

**LIST OF CONDITIONS FOR PROPOSED LES PALETUVIERS SMART CITY AT ANSE LA RAIE BY SANS SOUCIS SMART VILLAGE COMPANY LTD [ENV/DOE/SEA/1]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, a Ramsar Clearance from the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries (Agro-Industry and Food Security Division) for the proposed development, shall be obtained, prior to start of works. A copy of all the permits and clearances obtained shall be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.
2. The development shall be undertaken as stated in the SEA report and the additional information submitted, unless as otherwise advised herein.
3. The proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP). The EMP shall be submitted for approval prior to start of works on site. No work shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
4. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes. A programme of work shall be submitted to the Ministry of Environment, Solid Waste Management and Climate Change, prior to the start of works.
5. Land Conversion Permit shall be obtained for portions which have been under agricultural development at any point in the last 10 years. For portion which have not been under agricultural development for the last 10 years, a Non-Agricultural Certificate shall be obtained from the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries (Agro-Industry and Food Security Division).
6. The proponent shall notify the eventual developers of individual plots that they shall be required to obtain either an Environmental Impact Assessment (EIA) Licence or a Preliminary Environmental Report (PER) Licence, in accordance with the provisions of the Sixth Schedule of the Environment Act 2024.
7. Upon successful drilling of the exploratory borehole at Forbach, the proponent shall apply to the Central Water Authority (CWA) for water supply to the proposed project and shall abide by the conditions set out in letter of authorization issued by the CWA on 24 October 2025 for drilling of borehole.
8. The proponent/eventual developers shall install smart meters based on Automated Meter Reading (AMR) system in all residential or commercial plots. The technical specifications of the smart meters shall be submitted at EMP stage for approval by the CWA.

9. The proponent shall provide a physical barrier, within their property, along frontage of the site with A20 and B13 Roads to restrict access thereto. Adequate visibility splay and turning radius shall be provided at all junctions with the main roads. A building setback of 10m wide shall be provided along the frontage of the development with A20 Road for future upgrading works thereat.
10. No stormwater and/or any other effluent shall be discharged onto the main roads and/or roadside drains. The proponent shall provide on-site stormwater and effluent disposal system to an approved point. Any soakaway/retention basin shall be located at the rear of the development and the furthest away from main roads.
11. Raised footpath of minimum width 1.5m with drains and gullies shall be provided along the frontage of the development on A20 and B13 Roads for the safe and convenient movement of pedestrians.
12. No encroachment shall be allowed on the roads reserves of Cap Malheureux Bypass (A20) and Mont Choisy - Cap Malheureux Road (B13) Roads.
13. Street lighting shall be provided at junctions with A20 and B13 Roads. The approval of the District Council of Riviere du Rempart shall be sought for street lightings and associated works. Upon completion of the works, street lighting services shall be handed over to the District Council of Riviere du Rempart.
14. All relevant engineering design details and drawings certified by a Registered Professional Engineer (Civil) of the proposed works to be carried out in relation to the main roads including road widths, road reserves, turning radius, junction details, provision of footpaths and drains, laybys, internal drainage system, street lightings, etc. shall be submitted to the Road Development Authority (RDA) for approval prior to start of works. Upon completion of the whole works, the Registered Professional Engineer (Civil) shall certify that the works have been completed as per the Road Development Authority's conditions and approved drawings.
15. The proponent shall maintain and keep the main roads clean, free from entrained mud and other construction materials at all times. Any pollution/damage caused to the main roads during the construction phase shall be immediately remedied by the proponent at their own cost, and to the satisfaction of the RDA.
16. The proponent shall secure necessary wayleaves from the RDA for any connection to existing services and for the removal/modification of any amenity/facility on the main roads. Pursuant to section 19 of the Roads Act, the proponent shall apply to the RDA for approval of access onto the main roads upon completion of the works.

17. The RDA reserves the right to require the proponent to undertake works incidental to the proposed development and/or modify any access onto the main road(s) for any reason without prior notice. The proponent shall bear all costs arising therefrom.
18. In the event that the Mont Choisy-Cap Malheureux [B13] Road is realigned, the proponent shall be required to contribute financially for the construction of part of the road.
19. In the event that any traffic/road safety problem arises during the implementation of the proposed Smart City, the Traffic Management and Road Safety Unit shall come up with measures that will be considered necessary and same shall be implemented by the proponent at his own costs.
20. Prior to any construction, the proponent shall submit an application to the Mauritius Fire and Rescue Services for a Fire Safety Management Plan for construction for approval, pursuant to section 18(2) of the Mauritius Fire and Rescue Service Act 2013 with the following documents.
  - a) A "Write Up" including the following information:
    - Introduction - detail about the activities to be carried out on the premises;
    - Means of Escape available (Number and type of exits in each floor);
    - Means for Fighting fires (Portable Fire Extinguishers mentioning their type and capacity & other Firefighting facilities (including Hose Reels, Fire Suppression and Sprinkler Systems if any);
    - Means for giving warning in case of fire (Automatic fire detection & alarm system);
    - Fire water supplies (Number of tanks and quantity of water for firefighting);
    - Emergency lighting systems;
    - Mechanical smoke control/extract systems;
    - Miscellaneous fire related systems;
    - Quantity of explosive or highly flammable materials or dangerous chemicals used or stored;
  - b) The architectural floor layout and elevation plan of each floor of the building, with dimensions in metres;
  - c) Site and location plan.
21. The proponent shall provide wayleave and land to the Central Water Authority and the Water Resources Commission for the drilling of new borehole/s.
22. No treated effluent shall be disposed of into any onsite drainage systems or watercourses and in the open environment. Hydrocarbon separators and silt traps shall be provided to stormwater drains.
23. The proponent shall ensure that no waste of any type is discharged or allowed to enter the sea, the barachois, the wetlands or the newly identified sensitive areas at any stage of the development.

24. The proponent shall take mitigating measures so as to prevent contamination of the quality of fresh water resources in the vicinity of the project site.
25. The proponent/eventual developers shall submit a comprehensive project write-up for the proposed hotel projects and shall seek and obtain a Letter of Approval from the Ministry of Tourism for same. The proponent shall ensure that the proposed hotel project complies with the star rating criteria for hotel and prevailing guidelines of the Tourism Authority for Tourist Residence. The proponent/eventual developers shall obtain a Tourist Accommodation Certificate from the Tourism Authority prior to start of operations of the hotel and Tourist Residence.
26. A setback of two metres (watercourse reserves) shall be strictly observed on either side of the two natural water paths as well the proposed deviated path. No development, deposit of material, backfilling, or any activity in contravention with the Forests and Reserves Act of 1983 shall be allowed within the 2m reserves of the natural water paths.
27. The proponent shall seek an authorisation from the Supreme Court with regards to any stoppage, change in course or level, diversion and construction of any kind in the natural drainage path through an application for clearance from the Supreme Court.
28. Ecosystem-based approaches such as tree planting (non-invasive) shall be adopted to mitigate soil erosion on the natural drain reserves.
29. The proponent shall seek a clearance from the Forestry Services of the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries, before uprooting, cutting, felling and removing Sandalwood from the site.
30. The existing native flora on the subject site shall be preserved or translocated. No invasive plant species shall be used for any landscaping work.
31. All the Environmentally Sensitive Areas (ESAs) identified in the SEA report, including the new wetlands and the native forest shall be preserved and maintained. A buffer of 30m shall be strictly observed around all the ESAs, wetlands and barachois to ensure its protection. A buffer of 50m shall be observed with the native forests.
32. No development shall be undertaken within 30m of the High-Water Mark (HWM) of any water body including the sea.
33. The proponent shall not cut, remove or disturb any mangrove during and after the development phase.
34. The use of permeable pavements/structures shall be favoured to allow the effective ingress of stormwater runoff. The proposed flood mitigating measures/cut off drains shall be implemented

for the plot of lands located upstream of Cap Malheureux bypass. An overflow structure shall be implemented for the proposed Retention Basins A and B. Erosion control measures in the form of rip rap structures shall be provided at the transition points from swales/RC drains to retention ponds and at the discharge points to prevent any risk of erosion or scouring during peak flows.

35. An appropriate setback, to the satisfaction of the Land Drainage Authority (LDA), shall be provided from the proposed retention basins and same shall be fenced for security purposes. Given that the overflow structure of the Barachois is at the Anse La Raie Bridge, the proponent shall ensure that the structures downstream allow free flow at all times. Any proposed Reinforced Concrete covered drains shall be provided with metal gratings at 4.0 m intervals. For drains with raised footpath, inlet gullies/gully gratings shall be provided at regular intervals of 2.0 m. All cross drains shall be provided with trafficable heavy-duty metal gratings along full stretch to ensure effective capture of the surface flows. The side slopes of the swales/earth drains and ponds shall be stabilized as per the Engineering specifications. All run-off generated within the site shall be contained within the site itself and the proponent shall ensure that the proposed development does not impact the downstream and the surrounding regions.
36. The proponent shall ensure that the proposed flood mitigation measures do not create any low-lying areas or favour ingress of stormwater into the surrounding residential areas. Given that the project will incur a change of topography, the design shall not consist of any depression that would promote any accumulation of water. The proponent shall ensure that the cross-fall of the road be towards the proposed drainage infrastructure and that no low-lying areas are created. All future plot owners shall account for their onsite post development runoff through the use of rainwater harvesting tanks/systems & soakaways or other appropriate methods, in order to avoid any additional flows to be converged towards the internal drainage system.
37. The approval of the LDA shall be sought for each plot prior to their development. The LDA reserves the right to impose any further conditions, if warranted. The following details shall be submitted to the LDA for approval:
  - a) Detailed layout plan, longitudinal profiles with invert levels, and cross sections of the proposed drainage infrastructures shall be provided up to its final discharge point;
  - b) The connection details of the proposed drainage infrastructures;
  - c) The cross section of the proposed ponds, clearly depicting the invert levels of the inlet and outlet structures with respect to the peak flood levels; and
  - d) The detailed design calculations and the hydrological parameters including the storm duration, adopted for determining the hydraulic sizing and subsequent volumetric capacity of any proposed drainage infrastructure.
38. A revised plan incorporating all the recommendations of the LDA mentioned above shall be submitted to the LDA, before proceeding with the implementation of the drainage works on-site.

39. The proponent shall hold consultative meetings and resolve any conflict that may arise with the fishers of the region prior to, during and after the implementation of the project.
40. The proponent shall ensure that officers of the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries (Blue Economy and Fisheries Division) have access at the project site at any time so as to monitor the health of the mangrove forests thereat.
41. A restoration and conservation strategy shall be implemented for the maintenance of all the Environmentally Sensitive Areas, wetlands and the native forests within the project site.
42. All infrastructures such as the administrative or visitor facilities shall be designed with accessibility in mind for persons with disabilities. Disability-inclusive strategies shall be embedded in the overall project design and the proponent shall comply with the provisions of the Building Control (Accessibility and Gender Compliance in Building) Regulations. In line with the Building Control Regulations, the following provisions shall be included:
  - a. Wheelchair-accessible ramps at building entrances;
  - b. Braille signage and tactile pathways for visually impaired persons;
  - c. Elevators with Braille buttons and audio floor indicators;
  - d. Assistive listening systems in public areas;
  - e. Reserved parking bays for persons with disabilities;
  - f. Visual and auditory alarms in common areas; and
  - g. Gender-sensitive and inclusive signage.
43. Excavated soil and inert construction wastes shall be used as backfill material or sent to the Gamma Material quarry site. Non-inert construction wastes shall be segregated and sent to recyclers. Recyclable wastes shall be sorted out and sent to registered recyclers. Non-recyclable wastes shall be disposed of at the Mare Chicose Landfill and green wastes shall be composted.
44. Wastewater shall be collected, conveyed, treated and disposed of in compliance with the Planning Policy Guidance (PPG), the Environment Act 2024 and the Wastewater Management Authority Act 2000.
45. Machines and plants during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
46. Electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/structures so that noise generated therefrom are within permissible limits as prescribed in the Environment Protection (Environmental Standards for Noise) Regulations 2022.

47. A proper line of communication (including provision of contact details of person responsible for environmental issues) shall be established with the inhabitants of the locality to ensure effective monitoring and prompt actions by the proponent to address any grievances and environmental nuisances. Necessary measures shall be taken to notify the public of the contact details of persons responsible for environmental issues by way of notices/signboards at the project site.
48. In case of any environmental pollution or nuisance arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, and will take necessary actions in accordance with the provisions of the Environment Act 2024. The additional conditions shall be strictly observed and implemented by the proponent.
49. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.

**EA Division**  
**17 December 2025**