

LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF VILLAS BY ONE & ONLY VILLAS AT ST GERAN LTD [ENV/DOE/EIA/1739]

1. Notwithstanding all other permits and clearances, a clearance from the Road Development Authority as well as a Building and Land Use Permit from the District Council of Flacq shall be obtained and a copy of same shall be 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, 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 and to the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping 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 works. 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.
6. The development shall comply fully with the provisions of the Planning Policy Guidance of the Ministry of Housing and Lands and the Property Development Scheme guidelines of the Board of Investment.

7. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto.
8. The proponent shall implement an integrated stormwater drainage system for evacuation of surface runoff, including through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. The proponent shall ensure that the natural surface water drainage, both upstream and downstream of the site is not altered so as to avoid flooding to adjoining properties.
9. The design of the entire surface drain network and silt trap/stilling basin/catch pits including clear indications of low points that is lieu of eventual discharge of surplus storm water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the National Development Unit, Road Development Authority and the District Council of Flacq.
10. The proponent *insolido* with his team of consultants involved in the preparation of the EIA report shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to flooding, storm surge or any other associated risks in line with provisions of the Building and Control Act (2012).
11. Engineering details of the proposed works to be carried out by the proponent for the access roads to connect with the Belle Mare - Palmar - Troud'EauDouce Road B59 (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) shall be submitted to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start works. Approval shall be sought from the RDA prior to any construction and connection to existing services on B59 Road.

12. The design of the internal 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 the prior approval of the Road Development Authority prior to start of works. The RDA 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.
13. The promoter shall provide footpath (2m wide) and drains along a stretch of 50m on both sides of each junctions with B59 Road along the frontage of the proposed development. A road reserve of 2m shall be provided along the frontage of the development with B59 Road. No structure shall be constructed within the reserve which shall be properly embellished and maintained at all times by the proponent. Street lighting of LED type shall be provided at both junctions with B59 Road. No other direct vehicular access from the proposed development shall be allowed onto B59 Road.
14. The proponent shall ensure the cleanliness of the B59 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B59 Road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the Promoter's cost.
15. All domestic wastewater from the proposed villas shall be directed to the proposed fixed immersed support type wastewater treatment plant and the effluents emanating from the treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment.
16. The wastewater treatment plant shall be located at not less than 10m from the nearest adjoining boundary and at about 200m from any new borehole.

17. The promoter shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm.
18. The Wastewater Management Authority shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant.
19. Results of analysis of the treated effluent from the wastewater treatment plant, effected by accredited laboratory, shall be carried out and submitted to the Wastewater Management Authority on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plant.
20. No waste of any type shall be disposed at and/or have access to the sea, during and after implementation of the project.
21. Necessary bunded wall shall be provided around any diesel/oil storage tanks, standby generator to cater for any accidental spillage and leakage.
22. Construction and demolition waste shall be re-used as far as possible as backfilling materials and any excess waste shall be sent for processing at crushing plants. Any organic waste generated during pre-construction and during operation shall be sent for composting. Other wastes including paper, PET bottles, glass and metal wastes shall be segregated and sent to registered recyclers.
23. The proponent shall ascertain that provision be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructure. This condition shall be included in the Title Deed of future owners.
24. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per EPA (Standards for Noise Regulations).

25. Necessary measures shall be taken so as not to cause any nuisance by way of noise, vibration, odour and dust or otherwise during site preparation, construction or operation phases to the neighbours, surrounding environment and public. The site of works shall be properly protected by hoardings during the construction phase.
26. The proponent shall ensure that energy-saving devices and eco-friendly practices such as waste segregation and recycling, rain water harvesting, renewable energy use (solar energy and photovoltaic cells) and other similar facilities are used.
27. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.
28. 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.