

**LIST OF CONDITIONS – PROPOSED SUBDIVISION OF LAND FOR  
RESIDENTIAL PURPOSES AT MON CHOISY BY SEAYU LTD  
(ENV/12/1485)**

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. The Department of Environment shall be informed in writing of the date of commencements of all works on site for monitoring purposes.
4. 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.
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. Solid wastes shall be disposed of in individual bins or waste handling receptacles, in compliance with the Refuse Collection Regulations.
7. Individual septic tank and leaching field shall be used for the disposal of domestic wastewater for each lot. The septic tank shall be of a minimum capacity of 3m<sup>3</sup>, be watertight and shall be accessible at all time for inspection. The plan area of the leaching field shall be at least 20m<sup>2</sup>. No construction, 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 1m 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.

8. Appropriate drains with soakaways at regular intervals 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. The soakaways shall be designed to cater for high water run-off during heavy rainfall. 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 Pamplemousses-Riviere du Rempart District Council.
9. All areas earmarked for green spaces and children's play areas shall be properly created and vested into the Local Authority.
10. All engineering details of main access roads with dimensions including turning radii, pavement structure, road reserves, way-leave, provision of footpaths, bicycle tracks, junction details with B38 and B13 etc shall be submitted to the Road Development Authority for approval prior to start of works. The approval of the Road Development Authority shall also be sought for any constructions and connections to existing services (eg CWA, CEB, MT, etc) on Main road.
11. The proposed main link road joining B38 and B13 shall be at least 6.5m wide with 1.5m footpaths on both sides of the road.
12. 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.

13. 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 along the internal access roads shall be of the solar type.
14. 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 nearby residents and surrounding environment.
15. 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.
16. 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.
17. Conditions No. 6, 7, 12 and 15 shall be included in the Deed of Sale.
18. 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.