

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR
RESIDENTIAL PURPOSES AT TROU D'EAU DOUCE BY ALTEO LTD
[ENV/DOE/EIA/1700]**

1. Notwithstanding all the other permits and clearances, a clearance from:
 - (i) The National Transport Authority with regards to the provision of a Bus layby/Bus stop along the main road in the existing Balnea Morcellement to serve the residents of both the Balnea and the new Morcellement with public bus transport; and
 - (ii) The Urban Transport Programme Secretariat (UTPS), in view of the fact that the proposed new Morcellement borders an Ex-railway track.

shall be obtained and all conditions attached therewith shall be scrupulously observed. A copy of all permits and 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. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, 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 to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.

6. One or more lots shall be reserved for commercial purposes in an appropriate location.
7. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. 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 District Council of Flacq. Soak away/absorption pit shall not be located on any green space.
8. The design of the surface drain network shall be carried out such that no stormwater is channelled towards/into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority prior to the start of works. The Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the promoter's costs.
9. The roads in the morcellement shall be of minimum width 6 m with footpath of minimum width 1.5 m on both sides to the satisfaction of the Traffic Management and Road Safety Unit. Footpath of 2.0 m wide shall be provided along the frontage of the proposed development. A road reserve of 3.0 m along the frontage of the development shall be provided, exclusive of any roadside amenities such as drains and footpath for future road widening. All streets have shall be properly named.
10. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics.

11. No other direct vehicular access from the proposed development shall be allowed onto Road Development Authority (RDA) roads. The proponent shall construct a low masonry wall along the frontage of the proposed development for this purpose. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) based on the revised TIA guidelines published by the Ministry of Public Infrastructure and Land Transport for the proposed development to the Road Development Authority and Traffic Management and Road Safety Unit for assessment including both the current project and Phase 1 (Balnea). The Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to improvement of the road infrastructure after assessment of the TIA report submitted, at the promoter's costs.
12. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on 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. Any part of the existing Road Development Authority road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the Road Development Authority at the promoter's costs.
13. Street lighting of solar or LED type as, approved by the District Council of Flacq, 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. Proponent shall provide additional street lighting at the junctions with the Road Development Authority roads to ensure proper visibility and safety of road users.
14. All domestic wastewater from each residential plot shall be disposed through a septic tank followed by leaching field. The individual septic tank shall have a minimum capacity of 3 m³. The individual leaching field shall have a minimum plan surface area of 20 m². 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 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 septic tank shall be located at least 2 m from any building and

site boundary and the leaching field 1 m, as per the Planning Policy guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised on September 2006. Clearance of the Wastewater Management Authority should be sought for development other than residential purposes.

15. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in sound proof enclosures so that noise emanating therefrom be within permissible limits as per the Environment Protection Act 2002.
16. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
17. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise, dust and vibration nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
18. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
19. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
20. The proponent shall submit to the Local Authority with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
21. All solid wastes shall be properly collected and disposed of to the satisfaction of the District Council of Flacq.
22. Areas earmarked for green spaces shall be properly created and vested to the District Council of Flacq.

23. Conditions No. 14, 19 and 21 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.