

LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR RESIDENTIAL/COMMERCIAL PURPOSES AT TAMARIN BY SOCIETE AELM ET AUTRES [ENV/DOE/EIA/1834]

1. Notwithstanding all the other permits and clearances from the relevant authorities, a clearance from the Land Drainage 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)(1) 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. Any proposed development to be undertaken on the site (commercial lot) and listed as an undertaking under the Fifth Schedule of the Environment Protection Act 2002 (as amended) shall require the approval of a Preliminary Environmental Report (PER) or an Environmental Impact Assessment (EIA) Licence as appropriate.
7. The onsite wastewater disposal system for lots 1, 2, 3, 4, 40, 41, 42, 43, 44, 45 and 46 shall be located at not less than 30m from the deviated canal. The onsite wastewater disposal system for lot 5 shall be located furthest away from the deviated canal.
8. Given that the proposed morcellement would be a gated one, the proponent shall consult the Black River District Council to determine the space to be provided or other community facilities to the satisfaction of the Council.
9. The turning radii at all junctions shall be at least 10m. All internal roads shall be equipped with raised footpath of at least 1.2m wide on both sides. The visibility splay shall be provided at all junctions. Prior to the opening of the development, the proponent shall contact the Traffic Management and Road Safety Unit for a joint site visit to verify the traffic sign and road markings, following which the final approval will be issued.
10. All drainage infrastructures shall be designed and constructed to the satisfaction of the Land Drainage Authority and District Council of Black River.

11. A comprehensive maintenance plan for the drainage infrastructure shall be submitted to the Land Drainage Authority and regular maintenance thereof shall be ensured.
12. 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.
13. All domestic wastewater shall be disposed through a septic tank followed by an absorption pit on each residential plot. The individual septic tank shall have a minimum capacity of 3m³. The individual absorption pit shall have a minimum wall surface area of 20m². Every 3 years or if need to be a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the absorption pit to the maximum level of water table shall be 1.2m. The septic tank and absorption pit shall be located at least 2m from any building or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands Use Planning dated November 2004 and revised on September 2006. Clearance of the WMA shall be sought at Building and Land Use Permit Stage for developments listed in the *“Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) Application”*. The Guidelines are available on WMA website wmamauritius.mu.
14. During the construction phase, excavated soil and boulders generated shall be used as backfill material, as far as possible.
15. 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 Black River.
16. 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.
17. 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.
18. 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.

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 Black River 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, 7, 13 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.