

**List of Conditions for the Proposed Mixed Use Development at Boulet Rouge, Flacq by  
Constance La Gaiete Co Ltd [ ENV/DOE/EIA/1698 ]**

1. All other necessary permits/clearances, from the relevant authorities 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 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 for monitoring purposes prior to 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 final morcellement layout plan, for monitoring purposes so as 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 domestic wastewater shall be disposed via septic tank followed by absorption pit for each residential plot. The individual septic tank shall have a minimum volume of 3m<sup>3</sup> and shall be accessible at all times for maintenance. The individual absorption pit shall have a minimum wall surface area of 20 m<sup>2</sup>. 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 be to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The design of the on-site wastewater disposal system shall be as per the PPG. The on-site disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of water table is to be 1.2m as per PPG. The views of the WMA shall be sought for development on commercial lots.
7. No waste of any type shall be disposed of or have access to any water course.
8. The design of the entire surface drain network, 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 Engineer and shall have the prior approval of the Road Development Authority and the Flacq District Council.

9. The proponent shall upgrade the stormwater drainage network (inclusive of roadside drains and culverts) along and across the B28 Road after consultation with the Road Development Authority to ensure that no flooding is caused downstream of the development due to runoff from the development. 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. Upon submission of detailed engineering design calculations, the Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to stormwater drainage evacuation.
10. Necessary clearances for all proposed drainage infrastructures shall be obtained from the Local Authority, National Development Unit and the Road Development Authority.
11. All necessary precautions and mitigating measures shall be taken in order to avoid any risk of flooding of the site and the proposed development as well as its neighbouring vicinity.
12. All engineering details of the proposed junction of the access roads with B28 Road (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 the Traffic Management and Road Safety Unit for approval prior to start of works. A right turning lane at one of the entrance, namely road 7, along the FlacqMahebourg Road, B28 shall be provided. The entrance length of road 7 shall be increased to 25m long.
13. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on the main roads. A programme of works with the date of start, duration and completion of works shall be submitted to the Road Development Authority prior to start of works.
14. 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 satisfaction of RDA at the Promoter's costs. Any additional works pertaining to improvement of the road infrastructure shall be carried out at the promoter's cost.
15. A road reserve of 3m shall be provided along the frontage of the development for future widening of the B28 Road. The reserves shall be kept free from any structures including footpath and drains. The road reserves shall be properly landscaped and embellished

with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.

16. Street lighting of solar or LED type shall be provided along the junction with the B28 road, 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.
17. No industrial activities shall be carried out in the commercial plots of the project. All commercial activities likely to give rise to odour emission shall be fitted with odour controlling equipment to treat these emissions prior to release in the atmosphere.
18. Prior to submitting a morcellement application to the Morcellement Unit of the Ministry of Housing and Lands, consultations shall be carried out with the relevant Local Authority to determine the need for any land requirements for community facilities such as school/kindergarten, community hall etc.
19. The provision of utilities, including electricity shall be through an underground network.
20. All internal drain network, road reserves, street lightings and utilities shall be properly maintained.
21. All areas earmarked for green spaces shall be properly created and maintained by the Syndic to the satisfaction of the District Council.
22. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise dust and vibration nuisances to the public and the surrounding environment.
23. All electric motors including pumps, compressors, generators and other noise generating equipment shall be properly housed in soundproof structures so that noise generated therefrom shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act 2002.
24. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Scavenging service within the gated morcellement shall be undertaken by the Syndic in consultation with the Local Authority. During the construction phase, construction wastes generated shall be reused as far as possible as backfill materials and recyclable fraction of solid wastes (paper, plastic, metals and cans) shall be sent to registered recyclers.

25. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
26. The proponent shall submit to the Local Authority and Department of Environment of the Ministry of Social Security, National Solidarity and Environment and Sustainable Development, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
27. Conditions No. 6, 7 and 24 shall be included in the Deed of Sale and any Deeds in succession. Condition 16 and 22 should additionally be included in the deed of sale for the Commercial plots.
28. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
29. 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.