

LIST OF CONDITIONS - PROPOSED subdivision of a plot of land of an extent of 7 Ha 5592.19 m² into 163 lots for residential purposes, and 4 lots earmarked for green spaces along the TrouD'EauDouce Road (B26) BY Flacq United Estates Ltd (ENV/DOE/EIA/1546)

1. All other necessary permits/clearances from the relevant authorities 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 morcellement 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. Individual septic tank and leaching field shall be used for the disposal of domestic wastewater for each lot. The individual septic tank shall be of a minimum capacity of 3m³, be watertight and shall be accessible at all time for inspection. The plan area of the leaching field shall be at least 20m². The depth of the leaching field shall be limited to 0.8m. No construction/structure, parking or cultivation of trees, with the exception of grass shall be allowed on the leaching field. The closest distance of the septic tank to any structure, building or boundary shall be 2m and that for the leaching field shall be 1 m as per the Design Guidance from the Ministry

of Housing and Lands. Every three years, or if need be to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved site.

7. All solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority and the Ministry of Local Government and Outer Islands.
8. Proponent shall submit all engineering details of junction of access road with TrouD'EauDouce Road (B26) and Belle Mare - Palmar - Trou D' Eau Douce Road (B59) including turning radii and pavement structure, for approval prior to start of works. Necessary visibility splay at the junctions with B26 and B59 shall be provided to the satisfaction of the Road Development Authority and Traffic Management and Road Safety Unit. The Road Development Authority reserves the right to change the proposed design shall any safety issues arise. A joint site visit with the Road Development Authority and Traffic Management and Road Safety Unit shall be organised to approve the visibility splays.
9. The road network, road widths, road reserves and kerb radii as well as the provision of footpaths and bicycle tracks shall be to the satisfaction of the Road Development Authority, the Traffic Management and Road Safety Unit and the Local Authority.
10. No direct vehicular access from individual portions shall be allowed on to TrouD'EauDouce Road (B26). All accesses shall be through the common service roads and a low masonry wall shall be constructed all along the frontage of the main road so as to prevent any future creation of individual accesses.
11. Proponent shall safeguard from any development along TrouD'EauDouce Road (B26) and the Coastal Road (B59) at least 3metres to cater for future widening of the road.
12. Proponent shall provide for a bus lay-by (2 bays) along TrouD'EauDouce Road (B26). Clearance for the bus lay-by shall be sought from National Transport Authority and Traffic Management and Road Safety Unit.

13. Proponent shall provide street-lighting at accesses, entrance, exit and along the frontage of the development, footpath of 2.0m alongside the frontage of the proposed development and raised footpaths on at least one side of the remaining roads. The street lighting shall be of the solar type.
14. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg. CWA, CEB, MT etc) on Main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works.
15. The promoter shall divert the surface water to an approved outlet and shall submit its hydrological study including run-off water in and out of the development, drain sizing details, location of outlet etc to the Road Development Authority, Moka Flacq District Council and the National Development Unit of the Ministry of Public Infrastructure. Pursuant to Roads Act of 1982, section 27, any surface runoff canalise outside the development shall be to an approved water outlet only to the satisfaction of the relevant authorities. 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 Moka Flacq District Council.
16. 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.
17. All areas earmarked for green spaces shall be properly located, created and vested to the Moka-Flacq District Council.
18. 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.
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 eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.

20. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof.
21. 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.
22. Conditions No. 6,7,16 and 19 shall be included in the Deed of Sale.
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.