

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL DEVELOPMENT PROJECT
AT PLAISANCE BY PLAISANCE ESTATE LTD [ENV/DOE/EIA/1777]**

1. All statutory permits from the relevant authorities 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 works for monitoring purposes.
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 monitoring reports as per the EMP approval.
5. A Lease agreement from the Ministry of Housing & Lands shall be obtained for the State Land required for the enlargement and connectivity to the site through Le Chaland Road.
6. A Land Conversion Permit shall be obtained from the Ministry of Agro-Industry and Food Security.
7. A clearance shall be obtained from the Ministry of Public Infrastructure and Land Transport Division and the Ministry of Housing and Lands, given that the site is segregated by the ex-railway track.
8. A clearance shall be obtained from the National Ramsar Committee as the site is situated in the proximity of Mare Songes wetlands.
9. All other necessary permits/clearances from the relevant authorities 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.
10. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, prior to the start of operation for monitoring purposes.
11. Prospective buyers of the residential units shall be notified of the presence of a poultry farm located at about 200m from the proposed residential building.
12. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) report for the proposed development showing its impact on the existing road network in the vicinity of the 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 additional works pertaining to improvement of the road infrastructure after assessment of the TIA report submitted, at the proponent's cost. The

TIA shall be prepared as per the guidelines published on the website of the Ministry of Public Infrastructure and Land Transport.

13. Approval shall be obtained from the Road Development Authority (RDA); for vehicular access from/to the development onto the Le Chaland Main Road, and prior to any construction and connection to existing services on B80 Road.
14. The proponent shall submit all engineering details of the proposed works to be carried out by the proponent with respect to the B80 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 and Traffic Management and Road Safety Unit for approval prior to start of works. Street lighting shall be provided at junction with B80 Road, to the satisfaction of the Road Development Authority and the relevant Highway Authority.
15. The proposed access road to the development shall be at least 7.00m wide, with provision of raised footpath 1.5m on both sides of the access road. Visibility splay shall be provided at the junction of the proposed access road from the development with the Le Chaland Main Road and same shall be as per the relevant PPG.
16. A minimum building setback of 6.0m shall be provided along the frontage of the development with edge of B80 Road for future upgrading works. The proponent shall provide a road reserve of 2.0m wide along the frontage of the development with B80 Road. The road reserve shall be properly embellished and maintained at all times by the proponent. No structure shall be constructed within the said reserve.
17. 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. A drawing showing all roads marking and traffic signs shall be submitted to this office for further appraisal.
18. Proponent shall ensure the cleanliness of the B80 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B80 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.
19. The proponent shall liaise with National Transport Authority (NTA) for any provision of public transport facilities.
20. All necessary precautions shall be taken, to the satisfaction of the Water Resources Unit 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 in a permeable zone.
21. The proponent shall make provision for an appropriate means of discharging stormwater through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.

22. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channelled towards/into the drain network along the road network of the Road Development Authority (RDA). The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the 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 stormwater drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.
23. All drainage infrastructures including soakaways shall be designed and constructed to the satisfaction of the District Council of Grand Port, National Development Unit and Road Development Authority.
24. All domestic wastewater from the proposed project shall be directed to the proposed Rotating Biological Contactor (RBC) type wastewater treatment plant. The effluents that emanate from the treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002 (as amended). No untreated wastewater shall be discharged to the environment. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant are carried out by specialist firm/s and shall enter, at his own costs, into an operation and maintenance contract with the specialist firm. The proponent shall make necessary arrangements at his own costs to ensure that, every year, or if required at a higher frequency, the treatment plant shall be desludged by private registered wastewater carrier(s) and the sludge shall be carted away to the Wastewater Management Authority(WMA) approved wastewater disposal site at Roche Bois. The WMA shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Analysis of the treated effluent from the wastewater treatment plant shall be effected by an accredited laboratory and the results shall be submitted to the WMA, for desk monitoring only, on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plant.
25. No waste of any type shall be discharged of in any rivers, canals, natural watercourse, natural drain or ground surface.
26. Solid wastes shall be properly collected and disposed of to the satisfaction of the District Council of Grand Port. The construction debris/excavated materials shall be reused for backfill purposes, as far as possible.
27. The recyclable fraction of wastes generated during operation phase shall be segregated and sent to registered recyclers. Green wastes shall be composted.
28. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible levels as per the Environment Protection Act 2002 (as amended).

29. Necessary measures shall be taken during all the phases of the project, including site preparation and construction so as not to cause any form of nuisances by way of noise, vibration, dust and air pollution to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase.
30. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
31. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
32. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
33. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended). The additional conditions shall be strictly observed and implemented by the proponent.
34. 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.