

GUIDELINES FOR OBTAINING A BUILDING AND LAND USE PERMIT

(BLUP)CLEARANCE FROM THE WMA

1. Which projects require WMA's prior clearance for a BLUP to be granted by the relevant District/Municipal Council?

- All projects that are near existing live public sewers.
- All residential projects with more than 10 bedrooms.
- All commercial development projects, which consist of more than 5 commercial units.
- All industrial development projects.
- All projects for hotels, guest houses and the like.
- All projects involving the construction of wastewater treatment plant/s.

2. Which projects require prior consultation with the WMA before applying for a BLUP at the District/Municipal Council?

(i) Projects that are near existing public sewers

An official letter containing the following information should be sent to the WMA at least one month before applying for a BLUP.

- Location plan of the project.
- Site plan of the project.
- Description of the activities that the development project would entail.
- Estimated daily average and peak volume of wastewater that will be generated from the project.
- In case non-domestic wastewater is expected; the physical, chemical and biological characteristics of the wastewater to be generated should be provided.

The WMA will then assess the feasibility of connecting the project to the existing public sewers and will inform the developer about the connection point.

(ii) Projects that are not near existing public sewers and require Soil Investigation Reports

For the following projects Soil Investigation Reports, prepared and signed by a Civil Engineer registered with the Council of Registered Professional Engineers of Mauritius or a Soil Scientist, are required:

- All projects that will generate 25 cubic metres or more of wastewater daily.
- All poultry rearing projects that will consist of more than 30,000 birds' rearing. □All projects that are on land, which is likely to be subject to high water table.
- All projects that are on land with clay soil or rocky surface.

Notwithstanding the above, the WMA may exceptionally request Soil Investigation Reports for other projects in case site or soil conditions unfavourable for onsite disposal are suspected.

An official letter should be sent to the WMA at least two weeks before carrying out the percolation tests. The letter should mention the name and contact number of the Registered Professional Engineer of Mauritius (Civil) or the Soil Scientist and the proposed date for the soil investigation and should include a location plan. Upon receipt of the letter, the WMA will visit the site and indicate the location and dimensions of the trial pits. The WMA should be informed in writing, at least one week ahead of the date and time of the percolation tests. **Percolation tests should be witnessed by the WMA.**

3. What documents should be submitted for the WMA to process applications for BLUP Clearance?

- (i) Title deed of the site.
- (ii) Letter authorizing applicant to submit application for clearance on behalf of the owner of the site.
- (iii) Two **full sets** of architectural drawings. Including site plan, location plan and layout plan showing location and dimensions of the proposed and existing wastewater disposal systems.
- (iv) The location plan should be drawn to a readable scale and should show the following:
 - Route from a Road Development Authority (**RDA**) Classified Road to the site.
 - Distances along the route from a RDA Classified Road to the site.
 - Landmarks in the vicinity of the site.

- All lateral public roads along the route leading to the site.
- (v) Detailed design drawings showing all plan and cross sectional details/dimensions of the proposed wastewater disposal system and their setback from property boundaries and structures should be submitted on A3 or A4 format. The drawings should be to a readable scale.
 - (vi) Copy or reference of Environmental Impact Assessment (*EIA*) License, Preliminary Environmental Report (*PER*) approval or other clearance already obtained for the project.
 - (vii) Contact number / details of promoter/ Consultant company name.
 - (viii) The permanent and transit population expected for the project.
 - (ix) For residential development projects, the number of units to be constructed and number of bedrooms should be clearly stated.
 - (x) For commercial development projects, the total number of commercial units, description of activities and estimation of average and peak daily volume of wastewater should be clearly stated.
 - (xi) For industrial development projects the following should be submitted:
 - the physical, chemical and biological characteristics of the wastewater to be generated.
 - the expected average and peak daily volume of process wastewater and domestic wastewater.
 - (xii) In case the project is identified as a Property Development Scheme (*PDS*), a Certificate from Board of Investment to that effect should be submitted.
 - (xiii) Soil Investigation Report duly prepared and signed by a Civil Engineer registered with the Council of Registered Professional Engineers of Mauritius or a Soil Scientist should be submitted in cases referred to in **Section 2.** above.

4. How should the wastewater disposal system be designed to enable a BLUP Clearance from the WMA?

A. On-site wastewater disposal consisting of septic tanks and absorption pits and/or leaching fields

On-site wastewater disposal systems should be designed to comply with the Planning Policy Guidance of the Ministry of Housing and Lands, which can be consulted on the Ministry of Housing and Lands website (*housing.govmu.org*).

On-site disposal through septic tanks and absorption pits/leaching fields are generally allowed only for individual properties.

For communal use of septic tanks and absorption/leaching fields by more than one property, the WMA should be contacted for consideration at least one month before submitting an application for a BLUP.

B. Wastewater disposal consisting of a wastewater treatment plant (WTP)

For projects involving a wastewater treatment plant the WMA will require detailed design report and drawings of the wastewater treatment plant. The promoter / designer should follow the “Guidelines for Preparation of Application of Wastewater Treatment Plant” when submitting their design report. The Guidelines are available on WMA website wmamauritius.mu.

Moreover, the following information should also be submitted:

- (i) Substantiate the efficiency of the proposed WTP by submitting results of analysis of treated effluent from same type and make of existing wastewater treatment plant.
- (ii) In case treated effluent is intended to be used for irrigation, the extent and location of green space to be irrigated should be mentioned in the report and shown on plan.
- (iii) Contingency plan in case of breakdown should be listed.
- (iv) Responsible party for the operation and maintenance for the WTP and any nuisance associated with the WTP.

C. Wastewater disposal consisting of sewer lines

Sewers should be designed by Civil Engineers registered with the Council of Registered Professional Engineers of Mauritius (CRPEM) to comply with the Standard BS EN 752:2008.

The detailed design drawings, duly signed by the Civil Engineer, should include:

- (i) materials specifications for the works;

- (ii) detailed design drawings showing dimensions and steel reinforcement of proposed manholes, inspection chambers, pumping stations and drain crossings;
- (iii) layout of proposed sewers, showing the position of inspection chambers, manholes, pumping stations, fittings and sewer alignment;
- (iv) longitudinal sections of the proposed sewers;
- (v) drawings showing details of connection of the internal sewer to the public sewers, if applicable.

5. What fees should be paid before the WMA issues a BLUP Clearance?

The following fees have to be paid pursuant to Government Notice No. 186 of 2012 – Waste Water (Miscellaneous Waste Water Services) (Fees) Regulations 2012, and Government Notice No. 194 of 2017, Waste Water (Miscellaneous Waste Water Services) (Fees) (Amendments) Regulations 2017. These fees have to be paid before the WMA issues its clearance. The WMA will inform the applicant through an official letter when the payment of the fees would be due.

	Rs.
Verification of design of sewers, treatment plant and disposal systems	800 per application
Clearance for Building Permit	1500 per application
Witnessing of percolation test	700 per test

6. Who will have to bear the costs for constructing the wastewater disposal system?

The developer will have to bear the costs for constructing the wastewater disposal system.