

**LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF 119
HOUSING UNITS AT LE HOCHET, TERRE ROUGE BY MAURITIUS
HOUSING CO. LTD [ENV/DOE/1742]**

1. All other necessary permits and clearances from the relevant authorities shall be obtained and all conditions attached therewith shall be scrupulously observed. A copy of all the permits/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. A detailed programme of work shall be submitted to the Department of Environment, prior to the start of works.
4. In accordance with section 18(2)(I) 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 works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit reports on the implementation accordingly.
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 the proposals in the EIA report and the additional information.
6. All roads shall be 6m wide with minimum turning radii of 10m. Raised footpath of at least 1.2m wide shall be provided along both sides of the internal road network and on one side along the frontage of the Alamanda Street, Iyer and Independance Avenues. Road I shall not have direct access onto Avenue Iyer and shall be cancelled.

7. Visibility splay of at least 60m shall be provided along both sides of the road junctions. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material. The traffic signs and road markings shall be in accordance with the Road Traffic Regulations of the Republic of Mauritius.
8. The number and size of parking shall be in accordance to the Planning Policy Guidance.
9. Appropriate drains 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 to the satisfaction of the Local Authority and Land Drainage Authority. The functions of any existing drain shall be enhanced to prevent risks of flooding within and outside the project area.
10. No waste of any nature and type shall be disposed of or have access to any water course.
11. The project shall comply with all the provisions as stipulated in clause 26 of the Rivers and Canals Act, whereby a setback of 30m shall be respected from the tributary to Rivulet Terre Rouge, which borders the western site boundary.
12. All wastewater emanating from the project shall be disposed of into the existing Wastewater Management Authority (WMA) sewer network along Iyer Avenue, Le Hochet, as shown on Drawing No. PF/41/17/P400 annexed with your aforesaid application letter to the WMA. No construction shall be carried out on any existing sewer lines. The WMA shall be notified immediately in case any sewer pipe, apart from those shown on Drawing No. PF/41/17/P400, is encountered on site during construction works. All existing sewer pipes or neighbours' sewer connections crossing the project site and damaged during the construction works shall be repaired or diverted at your costs and as directed by WMA. The WMA reserves the right to impose any other conditions as may be appropriate under the WMA Act 2000. The building floor levels shall be raised at appropriate levels so as to obtain the required levels for the wastewater connection. No rainwater shall be discharged into the sewer network. All strips under sewer lines to

be laid shall be kept clear and accessible at all times for inspection, maintenance and any required repairs.

13. The proponent shall submit a proper detailed design of the proposed sewer reticulation network to the Wastewater Management Authority for approval prior to execution of works related to sewer disposal. The detailed design shall comprise of:
 - a. A longitudinal section for all stretches concerned (including ground levels, invert level, depth, chainage & manholes, size of pipe from proposed connection point).
 - b. Dimensions and details of manholes and the type of cover to be used.
14. All pipelaying works shall be carried out as per the specifications of the Central Water Authority.
15. All electric motors such as pumps, air compressors, generators 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.
16. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
17. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy) and other similar facilities.
18. 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.
19. All areas earmarked for green spaces shall be properly created and located, to the satisfaction of the Local Authority.

20. The development shall not give rise to any form of pollution or nuisance by way of noise, vibration, dust or otherwise during site preparation, construction or operation phase to the public and the surrounding environment.
21. In case of any environmental pollution or nuisance arising from this development, this Ministry may take necessary action in accordance with the provisions of the Environment Protection Act.
22. 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.