ (fixed rate)
	20,000.00 per m ³ above 5m ³ up to 10m ³
	22,500.00 per m ³ above 10m ³ up to 15m ³
	30,000.00 per m ³ above 15m ³
	2,300.00 per m ³ for VRS/Govt-sponsored schemes in Sugar Sector
Financial Contribution (Other Developments)	10,000.00 per m ³ for Industry, Greenhouse, Farming, Poultry
	20,000.00 per m ³ for SIT / Agricultural Morcellement
	30,000.00 per m ³ for Flat / Apartment / Bungalow / Hotel / Villa / Bail a Construction / Co-Propriété Horizontale / Filling Stations / Wedding / Multipurpose Hall / Smart City Scheme amongst others
	60,000.00 per m ³ for Property Development Scheme (PDS) & IRS
Morcellement Processing Fee (Fixed Rate)	4,000.00 for 1 - 4 plots
	12,500.00 for 5 - 10 plots
	20,000.00 for 11 - 50 plots
	30,000.00 for > 50 plots
Morcellement Connection Fee (Fixed Rate)	4,000.00 for 1 - 4 plots
	12,500.00 for 5 - 10 plots
	20,000.00 for 11 - 50 plots
	30,000.00 for > 50 plots
Morcellement Supervision Fee	Supervision by CWA = 5% of value of works based on pipe size & length
	Both Tarred & Untarred
	3,000.00 per m for pipe size 32 - 63mm
	7,500.00 per m for pipe size 80 mm and above
	Supervision by Promoter's Consultant = Rs 3,500.00 per CWA site visit

B. NEW RATES FOR FINANCIAL CONTRIBUTION PAYABLE FOR OTHER DEVELOPMENTS

SN	CATEGORY	Rate (Rs)
1	GREENHOUSE - SHELTERED FARMING	
	i. Greenhouses with an area of 1,000 m ² , water demand be 5.5 m ³ per day. ii. For sizes smaller or greater than 1,000 m ² , the water demand to be calculated on a pro rata basis.	Rs 10,000.00 per m³
2	UNSHELTERED FARMING	
	Same methodology as for Morcellement is to be applied for the calculation of the water demand, i.e. <u>if the area of the plot of land under cultivation is greater than 570 m², the area to be divided by 380 to obtain the water demand.</u>	Rs 10,000.00 per m³
3	POULTRY & CATTLE FARMING	
	Poultry: - Water demand of 0.5L/bird will be used. (In cases where Preliminary Environmental Report (PER) mentions the water demand and same is higher than those calculated, the higher one will be used.) Cattle Farming: 200L/d per head (including drinking and washing) as per FAREI	Rs 10,000.00 per m³
4	BAIL A CONSTRUCTION & CO-PROPRIETE HORIZONTALE	
	Water Demand applicable = extent of land/380 m ²	
	Water will be supplied by a bulk meter at the boundary and the promoter/syndic should be responsible for the supply of water to individual lots and maintenance of the network after the bulk meter.	Rs 30,000.00 per m³
5	SMART CITY	
	For plot size up to 150 toises (570 m ²): 1 m ³ per day. For plot size greater than 150 toises, land to be divided by 100 toises (380 m ²) to obtain water demand per day: plot area divided by 380 m ² Offsite works (to be carried out by Promoter/Client) and/or direct tapping, where applicable.	Rs 30,000.00 per m³
6	FILLING STATIONS	
	With car wash (6m ³ /d)	
	Without car wash (3m ³ /d)	Rs 30,000.00 per m³

SN	CATEGORY		Rate (Rs)
7	WEDDING HALL / EVENT / MULTIPURPOSE HALL		
	Water Demand = 0.006 m ³ /d for every square metre of sitting area capacity with live in accommodation facility.		Rs 30,000.00 per m ³
	Water Demand = 0.002 m ³ /d for every square metre of sitting area capacity without live in accommodation facility.		
8	SIT / AGRICULTURAL MORCELLEMENT		
	Based on plot of land Water Demand = (Area of plot of land / 380)		Rs 20,000.00 per m ³
9	WATER CONSUMPTION USING PPG GUIDELINES FROM MINISTRY OF HOUSING AND LANDS NOV 2004 - (EXTRACT FROM MOD COMMITTEE-APPLICATION REF: 11168255)		
	Schools Pensionnat, Homes Cinema, Theaters Hospitals and Similar Factories and Similar (excl. dying and washing) Restaurants and similar Hotels Student accommodation / Dormitories	65L per pupil and staff 200L per occupant per day 10L/seat 600L per patient and staff 100L per person 30L per maximum number of meals served 400L per room 130L/d/person	Financial Contribution applicable should be calculated based on the water demand at rates defined at above table
10	GREEN SPACES FOR MORCELLEMENT ≤1140 m ² (300 toises) Water Demand = 1 m ³ >1140 m ² (300 toises) Water Demand = (Plot Area / 1140)		Financial Contribution applicable should be calculated based on the water demand at rates defined at above table
11	OTHER TYPE OF DEVELOPMENTS (PDS/SCS/Flats/Bungalow/Villa/Hotel)		
	Calculation of Water Demand		
	Type (Flats with)		Approved Water Demand
	1 Bedroom		0.5 m ³
	2 to 3 Bedrooms		1 m ³
	> 3 Bedrooms		1.5 m ³
	Bungalow/Villa		1.5 m ³
	Swimming Pool		1 m ³

SN	CATEGORY	Rate (Rs)						
12	HEIRS Notary Certificate to be provided							
13	EXISTING SUPPLIES / CO-OWNERS (CONTRAT INDIVIS) • Title deed of the co-owners to be submitted together with the MOD Paper. • Date of connection of supply to be clearly specified in the MOD Paper; and Payment of Financial Contribution be exempted for plot of land already supplied with water provided that the water supply existed at the time the said property was acquired by co-owners.							
14	ADJUSTMENT IN FINANCIAL CONTRIBUTION TO MORCELLEMENT DEVELOPMENT As regards to Proposed Development on Morcellement (<i>whereby Financial Contribution had been paid for the said Morcellement</i>), the water demand should be adjusted accordingly upon calculation of the Financial Contribution payable for the Proposed Development.							
15	EXEMPTIONS The current practice is that the following exemptions are applicable for Morcellement <table><tr><td>Type of Morcellement</td><td>Exemptions</td></tr><tr><td>Ascendants/Descendants</td><td>First 4m³</td></tr><tr><td>Heirs</td><td>1 lot per heir and the first plot allocated be exempted irrespective of the plot size.</td></tr></table> <u>NOTARY CERTIFICATE (as per approved format) to be submitted with the MOD Paper.</u>	Type of Morcellement	Exemptions	Ascendants/Descendants	First 4m ³	Heirs	1 lot per heir and the first plot allocated be exempted irrespective of the plot size.	
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Ascendants/Descendants	First 4m ³							
Heirs	1 lot per heir and the first plot allocated be exempted irrespective of the plot size.							
16	UNDEVELOPED AREA / SURPLUS OF LAND Water demand shall not be calculated on undeveloped area / surplus of land							

C. EXEMPTION FROM PAYMENT OF WATER CHARGES BY RELIGIOUS AND CHARITABLE INSTITUTIONS

Upon written request addressed to Ministry or to the Authority by Religious and Charitable Institution for exemption from payment of water charges, a site visit is being carried out by our Meter Reading Section to ensure the following criteria as below are met prior to any recommendation:

I. Religious Institutions:

1. the site must be a place of worship accessible to the public and where people assemble for prayers;
2. a place used for religious studies does not qualify.
3. there must be a water supply connection to provide water solely to the place of worship; and
4. The applicant should show proof that it has a Management Committee; is registered with the Registrar of Associations; and /or it forms part of a recognized religious association/federation.

II. Charitable Institutions:

An institution would qualify as charitable if it is one whose objects:-

1. are of a public character;
2. do not yield any profits to its members;
3. are solely for the relief of poverty sickness and disability;
4. the institutions must not be charging fees from its inmates; and
5. there is a dedicated connection meant to provide water solely to the institution.

Note: The rates shall be effective for all applications received as from **01 September 2026**.

Please ensure strict compliance with the above.

Office of the General Manager