

1. **LIST OF CONDITIONS FOR THE PROPSOED DEVELOPMENT OF AN INTEGRATED RESIDENTIAL COMPLEX OF 102 RESIDENTIAL UNITS AT PALMAR BY PALMAR REALTY LTD (ENV/DOE/EIA/1630)** All other necessary permits/clearances from the relevant authorities, including Planning Clearance from the Ministry of Housing and Lands, clearance from the Conservator of Forests regarding the felling and translocation of trees, clearance from the National Ramsar Committee, clearance from the Traffic Management and Road Safety Unit and the Building and Land Use Permit from the District Council 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 and implementation plans 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, Ministry of Environment & SD, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 6, 7 and 9 below. 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. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
7. All green and biodegradable wastes shall be composted.
8. No waste of any type shall be disposed of or have access to the nearby wetlands.
9. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. The proponent shall comply with the relevant conditions in the Planning Policy Guidance, particularly with respect to the height of buildings that shall not exceed 15m and G+2.
11. All domestic wastewater to be generated shall be directed to the proposed wastewater treatment plant. The responsibility and liability for the proposed operation and maintenance of the proposed treatment units rest under the specialist firm/promoter. The irrigation tank shall be designed to cater for two days retention. The effluent shall meet the discharge for irrigation norms under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. Detail design report for the treatment units together with the longitudinal profiles 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. Monthly results of analysis of the treated effluent shall be submitted to the WMA. Promoter shall inform the WMA when the construction works for the wastewater treatment plant had started."
12. The type of wastewater treatment plant shall be to the satisfaction of the Wastewater Management Authority and shall be fully enclosed and equipped with odour control equipment. A green belt consisting of green vegetation shall also be provided around the sewage treatment plant.
13. The wastewater treatment plant shall be located at about 15m from the site boundary. The proponent shall provide for a contingency plan to cater for any breakdown/failure at the wastewater treatment plant. The proponent shall

take all the necessary measures in order to avoid contamination of the nearby wetlands.

14. 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, the proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for storm water management.
15. Appropriate drains shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The design of the entire surface drain network including contours, spot levels and clear indications of low points that is the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority and Flacq District Council.
16. The proponent shall enlarge the Belle Mare - Palmar - Trou D'Eau Douce Road (B59) to 7m along the frontage of the proposed development to the satisfaction of the Road Development Authority. Provision shall be made for a drain (500x500) mm, footpath of 1.5m wide and a bus layby with bus shelter along the frontage of the proposed development to the satisfaction of the Road Development Authority.
17. Street lighting of 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. The embellishment plan along the coastal road fronting the site shall be to the satisfaction of the District Council.
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 dust, odour and noise pollution to the public and surrounding environment.
19. During the demolition and construction phase, the site of works shall be properly fenced and properly maintained so as to prevent dust, any construction material and debris to have access to the nearby wetlands.

20. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act.
21. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
22. The management (restoring and preservation) of coconut trees shall be included in the Environmental Monitoring Plan. The promoter shall seek written authorization from the Forestry Service prior to the felling and translocation of trees. The promoter shall plant twice the number of trees felled on the same site or other suitable sites. The promoter shall pay the value of wood so obtained from the trees felled. All the felling shall be carried out in presence of Forest Officers.
23. 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.
24. 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. The road reserves along the coastal road shall be properly landscaped.
25. Necessary bunded walls shall be provided around the diesel storage tanks to cater for accidental spillage and leakage.
26. 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.
27. 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.