

**LIST OF CONDITIONS -PROPOSED CONSTRUCTION RESIDENTIAL  
LAND PARCELLING -GENTILLY PHASE 2 AT Telfair, moka by  
enl property ltd (ENV/DOE/EIA/1588)**

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(l) 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. The proponent shall provide land for community facilities such as social hall/ community centre/library/sport complex as applicable in consultation with the Moka District Council and the land should be vested free of charge to the District Council.
7. All areas earmarked for green spaces shall be properly located and created in consultation with Moka District Council and vested to the District Council.
8. For each lot, an individual septic tank and absorption pit shall be used for disposal of domestic wastewater. The septic tank shall have a maximum capacity of 3 m<sup>3</sup>, be water tight and accessible at all time for inspection. The absorption pit wall surface area shall be at least 20m<sup>2</sup>. The minimum distance of the septic tank from any structure, building or boundary shall be 2m as per the Design Guidance of the Ministry of Housing and Lands. The minimum distance of the absorption pit from any structure, building or boundary shall be 2m as per the Design Guidance of the Ministry of Housing and Lands. The setbacks of the on- site wastewater disposal system from any water course shall be as per the requirements of the Ministry of Health and Quality of Life. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal system. Every 3 years, or if need be at a higher frequency, the septic tank shall be de-sludged by a registered wastewater carrier and carted away to a Wastewater Management Authority approved site. During construction phase all domestic wastewater shall be disposed of via septic tank and absorption pit.

9. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
10. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Any construction debris generated during the construction stage shall be reused as far as possible
11. Appropriate drains with soakaways /absorption pits 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.
12. 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 National Development Unit of the Ministry of Public Infrastructure, National Development Unit, Land Transport and Shipping, the Road Development Authority and the Moka District Council.
13. All engineering details of the road network, road widths, road reserves and kerb radii visibility splay at the road junctions, pavement structure, provision of footpaths, bicycle tracks shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works.
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 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.
16. 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.
17. 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.
18. 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.

19. 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, for environmental monitoring purposes.
20. Conditions No. 8,9,10,15, and 18 shall be included in the Deed of Sale.
21. 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.