

**LIST OF CONDITIONS FOR PROPOSED HOUSING PROJECT (GROVE  
COTTAGE) UNDER AFFORDABLE HOUSING EMPOWERMENT SCHEME ON A  
PORTION OF LAND OF AN EXTENT OF 61 A56 AT DEUX BRAS BY SIT  
PROPERTY DEVELOPMENT LTD [ENV/DOE/EIA/1649]**

1. Notwithstanding all the other permits and clearances, a clearance from the Civil Aviation Department shall be obtained and a copy submitted to the Director of Environment. All conditions attached therein 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 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, and 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, 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 as-built layout plan, 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. No development shall be allowed on the following 20 lots, No 268-270,289,290,292-294, 324-327, 368-375 pending realignment of the high tension line in consultation with the Central Electricity Board.

7. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
8. 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.
9. All domestic wastewater from the single detached housing unit shall be disposed via a septic tank of minimum capacity of 3 m<sup>3</sup> followed by an absorption pit of 20 m<sup>2</sup> wall surface area on each residential plot. All domestic wastewater from a single duplex unit shall be disposed through two septic tanks and absorption pits. Each of the two septic tanks shall have a minimum capacity of 3 m<sup>3</sup> and each of the two absorption pits shall have a wall surface area of 20m<sup>2</sup>. All domestic wastewater from a single block of apartments shall be disposed through septic tanks of total combined capacity of 11 m<sup>3</sup> followed by leaching field of 115 m<sup>2</sup> plan area. All domestic wastewater from two blocks of apartments shall be disposed through septic tanks of total combined capacity of 23 m<sup>3</sup> followed by leaching field of 225 m<sup>2</sup> plan area. All domestic wastewater from three blocks of apartments shall be disposed through septic tanks of total combined capacity of 35 m<sup>3</sup> followed by leaching field of 345 m<sup>2</sup> plan area. Every 3 years or if need be to a higher frequency the septic tanks 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 systems. The on-site disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the absorption pits/ leaching fields to the maximum level of water table is to be 1.2 m. The septic tanks and absorption pits shall be located at least 2 m from any building or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised on September 2006. The leaching fields shall be located at least 1 m from any building or site boundary. Clearance of the Wastewater Management Authority shall be sought for any development other than residential purpose.

10. Turning bays shall be provided at all dead ends of internal roads. Kerb radius shall be minimum 10 meters on proposed 7.0 metres road. All infrastructural details along with their corresponding design calculations shall be submitted to the Local Authority for approval prior to start of work. The proposed geometric design of junction of access road with B7 shall be submitted to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of work. Considering that lots 309 to 339 and those in the surrounding are quite remote from B7 road, the proposed 6m wide road shall be widen to 7m with provision for bus lay-by. The number of bus lay-by required for the development and their proposed locations shall be jointly approved by the National Transport Authority and Traffic Management and Road Safety Unit.
11. Visibility Splay shall be provided at all junctions to the satisfaction of the Traffic Management and Road Safety Unit. All internal roads should be at least 5.5 m wide with minimum turning radii 6.0 m. All bus routes shall be at least 7.0 m wide with minimum turning radii 10.0 m. Raised footpaths of at least 1.2 wide shall be provided on both sides of the internal road network and on one side of the B7 Main Deux Bras Cent Gaulettes Road to access the site along frontage of the development. Parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed.
12. 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.
13. Street lighting shall be provided as per requirements of the relevant Highway Authority. The main access (the B7 Main Deux Bras Cent Gaulettes Road) shall have at least 60 m of visibility splay along both sides and shall be approved by the Road Development Authority.
14. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs Regulation of the Republic of Mauritius. A

layout shall be submitted to the Traffic Management and Road Safety Unit for necessary approval.

15. The natural landform characteristics of the proposed development site shall be preserved to the satisfaction of the Water Resources Unit.
16. 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.
17. 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 Civil Engineer and shall have the prior approval of the Local Authority.
18. Given that the proposed site is located in a region which can be considered as permeable, all necessary precautions shall be taken to the satisfaction of the Water Resources Unit so that the proposed development does not impact negatively on the ground water and surface water quality.
19. All areas earmarked for green spaces shall be properly located and created to the satisfaction of the Local Authority. These green spaces shall be vested to the Local Authority.
20. The proponent shall ascertain that provision be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructures. This condition shall be included in the Title Deed of future owners.
21. 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.
22. 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.

23. The technology for the refrigeration and air conditioning systems shall be energy efficient and ozone-friendly with an Ozone Depleting Potential value of zero.
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 site shall be landscaped properly with ornamental plants and trees including endemic species to upgrade and enhance the physical aesthetics.
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.*