

**LIST OF CONDITIONS FOR THE PROPOSED RESIDENTIAL MORCELLEMENT AT  
MON TRESOR BY OMNICANE LTD (ENV/DOE/EIA/1653)**

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
  - i. A clearance from the Civil Aviation Department; and a
  - ii. Clearance from the Central Electricity Board.

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. In accordance with section 18(2)(f) 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 works shall start prior to the approval of the EMP.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site 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 the start of works.
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 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 submissions and impose additional conditions.
7. The green space lot GS6 shall be centrally located and shall be of a bigger extent to the satisfaction of the Ministry of Housing and Lands so as to compensate for Lots GS7 and GS8 which are by way of their location and configuration respectively be difficult to be used effectively.
8. 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.
9. Detailed engineering drawings of the proposed entry and exit points on the Motorway, slip lanes / acceleration / deceleration lanes shall be submitted to the Road Development Authority for approval prior to start of works.
10. A layout showing the final geometric design of the road/junctions, roundabout, acceleration and deceleration lanes and the proposed road markings/traffic signs shall be submitted to the Traffic Management and Road Safety Unit for appraisal. The acceleration and deceleration lanes shall be 3.5 m wide.
11. All internal roads shall be at least 6.0 m wide with minimum turning radii 6.0 m. Raised footpaths of at least 1.2 m wide shall be provided on both sides of the internal road network and the main access road to the site and shall be shown on the morcellement layout to the satisfaction of the Traffic Management and Road Safety Unit.
12. Visibility splay shall be provided at all junctions to the satisfaction of the Traffic Management and Road Safety Unit. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material to the satisfaction of the Traffic

Management and Road Safety Unit. The signs shall be according to the Traffic Signs regulation of the Republic of Mauritius.

13. The minimum setback observed for the building line from the motorway shall be per the Planning and Policy Guidelines. A buffer of 5 m shall be observed from the motorway reserve and the said buffer shall be planted with trees. In addition, the lots adjoining the motorway shall be provided with a boundary wall of adequate height to further minimize noise disturbance.
14. Parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed.
15. All domestic wastewater shall be disposed via a septic tank followed by absorption pit for each residential plot. The individual septic tank shall have a minimum capacity of 3 m<sup>3</sup>. The individual absorption pit shall have a minimum wall surface area of 20 m<sup>2</sup>. 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 Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the absorption pits to the maximum level of water table shall be 1.2 m. The septic tank and absorption pit shall be located at least 2 m 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. Clearance of the WMA shall be obtained for development on the commercial plots.
16. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Any construction debris generated during the construction stage shall be reused as far as possible.
17. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times by the Local Authority.

18. 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 soakaways shall be designed to cater for high water run-off during heavy rainfall. All roads shall be fitted with drains, the outlet of which shall be through an absorption pit which shall not form part of any existing drain except with the consent of the Highway Authority.
19. 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 and the Grand Port District Council.
20. The existing natural drain shall not be tampered with and shall be upgraded and maintained to the satisfaction of the Water Resources Unit so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
21. 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. The street lightning bordering the motorway shall be provided as per requirements of the relevant Highway Authority.
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. 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.

24. 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.
25. Conditions No. 15, 16 and 23 shall be included in the Deed of Sale and in all the Deeds in succession.
26. 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.
27. 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 (2008), 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.*