

LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR RESIDENTIAL PURPOSES- 84 LOTS (10HA8143M²)AT BEAU VALLON, MAHEBOURG (LE BEAU VALLON II) [ENV/DOE/EIA/1671]

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
 - (i) Clearance from Traffic Management and Road Safety Unit;
 - (ii) A Building and Land Use Permit for the perimeter wall shall be obtained from the District Council;All conditions attached therewith shall be scrupulously observed.
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. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment, Ministry of Environment, Sustainable Development and Disaster and Beach Management prior to start of works.
4. In accordance with section 18(2)(1) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment, Sustainable Development and Disaster and Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final morcellement layout plan, for monitoring purposes and to ensure compliance with the conditions of

the EIA licence as well as the proposals in the EIA report and the additional information.

6. The Director reserves the right to request for submission and impose additional conditions.
7. A "No Objection Certificate" shall be obtained from the Director of Civil Aviation before the construction of any new building or structure at the proposed site.
8. All domestic wastewater shall be disposed via septic tank followed by leaching field for each residential lot. The individual septic tank shall have a minimum volume of 3m^3 . The individual leaching field shall have a minimum plan surface area of 20m^2 . 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 not greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of water table is to be 1.2m.
The septic tank 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.
9. No waste of any type shall be disposed of or have access to the Blue Bay Marine Park, the Pointe d'Esny Ramsay Site and to any water course.
10. The design of the storm water drains pertaining to the classified road network of the Road Development Authority shall be carried out such that no storm water is channelled towards/into the drain network along the road

network of the Road Development Authority. The design of the entire surface drain network, 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. Upon submission of detailed engineering design calculations, the Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to storm water drainage evacuation. The drainage network shall be maintained by the Syndic.

11. The design of the internal drainage network shall be to the satisfaction of the Grand Port District Council.
12. Any natural drain on site shall not be tampered with and shall be upgraded to the satisfaction of Water Resources Unit so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
13. All the engineering details of the proposed section of Mahebourg By-Pass to be constructed by the proponent and the junction of the PlaineMagnienMahebourg Road with the Beau Vallon Blue Bay Road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths) shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works.
14. Approval shall be sought from the Road Development Authority prior to construction and connection to existing services on the main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works.

15. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the Promoter's costs.
16. The road reserves of the proposed Mahebourg Bypass to be constructed by the proponent as well as the other 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.
17. Street lighting of solar or LED type shall be provided and maintained along the proposed section of the Mahebourg By-Pass to be constructed 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.
18. The provision of utilities, including electricity shall be through an underground network.
19. All internal drain network, road reserves, street lightings and utilities shall be properly maintained by the Syndic.
20. The proponent shall provide to Government free of cost, any land that would be required within its property in the future for providing a link between the proposed access to serve the 3 morcellements and the Blue Bay Village/ Pte d'Esny Road in lieu of the Mahebourg By-pass as provided in the Outline Scheme.
21. All areas earmarked for green spaces shall be properly located, created and maintained by the 'Syndic' to the satisfaction of the District Council Grand Port.

22. 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.
23. All heavy machineries including pumps, compressors, generators and other noise generating equipment shall be properly housed in soundproof structures so that noise generated therefrom be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act 2002.
24. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Scavenging Service shall be undertaken by the Syndic in consultation with the Local Authority.
25. 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.
26. 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.
27. Conditions No.7, 8, 9, 16, 24 and 25 shall be included in the Deed of Sale.
28. 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.
29. 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.

Note:

According to Section 15(2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.