# 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>I-III</td>
</tr>
<tr>
<td><strong>Chapter 1.0 Introduction</strong></td>
<td></td>
<td>1-3</td>
</tr>
<tr>
<td>1.1 The Promoter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.2 The Project Location</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.3 The Proposed Project</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.4 The Benefit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.5 Project Alternative</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.6 List of Main Directors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.7 The Team</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.8 The Planning Schedule</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.9 Official Correspondence Details of Director</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0 Official Correspondence Details of EIA Consultant</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Chapter 2.0 Planning Considerations</strong></td>
<td></td>
<td>4-8</td>
</tr>
<tr>
<td>2.1 Introduction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.2 The Development Site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.3 The Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.4 Design Considerations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5 Planning Policy Justification</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.1 Introduction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.2 The National Development Strategy (NDS)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.3 Strategic Policy SP16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.4 The Outline Planning Scheme for the Pamplemousses District area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.5 Policy CDT 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.6 Compliance with Planning Policy Guidance (PPG)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5.7 Compliance with the PPG</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Chapter 3.0 Site Description &amp; Site Characteristics</strong></td>
<td></td>
<td>9-11</td>
</tr>
<tr>
<td>3.1 Site Topography</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.2 Geology and Soil Characteristics
3.3 Climatic Conditions and Hydrology
3.4 Coastal Features

Chapter 4.0: Project Description

4.1 Site Lease Agreement
4.2 Project Components
4.3 Bungalow units
4.4 Schedule of Areas of bungalow blocks
4.5 Details of bungalow units
4.6 Building Limits
4.7 Architectural concept and Vision
4.8 The Services
  4.8.1 The Sewage Treatment system
  4.8.2 Electricity Supply
  4.8.3 Water Supply
  4.8.4 Solid Wastes
  4.8.5 Storm Water drainage
  4.8.6 Provision of Fire Fighting Devices
  4.8.7 TELECOM
4.9 Fencing
4.10 Access
4.11 Car parking provision
4.12 Security of the residents
4.13 Green Areas
4.14 Site Preparation for Implementation
  4.14.1 Works during Implementation
  4.14.2 Method
4.15 Sustainable Development

Chapter 5.0: Identification, Prediction of Impact and Impact Mitigating Measures

5.1 Environmental Impacts
5.1.1 Destruction of vegetation and habitat

5.1.2 Impact Mitigating Measures

5.2.1 Potential Impact from Land Erosion

5.2.2 Mitigating Measures

5.3.1 Potential Impact from Sewage Pollution

5.3.2 Impact Mitigating Measures

5.4.1 Impact from Solid Waste

5.4.2 Impact Mitigating Measures

5.5.1 Impact from Noise and Dust

5.5.2 Impact Mitigating Measures

5.6.1 Traffic Implications

5.6.2 Impact Mitigating Measures

5.7.1 Impact from Storm Water

5.7.2 Impact Mitigating Measures

5.8.1 Impact from Fire Hazards

5.8.2 Impact Mitigating Measures

5.9 Socio- Economic Impact

Chapter 6: Environment Monitoring Plan 24-26

6.1 Activities at Implementation stage

6.1.1 Zoning and preparation of site

6.1.2 Materials

6.1.3 Machinery & Stocking of Fuel

6.1.4 Waste Management

6.1.5 Management of site during Implementation

6.1.6 Log Book and Reports

6.2 Proposed EIA Process, Works Schedule & monitoring
Chapter 7: Conclusion

Annex

Annex 1 Lease Agreement
Annex 2 Letter of Extension for Nath & Nath Co. Ltd
Annex 3 Certificate of Incorporation
Annex 4 No Objection Letter for Joint EIA submission
Annex 5 Boundary Wall Application & Approvals
Annex 6 Proposed Water Supply Requirement
Annex 7 Proposed Electricity Supply Requirement
Annex 8 Storm Water Management Proposal
Annex 9 Percolation Test
Annex 10 Proposed Wastewater Disposal & Letter from WMA
Annex 11 Traffic Accommodation
Annex 12 Detailed Schedule of Areas

Plate

Plate 1 Photo Representation of Site

Figures:

Fig. 1 Site & Location Plan Nath & Nath
Fig 1a Site & Location Plan SAI Hotel Ltd
Fig 1b Site Topography & Profiles
Fig 2 Coastal Geomorphology Map
Fig 3 Rainfall Maps & Geology
Fig 3a Soil Map at Project Site
Fig 4 Contour & 3D & Watershed Analysis Map
Fig 4a  Aspect & Slope Map
Fig 5   Master Plan
Fig 5a  Aerial Perspective View
Fig 5b  Front Perspective View
Fig 6   Landscape Concept Plan
Fig 7   Site Block Reference Plan
Fig 8   Type A- G + 1- Ground floor
Fig 8a  Type A- G + 1- First floor
Fig 8b  Type A- G + 1- Roof Terrace
Fig 8c  Type A- G + 1- Elevations & Sections
Fig 9   Type B- G + 1- Ground floor
Fig 9a  Type B- G + 1- First floor
Fig 9b  Type B- G + 1- Roof Terrace
Fig 9c  Type B- G + 1- Elevations & Sections
Fig 10  Type C- G + 2- Ground floor
Fig 10a Type C- G + 2- First floor
Fig 10b Type C- G + 2- Second Floor
Fig 10c Type C- G + 2- Roof Terrace
Fig 10d Type C- G + 2- Elevations & Sections
Fig 11  Apartment Block A – Second Basement Level
Fig 11a Apartment Block A – First Basement Level
Fig 11b Apartment Block A – Ground Floor Level
Fig 11c Apartment Block A – First Floor Level
Fig 11d Apartment Block A – Second Floor Level
Fig 11e Apartment Block A – Roof Terrace Level
Fig 12  Apartment Block B – Second Basement Level
Fig 12a Apartment Block B – First Basement Level
Fig 12b  Apartment Block B – Ground Floor Level
Fig 12c  Apartment Block B – First Floor Level
Fig 12d  Apartment Block B – Second Floor Level
Fig 12e  Apartment Block B – Roof Terrace Level
Fig 13   Apartment Block A & B – Typical Elevations
Fig 13a  Apartment Block A-Typical Section DD
Fig 13b  Apartment Block B-Typical Section DD
Fig 14   Apartment Block A & B – Sections –CC & EE
Fig 15   Site Sections