

**LIST OF CONDITIONS FOR PROPOSED MIXED USE DEVELOPMENT AT CAUDAN  
BY UNITED PROPERTIES LTD[ENV/DOE/EIA/1738]**

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment:
  - i. A Building and Land Use Permit from the Municipal City Council of Port Louis shall be obtained prior to carrying out development on site.
  - ii. Clearance from the Mauritius Fire and Rescue Service shall be obtained.
  - iii. Prior approval from the Conservator of Forests regarding any felling of trees and landscaping within the feeder reserves shall be obtained.
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 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, 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 plan for monitoring purposes to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.
6. Prior to start of works, the proponent shall submit a Traffic Impact Assessment (TIA) for the proposed development to the Road Development Authority (RDA) and the Traffic Management and Road Safety Unit (TMRSU). No works shall start on site prior to the approval of TIA from the above Authorities. The RDA and the TMRSU reserve the right to request the proponent to carry out any additional works pertaining to improvement of the road infrastructure after assessment of the TIA report submitted, at the proponent's own costs.
7. The setback distance to be respected from Ruisseau des Creoles shall be as per the recommendations of the Water Resources Unit and the National Disaster Risk Reduction and Management Centre.

8. The structural feasibility and design of the development shall be carried out by a Registered Professional Engineer to the satisfaction of the Ministry of Public Infrastructure & Land Transport.
9. All necessary precautions and mitigating measures shall be taken as per the recommendations of the National Disaster Risk Reduction and Management Centre in order to avoid any risk of flooding of the site and the proposed development, particularly in the basement development.
10. In consultation with the National Disaster Risk Reduction and Management Centre, the proponent shall provide a flood contingency plan highlighting the measures that will be taken for evacuation from the lower ground levels during heavy rainfall and flooding.
11. The podium parking shall be properly designed and screened so as not to be visually intrusive from the public spaces.
12. Facilities for disabled with respect to access shall be considered in the design of the proposed development in line with the Planning Policy Guidance of the Ministry of Housing & Lands and in consultation with the Ministry of Public Infrastructure & Land Transport.
13. In consultation with the Infrastructure Division of the Ministry of Public Infrastructure & Land Transport, the location of toilet facilities at the entrance of the fourth and fifth levels and the layout of residential units at sixth to tenth floors shall be reconsidered with respect to natural light and ventilation in all rooms. Possibility of providing balcony to all units shall be considered. Greening elements shall be incorporated in the project design.
14. Prior to the start of works, the proponent in consultation with the National Heritage Fund shall survey and document existing historical structures or features on the site and submit a report of same to the National Heritage Fund.
15. During the implementation phase, the National Heritage Fund shall be notified of any discovery in relation to buried artefact or feature following which a salvage archaeological expedition shall be undertaken on the site.
16. The construction and demolition wastes shall be reused as backfill materials and any excess wastes shall be sent for processing at crushing plants as far as possible. Paper, PET bottles, glass, metallic cans and other recyclable wastes shall be sent to registered recyclers and green wastes such as leaves, branches, lawn mowing wastes shall be composted. Any medical wastes shall be disposed of as per the recommendations of the Solid Waste Management Division.

17. All wastewater shall be channeled to the existing sewer line and in strict compliance with the letter dated 12<sup>th</sup> September 2016 from the Wastewater Management Authority bearing reference, *WMA/BP/COM/496*.
18. An integrated storm water drainage system including the proposed absorption pits and the locations of the final point of evacuation of surface runoff shall be designed and constructed to the satisfaction of the Local Authority, National Development Unit, Road Development Authority and the National Disaster Risk Reduction and Management Centre.
19. The design of the surface drain network shall be carried out such that no storm water within the proposed development is channelled towards or into the drain network along classified roads.
20. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.
21. No wastewater, spillage, runoffs, hazardous substances or silts shall be discharged either on the surface of the ground, in a watercourse or into any waterbody.
22. Necessary bunded walls shall be provided around the fuel/bitumen/standby generators/chemicals storage tanks/areas to cater for any accidental spillage and leakage.
23. Street lighting of solar or LED type shall be provided along the frontage of the proposed development, at the junctions, main accesses at the entrance and exit onto the main roads, as well as along the internal access roads.
24. The proponent shall ensure the cleanliness of the Road Development Authority(RDA) roads during the construction phase of the project through the installation of washing bay at the site entrance. Any part of the existing RDA 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 proponent's cost.
25. Electric motors such as generators and other noise generating equipment shall be housed in soundproof structures so that the noise emanating therefrom be within permissible levels as per the Environment Protection (Environment Standards for Noise) Regulations 1997 promulgated under the Environment Protection Act.
26. The proponent shall not cause any form of pollution or nuisance by way of noise, odour or dust pollution to the neighbours and to the public in general.

27. In case of any environmental pollution or nuisances arising from this development, this Ministry will take necessary action 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.