

**LIST OF CONDITIONS - PROPOSED SUBDIVISION OF A PLOT OF
LAND OF AN EXTENT OF 7HA 9,057M² INTO 154 LOTS FOR
RESIDENTIAL PURPOSES AT BOULET ROUGE BY CONSTANCE LA
GAIETÉ CO. LTD (ENV/DOE/EIA/1537)**

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. Individual septic tank and absorption pit shall be used for the disposal of domestic wastewater for each lot. The 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 on-site wastewater disposal system to any structure, building or boundary shall be 2m 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 Wastewater Management Authority approved site.

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. Appropriate drains with soakaways at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water 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 National Development Unit of the Ministry of Public Infrastructure, NDU, Land Transport & Shipping; Road Development Authority and Moka-Flacq District Council.
9. 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.
10. The road network, road widths, road reserves and kerb radii as well as the provision of footpaths and bicycle tracks shall be to the satisfaction of the Road Development Authority, the Traffic Management and Road Safety Unit and the Local Authority.
11. 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.

12. 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.
13. The provision of utilities, including electricity shall be through an underground network.
14. All areas earmarked for green spaces shall be properly located, created and vested to the Moka-Flacq District Council.
15. 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.
16. 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.
17. 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.
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. 6,7,11 and 16 shall be included in the Deed of Sale.
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.