

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL APARTMENT COMPLEX
AT MARE AUX Puits, BELLE MARE BY STAIRWAY PROPERTY DEVELOPMENT
LTD [ENV-ESDD-EIA-2020-8]**

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 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.
4. The Department of Environment shall be informed in writing within one month from the date of completion of all works on site, with copy of the as-built layout plan prior to the start of operation, for monitoring purposes.
5. Notwithstanding all the other permits and clearances from the relevant authorities, the following clearances shall be obtained, prior to approval of the EMP:
 - i. A clearance from the Land Drainage Authority on the proposed stormwater drainage infrastructure; and
 - ii. A clearance from the Central Water Authority for potable water supply.
- b. 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.
6. The second floor of each 'Type C' Apartment Block shall be of a maximum area of 111m², to comply with the 50% coverage with respect to its ground occupancy as per the Planning Policy Guidance of the Ministry of Housing and Land Use Planning.
7. The proponent shall submit an amended masterplan showing a minimum building setback of 6m, to be observed from Mare La Chaux (B58) Road with respect to 'Type A' Apartment Blocks and the swimming pool near the 'Type C' Apartment Blocks to the Ministry of Housing and Land Use Planning with copy to the Department of Environment, prior to start of works.
8. There shall be no direct access onto the Mare La Chaux (B58) Road. Entry/exit to the proposed development shall be through the existing tarred roads. Provisions shall be made for 1.5m wide raised footpath and drains along the frontage of the development with the Mare La Chaux (B58) Road. Street lighting shall be provided along the frontage

of the development with the Mare La Chaux (B58) Road and at its junction with the public road. Upon completion of works, street lighting services shall be handed over to the Local Authority. The proponent shall secure necessary prior approval/wayleaves from the Road Development Authority for any connection to existing services on the Mare La Chaux (B58) Road as well as for the removal/modification of any amenities/facilities therefrom, including handrails, guardrails, traffic signs and road marking, amongst others. At no time, stormwater and/or any other effluent from the proposed development shall be discharged onto public roads.

9. The proponent shall ensure that the design for the realignment of the sharp bend along Mare La Chaux (B58) Road is in compliance with the Design Manual for Roads and Bridges or any other relevant International Standard as approved by the Road Development Authority. The design liability shall rest solely with the proponent and his consultant(s). The conditions attached to the letter addressed to the proponent on 10 July 2020 and bearing reference: RDA/R/46/F/123/19 from the Road Development Authority, shall be strictly adhered to. The Road Development Authority reserves the right to request the proponent to undertake any works incidental to the proposed development and/or modify any other existing access on the Mare La Chaux (B58) Road for the improvement of traffic and road safety without any prior notice. The proponent shall bear all costs arising therefrom.
10. The strip of road re-alignment of Mare La Chaux (B58) Road shall be carried out under the approval and supervision of the Road Development Authority and the Traffic Management and Road Safety Unit.
11. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Flacq, Road Development Authority and Land Drainage Authority. A comprehensive maintenance plan for the drainage infrastructures shall be submitted to the Land Drainage Authority and regular maintenance thereof shall be ensured.
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.
13. All domestic wastewater from the development shall be directed to the proposed aerobic biological treatment on fixed immersed support type wastewater treatment plant, as per the Specialist Consultant's/Supplier's recommended design. The internal sewerage system shall be designed pursuant to BS EN 752:2008 by a Civil Engineer duly registered with the Council of Registered Professional Engineers of Mauritius (CRPE) and its construction shall also be supervised by a Civil Engineer duly registered with the CRPE. The effluent emanating from the treatment plant shall meet the discharge norms for irrigation set under the Environment Protection Act 2002 (as amended) and shall be used for irrigation purposes. No untreated wastewater shall be discharged to the environment. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant is carried out by Specialist firm(s) and the proponent shall enter, at its own costs, into an operation and maintenance contract with the Specialist firm(s). The proponent shall make necessary arrangements at his own costs to ensure that, every year, or if required at a higher frequency, the sludge from the treatment plant is removed and carted away by private registered wastewater carrier(s) to a

Wastewater Management Authority (WMA) approved wastewater disposal site. The WMA shall not be responsible, at any time, for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Analysis of treated effluent from the wastewater treatment plant shall be effected by an accredited laboratory, records thereof maintained and the results shall be submitted to the WMA as and when required. No vehicular loadings shall be allowed on the wastewater treatment plant.

14. During construction phase, construction wastes and excavated soil shall be re-used as backfill materials as far as possible and non-recyclable waste shall be disposed at the Mare Chicose Landfill. The Syndic shall ensure that recyclable waste 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 the District Council of Flacq.
15. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working condition to minimize 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. Provisions shall be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructure.
18. The proponent shall adopt energy-saving devices and eco-friendly practices such as renewable energy supply (solar energy), energy efficient lighting, rain water harvesting and other similar facilities.
19. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
20. The site shall be properly embellished and landscaped with native and non-invasive plants to enhance its aesthetic value. The Syndic shall maintain the landscaped areas.
21. Necessary measures shall be taken during site preparation, infrastructural and construction 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.
22. A proper line of communication (including provision of contact details of person responsible for environmental issues) shall be established with the inhabitants of the vicinity 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.

23. 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 2002 (as amended).
24. 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.

24 February 2021