

**LIST OF CONDITIONS FOR PROPOSED LEGEND HILL RESIDENTIAL AND COMMERCIAL COMPLEX UNDER PDS AT LA MIVOIE, TAMARIN BY ICONIC VIEW LTD [ENV/DOE/EIA/1810]**

1. 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.
2. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes.
3. In accordance with Section 18(2)(l) of the Environment Protection Act 2002 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
4. 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, prior to the start of operation for monitoring purposes.
5. 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.
6. The proposed development shall be in line with the provisions of PPG 9- Development on Sloping Sites & Landslide Hazard Areas. The proposed units shall be located on slopes up to 20% and where slopes of more than 20% are present, these shall be limited to a maximum stretch of 10m horizontal run only.
7. The heights of the proposed units shall not exceed 7.5m high and a cumulative height of 10.5m measured from the lower part of the building to the highest part.
8. The construction of the proposed retaining walls shall be in compliance with section 7.3 of PPG 9 Development on Sloping Sites & Landslide Hazard Areas.
9. The proponent shall provide to the District Council of Black River a written confirmation from the lawfully represented Syndic of the Plantation Marguery association syndicale in respect of access to their respective site. A copy of the written confirmation shall be included in the Environmental Monitoring Plan (EMP).
10. The proponent shall ensure that as part of the detailed social plan as requested by the Economic Development Board, to identify the impact of Iconic View Ltd on its neighbouring community, including the residents of Morcellement Carlos, to the satisfaction of the District Council of Black River.

11. No development shall be carried out on site until and unless a Building and Land Use Permit is obtained from the District Council of Black River.
12. The proponent insolido with his team of consultants involved in the preparation of the EIA report and the Registered Professional Engineers undertaking the Geotechnical Investigation shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to landslide and any other associated risks in line with provisions of the Building and Control Act (2012).
13. The proponent shall ensure that all the recommendations of the Geotechnical Investigation Report shall be implemented to the satisfaction of the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport (PI Division).
14. The proposed development during construction and operation shall not trigger landslide in the existing residential areas downhill. The proponent shall be responsible to mitigate any landslide impact that occurs in the existing residential areas downhill to the satisfaction of the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport (PI Division).
15. The contractor shall take appropriate insurance covers against property damage and third party insurance.
16. The construction works shall not cause any reduction in factor of safety of site with respect to ground movement. Any excavation works shall be closely monitored and the proponent shall take all necessary measures to the satisfaction of the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport (PI Division) so that the proposed development does not cause any hazards.
17. The proponent shall, upon completion of the project, submit to the Local Authority and the Department of Environment a Compliance Certificate, duly signed by a Registered Professional Engineer, to certify that all the components of the project have been implemented as per the recommendations of the Geotechnical Report and the Independent Peer Review Report, to ensure the safety of the residents and occupants.
18. The proponent shall submit a program of works, including the date of submission of all the as-made drawings to the Geotechnical Unit of Ministry of Public Infrastructure and Land Transport (PI Division) after completion of the project.
19. The project shall be carried out in compliance with the provisions of the Food Act.
20. All the internal roads shall have a width of 6.0m. The width of the roads at three locations (at two obtuse angle bends and an access to an internal road on the right, just after the security gate post) shall be increased to 8.0m, to the satisfaction of the Traffic Management and Road Safety Unit to allow opposing vehicles to manoeuvre safely.
21. All internal roads shall be equipped with covered drains and footpath of at least 1.2m wide on both sides of the road. The turning radius at all junctions shall be at least 10m. Proper visibility splay shall be provided at all junctions to the satisfaction of the Traffic

Management and Road Safety Unit. The number and dimensions of parking bays as well as other design aspects of the proposed development shall be as per Planning Policy Guidance (PPG).

22. The proponent shall seek approval from the Highway Authority (Black River District Council) regarding drains and other design aspects of the road structure.
23. Prior to its implementation, the proponent shall submit proper drawings with the above recommendations (footpath, turning radii, parking dimensions etc.) as well as showing traffic signs and road markings to the Traffic Management and Road Safety Unit for appraisal.
24. The proponent, in liaison with the Highway Authority (Black River District Council) shall ensure that during the construction phase, construction vehicles getting in and out of the site do not smear mud on the existing road infrastructure, especially during rainy days.
25. In case of any problem arising from the proposed development, the Traffic Management and Road Safety Unit may come up with corrective measures and any infrastructural work required shall be implemented by the proponent at his own cost.
26. All necessary precautions shall be taken, to the satisfaction of the Water Resources Unit so that the proposed development does not impact negatively on the groundwater and surface water quality.
27. No waste of any type shall be discharged in any rivers, canals, natural watercourses, natural drains, waterbody or ground surface.
28. The proponent shall make provision for an appropriate means of discharging stormwater through mud/silts/oil/grease traps, prior to open discharge to the receiving environment.
29. All natural drains identified by the Proponent and the Consultant and shown on the Haphazard Stormwater flow paths plan, of reference 986A and dated 22 April 2019, shall be preserved and/or incorporated in the drainage infrastructures to the satisfaction of the Water Resources Unit, to prevent flooding.
30. All drainage infrastructures to be provided on site shall be to the satisfaction of the District Council of Black River, National Development Unit and Land Drainage Authority.
31. The proponent shall ensure that the surface runoff emanating from the proposed development site does not cause any flooding and land erosion downstream at the open discharge environment.
32. Prior to any rainy season, the proponent shall organise a detailed inspection of the existing network and shall be responsible to carry out desilting and cleaning of existing natural watercourses, as required. All debris and vegetation shall be removed from the existing system to minimise any risk of flooding due to obstruction.

33. The proponent shall be responsible to take appropriate mitigation measures in case of flood affecting the area downstream despite the current measures being proposed for the project to the satisfaction of National Disaster Risk Reduction and Management Centre.
34. Necessary bunded walls shall be provided around fuel storage tanks for standby generators to cater for any accidental spillage/leakage.
35. All domestic wastewater from the proposed development shall be treated in wastewater treatment plants, which shall be designed and constructed pursuant to the specialist Consultant's and suppliers' recommendations and as per *Drawing No: A516-Md-310 Rev T2 dated 30.04.2019*. The effluent that emanate from the treatment plants shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority (WMA) shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plants. Results of analysis of the treated effluent from the wastewater treatment plants, effected by an accredited laboratory, shall be carried out and submitted to the WMA for desk monitoring only, on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plants. Thus, the wastewater treatment plants shall not be located on parking spaces or drive way. Detail design report for the wastewater treatment plants shall be submitted to the WMA for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the WMA.
36. The proponent shall have to provide its own means of scavenging services to the subject site.
37. The construction wastes shall be sorted into inert and non-inert wastes. The inert wastes (excavated soil, boulders, etc.) shall be reused as backfill material. The non-inert wastes (metal cuts, wood, etc.) shall be sent to registered recyclers.
38. Recyclable wastes/paper, (PET bottles, metal cuts, etc.) generated during operational shall be sorted out and sent to registered recyclers. All Non-recyclable wastes shall be sent to Mare Chicose Landfill. All green wastes shall be composted.
39. Conditions No. 35 and 38 shall be included in the Deed of Sale and any Deeds in succession.
40. All electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection (Environmental Standards for Noise) Regulations 1997.

41. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimise risk of air and noise pollution.
42. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
43. Necessary measures shall be taken during all the phases of the project so as not to cause any nuisance by way of dust, odour, vibration and noise or otherwise to the public and surrounding environment.
44. The development shall blend harmoniously with the surrounding environment. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
45. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, energy saving bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
46. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
47. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended). The additional conditions shall be strictly observed and implemented by the proponent.
48. 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.