

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI



Simu: Na. 0232334551
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MKOA WA MTWARA,
S.L.P. 877,
MTWARA.

Tafadhali unapojibu taja

Kumb. Na. LD/MT/8924/11

18 Januari, 2026

Mkurugenzi Mkuu,
Mamlaka ya Uwekezaji na Maeneo Maalumu ya Kiuchumi Tanzania (TISEZA),
S.L.P 938,
DAR ES SALAAM.

YAH: KIWANJA NA. 364 & 365 KITALU 'D' PEMBA MVITA – MTWARA (W)

Tafadhali rejea somo tajwa hapo juu.

2. Tumepokea maombi kutoka kwa kampuni ya **TANZANIA SULPHUR COMPANY LIMITED wa S.L.P 1040 DAR ES SALAAM** wakiomba kumilikishwa ardhi yenye ukubwa wa Mita za Mraba 11,103 katika eneo la Pemba Mvita lililopo katika Halmashauri ya Wilaya ya Mtwara. Ardhi hii imepatikana baada ya kupimwa na Halmashauri na kisha kampuni tajwa iliwasilisha ombi la kutaka eneo la uwekezaji. Ardhi hii haina mgogoro wowote.
3. Ardhi wanayoomba ipo katika Kiwanja Na. 364 & 365 Kitalu 'D' Pemba Mvita, katika Halmashauri ya Wilaya ya Mtwara na eneo limepangwa kwa matumizi ya viwanda na kupimwa kwa ramani iliyosajiliwa kwa namba **84577**. Kampuni inakusudia kuitumia ardhi hii kwa ajili ya kujenga kiwanda cha kutengeneza kemikali aina ya Salfa (Sulphur).
4. Kwakuwa Kampuni hii ni ya kigeni inakosa sifa ya kuandaliwa Haki ya milki ya ardhi ya asili (Right of Occupancy), hivyo Ofisi imeandaa Fomu ya Ardhi Na. 1 chini ya fungu la 20 la Sheria ya Ardhi Na. 4 ya mwaka 1999 ili ardhi hii iweze kutangazwa (Gazetement) na hatimaye Kampuni ya **TANZANIA SULPHUR COMPANY LIMITED wa S.L.P 1040 DAR ES SALAAM** iweze kuandaliwa haki ya ardhi isiyo ya asili (Derivative Right) chini ya Sheria ya Uwekezaji na Maeneo Maalumu ya Kiuchumi (Tanzania Investment and Special Economic Zone Act No. 6 of 2025).

6. Nategemea ushirikiano wako.



Francis Msobi

Kny: **KAMISHNA WA ARDHI MSAIDIZI**
MKOA WA MTWARA.

Nakala: Kamishna wa Ardhi,
Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,
Mji wa Serikali wa Mtumba
S.L.P 2908
40477 DODOMA.

Mkurugenzi Mtendaji,
Halmashauri ya Wilaya ya Mtwara,
S.L.P 528
MTWARA.

Mkurugenzi,
TANZANIA SULPHUR COMPANY LIMITED
S.L.P 1040
DAR ES SALAAM

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
DESIGNATION OF LAND FOR INVESTMENT PURPOSES
[Under Section 20]

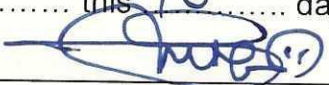
I, **FREDRICK JULIUS MREMA** of P.O BOX 877 MTWARA being Assistant Commissioner for Lands, **HEREBY DESIGNATE** the following land(s) for investment purposes under the Tanzania Investment and Special Economic Zone Act No. 6 of 2025

(a) Location of the land: Plot No. 364 & 365 Block 'D' Pemba Mvita, Mtwara District Council.

(b) Boundaries and extent of the land: Measuring Eleven Thousand One Hundred and Three Square Meters (11,103 sqm) bound with beacons KBA604, KBA603, KBA602, KBA596, KBA592, KBA593, KBA594 and KBA595 as defined in the Registered Survey Plan No. **84577**

(c) Situated at Block 'D' Pemba Mvita, Mtwara District Council.

(d) The land is designated for **Special Industrial purposes only**. Use Group 'N' Use class (b) as defined in the Urban planning (Use Group and Classes) Regulations, 2018.

Dated at Mtwara this 18th day of February 2026


Assistant Commissioner for Lands

Copies served upon us:

Director General of the Tanzania Investment and Special Economic Zones Authority

Date:

Authorized Officer in Charge of the District

Date: 17.02.2026

