

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT  
PLAINE MAGNIEN , GRAND PORT BY OMNICANE LTD[ENV/DOE/EIA/1697]**

1. 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.
2. 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 prior to start of works.
3. 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.
4. 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.
5. The height of any new building/structure shall be as per the recommendation of the Department of Civil Aviation.
6. Individual septic tank and absorption pit should be used for disposal of domestic wastewater for each residential lot. The septic tank should have a minimum capacity of 3 m<sup>3</sup>, be watertight and accessible at all times for inspection / maintenance. The absorption pit's wall surface area should be at least 20m<sup>2</sup>. The minimum distance of the septic tank and absorption pit from any structure, building or boundary shall be 2 m as per the Planning Policy Guidance of the Ministry of Housing and Lands. The minimum distance of the formation level of the absorption pit from any groundwater table shall 1.2m as per the Planning Policy Guidance of the Ministry of Housing and Lands. The on-site wastewater disposal system should not be on a slope greater than 10%. Vehicular access, parking and cultivation of trees (except grass) are not allowed on the on-site wastewater disposal system. 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 site. The clearance of the WMA should be sought at Building and Land Use Permit stage prior to any construction being undertaken for development other than residential purposes.
7. No waste of any type shall be disposed of or have access to any water course.
8. The design of the surface drain network shall be carried out such that no storm water is channelled towards/into the drain network along the road network of the Road

Development Authority. 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 Road Development Authority prior to start of works. Provision shall also be made for appropriate means of discharging storm water through mud/slits prior to open discharge to the receiving environment. Additional works pertaining to storm water drainage evacuation upon submission of detailed engineering design calculation may be requested by the Road Development Authority to be carried out at the Proponent's costs.

9. Any natural drain on site shall not be tampered with and shall be upgraded to the satisfaction of Water Resources Unit so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
10. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0m, visibility splay shall be provided at all junctions and all roads shall be fitted with drains, the outlet of which shall be through an absorption pit which shall not form part of any existing drain except with the consent of the Highway Authority and the design of the internal drainage network shall be to the satisfaction of the Grand Port District Council.
11. Raised footpaths of at least 1.2m wide shall be provided on both side of the access road.
12. Parking facilities shall be provided according to guidelines of Local Authority and no on-street parking shall be allowed;
13. Approval shall be sought from the Road Development Authority prior to construction and connection to existing services on the main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works.
14. Appropriate setback as per the PPG shall be observed by the Proponent. The road reserves along the Motorway M1 along the frontage of the development shall be properly landscaped and embellished with ornamental plants. The road reserves shall be maintained at all times.
15. Provision shall be made for a bus lay-by and shelter along the motorway M1 along the frontage of the development together with associated amenities, including footpath and handrails for the safety of road users. Clearance of the bus lay-by shall be sought from the National Transport Authority and the TMRSA prior to implementation.
16. The geometry of the existing access link on the Mahebourg Roundabout leading to the project site shall be upgraded after consultation with the Road Development Authority. All the engineering details of the proposed upgrading to be carried out by the proponent (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure,

provision of footpaths) shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works;

17. No direct access shall be provided from the Morcellement onto the Port Louis – Plaisance (M1) Dual Carriageway.
18. The main access should have at least 60m of visibility splay along both sides and shall be approved by the District Council of Grand Port.
19. All traffic signs shall be reflectorized and of Engineer's grade and road makings shall be with reflectorized thermoplastic material. The signs shall be according to the traffic signs regulation of the Republic of Mauritius
20. 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 costs.
21. Street lighting of solar or LED type shall be provided and maintained 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.
22. No development shall be allowed on the following 8 lots, No-1, 2, 3, 4, 84, 85, 86 and 87 pending realignment of the high tension line in consultation with the Central Electricity Board.
23. The provision of utilities, including electricity shall be through an underground network.
24. The green spaces shall be of minimum dimensions of 5m and shall be centrally located, be useable and useful as per PPG; and all green spaces shall be maintained before being vested to the Council.
25. Necessary precautions shall be taken so that the development does not give rise to any form of nuisance by way of noise, vibration, dust, odour or otherwise during site preparation, construction and operation phase. The site of works shall be properly protected by hoardings to prevent air pollution during construction phase.
26. All heavy machineries including pumps, compressors, generators and other noise generating equipment shall be properly housed in soundproof structures so that noise generated therefrom be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act 2002.

27. 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.
28. Commercial activity shall not exceed 60 m<sup>2</sup> of gross floor area on the residential lots.
29. 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.
30. 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.