

LIST OF CONDITIONS- PROPOSED SUBDIVISION OF A PLOT OF LAND OF AN EXTENT OF 73,426 M² INTO 41 LOTS FOR RESIDENTIAL PURPOSES (38 INDIVIDUAL LOTS AS WELL AS 3 LOTS FOR APARTMENTS) AND 2 LOTS FOR GREEN SPACES AT BAGATELLE, MOKA BY ENL PROPERTY LTD [ENV/12/1562]

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(/), the proponent shall submit to the Department 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 12, 13 and 14 below. 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 fully with all the provisions as stipulated in the Rivers and Canals Act. The setback distance of 100 feet (approximately 30 m) shall be maintained from the River Moka and its tributary.
7. Raised footpath at least 1.2 m wide shall be provided on both sides of the roads within the morcellement. All the roads shall be at least 6m wide as per the recommendation of the Traffic Management & Road Safety Unit.

8. The road leading to the Bagatelle Residential development shall be upgraded and all engineering details of junctions of access road with classified roads including turning radii, pavement structure, all infrastructural details viz roads, drains, culverts, accesses, road cross sections and any improvement works shall be submitted for approval to the Road Development Authority.
9. The provision of utilities, including electricity shall be through an underground network.
10. All wastewater from the development shall be disposed of as follows:

(i) For individual lots

All domestic wastewater from the individual lots shall be disposed of via septic tank and leaching field. The minimum volume of the individual septic tank shall be 3 m³. The plan surface area of the individual leaching field shall be 40 m². The minimum distance from the formation level of the leaching field to maximum level of water table shall be 1.2m. The setback of the on-site wastewater disposal systems from any water course/water body shall be as per the recommendations of the Water Resources Unit. Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to a Wastewater Management Authority approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The septic tank shall be located at least 2 m from any building and site boundary as per Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The leaching field/s shall be located at least 1 m from any building and site boundary as per the PPG.

(ii) For lots with apartments

All domestic wastewater from the apartments on lot no. 39, 40 and 41 shall be disposed of via the proposed individual wastewater treatment plant on each of the three lots. The Promoter shall ensure that the operation and maintenance of the treatment plants are carried out by a specialists or specialist firm. The effluent that emanates from the treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act. No untreated wastewater shall be discharged to the environment. Monthly results of analysis of the treated effluent shall be submitted to the Wastewater Management

Authority. The Promoter shall inform the Wastewater Management Authority one week after the construction works for the wastewater treatment plants have started. Detailed design report of the wastewater treatment plants shall be submitted to the Wastewater Management Authority for vetting and approval prior to any construction works related to same.

11. The wastewater treatment plants shall be equipped with odour control equipment and shall not give rise to any odour nuisance during its operation.
12. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities. Street lighting of the solar type shall be provided along the main access, at the entrance and exit as well as along the internal access roads.
13. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-recyclable wastes shall be collected and disposed of to the satisfaction of the Local authority.
14. All green and biodegradable wastes shall be composted.
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. The development shall not impede the natural flow of storm water within the vicinity of the proposed development site. Natural water drains 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. Run off from the development shall not be discharged towards the main roads and the existing drains on B46 Road.
17. 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, Local Authority and the National

Development Unit of the Ministry of Public Infrastructure, Land Transport, Shipping and National Development Unit.

18. All areas earmarked for green spaces shall be properly created and maintained to the satisfaction of the Moka Flacq District Council.
19. 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.
20. 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.
21. 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 eventual monitoring purposes.
22. Conditions No. 10, 13, 14 and 20 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.