

GUIDELINES FOR OBTAINING A CLEARANCE FROM WMA FOR A BUILDING AND LAND USE PERMIT (BLUP) APPLICATION

1. Request for clearance from WMA

A request for clearance from WMA is made at time of application for a BLUP through the National Electronic Licensing System (NELS) accessible from the link: <https://business.edbmauritius.org>. The WMA will provide its clearance to the Local Authority within 5 working days if application is complete as per the requirement of the law.

How to apply for a WMA clearance?

Step 1: Access NELS:

<https://business.edbmauritius.org> and register for a login and password.

Step 2: Fill in appropriate form for BLUP and upload required documents (Refer to checklist).

Step 3: Clearance is sent to the Local Authority within 5 working days if documents are complete.

Projects requiring a WMA clearance

- 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.

Note:

- 1. On submission of application for a BLUP, the application is also routed to WMA for processing of the request for clearance.*
- 2. Applicants will be able to monitor their application online*
- 3. Application for clearance at the WMA Office will not be entertained*

2. Checklist of documents to be submitted

The Following documents should be submitted online on application for a BLUP:

- a) Title deed of the site.
- b) Letter authorizing applicant to submit application on behalf of the owner of the site.
- c) One **full set** ¹of architectural drawings and should include:
 - site plan,
 - location plan ²
 - layout plan showing location and dimensions of the proposed and existing wastewater disposal systems.
- d) Copy and reference of Environmental Impact Assessment (**EIA**) License, Preliminary Environmental Report (**PER**) approval or other clearance already obtained for the project.
- e) Contact number / details of promoter/ Consultant company name.
- f) The permanent and transit population expected for the project.
- g) Residential development projects: Provide the number of units to be constructed and number of bedrooms.
- h) Commercial development projects: Provide the total number of commercial units, description of activities and estimation of average and peak daily volume of wastewater.
- i) Industrial development projects: Provide the following online:
 - 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.
- j) In case of a Property Development Scheme (**PDS**), a Certificate from Economic Development Board (EDB) to that effect should be submitted.
- k) 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 for projects referred at Section 5 of these Guidelines.

¹ 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.

² 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 the RDA Classified Road to the site.
- Landmarks near the site.
- All lateral public roads along the route leading to the site.

3. Approval of the wastewater disposal system

Applicants applying for a BLUP should ensure that the wastewater disposal system meets the requirements of the WMA as per below:

1. On-site wastewater disposal consisting of septic tanks and absorption pits and/or leaching fields	2. Wastewater disposal consisting of a wastewater treatment plant (WTP)	3. Wastewater disposal consisting of sewer lines
<p>The system should comply with the Planning Policy Guidance of the Ministry of Housing and Lands: housing.govmu.org.</p> <ul style="list-style-type: none"> ▪ Generally allowed only for individual properties. ▪ WMA should be contacted for consideration for communal use of septic tanks and absorption pits/leaching fields by more than one property 	<ul style="list-style-type: none"> ▪ WMA will require detailed design report and drawings of the wastewater treatment plant. ▪ “Guidelines for Preparation of Application for Wastewater Treatment Plant” are available on the wmamauritius.mu. ▪ The following information should also be submitted on application: <ul style="list-style-type: none"> ✓ Substantiate the efficiency of the proposed WTP. Results of analysis of treated effluent from same type and make of existing wastewater treatment plant should be submitted. ✓ 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. ✓ Contingency plan in case of breakdown. ✓ Responsible party for the operation and maintenance for the WTP and any nuisance associated with the WTP. 	<ul style="list-style-type: none"> ▪ Sewers should be designed by Civil Engineers registered with the Council of Registered Professional Engineers of Mauritius (CRPEM) and comply with the Standard BS EN 752:2008. ▪ The detailed design drawings, duly signed by the Civil Engineer, should be submitted and should include: <ul style="list-style-type: none"> ✓ Materials specifications for the works; ✓ Detailed design drawings showing dimensions and steel reinforcement of proposed manholes, inspection chambers, pumping stations and drain crossings; ✓ Layout of proposed sewers, showing the position of inspection chambers, manholes, pumping stations, fittings and sewer alignment; ✓ Longitudinal sections of the proposed sewers; ✓ Drawings showing details of connection of the internal sewer to the public sewers, if applicable.

4. Fees

The WMA will inform the applicant through an official letter when payment of processing fees would be due.

If applicable, processing fees can be paid at the WMA's counters:

WMA Office, 3rd Floor, The Celicourt, Celicourt Antelme Street, Port Louis

WMA Head Office, Ground Floor, Jerningham Street, Curepipe

Note:

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

5. Pre-Consultation

The Developer **may** consult the WMA prior to applying for a BLUP. The WMA shall advise on the documents required, procedures among others.

Note: Carrying out a pre-consultation meeting does not imply application and a clearance will not be issued after the consultation.

For an effective pre-consultation meeting in respect of the following categories of projects, developers are requested to provide the information depicted hereunder to the WMA.

Projects that are near existing public sewers	Projects that are not near existing public sewers and require Soil Investigation Reports
<ul style="list-style-type: none">• 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.	<p>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:</p> <ul style="list-style-type: none">• 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 unfavorable for onsite disposal are suspected.• The WMA should be informed at least two weeks before carrying out the percolation tests. The following information should be sent to the WMA:<ul style="list-style-type: none">i. Name and contact number of the Registered Professional Engineer of Mauritius (Civil) or the Soil Scientistii. The proposed date for the soil investigation should be statediii. A location plan. <p>The WMA will visit the site and indicate the location and dimensions of the trial pits. The Percolation tests should be witnessed by the WMA.</p>