

**LIST OF CONDITIONS FOR THE PROPOSED RESIDENTIAL MORCELLEMENT
COMPRISING 155 RESIDENTIAL LOTS, 1 COMMERCIAL LOT AND 4 GREEN
SPACES ON A PLOT OF LAND OF AN EXTENT OF 82,125 M² AT GROS
BILLOT, NEW GROVE BY ROSE BELLE SUGAR ESTATE BOARD
(ENV/DOE/EIA/1622)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the Road Development Authority and the Traffic Management and Road Safety Unit regarding traffic impact and road safety issues shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report and the additional information submitted unless as otherwise advised herein.
3. In accordance with EPA 2002 section 18 2(1) the proponent shall submit to the Department of Environment an Environmental Monitoring Plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation, accordingly.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes.
5. The Department of Environment shall be informed in writing of the date of completion of all infrastructural works on site, with copy of the final morcellement layout plan to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and additional information.
6. All domestic wastewater shall be disposed via septic tank followed by absorption pit/leaching field. The septic tank shall have a minimum volume of 3m³ and shall be accessible at all time for maintenance. Either the leaching field shall have a minimum plan surface area of 20m² or the absorption pit shall have a wall surface area of 20m². The septic tank and the absorption pit shall be located at least 2m from any building and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised in September 2006. The leaching field shall be located at least 1 m from any building and site boundary as per PPG. Every 3 years or if need be to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved disposal site.

No vehicular loading shall be allowed on the on-site disposal system. The onsite disposal shall be located on slope no greater than 10%. The minimum distance from the formation level of the subsurface system to the maximum level of water table is to be 1.2m as per PPG. The design and construction of the on-site wastewater disposal system shall be in line with the PPG.

7. All solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority and the Ministry of Local Government and Outer Islands.
8. All engineering and/or infrastructural details including calculations shall be submitted to the Road Development Authority for necessary clearance at least (2) months prior to the start of the works. The ex-New Grove Road shall be upgraded into seven (7) metres wide road including footpath(s). The junction of the ex-New Grove Road with the New Grove Road (B82) shall be upgraded geometrically with necessary visibility splays thereat. No direct vehicular access on the ex-New Grove Road from individual lots and access on this road shall be restricted by a low masonry wall or equivalent. All accesses from individual lots shall be on the internal roads of the proposed morcellement. Any damages(s) effected on the masonry drains and/or guardrails and the associated infrastructure shall be repaired at the proponent's cost and to the satisfaction of the Road Development Authority.
9. The road network, road widths, road reserves and kerb radii shall be to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit.
10. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times. No construction shall be allowed on the 20m from the edge of the motorway and trees shall be planted on the road reserve bordering the motorway to act as a green buffer.
11. Appropriate drains with soakways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakways shall be designed to cater for high water run-off during heavy rainfall.

12. The design of the entire surface drain network with soakaways/absorption pits, including contours, spot levels and clear indications of low points, that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority, the Local Authority and the National Development Unit of the Ministry of Public Infrastructure, National Development Unit, Land Transport and Shipping.
13. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development.
14. The provision of utilities, including electricity shall be through an underground network.
15. All areas earmarked for green spaces shall be properly located, created and vested to the Grand Port District Council. The huge ficus tree on site shall not be felled and a centralised green space shall be created around it.
16. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment.
17. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
18. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
19. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
20. Conditions No. 6, 7, 10 and 17 shall be included in the Deed of Sale.
21. 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.