

PROPOSED parcelling of land for residential purposes
adjacent constance ex sugar factory by constance la
gaiete co ltd (env/doe/eia/1492)

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 Section 18 2(1) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) 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. The construction of any hard structures including the wastewater disposal system for Lot No 1 shall observe a minimum setback of 30 m from Rivière du Poste de Flacq.
7. Individual septic tank and absorption pit shall be used for the disposal of all 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 absorption pit shall have a minimum wall surface area of

20m². The closest distance of the septic tank and absorption pit to any structure, building or boundary shall be 2m as per the Planning Policy Guidelines of the Ministry of Housing and Lands. All wastewater disposal system shall be located at least 30m from Riviere du Poste de Flacq. Every three years, or if need to be a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority (WMA) approved site. During construction phase all domestic wastewater shall be channeled to a septic tank of capacity 3m³ followed by an absorption pit of 20m² wall surface area.

8. Solid wastes shall be disposed of in individual bins or waste handling receptacles, in compliance with the Refuse Collection Regulations.
9. No direct vehicular access from individual lots shall be allowed on to the Brisee Verdier - St Julien Constance Road (23) Road. All accesses shall be through a common service road and a low masonry wall shall be constructed all along the frontage of the development so as to prevent any future creation of individual accesses. A setback of 6m shall be kept as per Planning Policy Guidelines.
10. All engineering details of main entrance and internal roads with dimensions including turning radii, pavement structure, road reserves, provisions of footpaths, bicycle tracks, junction details shall be submitted for approval to the Road Development Authority, the Traffic Management and Road Safety Unit and the Moka Flacq District Council for approval prior to start of works. The proposed main entrance joining B23 shall be at least 6.5m wide with 1.5m footpaths on both sides of the road. Visibility splay and appropriate turning radius shall be provided at junction with public road. Any security gate shall be offset by 8m from road edge to prevent vehicle encroaching on the main road.
11. 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 road.

12. Appropriate drains shall be provided for the evacuation of storm water so as to avoid flooding of the site and adjoining areas. No surface runoff shall be allowed onto the main roads. The design of the entire surface drain network and the lieu of final evacuation shall be as per the recommendations of the Road Development Authority and the Moka- Flacq District Council.
13. The road reserves shall be properly landscaped and embellished with ornamental plants.
14. The provision of utilities, including electricity shall be through an underground network.
15. 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.
16. 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.
17. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the lease. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
18. 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.
19. Conditions No. 7, 8, 16 and 17 shall be included in the terms of the Lease Agreement.

20. 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.