

**LIST OF CONDITIONS for the Proposed Construction of a Commercial and Residential Complex on a plot of land of an extent of 13Ha 6382m<sup>2</sup> under the Property Development Scheme (PDS) at Sottise, Grand Baie by Villa Do Cirne 1A Ltd [ENV/DOE/EIA/1674]**

1. Notwithstanding all the other permits and clearances, a Land Conversion Permit from the Ministry of Agro-Industry & Food Security shall be obtained and a copy submitted to the Director of Environment. 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 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, Disaster and Beach Management prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment Sustainable Development, 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.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, prior to the start of operation for monitoring purposes and to ensure compliance with the conditions of the EIA licence as well as proposals in the EIA report and additional information.
6. The proposed Business Hotel within the commercial complex shall not be implemented. Moreover, the proposed restaurant/ public eating places/kitchen in the basement shall be relocated as basement development is normally acceptable for parking, storage or mechanical services. As such, the Business

Centre layout shall be reviewed to **exclude the Business Hotel** and the amended plan shall be submitted to the Local Authority.

7. Provision shall be made for parking and toilet facilities for people with disabilities, especially for the Business Centre. The promoter may also consider designing a few apartments/villas adapted to people with disabilities/senior citizens.
8. Provision shall be made for shopping facilities such as small convenience stores to cater for the daily service needs of the prospective residents.
9. The proponent shall seek the approval of the Road Development Authority regarding the use of the existing access road connected directly to the La Croisette Round-About road as an access to the commercial component of the development. The width of this access road shall be widened to 6.0 m to cater for two-way traffic at the proponent's cost.
10. Right turning directly from the Grand Baie A4 Road shall not be allowed. Right turning from the proposed commercial part of the development onto the Grand Baie A4 Road shall also be not allowed.
11. 1.5 m wide raised footpath as well as drawing for safety of pedestrians shall be provided along the main access to the proposed development from the Sottise Road B170. 1.2m wide raised footpath shall be provided along all internal roads of the proposed development. 1.2m wide raised footpath shall be provided along the enlarged access road and entrance to the commercial part of the proposed development. Pedestrian crossing facilities shall be provided along the enlarged access road. Appropriate pedestrian crossing facilities shall be provided to enable prospective residents, including users of the public spaces, to access the other side of the Grand Baie A4 Road. A clear visibility splay of 90m, on both sides of the road, shall be provided at the proposed junction with the Sottise Road B170 Road. Turning radius at the junction with the Sottise Road B170 shall be 10m. The above provisions shall be to the satisfaction of the Traffic Management & Road Safety Unit.
12. Street lighting shall be provided along the main accesses, entrance, and exit onto the main road as well as along the internal access roads and along the

frontage of the development proposed junction with the Sottise Road B170 to the satisfaction of the Road Development Authority. The street lighting shall be of solar or LED type.

13. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
14. All solid waste shall be segregated. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. The setback of the bin store and composting areas shall be increased from the immediate plot boundary and buffered with plants and vegetation so as not to cause any form of nuisance to the adjoining properties.
15. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
16. All domestic wastewater shall be channeled to the public sewer. Full details of the internal sewer reticulation, rising main and pumping station, up to the connection point, shall be submitted to the Wastewater Management Authority for approval prior to start of construction. The Promoter/Consultant shall liaise with the Wastewater Management Authority concerning the technical requirements that need to be taken into consideration in carrying out the design of the sewerage system and pumping station. All cost associated with the provision of the sewer reticulation up to the connection point shall be borne by the Promoter. The Promoter shall operate and maintain any pumping station at his own cost. During construction phase, all domestic wastewater shall be carted away to Roche Bois Pumping Station.
17. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act.

18. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
19. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
20. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters.
21. The proponent shall survey the site and the surrounding area and identify all existing natural water courses including natural drains. These water courses together with any hydraulic structures shall be upgraded to channel all storm water safely without any risk of flooding the neighboring areas to the satisfaction of the Water Resources Unit.
22. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site, due to heavy rainfall, flooding in nearby water bodies and contribution from any high water table, the proponent shall take all reasonable measures and shall have to provide all necessary drainage infrastructure for channeling and evacuating surface and storm water. All drainage infrastructure shall be designed and constructed to the satisfaction of the Road Development Authority and the Local Authority. In addition, the proponent shall consider high water run off during high intensity rainfall in designing the proposed drainage network and soak aways. Runoff from the development shall not be discharged towards the main road.
23. Necessary bunded walls shall be provided around the diesel/fuel storage tanks to cater for any accidental spillage and leakage.

24. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of dust and noise to the public and surrounding environment.
25. The Director reserves the right to request for submissions and to impose additional conditions.
26. The site shall be landscaped properly and ornamental plants and trees (preferably indigenous/native plants) shall be planted to upgrade and enhance the aesthetics.
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:**

1. *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.*