

**LIST OF CONDITIONS – PROPOSED INTEGRATED AND MIXED USE  
PROPERTY DEVELOPMENT AT COTE D'OR, HIGHLANDS BY SIT  
PROPERTY DEVELOPMENT LTD(ENV/DOE/EIA/1505)**

1. All other necessary permits/clearances from the relevant authorities, including clearance from the National Development Unit for the construction of drains, bridges and culverts, shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
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. In accordance with EPA 2002 Section 18 2(1), the proponent shall submit to the Department of Environment an Environmental Monitoring Plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation, accordingly.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes.
5. The Department of Environment shall be informed in writing of the date of completion of all infrastructural works on site, with copy of the final project layout plan to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and additional information.
6. The proposed project shall comply with the provisions of the Rivers and Canal Act and the Forests & Reserves Act. The setback distance shall be as per the recommendations of the Water Resources Unit.
7. Necessary authorization from the Supreme Court shall be obtained for construction of any kind across and in a natural watercourse as stipulated in the

Rivers and Canal Act, Part I, Section 25. The following information shall also be submitted to the Water Resources Unit prior to implementation of the proposed project:

- (a) The proponent shall make a formal application for construction of bridges/culverts across natural watercourses to the Central Water Authority prior to construction.
- (b) The proponent shall submit details on the positions of bridges and culverts, its existing and proposed slope of river bed/culvert and cross section of the concerned watercourses.

8. Access points shall be identified so as to enable cleaning of river/rivulet beds by any competent authority. The access to the River Terre Rouge gauging station, W27 shall be provided at all times for monitoring purposes.

9. No direct vehicular access from individual lots shall be allowed on to the Cote D'Or B48 Road and the Link Road to the new Trianon- Verdun Link Road. All accesses shall be through a common service road and a low masonry wall shall be constructed all along the frontage of the said roads so as to prevent any future creation of individual accesses. The B 48 Road along the frontage of the development shall be widened to a 7.0 m road with footpath of 1.5 m to the approval of Road Development Authority. The Link Road between B 48 and the new Trianon- Verdun Link Road shall be a 7m wide road with footpath of 1.5 m on both sides and shall become public. The connection with the new Trianon- Verdun Link Road shall have the approval of the Road Development Authority Engineer on the project prior to construction.

10. The plan for the Link Road submitted is indicative only and this may be subject to modification as per the requirement of the new Trianon- Verdun Link Road which shall have the priority. The proponent shall cooperate with the Contractor of the new Trianon- Verdun Link Road and in no circumstances the Road Development Authority shall be held liable for disruption, if any, either

for the promoter's own construction or for the construction of the new Trianon- Verdun Link Road due to promoter's activities.

11. The junction of the link road with B48 shall be a T-Junction instead of a round-about. The round- about along the Link Road near the new Trianon- Verdun Link Road shall be removed and replaced by a junction to the satisfaction of the Road Development Authority.
12. The proponent shall submit all engineering details and drawings with dimensions including turning radii, pavement structure, junction details, etc, for approval by the Road Development Authority prior to start of works. The proponent shall upgrade and increase the capacity of the culverts along the frontage of the site with the B48 to the satisfaction of the Road Development Authority. Setback of 6m shall be kept for future upgrading of the B48 road as from the edge of new footpath. For the implementation of a bus lay along the B48, approval shall be sought from National Transport Authority and Traffic Management & Road Safety Unit Clearance regarding traffic impact and road safety issues shall be sought from the Traffic Management & Road Safety Unit. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (e.g CWA, CEB, MT, etc) on Main Road. A programme of works with the date of start, duration and completion of the works to be submitted to the Road Development Authority prior to start of works.
13. The proponent shall make provision for bus shelters and their designs shall be approved by the Road Development Authority. A site shall be earmarked for a taxi stand in consultation with the Local Authorities.

14. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
15. Street-lighting shall be provided along the main access, at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development. The street lighting shall be of the solar type.
16. The provision of utilities, including electricity shall be through an underground network.
17. All wastewater shall be disposed via the public sewer line. Detailed design of the sewer reticulation, sewer profiles, sizing of pumps and lifting stations shall to be submitted to the Wastewater Management Authority for approval prior to construction. Same shall be certified by a registered Professional Civil Engineer and/or M & E Engineer as appropriate. For the provision of individual lifting station for low lying plots, same shall be included in the title deed.
18. The wastewater infrastructure shall be water-tight and all pumping or lifting station shall be completely enclosed, equipped with odour control equipment and fenced.
19. Solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authorities. Scavenging service for lots falling within the Gated Communities shall be undertaken by the "Syndicat des propriétaires" (Syndic), in consultation with the Local Authorities.
20. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.

21. All green and biodegradable wastes shall be composted.
22. The development shall not impede the natural flow of storm water within the vicinity of the proposed development site. Natural watercourses found within the proposed development site shall be restored and upgraded. The proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water.
23. The design of the entire surface drain network, including contours, spot levels and clear indications of low points, that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority and local authorities.
24. In order to prevent accumulation of water and flooding on the site, the proponent shall consider high surface water runoff during high intensity rainfall in designing their proposed drainage network and soak away.
25. The design for the realigned drains shall be for a return period of at least 1 in 50 years instead of 1 in 25 years.
26. Flood lines analysis shall be carried out for a 100 year period for all the existing natural water courses. Given that there are several changes in direction of the existing river within the morcellement, it is expected that there may be submergence of land at some specific locations due to high intensity rainfall and possible obstruction within the river bed. These locations shall be identified and a safe buffer distance be respected from the development lots to the satisfaction of the Water Resources Unit.
27. All precautions/measures shall be taken to avoid pollution of surface and groundwater during construction. Given that the future construction of Bagatelle Dam downstream along River Terre Rouge, appropriate system shall be designed such that surface run-offs containing oil and/or grease accumulated from the roads do not eventually discharge into the Bagatelle Dam which would

28. Necessary measures shall be taken to prevent any hydrocarbon spills from lorries to percolate through the underground and contaminate surface waters during both construction and operation phase.
29. All areas earmarked for green spaces shall be properly created and maintained to the satisfaction of the Moka Flacq District Council and Municipal Council of Vacoas-Phoenix.
30. Endemic and native plants shall be kept in their original location and continue to be protected under the Forests and Reserve Act 1983. These endemic/ native seedlings shall be planted in the green areas which are included in the project. Any restoration plan shall be to the satisfaction of the National Parks & Conservation Service and the Conservator of Forest.
31. The activities to be carried out in the commercial and light industrial lots shall not cause any nuisance by way of noise, dust and odour to the neighbouring public and surrounding environment. Such activities wherein environmental nuisance may also be caused due to loading and unloading shall be restrained.
32. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment.
33. 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 eventual owners of

the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.

34. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
35. Conditions No. 14, 19, 32 & 33 shall be included in the Deed of Sale.
36. Any development proposed to be carried out and listed as an undertaking in the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environment Report or a separate EIA Licence.
37. 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.