

**LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF VILLAS UNDER THE  
PROPERTY DEVELOPMENT SCHEME (AKASHA VILLAS COMPLEX) AT LE  
BARACHOIS, TAMARIN BY BARACHOIS VILLAS CO. LTD [ENV/DOE/EIA/1705]**

1. Notwithstanding all other permits and clearances, a Building and Land Use Permit from the District Council of Black River shall be obtained and a copy of same shall be submitted to the Director of Environment. All conditions attached therein shall be scrupulously observed.
2. The development shall be undertaken as per mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
3. The terms and conditions attached to the clearance from the National Ramsar Committee dated 02 October 2014 bearing reference MAC/RAMSR/BARA/TAMA, as stipulated by the Ministry of Agro-Industry and Food Security, still prevail and shall be strictly complied with.
4. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment, prior to the start of works.
5. In accordance with section 18(2)(l) of the Environment Protection Act (EPA) 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP. The EMP shall include the planting, management and monitoring of the green areas during the implementation and operation phase of the project.
6. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, for monitoring purposes to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.

7. To avoid any negative impacts and risk of flooding, the proponent shall construct the villas on the lower plain on pillars. All the construction shall be duly signed and approved by Registered Professional Engineer and shall have the prior approval of the District Council of Black River.
8. The proponent shall take appropriate flood mitigation measures regarding any infrastructure to be constructed on the flood prone area and shall submit a contingency plan highlighting measures to be taken for evacuation in case of flooding of the site to the satisfaction of the National Disaster Risk Reduction and Management Centre.
9. The proponent insolido with his team of consultants involved in the preparation of the EIA report shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to flooding or any other associated risks.
10. The development shall comply fully with the provisions of the Planning Policy Guidance of the Ministry of Housing and Lands, the Property Development Scheme (PDS) guidelines of the Board of Investment, and the Rivers and Canals Act.
11. Proponent shall upgrade the proposed junction of the access road with the Black River Road (A3) to make provision for a right turning lane as well as accelerating and decelerating merging and diverging lanes along A3 Road, after consultation with the Road Development Authority. All engineering details of the proposed upgrading works to be carried out by the proponent (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) shall be submitted to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of works. Proponent shall provide a footpath 1.5m wide and stormwater drains along the deceleration and acceleration lanes to be constructed as part of the proposed development. The design of the surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network

shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority prior to start of works.

12. Street lighting shall be provided along the proposed section of the A3 Road to be upgraded by the proponent. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads. Proponent shall ensure the cleanliness of the A3 Road during the construction phase of the project through the installation of a washing bay at the site entrance.
13. The proponent shall ensure that the lorries/trucks transporting materials during the construction phase of the project are loaded in compliance with the Road Traffic (Construction and Use of Vehicles) Regulations 2010 through the installation of necessary control equipment at the site entrance. Lorries carrying big boulders shall be equipped to provide protection against hazards.
14. An additional evacuation access shall be provided from the lower plateau to the upper plateau, more specifically within the region where the villas MV-01 to MV-06 and V01C to V-06C will be implemented to the satisfaction of the National Disaster Risk Reduction and Management Centre.
15. No development and interference shall be allowed within the reserves of River du Rempart and its Feeder in line with the Forests and Reserves Act. No materials whatsoever shall be deposited within the reserves. No trees shall be felled within the reserves
16. All necessary precautions shall be taken so that the proposed development does not impact negatively on the quality of any freshwater resources in the vicinity including ground water and surface water quality. Existing natural water drain found on the proposed development site shall be upgraded and maintained to avoid flooding and ponding of water on site.
17. The wetland area especially those bordering the Rivière du Rempart shall be protected and maintained. No backfilling of the wetlands shall be allowed.

18. The existing mudflat on Rivière du Rempart which is an Environmentally Sensitive Area shall be preserved and protected. Necessary measures shall be taken so as not to adversely impact the mudflat.
19. The proponent shall ascertain that provisions be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructures. This condition shall be included in the Title Deed of future owners.
20. All domestic wastewater to be generated shall be directed to the proposed Sequencing Batch Reactor (SBR) or Oxyfix 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 (WMA) at the level of Building and Land Use Permit for approval before construction. A format of the design report Guidelines for Preparation of Application of Wastewater Treatment Plant is available at the WMA. Monthly Results of Analysis (EARs) of the treated effluent effected by an accredited laboratory shall be submitted to the WMA. The WMA shall be informed of the start of the construction works for the wastewater treatment plant for monitoring purposes.
21. The Wastewater Treatment Plant/pumping stations shall be located at least 30 m from the river/rivulet/feeder. The Wastewater Treatment Plant shall be equipped with an odour control device and a green belt shall be established all around it.
22. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. Appropriate drains shall be provided for the management of storm water for re-use and for irrigation purposes. The design of the entire surface drain network and silt trap/stilling basin/catch pits including clear indications of low points that is lieu of eventual discharge of surplus storm water shall be duly signed by a Registered

Professional Engineer and shall have the prior approval of the District Council of Black River.

23. The site of works shall be properly protected by hoardings to prevent air pollution during the construction phase. No waste of any type shall have access to the river.
24. Necessary bunded wall shall be provided around any diesel/oil storage tanks, standby generator to cater for any accidental spillage and leakage.
25. Construction wastes and debris shall be re-used as far as possible. Any organic waste generated during pre-construction and during operation shall be composted. Other recyclable wastes including paper, plastic and metal wastes shall be segregated and sent to registered recyclers.
26. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per EPA (Standards for Noise Regulations).
27. Necessary measures shall be taken so as not to cause any nuisance by way of noise, vibration, odour and dust or otherwise during site preparation, construction or operation phases to the neighbours, surrounding environment and public.
28. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
29. Street lighting of solar or LED type 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.
30. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose

additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.

**Note:**

*According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.*