

**LIST OF CONDITIONS FOR THE PROPOSED VILLAS COMPLEX PROJECT
UNDER RES AT SOTTISE, GRAND BAIE BY LE CLOS DU LITTORAL PHASE
II LTD. [ENV/DOE/EIA/1640]**

1. All other necessary permits/clearances from the relevant authorities including a Land Conversion Permit from the Ministry of Agro-Industry & Food Security 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 carried out as per the amended plan bearing reference 360/SP/02, REV 007. However, part of the site affected by the 200 m buffer of the poultry pen shall not be developed for residential purposes pending the cessation of the poultry breeding activities.
3. 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.
4. 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, Sustainable Development, Disaster and Beach Management prior to start of works.
5. 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, Sustainable Development, Disaster and Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No works shall start prior to the approval of the EMP.
6. 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 proposals in the EIA report and additional information.

7. The proponent shall submit to the Ministry of Housing & Lands with copy to the Director of Environment, a certified copy of a model of title deed to be used for sale transaction.
8. Prior approval shall be sought from the Conservator of Forests for removal of any trees on the roadside and at least twice the amount of trees shall be planted for trees felled to the satisfaction of the Conservator of Forests.
9. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. All solid waste shall be segregated. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
11. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
12. During construction stage, domestic wastewater shall be either carted away or disposed of via on-site disposal system.
13. All domestic wastewater to be generated shall be directed to the proposed Rotating Biological Contactor (RBC) type wastewater treatment plant. The responsibility and liability for the proper operation and maintenance of the proposed treatment units rest under the specialist firm/promoter. The effluent that emanate from the treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. Detail design report for the proposed wastewater treatment plant shall be submitted to the Waste Water Management Authority for approval before construction. A format of the design report "*Guidelines for preparation of Application of wastewater treatment plant Wastewater Treatment Plan*" 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 on a monthly basis to the Wastewater Management Authority. The Wastewater Management Authority shall be informed of the start of the construction works for the wastewater treatment plant for monitoring purposes.

14. The waste water treatment plant shall be fully enclosed and equipped with odour control equipment.
15. 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.
16. 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.
17. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
18. 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.
19. The proponent shall survey the surrounding area and identify all existing natural water courses including natural drains. These water courses together with any hydraulic structures shall be upgraded to channel all storm water safely without any risk of flooding the neighboring areas.
20. 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, flooding in nearby water bodies and contribution from any high water table, the proponent shall take all reasonable measures and shall have to provide all necessary drainage infrastructure for channeling and evacuating surface and storm water to the satisfaction of the Road Development Authority and the relevant Local Authority. In addition, the proponent shall consider high water run off during high intensity rainfall in designing the proposed drainage network and soak aways. Runoff from the development shall not be discharged towards the main road.
21. Necessary bunded walls shall be provided around the diesel/fuel storage tanks to cater for any accidental spillage and leakage.

22. A road reserve of 2.0 m wide shall be kept for any future widening of Sottise Road. No structures shall be constructed within this 2.0 m road reserve. Footpath with drain must be provided along the development frontage on Sottise Road.

23. Street lighting shall be provided along the main accesses, entrance, and exit onto the main road as well as along the internal access roads and along the frontage of the development. The street lighting shall be of solar or LED type.

24. The proponent shall submit all engineering details of junctions of access road with classified roads including turning radii, pavement structure, all infrastructural details *viz* roads, drains, culverts, access, road cross sections and any improvement works to the Road Development Authority for approval. A programme of works with starting date, duration and completion date shall be submitted prior to any excavation works on site to the Road Development Authority.

25. The minimum width of the access to the parking area shall be 7.0m. The minimum turning radii at the access shall be 8.0m. Visibility splay at the junction of the access to the development with the Sottise Road shall be provided according to the applicable speed limit. Raised footpath, minimum 1.5 m wide shall be provided along the frontage of the Phase I and II of the development. No on street parking shall be allowed. No reversing manoeuvres shall be allowed on the Sottise Road. In case any traffic/road safety problems arise as a result of the proposed development, the Traffic Management & Road Safety Unit will come up with measures that will be considered necessary and same shall be implemented by the proponent at his own cost

26. 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.

27. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.

28. 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.