

**LIST OF CONDITIONS FOR PROPOSED PARCELLING OF LAND FOR
RESIDENTIAL PURPOSE AT MON CHOISY BY MONT CHOISY SMART CITY
LTD AND MONT CHOISY BOIS DES CHAMPS LTD UNDER SMART CITY
SCHEME [ENV/DOE/EIA/1852]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, a clearance from the Wastewater Management Authority shall be obtained. A copy of all the permits and 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 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. The Department of Environment shall be informed in writing, within one month of the date of completion of all works on site. The proponent shall submit to this Ministry a copy of the final morcellement layout plan, as attached to the Morcellement Permit, not later than one month after obtaining same.
6. Lots no 5,12,19,20,21,43,44,45,69,71,89,129,151,152,153,154 and part of the proposed green area fall within the 10-20% slope gradient. Development on the said lots shall require a Geotechnical Report for slope stability prepared by a qualified geotechnical engineer/registered Civil engineer, to the satisfaction of the Geotechnical Unit of the Ministry of National Infrastructure and Community Development.
7. The proponent shall comply to the recommendations of the Traffic Impact Committee (TIC) vide letter dated 18th April 2019 and submit its implementation schedule to the Road Development Authority accordingly.
8. The applicant shall nominate a haulage route to be used by heavy vehicles accessing the site during the construction and submit details thereof to the Road Development Authority (RDA) for necessary approval. Any part of the existing main roads leading to the project site

which may be damaged during the works shall be restored to the satisfaction of the RDA at the Promoter's cost.

9. A final layout for the proposed traffic sign and road markings shall be submitted to the Traffic Management and Road Safety Unit.
10. All drainage infrastructures shall be designed and constructed to the satisfaction of the Land Drainage Authority and District Council of Pamplemousses.
11. 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 groundwater and surface water quality.
12. No waste of any type, solid or liquid, shall be discharged in any river, canal, watercourse, waterbody or ground surface, during all phases of the project. Necessary precautions shall be taken to prevent contamination of the quality of water resources of boreholes onsite and in the vicinity of the project site.
13. During the construction phase, excavated soil and boulders shall be used as backfill material, as far as possible.
14. The syndic shall ensure that recyclable wastes generated during operation phase shall be sorted out and sent to registered recyclers. The syndic shall also ensure that green and biodegradable wastes are composted and non-recyclable wastes are disposed to the satisfaction of District Council of Pamplemousses.
15. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working condition to minimise risks of air and noise pollution.
16. 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.
17. Necessary measures shall be taken during site preparation and infrastructural works, 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.

18. A proper line of communication (including provision of contact details of the person responsible for environmental issues) shall be established with the inhabitants of the locality to ensure effective monitoring and prompt actions by the proponent to address any grievances and environmental nuisances in terms of noise, dust and mud entrainment, among others.
19. 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 proponent shall submit to the District Council of Pamplemousses 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.
20. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
21. Conditions 6 and 20 shall be included in the Title Deed of each owner and any Deeds in Succession.
22. In case of any environmental pollution or nuisance arising from this development, this Ministry in consultation with other concerned authorities 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). The additional conditions shall be strictly observed and implemented by the proponent.
23. 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.