

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR OFFICE,  
WAREHOUSING & COMMERCIAL DEVELOPMENT AT BAIE DU TOMBEAU,  
RICHE TERRE BY CIE LA FILATURE DE RICHE TERRE LTÉE  
[ENV/DOE/EIA/1708]**

1. Notwithstanding all the other permits and clearances, a clearance from the Ministry of Agro Industry & Food Security with regards to change of purpose of the Land Conversion Permit 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 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 all works on site for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment prior to the start of works.
4. Any proposed development to be undertaken on the site and listed as an undertaking under the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environmental Report (PER) or an Environmental Impact Assessment (EIA) Licence as appropriate.
5. 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.
6. 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.
7. No industrial activity as well as workshops shall be allowed within the proposed morcellement.

8. For plots to be used as warehouses, the proposed warehouses shall keep a setback of 15 m from the boundaries adjoining existing residential agglomeration. No loading / unloading activities shall be carried out within the 15m setback from the warehouses.
9. Any existing natural drain shall not be tampered with and shall be maintained and upgraded to the satisfaction of Local Authority so as to prevent flooding and ponding of water on the site.
10. All drainage infrastructures including soakaways shall be designed and constructed to the satisfaction of the Pamplemousses District Council.
11. The design of the surface drain network shall be carried out such that no stormwater within the proposed development 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 prior approval of the Road Development Authority prior to start of any infrastructural works. The Road Development Authority reserves the right to request the proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.
12. The proponent shall submit all engineering details of the proposed works to be carried out by the proponent along B33 road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpath, drains and street lighting) to the Road Development Authority and Traffic Management & Road Safety Unit for approval prior to start of the works.
13. Approval shall be sought from the RDA prior to any construction and connection to existing services on the main road. A programme of works with a date of start, duration and completion of works shall be submitted to the RDA prior to start of the works. Any part of the existing RDA road leading

to the project site which may be damaged during the works shall be restored to a level acceptable to the RDA at the proponent's costs.

14. 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 eventual owners.
15. No other direct vehicular access from the proposed development shall be allowed onto RDA roads. The proponent shall construct a low masonry wall along the frontage of the proposed development for this purpose.
16. 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.
17. All wastewater shall be channelled to the existing public sewer. Consequently, the applicant shall liaise with the Wastewater Management Authority to know about the connection point. Detailed design report and drawings shall be submitted to the Wastewater Management Authority for approval prior to construction. The detailed design of the sewerage network up to the connection point shall be carried out in accordance with BS752 and signed by a Civil Engineer registered by the Council of Registered Professional Engineer of Mauritius. All cost related to the above sewerage infrastructure shall be borne by the applicant/ owner. Wastewater entering the public sewer shall meet the standard for discharge into the public sewer.
18. Electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/ structures so that noise generated therefrom be within permissible limits as per Environment Protection Act (Standard for Noise Regulations) and does not constitute a source of nuisance.
19. 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.

20. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
21. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
22. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
23. 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.
24. Conditions No. 4, 7, 8, 14, 17, 20 and 22 shall be included in the Deed of Sale and any Deeds in succession.
25. 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.
26. 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.*