Chapter 1: Introduction

1.1 The Promoter

The Project is being initiated by Nath & Nath Co Ltd and SAI Hotel Ltd as a common interest project geared towards the construction of 84 bungalow units and falls within the purpose of the lease as described in the lease agreement. These units will be part of 12 independent blocks distributed as Type A, B and C as well as 2 apartment blocks, A & B (figure 7).

The promoters have valid title deeds from the Ministry of Housing & Lands for the setting up of bungalow complexes/boutique hotels (annex 1). The Ministry of Housing has agreed to extend the lease of Nath & Nath Co. Ltd until 09 April 2014; (annex 2 of letter dated 30 October 2013 referenced SAPPL/20102/115/00003 V2).

Upon application by both the promoters; Nath & Nath Co. Ltd and SAI Hotel Ltd, the Ministry of Housing & Lands has acceded to the request for a common interest project as per letter dated 25 November 2013 and referenced SAPPL/20102/G265/4 V2;( annex 4).

Certificates of Incorporation of the two companies are included at annex 3.

1.2 The Project Location (figure 1)

The proposed project will be located along the frontage of Balaclava, commonly called Ville Valio and overlooking the bay of Baie du Tombeau. The site is accessible from B41 Arsenal-Pointe aux Piments Road which offshoot from A4 Arsenal–Triolet Road. A new coastal road now connects with Angsana beach hotel and is immediately available for use by the proposed development. This road is 7m wide and has necessary engineering and planning design to accommodate the present project.

Contextually the proposed development rhymes well with existing development. It overlooks Angsana beach hotel to its east and Intercontinental hotel to its north west. It thus satisfies a sequential type of development in favour of the leisure and tourist industry. It does not jeopardise the scope of future development in the area.

1.3 The Proposed Project (figure 5, 7)

The proposed project will comprise of 84 units bungalows distributed among 14 independent blocks, swimming and dip pools, as well as dining facilities. Blocks 1 to 12 will have an effective area of 210.63 m² whereas Blocks 13 and 14 will have effective areas of 602.13m² each. Blocks 1-4 and 5-8 identified as Type A and Type B respectively will be built on a Ground + 1 configuration. Blocks 9- 12 identified as Type C have a spatial clearance averaging 85 m from the HWM and will thus satisfy the planning consideration of Ground + 2. Blocks 13 -14 identified as Apartment Block A & B will be built on a Ground + 2 configuration. Additionally Blocks 13 & 14 will have two levels of basement parking spaces.
at a depth of 5.5m below the ground floor level. Blocks 13 & 14 lie at a distance of 107.672 m from the HWM and at the present topography level in this zone is 8-9 m a.m.s.l.

The project will have 4 public pool areas besides private dip pools at the level of the each bungalow.

The project sewage system will consist of septic tanks and leaching fields and connected through a network. The percolation test carried out on site confirms that the site can accommodate such a system without impacting on the natural environment.

The project will provide dining facilities to its residents.

1.4 The Benefit
The proposed project lies in a region compatible for such development and is justified from the planning point of view. Besides the Geo-morphological characteristics of the region, the Coastal Geomorphological Map also shows overall development for the region and has been included at Figure 2 to show the compatibility for such development.

The proposed project will further add to economic benefits and will provide for direct as well indirect employment opportunities. This site has in the past been used for agricultural practices and given the characteristics of the soil, its topography as well as its proximity to the lagoon, impacts from the use of fertilizer and other chemical products such as weedicide and insecticide have had potential impact on the nearshore and lagoon biotic features through surface run off and groundwater contamination. Besides, land clearance and soil manipulation implemented in the past without any planning and engineered design has resulted in a distinct topography pattern with an upper and lower terrace separated by an escarpment.

The proposed project will bring engineered solutions to present shortcomings by implementing thoughtful terracing, storm water and surface drainage solutions as well as landscaping design. In so doing, soil erosion into near shore waters as well as complete control in the use of weedicide, pesticide and fertiliser will benefit coastal water quality.

1.5 Project Alternative
Within the context of existing and ongoing development in the region, as well as planning constraints, the proposed development integrates well within the overall framework. It is justified from the planning, environmental and social point of view.

1.6 List of Main Directors

<table>
<thead>
<tr>
<th>Nath &amp; Nath Co. Ltd</th>
<th>Sai Hotel Ltd</th>
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<tr>
<td>Premmath Munhrun</td>
<td>Manmohun Krishnasing Ragoonundun</td>
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<td>Andrew Cyril Peens</td>
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<td>Dean Douglas Hayman</td>
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1.7 The Team (EIA Stage)

Promoter Nath & Nath and Sai Hotel Ltd c/o Girish Bhowan
International Architect MAB iKHwezi Architects c/o Paul Batho
Local Architect Yunus Peer Architect Ltd c/o Yunus Peer
International Engineer Mark Ducasse & Associates c/o Mark Ducasse
Local Engineer A.S.Gopee Ltd/A.S Gopee
EIA & Coastal Consultant Coastal Specialists Ltd c/o Rajiv Bheeroo
Land Surveyor Irshaad NuckChady

1.8 The Planning Schedule

EIA submission: Beginning December 2013
EIA Review Process: December 2013 to mid February 2014
EIA License: End February 2014
Site Mobilisation: Beginning April 2014
Site Demobilisation: Second week August 2015

1.9 Official Correspondence Details of Director

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Le Hochet, Terre Rouge, Mauritius
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2.0 Official Correspondence Details of EIA Consultant

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