

List of Conditions for Proposed Residential Morcellement at Bel-Air, Riviere Seche by Square Deal Multipurpose Cooperative Society Limited [ENV/DOE/EIA/1752]

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 clearance from the Traffic Management and Road Safety Unit shall be obtained.
 - ii. Clearances from the Urban Transport Programme Secretariat and the National Heritage Fund shall be obtained as the site is crossed by a disused railway track.
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 morcellement 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. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) report for the proposed development to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit (TMRSU). The RDA reserves 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 cost. No infrastructural works shall start prior to the approval of the TIA by the RDA and TMRSU.
7. The green space shall be centrally located within the proposed morcellement and shall be no less than 2% of the site area. The green space shall be properly created, fenced, landscaped and equipped with appropriate amenities in consultation with the Local Authority. Moreover, the green space shall be vested into the Local Authority free of charge.

8. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality, given that the proposed development site is found on a permeable zone.
9. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall and flooding in nearby water bodies, the proponent shall take all reasonable measures and shall provide an integrated drainage network for channelling and evacuating surface and storm water. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps prior to open discharge to the receiving environment.
10. The design of the internal surface drain network shall be carried out such that no storm water within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority(RDA). The storm water 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 works. The RDA reserves the right to request the proponent to carry out any additional works pertaining to storm water drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.
11. Necessary clearances and approvals for all the proposed land drainage infrastructures related to the project shall be obtained from the Local Authority, National Development Unit and the Road Development Authority.
12. A road reserve of 6.0m shall be provided along the frontage of the development with the Flacq - Mahebourg B28 Road for future upgrading works. No structure shall be constructed within the reserve which shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
13. No individual direct vehicular access from the proposed development shall be allowed onto Flacq - Mahebourg B38 Road.
14. In consultation with the Road Development Authority, the proponent shall construct a low masonry wall along the frontage of the development with Flacq - Mahebourg B38 Road. The proponent shall provide footpath at least 1.5m wide and drains along the frontage of the development with Flacq - Mahebourg B38 Road. The proposed road connecting with the Flacq - Mahebourg B38 Road shall be of a minimum width of 7.0m.
15. The proponent shall submit all engineering details of the proposed works to be carried out with respect to the Flacq - Mahebourg B38 Road (*inclusive of road widths, road reserves,*

kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit for approval, prior to start of works. Approval shall be sought from the RDA prior to any construction and connection to existing services on Flacq - Mahebourg B38 Road. Proponent shall ensure the cleanliness of the Flacq - Mahebourg B38 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the Flacq - Mahebourg B38 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 costs.

16. Street lighting of solar or LED type shall be provided along the 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 with Flacq - Mahebourg B38 Road junctions with main roads.
17. All domestic wastewater from each residential lot shall be disposed of through a septic tank followed by an 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 minimum 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 systems. The minimum distance from the formation level of the absorption pit to the maximum level of water table is to be 1.2m as per the PPG. The design, construction and location of the on-site wastewater disposal system shall be as per PPG. Clearance of the WMA shall be sought for development other than residential purposes.
18. Nowastewater shall be discharged either on the surface of the ground, in a watercourse or into any water body.
19. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Any construction debris generated during the construction stage shall be reused as far as possible.
20. All electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment be provided with appropriate noise attenuating materials/ structures so that noise generated therefrom be within permissible limits as per Environment Protection Act 2002 (Standard for Noise Regulations) and does not constitute a source of nuisance.

21. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
22. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
23. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
24. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
25. The proponent shall submit to the Local Authority 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.
26. No industrial activities shall be carried out in the commercial lots. 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. Any development proposed to be carried out in the commercial lots and listed as an undertaking in the Fifth Schedule of the Environment Protection Act 2002 shall require the approval of a Preliminary Environment Report or an EIA Licence.
27. Conditions No. 17, 18, 19 and 24 shall be included in the Deed of Sale and any Deeds in succession. Conditions No. 20 and 26 shall additionally be included in the Deed of Sale for the commercial lots.
28. 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.
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.