

**LIST OF CONDITIONS – PROPOSED HOTEL PROJECT AT ALBION  
BY INSIGNIA LEISURE RESORTS LTD(ENV/12/1489)**

1. All other necessary permits/clearances from the relevant authorities, including Clearance from the Conservator of Forests for the removal of trees, Clearance from Government Fire Services as well as the Building and Land Use Permit 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. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment an environmental monitoring plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation accordingly.
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 and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report.
6. Necessary clearance shall be obtained from the Ministry of Housing and Lands with regard to the new proposals made in para 2.2 of the additional information.
7. The proponent shall have a separate agreement/memorandum of understanding with the Ministry of Fisheries and Rodrigues for access to the proposed hotel

premises to maintain and repair the pumps, and the piping system, as and when required.

8. No concrete buildings, structures including swimming pools shall be allowed within the 15-30m setback from the High Water Mark. Only beach facilities reserved for the hotel and which are of light structures and removable are allowed within the 15-30m beach space found in front of the hotel site. The part of the restaurant encroaching on the 15-30m setback shall be of light structure built on stilts. The discharge drains which cut across the beach front shall be removed.
9. 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. The percentage of energy to be saved through the energy saving devices and the renewable energy supply shall be indicated in the environmental monitoring plan.
10. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
11. No waste of any type shall be disposed of or have access to the adjoining river and the sea.
12. Solid wastes shall be properly collected and disposed of to the satisfaction of the Black River District Council. The sludge emanating from the periodic desludging of the Treatment Plant shall not have a water content exceeding 70 % by weight prior to disposal at the landfill by a licensed waste carrier.
13. All green and biodegradable wastes shall be composted.
14. All wastewater generated shall be directed to the proposed PVS-Sequencing Batch Reactor wastewater treatment plant. The Promoter shall ensure that the

operation and maintenance of the wastewater treatment plant is carried out by specialist/s or a specialist firm, on a regular basis. The Promoter shall seek Guarantees for the equipment from the designer/s and supplier/s in order to cater for repairs of mechanical breakdowns, equipment failures and availability of spare parts. No untreated wastewater shall be discharged into the environment. The treated effluent from the wastewater treatment plant shall meet the norms for irrigation as detailed in Standard of Effluents for use in Irrigation, Regulation 2003, of the EPA Act 2002 and its subsequent amendments. Monthly results of analysis of treated effluent shall be submitted to the Wastewater Management Authority. In case of any environmental nuisance arising from this development, the Wastewater Management Authority will impose additional conditions, which the Promoter shall scrupulously observe for abatement. Prior to construction of the sewerage network and setup of the wastewater treatment plant, the Promoter shall submit longitudinal profiles and a Design Report as per the 'Guidelines for Preparation of Application for Wastewater Treatment Plants.' During construction phase all domestic wastewater shall be channeled to retention tanks and the effluent carted away to Roche Bois Pumping Station by registered wastewater carrier.

15. The swimming pool water shall be recirculated, chlorinated and filtered.
16. All electric motors such as stand by generator and other noise generating equipment shall be housed in sound proof enclosures so that the noise emanating there from be within the permissible limits as per the Environment Protection (Environment Standard for Noise) Regulations 1997.
17. During the demolition and construction phase, the site of works shall be properly fenced and properly maintained so as to prevent any construction material and debris to have access to the premises of the Albion Fisheries Research Centre, the river, beach and into the adjoining lagoon.
18. Necessary measures shall be taken during all the phases of the project, including site preparation, demolition, construction and operation so as not to

cause any nuisance by way of noise, odour and dust pollution to the neighbours and surrounding environment.

19. A drawing showing all geometrical features and engineering details (turning radius, width of access road, visibility splay etc) of the proposed access shall be submitted to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to construction.
20. Due consideration should be given to the provision of a taxi stand with adequate amenities so as to avoid disorderly parking of taxis in front of the hotel premises. On street parking shall be strictly prohibited and lay-by/service for taxi and coach shall be provided off the carriageway.
21. The security gate shall be off back to 10m from road edge to prevent vehicle encroaching on the main road.
22. Approval shall be sought from the RDA prior to any constructions and connections to existing services (eg CWA, CEB, MT etc) on Main road.
23. Proponent shall ensure a proper drainage of stormwater within the site to the approval of the Local Authority and no contaminated water shall be channeled into River Belle Eau. Necessary measures shall be taken to avoid any potential risk of flooding and accumulation of water within and in the vicinity of the proposed development.
24. Any native or endemic plants present on the project site shall be preserved and all landscaping works shall preferably be carried out with native plants.
25. No trees within the river reserves shall be felled. All the blank spaces shall be properly landscaped in consultation with the Conservator of Forests and the National Parks and Conservation Service after the completion of the hotel project and regularly maintained.

26. The promoter shall take all precautionary measures to ensure that the hydrological function of the wetland is maintained to the satisfaction of the relevant authorities and that the integrity of the site is preserved. Procedures to maintain the hydrological function of the wetland shall be elaborated in the Environmental Monitoring Plan.
27. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
28. Plant and equipment to be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution;
29. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
30. The refrigerants used in the air-conditioning units shall be ozone-friendly with Ozone Depleting Potential value of zero as well as a low Global Warming Potential such as ammonia, carbon dioxide and hydrocarbons.
31. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto. No works shall be carried out on the beach and in the lagoon under this EIA licence.
32. Only 4.1% of development shall be allowed in the 30m buffer zone from the wetland and for those developments, the setback shall be at a distance of 21m or more from the edge of the wetland.

33. For any deviation from the proposed development in the 30m buffer zone other than the 4.1%, authorization shall be sought from the National Ramsar Committee of the Ministry of Agro Industry & Food Security.
34. The development shall not encroach on the existing access road to the Fisheries Department.
35. Prior to start of works, the proponent shall sort out the access to the Albion Fisheries Research Centre in consultation with the Ministry of Fisheries & Rodrigues, the Ministry of Housing & Lands and the National Ramsar Committee of the Ministry of Agro Industry & Food Security.
36. 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.