



THE UNITED REPUBLIC OF TANZANIA  
PRESIDENT'S OFFICE  
REGIONAL ADMINISTRATION AND LOCAL  
GOVERNMENT  
KISARAWA DISTRICT COUNCIL



(ALL CORRESPONDENCE TO THE DISTRICT EXECUTIVE DIRECTOR)

**Mail:** [ded.kisarawe@pwani.go.tz](mailto:ded.kisarawe@pwani.go.tz)

Date: 25/08/2023

In reply please quote

**REF: KDC/T.30/17/VOL.III/2**

THE DIRECTOR,  
IDEAL DETONATORS TANZANIA LIMITED  
14111 Street Masaki Road, Tour Drive  
P.O BOX 2860  
DAR ES SALAAM

**REF: DEVELOPMENTS ON THE ACQUISITION OF THE LAND OF 277  
ACRES AT VISEGESE AREA FOR IDEAL DETONATORS TZ LTD FOR  
INVESTMENT PURPOSES**

With the above caption,

2. The District Executive Director's Office is very glad continue working with you in the process of acquiring land mentioned above for your good investment.

3. As from your acceptance through commitment letter of 16/08/2023, the office is very closely supervising all the procedures as per regulations of which creates a directive road map of the time to finalize the exercise. Some of the duties have implemented as follows;

- a) The Office has introduced the investment purpose of your Company to the TIC for any other procedure you need to proceed with various responsible institutions.
- b) Experts also have explored the coordinates of the demarcated land that might simplify your any regular planning within the boundary of the suit land

It is our advice also that at this stage the preparation of Top sheet is a bit expensive and can take more time to be completed. Instead, and because we will have land surveying we have left. Unless it is very necessary at this initial stage, you will communicate.

c) Hereunder attached, is just a summary of the activities and the duration that we have recommended to finalize the acquisition process.

May you not find hesitated,

Kindly Regards,

Jumanne J. Mwampashe  
For The DISTRICT EXECUTIVE DIRECTOR  
**KISARAWA**

IDEAL WORK ACTION PLAN AT VISEGESE INDUSTRIAL PARK

NO	ACTIVITY	FROM	TO	STATUS
1.	Sensitization	25/04/2023	28/04/2023	COMPLETED
2.	Valuation task	02/05/2023	30/06/2023	COMPLETED
i)	Inspection and identifying PAP (People affected Properties)	02/05/2023	02/06/2023	COMPLETED
(ii)	Preparation of valuation reports	03/06/2023	08/06/2023	COMPLETED
(iii)	Disclosure the compensable properties to PAP	15/6/2023	29/08/2023	
(iv)	Submission of valuation report to Authorities approval (District Authority)	30/08/2023	04/09/2023	
(v)	Printing Val F3, F4 Land F64, Disclosure Form, Boundaries Forms, Valuation report and binding five reports	05/09/2023	06/09/2023	
(vi)	Submission of valuation report to the Government Chief Valuer for approval	07/09/2023	13/09/2023	
(vii)	Payment for compensable Properties	14/09/2023	20/09/2023	
3	Preparation of Town planning Drawing	21/09/2023	30/09/2023	
i)	Reconnaissance Survey	01/10/2023	03/10/2023	
ii)	Data searching & Investigations	04/10/2023	07/10/2023	
(iii)	Site Spatial land Parceling	08/10/2023	12/10/2023	
(iv)	Preparation of Base maps (Parceling organization & satellite Image serutinization).	13/10/2023	17/10/2023	
(v)	Town planning conceptualization Layout Design	18/10/2023	22/10/2023	
(viii)	Town planning Layout Design	23/10/2023	27/10/2023	
(viii)	Town planning Approval	28/10/2023	31/10/2023	
4	Survey	1/11/2023	15/11/2023	
5	Preparation of Title Deed	16/11/2023	26/11/2023	



**JAMHURI YA MUUNGANO WA TANZANIA**  
**OFISI YA RAIS, TAWALA ZA MIKOA NA**  
**SERIKALI ZA MITAA**  
**HALMASHAURI YA WILAYA YA KISARAWÉ**



Taf. Unapojibu nakili

**KUMB NA: KDC/L.20/6/VoL. XVII/45**

Tarehe: 24/05/2023


28/08/2023

Mkurugenzi Mkuu  
Kituo cha Uwekezaji  
Mtaa wa Shabaan Robert  
S.L.P 938  
**DAR ES SALAAM**

**YAH: UTAMBULISHO WA KAMPUNI YA IDEAL DETONATORS**  
**TANZANIA KWA AJILI YA UWEKEZAJI ENEO LENYE UKUBWA**  
**WA EKARI 277 LILILOPO VISEGESE WILAYA YA KISARAWÉ**

Tafadhali husika na mada tajwa hapo juu.

2. Ofisi ya Mkurugenzi Mtendaji (W) ilipokea maombi ya Ardhi ya kampuni tajwa hapo juu kwa ajili ya uwekezaji wa Kiwanda cha Baruti.
3. Halmashauri ya Wilaya imeyashughulikia maombi hayo na kwa sasa yapo kwenye hatua za utwaaji wa ardhi. Utambuzi wa ardhi (Demarcation) yenye ukubwa wa ekari 277 umefanyika, zoezi la uthamini **uwandani pamoja** uhakiki (Disclosure) kwa wananchi 116 katika eneo hilo umefanyika, aidha mwekezaji amehakikishia serikali (Commitment letter) kuwa atalipa fidia kwa mali za wananchi hao waliobainishwa katika eneo hilo.
4. Shughuli zinazoendelea kwa sasa ni ukamilishaji wa taarifa ya uthamini ili iidhinishwe na kulipa fidia, Usajili wa upimaji wa eneo hilo (Survey) na baadaye maombi ya hati (Derivative right Of Occupancy) yatawasilishwa kwako kwa ajili ya mwekezaji huyu.
5. Pamoja na barua hii, Ofisi inamtambulisha mwekezaji huyu kwa hatua zozote ambazo ofisi yako itaona zinafaa kwa wakati huu ambapo halmashauri inaendelea kusimamia hatua zilizobaki katika kukamilisha utwaaji wa ardhi hiyo.
6. Naomba kuwasilisha kwa hatua zako.

  
Jumanne S. Mwampashi  
K.n.y Mkurugenzi Mtendaji (W)  
**KISARAWÉ**

Nakala: Mkurugenzi  
Kampuni ya Ideal Detonators Tanzania  
14111 Street Masaki Road, Tour Drive  
S.L.P 2860  
**DAR ES SALAAM**

Kny: MKURUGENZI MTENDAJI (W)  
KISARAWÉ

# PROPOSED SITE FOR IDEAL PROJECT AT VISEGESE-KISARAWE

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COORDINATES FOR IDEAL PROJECT AT VISEGESE.					
Na	X	Y			
			31	502672.00	9235708.00
1	502735.45	9236932.77	32	502649.00	9235707.00
2	502689.00	9236860.00	33	502603.11	9235711.61
3	502721.00	9236786.00	34	502565.00	9235738.00
4	502844.41	9236589.90	35	502540.00	9235735.00
5	503025.00	9236621.00	36	502523.00	9235769.00
6	503091.86	9236691.27	37	502459.04	9235755.73
7	503158.35	9236775.14	38	502403.08	9235753.05
8	503174.74	9236709.04	39	502315.00	9235763.00
9	503209.00	9236680.00	40	502308.00	9235754.00
10	503439.51	9236566.58	41	502229.00	9235751.00
11	503489.16	9236517.39	42	502150.00	9235768.00
12	503532.39	9236456.89	43	502136.00	9235770.00
13	503528.00	9236390.00	44	502117.00	9235774.00
14	503466.92	9236393.98	45	502102.96	9235832.00
15	503365.00	9236383.00	46	502099.00	9235932.00
16	503321.00	9236392.00	47	502118.00	9235981.00
17	503251.82	9236379.82	48	502043.00	9236077.00
18	503225.82	9236343.50	49	502073.00	9236101.00
19	503219.82	9236325.50	50	502097.22	9236184.69
20	503201.82	9236335.50	51	502058.20	9236203.21
21	503155.33	9236275.16	52	502025.12	9236225.04
22	503046.00	9236174.00	53	501998.02	9236249.72
23	503002.99	9236145.99	54	501987.97	9236254.22
24	502941.94	9236093.82	55	502012.00	9236255.00
25	502946.00	9236090.00	56	502018.91	9236490.67
26	502920.00	9236043.00	57	502029.00	9236512.00
27	502875.00	9236027.00	58	502021.60	9236535.98
28	502845.00	9235959.50	59	502025.41	9236539.60
29	502783.91	9235854.57	60	502038.53	9236572.27
30	502764.00	9235738.00	61	502028.61	9236784.36
31	502672.00	9235708.00	62	502152.00	9236836.59
			63	502186.04	9236845.27