

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT-LES BERGES DE COURCHAMPS AT COTE D'OR, MOKA BY ENL PROPERTY LTD & ENL LAND LTD[ENV/DOE/EIA/1803]**

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 proponents 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 proponents shall thereafter submit monitoring reports as per the EMP approval.
4. 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.
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, as attached to the Morcellement Permit.
6. The project shall comply fully with all the provisions of the Rivers and Canals Act.
7. The eventual owners shall be notified of the proximity of the Bagatelle Dam to the project site. Moreover, the proponents shall take into consideration and notify the new owners that in case of emergency situations, the Ministry of Energy and Public Utilities (Water Resources Unit) together with the National Disaster Risk Reduction and Management Centre (NDRRMC) will be implementing an “Emergency Action Plan”.
8. The green spaces shall be centrally located, useable and shall be at least 2% of the total extent of site.
9. No development or deposit of material shall be allowed in the river reserves and a setback of 16m shall be observed.
10. No trees shall be felled within the reserves of River Cascade without prior approval from the Forestry Service. Any re-afforestation/restoration and landscaping work within the reserves of River Cascade shall be subject to prior approval of the Forestry Service.
11. The road between the Cote D'Or (B48) Road and the proposed development shall be enlarged to 7m and properly tarred. A right-turning lane shall be constructed along Cote D'Or (B48) Road by the proponents for access to the main road leading to the proposed morcellement to the satisfaction of the Road Development Authority. The signalised

junction between Cote D'Or (B48) Road and the proposed morcellement shall not be implemented.

12. Raised footpaths (1.5m wide) shall be constructed on both sides of the main access road leading to the proposed development. Raised footpaths (1.2m wide) shall be constructed within the morcellement on both sides of the 6m roads for the safety of pedestrians.
13. Adequate visibility splay shall be provided accordingly at the main access leading to the proposed development with the Cote D'Or (B48) Road and at all junctions within the morcellement. Street lighting shall be provided at the junction of the main access road with B48 Road.
14. The proponents shall submit all engineering details of the proposed works to be carried out by the proponents with respect to the Cote D'Or (B48) Road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the District Council of Moka, Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works. A minimum kerb radius of 6m shall be observed at the two entry/exit points and a minimum kerb radius of 4.5m shall be imposed at all junctions.
15. A drawing showing all the road markings and traffic signs for the morcellement project shall be submitted to the Traffic Management and Road Safety Unit for approval before implementation.
16. 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. 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 (RDA) prior to start of works. The 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 cost.
17. Approval shall be sought from Road Development Authority (RDA) prior to any construction and connection to existing services on the Cote D'Or (B48) Road. The proponents shall ensure the cleanliness of the B48 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of B48 Road leading to the project which may be damaged during the works shall be restored to an acceptable level to the RDA at the Promoter's cost.
18. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality to the satisfaction of the Water Resources Unit, given that the water from River Cascade and Feeder Kistnen is used for domestic water supply and that the proposed site is located in a permeable zone.
19. During all phases of the project, no waste of any type, solid or liquid, shall be discharged in any rivers, canals, watercourses, waterbody or ground surface, present in the vicinity

of the project site or in the surrounding environment and all necessary measures shall be taken to prevent pollution of the water resources thereon.

20. The proponents shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.
21. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the District Council of Moka, Road Development Authority and National Development Unit, prior to submission of the Environmental Monitoring Plan.
22. All wastewater disposal from the proposed morcellement shall be to the satisfaction of the Wastewater Management Authority. The onsite wastewater disposal system for the lots adjoining Feeder Kistnen and River Cascade shall be located at least 30 metres from the watercourses.
23. Any construction waste generated during the construction stage shall be reused as backfill materials. The syndic shall ensure that the recyclable wastes (paper, PET bottles, etc.) are separated and sent to registered recyclers. The syndic shall also ensure that non-recyclables wastes are sent to the landfill and green wastes are composted.
24. All electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/structures so that noise generated therefrom be within permissible limits as per Environment Protection Act 2002 (as amended).
25. Necessary measures shall be taken during site preparation and infrastructural works so as not to cause any nuisance such as noise and dust nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
26. The proponents shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
27. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
28. The proponents 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.
29. Conditions No. 6, 7, 9, 10, 18, 19, 22, 23, 26 and 27 shall be included in the Deed of Sale and any Deeds in succession.
30. In case of any environmental pollution or 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 2002 (as amended).

31. 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.