

LIST OF CONDITIONS FOR THE PROPOSED PARCELLING OF A PORTION OF LAND OF AN EXTENT OF 205,114M² FOR RESIDENTIAL PURPOSES AT LE BARACHOIS, TAMARIN BY BARACHOIS VILLAS COMPANY LIMITED (ENV/DOE/EIA/1626)

1. All other necessary permits/clearances from the relevant authorities shall be obtained including clearance from Highway Authorities regarding the storm water drainage scheme, and clearance from Road Development Authority regarding the access along the Black River Road A3 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 Director of Environment, Ministry of Environment & SD, an Environmental Monitoring Plan for approval prior to start of any works on site. 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 submit a 'cahier des charges' regulating all eventual construction to the Black River District Council for approval and a copy to the Director of Environment, Ministry of Environment & SD.
7. No development shall be allowed along the western and southern sides of the site, between the river and the escarpment. The syndic club house proposed in the western part of the site and lots 1, 2, 3 and 4 as well as the sewage pumping station bordering the feeder of Rivière Du Rempart on the southern part of site, as per amended plan submitted in the additional information dated 2 September 2014, are not allowed. This area is prone to flooding and shall be kept as a green landscape space.

8. No mangrove plants shall be removed, cut, or damaged during the course of the development.
9. The reserves of Rivière du Rempart shall be restored to the satisfaction of the Conservator of Forests. The proponent shall, in consultation with the Forestry Service of the Ministry of Agro Industry and Food Security replant at least twice the number of trees felled during the development.
10. The proposed green spaces shall not be located on escarpments, shall not be less than 2% of the development area and shall be designed to meet a clear need that are useable and useful.
11. The setback for construction shall be at least 16m from the Rivière du Rempart and the nearby feeder. The treatment plant and pumping stations shall not be located at less than 30m from any river, rivulet, feeder or any water course.
12. No further subdivision of lots shall be allowed. The maximum plot coverage for each lot to be 20%. Only one residential building not exceeding GF+1 level shall be allowed on each lot.
13. The perimeter of the site shall be properly fenced and boarded during the construction phase. Geo-textile screens shall be used to prevent sediment entrainment in the adjoining water courses and no waste of any type shall be discharged in any water body.
14. All domestic wastewater to be generated shall be directed to the proposed Sequencing Batch Reactor (SBR) wastewater treatment plant. The irrigation tank shall have a storage capacity of at least 2 days retention. The responsibility and liability for the proper operation and maintenance of the proposed treatment units rest under the specialist firm/Promoter. The effluent that emanate from the treatment plant shall meet the discharge for irrigation norms under the Environmental Protection Act 2002. Detail design report for the wastewater treatment plant shall be submitted to the Wastewater Management Authority for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the Wastewater Management Authority. Results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority and the frequency of submission of the results shall be to their satisfaction. The Wastewater Management Authority shall be informed of the start of the construction works for the wastewater treatment plant for monitoring purposes.

15. The wastewater treatment plant shall be equipped with an odour control device and provided with a green belt.
16. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
17. 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.
18. Footpath of at least 1.5 m wide shall be provided along both sides of the main entrance road and all other internal roads. Turning radius shall be at least 10 m on all junctions. Street lighting of solar or LED type shall be provided along the Black River Road A3 at least 100 m in each direction from the main entrance access road. Proper drawing showing the above recommendations as well as traffic signs and road marking shall be submitted to the Traffic Management & Road Safety Unit for approval.
19. 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 the high water table, the proponent shall take all reasonable measures and shall provide all necessary drainage infrastructures for channelling and evacuating surface and storm water.
20. 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.
21. 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.
22. 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.
23. 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.

24. Conditions No. 11, 12, 13, 14, 16, 17, 20 and 22 shall be included in the Deed of Sale.

25. 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.