

LIST OF CONDITIONS FOR THE PROPOSED CONSTRUCTION OF A LUXURIOUS RESIDENTIAL APARTMENT COMPLEX OF 144 APARTMENT UNITS ON A PORTION OF STATE LAND OF AN EXTENT OF 7A30P AT PALMAR BY DREAM SPA & RESORTS LTD (ENV/DOE/EIA/1634)

1. All other necessary permits/clearances from the relevant authorities including Planning Clearance from the Ministry of Housing & Lands, clearance from the National Ramsar Committee and clearance from the Central Water Authority for potable water supply 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 & SD, 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 12 and 14 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.
6. Prior authorization shall be sought from the Conservator of Forests for felling of any trees on site. Prior to start of works, a landscaping plan shall be submitted including the number of mature trees to be planted for landscaping to the Conservator of Forests.

7. No works shall be carried out on the 30m buffer of the wetland.
8. Building setback from the plot boundary fronting the Belle Mare-Palmar-Trou D'Eau Douce Road B59 shall be increased from about 5m to 6m.
9. Only one access shall be allowed onto the Belle Mare-Palmar-Trou D'Eau Douce Road B59. The emergency exit shall be cancelled. The 5 m wide road reserves shall be free from trees/high vegetation or any hard structure so as not to hamper visibility whilst egressing from main entrance. Footpath of at least 1.5m wide shall be provided along the frontage of the development. A bus layby shall be constructed on the frontage of the site, within the 6m road reserve. Detailed engineering plans for on-site infrastructural works including road and drain network shall be submitted to this Road Development Authority for approval before implementation of the works.
10. Street lanterns of LED type shall be provided along the stretch upon which the proposed development will occur on the Belle Mare-Palmar-Trou D'Eau Douce Road B59.
11. The construction site shall be properly fenced such that no waste of any type has access to the nearby wetland, coastal area or the sea. No untreated wastewater shall be discharged to the environment.
12. 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.
13. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. Any construction debris shall be reused as far as possible on site.
14. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
15. During the construction stage, domestic wastewater shall be collected in a retention tank and carted away to a Wastewater Management Authority approved site.

16. All domestic wastewater to be generated shall be directed to the proposed Moving Bed Bio Reactor (MBBR) type wastewater treatment plant. The responsibility and liability for the proper operation and maintenance of the proposed treatment units shall rest under the specialist firm / Promoter / Syndic. The effluent that emanates 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 for approval before construction. A format of the design report 'Guidelines for Preparation of Application of Wastewater Treatment Plant' is available at the Wastewater Management Authority. Detail drawings including longitudinal profiles shall be submitted to the Wastewater Management Authority for approval prior to construction. Results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority and the frequency of submission of the results shall be to their satisfaction. The Wastewater Management Authority shall be informed of the start of the construction works for the wastewater treatment plant for monitoring purposes.
17. The sewerage treatment plant shall be fully enclosed and equipped with odour control equipment and shall not be located at less than 10m from the plot boundary.
18. 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.
19. The plant and equipment that will 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.
20. 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.
21. Any existing natural water drain on the proposed development site shall be upgraded and maintained so as to prevent flooding and accumulation of water within and in the vicinity of the proposed development site, due to heavy rainfall, flooding in nearby water bodies and contribution from any high water table.

22. The proponent shall take all reasonable measures including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water. No discharge of surface water runoff shall be allowed onto the Belle Mare-Palmar-Trou D'Eau Douce B59 Road.
23. Necessary measures shall 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.
24. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of dust and noise to the public and surrounding environment.
25. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
26. 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.