

**LIST OF CONDITIONS FOR PROPOSED MON TRESOR SMART CITY  
RESIDENTIAL PHASE 1A BY AT MON TRESOR , PLAINE MAGNIEN BY MON  
TRESOR SMART CITY CO LTD. [ENV/DOE/EIA/1805]**

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 on site for monitoring purposes.
3. 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.
4. 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.
5. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
  - (i) A Building and Land Use Permit from the District Council of Grand Port;
  - (ii) Clearance from the Department of Civil Aviation;
  - (iii) Clearance from the Central Water Authority for potable water supply;
  - (iv) Clearance from the Traffic Management and Road Safety Unit;
  - (v) Land Conversion Permit from Ministry of Agro Industry and Food Security;
  - (vi) Clearances from the Urban Transport Programme Secretariat; and
  - (vii) Clearances from the Forestry Service should be sought for any felling of trees within the road reserves.

All the conditions attached therewith shall be scrupulously observed.

6. The proposed project shall comply with all the provisions of the Smart City Certificate issued by the Economic Development Board.
7. A building setback of 20m and 6m shall be provided along the frontage of the development with the new Motorway and B85 road respectively. A road reserve of 2m wide shall be provided along the frontage of the proposed development with the new motorway and B85 Road for any future upgrading works. The road reserve shall be properly embellished and well maintained at all times by the proponent. Turning radius of at least 10m shall be provided at junction with B85 Road.
8. Proponent shall submit all engineering details of the proposed works to be carried out regarding the new motorway and to existing B85 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 (TMRSU) for approval prior to start of works. 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 RDA. The stormwater drainage and structural design of culverts 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. RDA reserves the right to request the Promoter to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the Promoter's costs.

9. Street lighting shall be provided along the new Motorway and along frontage of the development and at main junctions with B85 Road.
10. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) report for the proposed development including all the phases of development based on the TIA Guidelines from the Ministry of Public Infrastructure and Land Transport. The RDA reserves the right to request the proponent to carry out additional works pertaining to the new motorway, B85 Road and adjoining roads after assessment of the TIA report submitted, at the proponent's cost.
11. Approval shall be sought from the RDA prior to any construction and connection to existing services on B85 Road. Proponent shall ensure the cleanliness of the B85 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B85 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. Safety measures shall be implemented in consultation with TMRSU with respect to visibility splay and road safety.
12. Proponent shall liaise with the National Transport Authority for any need for public transport facilities such as bus lay-by and bus shelter along the new motorway and B85 Road.
13. The project shall comply fully with all the provisions as stipulated in Section 25 (Part I) and Section 26 of the Rivers and Canals Act.
14. All stormwater generated within the site shall be disposed to the satisfaction of the Local Authority, Road Development Authority and the Land Drainage Authority of the National Development Unit.
15. The proponent shall ensure that observation well, BH 199, found along the northern boundary of the project site, is safeguarded.
16. Given that the proposed development site lies in a permeable region, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.

17. Necessary bunded walls shall be provided around the storage of diesel/fuel for standby generators to cater for any accidental spillage and leakage. Necessary measures shall be taken to prevent any hydrocarbon spills from vehicles storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters.
18. All domestic wastewater to be generated from Phase 1A shall be directed to the proposed Rotating Biodiscs Contactor (RBC) type Wastewater Treatment Plant (WTP). The effluent that emanates from the treatment plant shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002 and shall be used for irrigation purposes. No untreated wastewater shall be discharged to the environment. 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 Wastewater Management Authority (WMA), for desk monitoring only, on a monthly basis. 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 cost, into an operation and maintenance contract with the specialist firm. The WMA shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plants. Detail design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction. A format of the design report '*Guidelines for Preparation of Application for Wastewater Treatment Plant*' is available at the WMA. The promoter shall make necessary arrangements at his own costs to ensure that, every year, or if required at a higher frequency, the treatment plant is desludged by private registered wastewater carrier(s) and the sludge is carted away to the WMA approved wastewater disposal site at Roche Bois. No vehicular loadings shall be allowed on the wastewater treatment plant. Thus, WTP shall not be located on parking spaces or drive way.
19. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
20. No waste of any type, solid or liquid shall be disposed of or have access to any rivers, canals, watercourses, waterbody or ground surface.
21. Construction wastes be reused as backfill material. Recyclable wastes be sorted out and sent to registered recyclers and non-recyclable wastes be disposed at the landfill. Green wastes be composted.
22. Asbestos wastes generated during demolition of existing building shall be quantified. The Solid Waste Management Division of the Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment & Sustainable Development Division) shall be informed for a decision with regards to the disposal method. The removal of the asbestos materials shall be undertaken with all the necessary precautions to the satisfaction of the Ministry of Health and Quality of Life, Ministry of Labour, Industrial Relations, Employment and Training, Water Resources Unit and the Solid Waste Management Division.
23. All electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom

shall be within permissible limits as per Environment Protection (Environmental Standards for Noise) Regulations 1997.

24. Necessary measures shall be taken during site preparation, infrastructural works and demolition of existing building, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment. The construction site shall be properly fenced to avoid any nuisance therefrom.
25. 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. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
26. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.
27. 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.