

**LIST OF CONDITIONS FOR PROPOSED LAND PARCELLING FOR
COMMERCIAL DEVELOPMENT AT BAGATELLE, MOKA BY MALL OF
(MAURITIUS) BAGATELLE LTD [ENV/DOE/EIA/1685]**

1. A copy of all necessary permits/clearances obtained from the relevant authorities shall be submitted to the Director of Environment and all conditions attached therewith shall be scrupulously observed.
2. Development on the individual lots shall comply with the provision for commercial development in the Planning Policy Guidance (PPG 1-Design Guidance and PPG 9-Development on sloping sites and Landslide Hazard Areas) specifically for sites exhibiting moderate slopes of 10 to 20 % (namely lots C5, C17, C18, and C21)
3. Any proposed development to be carried out on the lots and listed as an undertaking in the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environmental Report or an EIA Licence as appropriate.
4. Any future development shall be located at a distance of at least 30 m from the edge of the cliff in accordance with the Planning Policy Guidance.
5. Necessary setbacks shall be observed from River Profonde and Feeder Bois Cheri as per the Forests and Reserves Act.
6. No waste of any type shall be disposed of or have access to the River Profonde and Feeder Bois Cheri.
7. The escarpment along the River Profonde and the reserve of Feeder Bois Cheri shall be maintained with vegetation to avoid soil erosion and stabilize the river banks. Any landscaping programme along the reserves shall be subject to the approval of the Conservator of Forests.
8. Any other natural drain on site shall not be tampered with and shall be upgraded and landscaped to the satisfaction of the Conservator of Forest and Water Resources Unit so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.

9. The existing drainage network for the collection of storm water including the drainage system from the Motorway shall be maintained at all times, with no reduction in its hydraulic capacity and the motorway embankment shall be properly landscaped to prevent soil erosion.
10. All domestic wastewater shall be disposed of through septic tank followed by leaching field. The size of the on-site wastewater disposal system shall be informed at the level of the Building and Land Use Permit (BLUP) stage. However, the individual volume of the septic tank shall be of a minimum capacity of 3m^3 and minimum plan surface area of the leaching field shall be 20m^2 . The sizing shall be confirmed at the time of application at BLUP stage. No vehicular loading shall be allowed on the on-site disposal system. The design of the on-site wastewater disposal system shall be as per the PPG. The on-site disposal shall be located on slope not greater than 10%. The minimum distance between the formation levels from the leaching field to the maximum level of water table shall be 1.2m as per PPG.
11. The on-site wastewater disposal system of Plot C21 Park II shall observe a setback of at least 30 metres from Feeder Bois Cheri.
12. All solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority. The green wastes generated shall be sent to composting plant and the recyclable wastes shall be sent to registered local recyclers.
13. All areas earmarked for green spaces shall be properly located, created and maintained to the satisfaction of the Local Authority.
14. 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.
15. 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

16. Raised footpaths (1.5 m wide) shall be constructed within the morcellement on both sides of the 7m roads for the safety of pedestrians. A drawing showing all roads marking and traffic signs for the morcellement and the turning bay at the end of the morcellement shall be submitted to Traffic Management and Road Safety Unit (TMRSU) for approval.
17. In case of any traffic/road safety problems arising as a result of the proposed commercial morcellement, the TMRSU shall come up with necessary measures and same shall be implemented by the Promoter at his cost.
18. The road reserves shall be properly landscaped and embellished with ornamental plants and shall be maintained at all times.
19. 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 and shall be maintained.
20. The future development on the lots shall not give rise to any form of nuisance by way of noise, vibration, odour or otherwise during construction or operation phase to the surrounding environment.
21. Provision for public transport and pedestrian ways to service the parcelling project shall be explored in consultation with the National Transport Authority and other competent authorities.
22. 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.
23. Conditions No 2, 3, 4, 5, 6, 10, 11 and 20 shall be included in the Deed of Sale and any Deeds in succession.

24. 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.
25. 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.