

**LIST OF CONDITIONS FOR PROPOSED PARCELLING OF LAND UNDER THE
VOLUNTARY RETIREMENT SCHEME AT PALMA BY MEDINE LTD
[ENV/DOE/EIA/1850]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, a clearance from the Ministry of Energy and Public Utilities 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. 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. The liability for any disturbance that may result with the development of this project and after implementation shall rest on the consultant. The consultant shall cater to all the safety aspects highlighted in the design stage and also after the implementation of the project.
7. The perimeter of the 39 non-constructible plots, namely lot number 16, 17, 18, 19, 24, 25, 26, 35, 39, 41, 42, 43, 45, 46, 47, 48, 62, 63, 64, 66, 67, 68, 76, 85, 86, 87, 88, 89, 95, 96, 108, 109, 110, 112, 113, 10A, 20A, 39A and 40A shall be fenced and maintained by the proponent for public security.
8. Pursuant to Section 4A of Roads Act, the proponent shall seek necessary authorization from the Road Development Authority to undertake works along/on the main road. The proponent shall submit to the Road Development Authority the following information prior to the commencement of works on site:
 - i. All relevant engineering design details and drawings certified by a Registered Professional Engineer (Civil) of the proposed roundabout and works to be carried out in relation to main roads including road widening/road realignment, cycle track (if any), 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.

ii. A programme of works.

A permission to undertake the works along the main roads will be issued after submission and acceptance of all requested information.

9. At no time stormwater and/or any other effluent from the proposed development shall be discharged onto main roads, roadside drains and culverts. The proponent shall provide on-site stormwater and effluent disposal system or to an approved discharge point. Any soakaways shall be located at the rear of the development and shall be furthest away from the main roads.
10. The proponent shall carry out a road safety audit of the new roundabout at design stage after the submission of detailed design drawings to the Traffic Management and Road Safety Unit. Any modification shall be included by the proponent. The Traffic Management and Road Safety Unit will also carry out a road safety assessment at pre-opening stage. Any modification requested during the proposed road safety audit shall be carried out by the proponent at his own cost. The proponent shall complete the land acquisition procedures through the relevant authorities.
11. The street lighting design of the roundabout shall be approved by a Registered Professional Engineer (Electrical) and submitted to the Local Authority and Road Development Authority for necessary clearance. The developer shall secure necessary prior approval/wayleaves from the Road Development Authority for any connection to existing services on main roads and removal/modification of any amenities/facilities like handrails, guardrails, traffic signs, road marking, etc on main roads.
12. The proponent shall maintain and keep clean all main roads free from entrained mud and other construction materials at all times 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.
13. The proposed access of 5m wide leading to Seringue Avenue shall be enlarged to a minimum of 6m wide with kerb radius of a minimum of 6m along Seringue Avenue.
14. All drainage infrastructures shall be designed and constructed to the satisfaction of the Land Drainage Authority and the District Council of Black River.
15. 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 ground water and surface water quality given that the proposed development site lies in a permeable region. The proponent shall provide hydrocarbon and silt separator on the drainage network and these shall be maintained regularly.
16. The proponent shall ensure that the natural landform of the proposed development site is preserved and shall not carry out any related deep excavation activities including rock quarrying on the proposed development site.

17. No wastes of any type shall be discharged into any rivers, canals, watercourses, waterbody or ground surface.
18. Wastewater flows from the proposed lots shall be conveyed to manhole/s on the existing sewer line which passes on the eastern and southern parts of the site. The proponent's consultant shall identify the manhole/s to which the connection/s would be feasible. At least one month prior to the commencement of construction of infrastructural works, the applicant/owner shall submit for approval by the Wastewater Management Authority, the detailed design the wastewater system required to connect the proposed lots to the existing sewer. The detailed design of the wastewater system shall be carried out in accordance with BS EN 752 and signed by a civil engineer registered with the Council of Registered Professional Engineers of Mauritius. The submission shall inter-alia include: materials specifications for the works, detailed design and drawings showing dimensions and steel reinforcement of proposed manholes, inspection chambers and drain crossings, layout of proposed internal and outfall sewers, showing the position of inspection chambers, manholes, fittings and sewer alignment from the proposed lots to the existing public sewers, longitudinal sections of the proposed internal and outfall sewers, drawings showing details of connection of the internal sewer to the public sewers. All costs related to above sewerage infrastructure shall be borne by the applicant/owner.
19. Construction wastes generated during construction phase shall be sorted out. The inert wastes shall be reused as backfill material as far as possible. The non-inert wastes shall be sent to registered recyclers. Recyclable wastes generated during operation phase shall be sorted out and sent to registered recyclers. Green wastes generated during operation phase shall be composted. Non-recyclable wastes shall be collected by the Local Authority.
20. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working 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 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.
23. A proper line of communication (including provision of contact details of 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 amongst others.

24. Areas earmarked for green spaces shall be vested to the Black River District Council.
25. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the allocation to VRS employees. 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 allocation to VRS employees 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 18, 19 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.