

List of Conditions -Proposed Morcellement for Residential Purposes at Providence by Flacq United Estate Ltd (ENV/DOE/EIA/1551)

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. All domestic wastewater shall be disposed of via septic tank followed by absorption pit for each individual residential plot. The individual septic tank shall have a minimum volume of 3 m³ and shall be accessible at all time for maintenance. The individual absorption pit shall have a minimum wall surface area of 20 m². The septic tank and absorption pit shall be located at least 2 m from any building, structure or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. 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 Wastewater Management Authority approved disposal site. No vehicular loading shall be allowed on the

on-site disposal system. The minimum distance from the formation level of the absorption pit to the maximum level of water 1.2 m as per PPG.

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. The existing drain, which crosses the proposed development site, shall be upgraded so as to prevent flooding on the site. The proponent shall make provision of appropriate means of discharging storm water through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall, flooding in nearby water bodies and contribution from any high water table, the proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for channeling and evacuating surface runoff water.
9. 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. The proponent shall provide for soak away/absorption pits of adequate capacity at regular intervals within the drainage network to allow for ground water recharge.
10. The proponent shall ensure that the existing natural pit has adequate capacity to cater for additional runoff from the proposed development. The proponent shall ensure that during flooding events the additional storm water flow generated from the proposed development site will not cause overflow of the existing natural drain and flooding, particularly of inhabited areas located downstream of the proposed development site.
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 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.

12. No direct vehicular accesses from individual lots shall be allowed on classified roads. A low masonry wall shall be constructed all along the frontage of the development so as to prevent any future creation of individual accesses.
13. A 2.0 m wide footpath with drain shall be provided along the development frontage.
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 of the development. The street lighting shall be of the solar type.
14. The width of the main access road from junction with Higginson Rd to the small round-about shall be 7m wide and be provided with footpath (1.2m wide) on both sides. Visibility splay shall be provided at the junction with Higginson Rd. Width of main access from the A7 (Moka/C.Masque/Flacq Rd) Rd shall be 7m and be provided with 1.2m wide footpath on both sides. The small round-about shall be mountable.
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.
17. The provision of utilities, including electricity shall be through an underground network.
18. All areas earmarked for green spaces shall be properly located, created in consultation with Local Authority and thereafter vested to the Local Authority.
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 environmental monitoring purposes.
22. 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.
23. Conditions No. 6,7,15 and 20 shall be included in the Deed of Sale.
24. 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.