

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT
GROS BILLOT, NEW GROVE BY CREATIVE MOTION ENTERTAINMENT LTD
[ENV/DOE/EIA/1789]**

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
 - i. Clearance from the National Development Unit; and
 - ii. Clearance from the District Council of Grand Port.

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 works and implementation plans shall be submitted to the Department of Environment, prior to the start of works.
4. In accordance with Section 18(2)(l) of the Environment Protection Act 2002 (as amended), 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 final morcellement layout plan, prior to start of operation for monitoring purposes.
6. 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.
7. No residential development shall be allowed at ground floor level of each commercial lot.
8. No further subdivision of land shall be permissible within the proposed morcellement.
9. Given that the proposed development site is found on a permeable zone, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any water body.

10. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the District Council of Grand Port, National Development Unit and the Road Development Authority (RDA). The proponent shall ensure that existing drains along Motorway, M1 fronting the development are not obstructed during or after construction by providing means to avoid soil erosion of embankment to prevent silting of drains.
11. The design of the surface drain network shall be carried out such that no storm water within the proposed development is channelled towards/into the drain network along the road network of the RDA. 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 RDA, prior to start of drainage 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.
12. A minimum building setback of 6.0m shall be provided along the frontage of the development with the New Grove B82 Road and 20.0m from edge of Motorway, M1 respectively for future upgrading works.
13. A road reserve of 2.0m shall be provided along the frontage of the development with the New Grove B82 Road. The proponent shall provide footpath at least 1.5m wide and drains along the frontage of the development with New Grove B82 Road within the 2.0m road reserve. A clear reserve of 0.5m shall be kept between the edge of New Grove B82 Road and the new 1.5m wide footpath for upgrading works. The road reserves shall be properly embellished and maintained at all times by the proponent.
14. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics. The proponent shall ensure the cleanliness of the RDA roads during the construction phase of the project through the installation of washing bay at the site entrance.
15. No direct vehicular access shall be allowed from individual lots of the proposed morcellement onto the Port-Louis –Plaisance (M1) dual carriageway or on the deceleration lane. Vehicular access for morcellement lots number 1,52,53,107 and 108 shall be through the Chemin Commun 6.00m de large and no direct vehicular access shall be allowed onto the New Grove B82 Road.
16. Street lightning shall be provided along the frontage of the development with the New Grove B82 Road and at junctions with main roads to the satisfaction of the Highway Authority.
17. Visibility splay shall be provided at all junctions and shall be as per Planning Policy Guidance. The main access shall have at least 60m of visibility splay along both sides to the satisfaction of the Highway Authority.
18. Raised footpaths of at least 1.2m wide shall be provided on both sides of the proposed common road 6.0m wide. Raised footpaths of at least 1.5m wide shall be provided along

frontage of the morcellement along the New Grove B82 Road. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0m.

19. No on-street parking shall be allowed. Parking facilities shall be provided according to Guidelines of the District Council of Grand Port.
20. 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.
21. The proponent shall submit all engineering details of the proposed works to be carried out with respect to the New Grove B82 Road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the RDA and Traffic Management and Road Safety Unit for approval, prior to start of works. The proposed cross junction at lots number 58,81,104 and 105 and the design of the Chemin Commun de 6.0m de large between morcellement lots 8-47 and lots 22-31 shall be modified to the satisfaction of the Traffic Management and Road Safety Unit.
22. All domestic wastewater shall be disposed via individual septic tank followed by individual absorption pit. The individual septic tank shall have a minimum volume of 3m³ and shall be accessible at all times for maintenance. The individual absorption pit shall have a wall surface area of 20m². The septic tank and absorption pit shall be located at least 2m from any building and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised in September 2006. Every 3 years or if need to be a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The minimum distance from the formation level of the subsurface system to the maximum level of water table is to be 1.2m as per the PPG. The design and construction of the on-site wastewater disposal system shall be located at least 30m from the nearest waterbody. Clearance of the WMA shall be sought for development other than residential purposes and for development to be carried out on the surplus portion.
23. The solid wastes generated during the operational phase shall be sorted out, properly collected and disposed to the satisfaction of the District Council of Grand Port. The recyclable wastes (paper, PET bottles and metal cans) shall be collected by registered recyclers.
24. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in sound attenuating structures so that noise emanating therefrom be within permissible levels as per Environment Protection Act 2002 (as amended).

25. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any form of nuisances by way of noise, vibration, dust and air pollution to the public and surrounding environment.
26. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
27. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
28. The proponent shall maintain the public open space for a period of 5 years as from the date the land is vested to the District Council of Grand Port.
29. The proponent shall submit to the District Council of Grand Port 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.
30. Conditions No. 8, 22, 23 and 27 shall be included in the Deed of Sale and any Deeds in succession. Conditions No. 6, 7 and 24 shall additionally be included in the Deed of Sale for the commercial lots.
31. In case of any environmental pollution or 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 2002(as amended).
32. 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.