

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR
RESIDENTIAL PURPOSES AT GROS BOIS BY ENL
LTD[ENV/DOE/EIA/1839].**

1. Notwithstanding all the other permits and clearances, the following permits/ clearances shall be obtained:

- (i) A Building and Land Use Permit prior to start of construction on site.
- (ii) A clearance from the Land Drainage Authority prior to start of works.

A copy of all the permits/clearances obtained shall be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.

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 on site 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. No infrastructural works shall start prior to the approval of the EMP. An updated morcellement layout plan showing all components of the project, including the 30m setback from the re-routed Tributary of River Tabac, shall be included in the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
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. Approval shall be obtained from the Road Development Authority for vehicular access from/to the morcellement through the existing access onto the Gros Bois - L'Escalier (B79) Road. No direct vehicular access shall be provided from the Morcellement lots onto the Gros Bois-L'Escalier (B79) Road and the proponent shall make provisions of service roads along Gros Bois - L'Escalier (B79) road. At no time, stormwater/surface water run-off and/or any other effluent from the proposed development shall be discharged on the Gros Bois-L'Escalier (B79) Road and roadside drains.
7. Prior to the commencement of works on site, the proponent shall submit a programme of works to Road Development Authority (RDA) as well as all relevant engineering design

details and drawings certified by a Registered Professional Engineer of the proposed works to be carried out along the Road Development Authority road, including any road widening/road realignment, cycle track, road side setbacks, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and laybys in line with the relevant Planning Policy Guidance. The proponent shall secure necessary approval/wayleave from the Road Development Authority for any connection to existing services on classified roads and removal of any amenities/facilities from classified roads. The proponent shall provide adequate visibility splay and turning radius at the junctions of the access roads with the Gros Bois-L'Escalier (B79) Road. Street lighting to be provided at junctions with the B79 Road to the satisfaction of the Road Development Authority.

8. The proponent shall, at all times, maintain and keep clean the Road Development Authority Road from all entrained mud and other construction materials and any damage caused to the classified road during the construction phase shall be immediately repaired by the proponent at his own costs to the satisfaction of the Road Development Authority.
9. Visibility splay shall be provided at all junctions and shall be as per Planning Policy Guidance. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0m. Raised footpaths of at least 1.2m shall be provided along the frontages of all the morcellement lots. Parking facilities shall be provided according to Guidelines of the District Council of Grand Port and no on-street parking shall be allowed. 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. Street lighting shall be provided as per requirements of the relevant Highway Authority. 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 and the above-mentioned modifications for the Morcellement shall be submitted to the Traffic Management and Road Safety Unit for further appraisal.
10. The proponent shall seek the authorisation of the Supreme Court for the re-routing of the Tributary to River Tabac, prior to any construction works on site and shall comply fully with all the provisions as stipulated in Section 25 (Part I) of the Rivers and Canals Act.
11. The re-routed watercourse shall have a reserve of 3m on both sides, as per the Forests and Reserves Act. No development shall be allowed within the reserves of the watercourse. Only native plants and non-invasive plant species shall be used for any landscaping work within the reserves of the watercourse.
12. No waste of any type shall be discharged in any rivers, canals, watercourses, waterbody or ground surface.

13. For each residential lot, an individual septic tank and absorption pit shall be used for disposal of domestic wastewater. The septic tank shall have a minimum capacity of 3m³, be watertight and accessible at all times for inspection/maintenance. The absorption pit's wall surface area shall be at least 20m². As per the Planning Policy Guidance of the Ministry of Housing and Land Use Planning, the minimum distance of the septic tank from any structure, building or boundary shall be 2m, the minimum distance of the absorption pit from any structure, building or boundary shall be 2m and the minimum distance of the formation level of the absorption pit from any groundwater table shall be 1.2m. The on-site wastewater disposal systems shall not be sited on a slope greater than 10%. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal systems. Every 3 years, or if need be, at a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to a Wastewater Management Authority's approved site.
14. Onsite wastewater disposal system for lots G1 to G30 shall be located at not less than 30m from any canal, tributary, watercourse and/or river. The onsite wastewater disposal system for lot G31 shall be located furthest away from any canal, tributary, watercourse and/or river and be regularly maintained so as to prevent any overflow of wastewater therefrom.
15. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Grand Port and the Land Drainage Authority. An adequate drainage network including mud/silt traps shall be provided for evacuation of stormwater and surface runoff.
16. All stormwater generated within the site shall be disposed in such a way that it does not affect the neighbouring sites located downslope.
17. Future owners shall obtain a 'no objection certificate' from the Director of Civil Aviation before construction of any new building or structure at the proposed location. Any proposed buildings/structure shall not exceed a height of 50 feet (15.2m).
18. The proponent shall ensure that vehicles getting in and out of the site, during construction phase, do not smear mud on the existing road infrastructure, especially during rainy days to the satisfaction of the District Council of Grand Port.
19. Construction wastes and excavated soil shall be re-used as backfill materials and non-recyclable waste shall be disposed at the Mare Chicose Landfill. Green waste generated during operation phase shall be composted, while the recyclable fraction of waste shall be sorted out and sent to registered recyclers.

20. All equipment to be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
21. 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.
22. Necessary measures shall be taken during site preparation, infrastructural works and operation, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment. The site of works shall be properly protected by hoardings during the construction phase to avoid any nuisance therefrom.
23. The site shall be properly embellished with ornamental plants and trees to enhance the aesthetic value of the site. The proponent shall maintain the green space areas.
24. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
25. The proponent shall submit to the District Council of Grand Port 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. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
27. Conditions 14, 17 and 26 shall be included in the Title Deed of each owner and any Deeds in Succession.
28. 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.
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.