

**LIST OF EIA CONDITIONS FOR PROPOSED PROPERTY DEVELOPMENT
SCHEME (PDS) RESIDENTIAL DEVELOPMENT AT LA MIVOIE, BLACK RIVER BY
CARLOS BAY DEVELOPMENT LTD [ENV/DOE/EIA/1795]**

1. The development shall be undertaken as per 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. A detailed programme of work and implementation plans shall be submitted to the Department of Environment prior to the start of works.
3. 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.
4. 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 infrastructural 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.
5. 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.
6. No development shall be allowed on part of the site exhibiting slopes above 20% in line with the provisions of the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The development shall be in compliance with the Policy Planning Guidance (PPG) of the Ministry of Housing and Lands, the PPG 9 on Development on Sloping Sites and Landslide Hazard Areas and the Property Development Scheme (PDS) Guideline of the Economic Development Board.
7. Plot coverage of the proposed development shall be reduced to 28% as per the recommendation of the Ministry of Housing and Lands.
8. The height and plot coverage of buildings proposed over site having slope gradient of 10% to 20% shall comply with the provisions of the PPG 9 on Development on Sloping Sites and Landslide Hazard Areas.
9. Necessary clearance shall be obtained for the proposed development from the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport. The clearance shall be submitted along with the Environmental Monitoring Plan (EMP) prior to start of infrastructural works on site.
10. Prior to start of works, the proponent shall undertake a fresh and detailed Geotechnical Investigation by a Registered Professional Engineer (registered with the Council of Engineers in Mauritius) on part of the site exhibiting slopes above 10 % up to 20 % to the

satisfaction of the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport taking into consideration the amended scale of the development. The Geotechnical Investigation undertaken shall certify:

- the suitability of the ground conditions and stability of the site for the proposed development in relation to any risk of landslide and flooding.
- that the proposed development will not impact on overall stability of sites adjoining the proposed development site.

The above study shall also identify appropriate countermeasures regarding risks of landslide and flooding that shall be implemented by the proponent.

In areas of poor bearing capacity, a Site Constraint Analysis and written statement detailing all mitigation measures shall be submitted to the Local Authority. The development type, plot coverage, building height, amongst others shall be to the satisfaction of the Local Authority, Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport and in compliance with the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands.

The proponent insolido with his team of consultants (including EIA consultant, namely VYYAASS Consulting Engineer Ltd) involved in the preparation of the EIA report and the Registered Professional Engineer 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 or any other associated risks in line with provisions of the Building and Control Act.

11. The proponent shall assess the risk of rockfall from the Tourelle du Tamarin Mountain and shall take appropriate mitigation measures to reduce any risk of rockfall to the satisfaction of the National Disaster and Risk Reduction Management Centre (NDRRMC).
12. A tributary of River Tamarin borders the northern boundary of the proposed development site as indicated by the Water Resources Unit. As such, the proposed project shall comply fully with all the provisions as stipulated in clause 26 of the Rivers and Canals Act whereby a setback of 30m shall be respected from the tributary of River Tamarin to the satisfaction of the Water Resources Unit, the Ministry of Health & Quality of Life and the Forestry Services of the Ministry of Agro Industry & Food Security.
13. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality.
14. Necessary indepth investigations to design appropriate and reliable drainage infrastructure shall be carried out to avoid the risk of flash flood. Investigation and assessment of the safe and allowable capacity of the discharge environment (receptive medium) located downstream of his proposed development site and shall ensure that the surface runoff emanating from his proposed development site shall be carried out. Additionally, appropriate mitigation measures shall be taken to ensure that the surface

runoff emanating from the proposed site will not cause any flooding and land erosion downstream at the open discharge environment.

15. All drainage infrastructures shall be to the satisfaction of the Local Authority and the Land Drainage Authority of the National Development Unit.
16. All domestic wastewater to be generated shall be treated to the satisfaction of the Wastewater Management Authority.
17. The effluent that emanates from the wastewater treatment plants shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment.
18. The wastewater treatment plants shall be fully enclosed and equipped with an odour control device. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
19. The number of parking and its dimension shall be according to the Planning Policy Guidance (PPG). Street lighting shall be provided along the frontage of the development and at junction of the main road. Safety measures shall be implemented in consultation with Traffic Management and Road Safety Unit (TMRSU) with respect to visibility splay and road safety. Provision for dedicated loading/unloading bay(s) to be made within the parking area, the dimensions of which shall be in accordance with the PPG. A clear visibility splay to be provided at the entrance and exits to and from the development site to allow safe and exit movements. No on-street parking shall be allowed.
20. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Construction and demolition wastes shall be sorted out into inert and non-inert wastes. Inert wastes (excavated soil, rock boulders, etc.) be used as backfill material. Non-inert wastes (metal cuts, wood, etc.) shall be sent to registered recyclers.
21. 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 Act 2002 (Standard for Noise Regulations).
22. Necessary measures shall be taken during all the phases of the project, including site preparation, construction, demolition of existing building and operation so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment.
23. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.

24. 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.
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.