

**LIST OF CONDITIONS FOR THE PROPOSED LE PARC DE MONT CHOISY
INTEGRATED RESORT SCHEME PHASE 2 BY MONT CHOISY PROPERTY
DEVELOPMENT LIMITED [ENV/12/1629]**

1. This IRS development shall not be implemented as a standalone project. It shall be implemented concurrently with the Golf Course as an integrated development.
2. All other necessary permits/clearances from the relevant authorities including clearance from the Road Development Authority, Traffic Management & Road Safety Unit, Land Conversion Permit from the Ministry of Agro Industry & Food Security as well as the Building and Land Use Permit 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.
3. 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.
4. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development prior to the start of works.
5. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 7, 8 and 9 below. The proponent shall thereafter submit reports on the implementation accordingly.
6. The Department of Environment shall be informed in writing of 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 and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report.
7. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.

8. All green and biodegradable wastes shall be composted.
9. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. During construction phase, all domestic wastewater shall be carted away to Roche Bois pumping station.
11. The Mont Choisy IRS Phase 2 wastewater system shall be connected to the Wastewater Management Authority existing pumping station PS 10 at Grand Baie. Prior to start of works, full detailed design of the reticulation network, pumping station and rising main connection discharging into the pumping station shall be provided for approval. All cost associated to the sewer reticulation/ rising main till WMA connection point shall be borne by the Promoter.
12. Appropriate drains shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas.
13. The design of the entire surface drain network with soakaways/absorption pits, 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 the Local Authority.
14. Access to the IRS development (Phase 1 & Phase 2) shall be from the Mont Choisy - Cap Malheureux Road B13. The access shall be staggered so as not to coincide with the ex-Pointe aux Piments-Mont Choisy Coastal Road B38.
15. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act.
16. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.

17. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
18. 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.
19. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of dust and noise to the public and surrounding environment.
20. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
21. All indigenous trees within the construction site to be transplanted shall be done under the supervision of the Forestry Service. Ornamental plants and trees including endemic species shall be planted to upgrade and enhance the aesthetics. At least twice the number of trees removed shall be planted.
22. 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.