# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Executive Summary</strong></td>
<td></td>
<td>a - d</td>
</tr>
<tr>
<td><strong>1</strong> INTRODUCTION, METHODOLOGY &amp; LEGAL FRAMEWORK</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>1.1</td>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>1.2</td>
<td>Background of the Project</td>
<td>1</td>
</tr>
<tr>
<td>1.3</td>
<td>Justification of the Project</td>
<td>3</td>
</tr>
<tr>
<td>1.4</td>
<td>Objective and Scope of the EIA Study</td>
<td>3</td>
</tr>
<tr>
<td>1.5</td>
<td>Policy, Legal and Administrative Framework</td>
<td>3</td>
</tr>
<tr>
<td>1.5.1</td>
<td>Administrative Framework</td>
<td>3</td>
</tr>
<tr>
<td>1.5.2</td>
<td>Legal Framework</td>
<td>4</td>
</tr>
<tr>
<td>1.6</td>
<td>Environmental Screening and Scoping</td>
<td>4</td>
</tr>
<tr>
<td>1.7</td>
<td>EIA Methodology</td>
<td>6</td>
</tr>
<tr>
<td>1.7.1</td>
<td>Collection of Secondary Data</td>
<td>6</td>
</tr>
<tr>
<td>1.7.2</td>
<td>Field Study / Monitoring for Generation of Primary Data</td>
<td>8</td>
</tr>
<tr>
<td>1.7.3</td>
<td>Establishment of Baseline Environment Status</td>
<td>8</td>
</tr>
<tr>
<td>1.7.4</td>
<td>Environmental Impact Assessment</td>
<td>8</td>
</tr>
<tr>
<td>1.7.5</td>
<td>Preparation of Environmental Management Plan</td>
<td>9</td>
</tr>
<tr>
<td>1.8</td>
<td>Scope &amp; Structure of the Report</td>
<td>9</td>
</tr>
<tr>
<td><strong>2</strong> PROJECT DESCRIPTION</td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>2.1</td>
<td>Introduction</td>
<td>11</td>
</tr>
<tr>
<td>2.2</td>
<td>Project Initiator</td>
<td>11</td>
</tr>
<tr>
<td>2.2.1</td>
<td>Name and Address of Promoter (The Proponent)</td>
<td>11</td>
</tr>
<tr>
<td>2.2.2</td>
<td>Name and Address of Project Team</td>
<td>11</td>
</tr>
<tr>
<td>2.2.2</td>
<td>Key Milestone for Project</td>
<td>12</td>
</tr>
<tr>
<td>2.3</td>
<td>Details of Project Site</td>
<td>12</td>
</tr>
<tr>
<td>2.3.1</td>
<td>Project Site and the Surroundings</td>
<td>12</td>
</tr>
<tr>
<td>2.3.2</td>
<td>Approach to the Project Site</td>
<td>13</td>
</tr>
<tr>
<td>2.3.3</td>
<td>Site Location</td>
<td>13</td>
</tr>
<tr>
<td>2.3.4</td>
<td>Ownership of the Land</td>
<td>14</td>
</tr>
<tr>
<td>2.3.5</td>
<td>Zoning of the Site and Land Conversion</td>
<td>14</td>
</tr>
<tr>
<td>2.3.6</td>
<td>Existing Land Use &amp; Integration with existing planning regulations</td>
<td>14</td>
</tr>
<tr>
<td>2.4</td>
<td>Principle, concept &amp; Purpose of the Project</td>
<td>15</td>
</tr>
<tr>
<td>2.5</td>
<td>Buildings Works</td>
<td>16</td>
</tr>
<tr>
<td>2.5.1</td>
<td>The Residential Units</td>
<td>16</td>
</tr>
<tr>
<td>2.5.2</td>
<td>Residential Units Type</td>
<td>17</td>
</tr>
</tbody>
</table>
5 ENVIRONMENTAL MANAGEMENT PLAN

5.1 Mitigatory Measures 58

5.2 Details of Management Plans 63
5.2.1 Green Areas and Landscaping 63
5.2.2 Solid Waste Management Plan 63

5.3 Institutional Set Up 63
5.3.1 Key Players for Implementation of EMP 63
5.3.2 Environmental Officer 64

5.4 Environmental Monitoring During Construction 64

5.5 Other Related Aspects 65

5.6 Occupational Health and Safety Measures 65

LIST OF FIGURES

Figure 2.1 Location Plan 13
Figure 2.2 Typical wastewater and sewerage pipework layout for detached unit 26
Figure 2.3 Wastewater and sewerage pipeworks at ‘Apartment Site’ 26
Figure 3.1 Topographical Map of Mauritius 31
Figure 3.2 Geological & Soil Map of Mauritius 32
Figure 3.3 FAO/MSIRI Map 35
Figure 3.4 Aquifer map of Mauritius 39
Figure 3.5 Major cyclone tracks on Mauritius 42
Figure 3.6 Mauritius Rainfall Normals 1951-1980 (Padya, 1984) 44
Figure 3.7 Seasonal Temperature Variation in Mauritius 46

LIST OF TABLES

Table 2.1 Land Use Occupancy at Grove Cottages 19
Table 3.1 Geological Formations of Mauritius 33
Table 3.2 Soil Types of the Project Site 34
Table 3.3 Land Features of the Project Site 35
Table 3.4 Monthly Percentage Occurrences of observed Cyclones 41
Table 3.5 Major Cyclones in and around Mauritius 42
Table 3.6 Monthly and annual normals in millimeters, 1951-1980 45
Table 3.7 Climatological Features of the Project Site 45
Table 3.8 Growth of Population 48
Table 3.9  Growth of Urban & Rural Population in the Island of Mauritius 49
Table 3.10 Shift in Sectoral Employment between 2009 & 2011 49
Table 5.1 Summary of Environmental Impacts & Mitigation Measures at Construction Phase 59
Table 5.2 Summary of Environmental Impacts & Mitigation Measures at Operation Phase 62

ANNEXES

Annex 1
• Certificate of Incorporation
• Title deed
• Surveyor Report & Location Plan
• Land Conversion Permits
• Letter from BOI

Annex 2
• Context Plan of Project Site

Annex 3
• Photographs of the Project Site

Annex 4
• Surveyor’s Master Plan Drawing

Annex 5
• Percolation Test Result
• Correspondences with WMA

Annex 6
• Correspondence with RDA for new access road
• Correspondence with TMRSU for new access road
• Correspondence with GPSC for new access road
• Access Road Drawing

Annex 7
• Correspondences with DCA
• Correspondences with GPSDC
• Correspondence with CWA
• Correspondence with CEB

Annex 8
• Traffic Impact Assessment (TIA) Report

Annex 9
• Drainage Report with:
  o Drainage Layout
  o Retention Pond
  o Typical Details of Road, Drains & Footpath
Annex 10
• Landscape Master Plan

Annex 11
• Urban design, architectural and landscape design report

Annex 12
• Architect’s master plan drawing
• Master Plan Road Hierarchy
• Architect’s Drawing Registers
• Architectural plans and sections
  o Apartment Prototype
  o Bin Area
  o Duplex Prototype
  o Detached Unit T1
  o Detached Unit T2
  o Detached Unit T3
  o Detached Unit T4
  o Transformer Room Type A
  o Transformer Room Type B
  o Transformer Room Type C