

**LIST OF CONDITIONS FOR PROPOSED LOW-COST HOUSING ESTATE AT  
PITON BY NHDC LTD [ENV/DOE/EIA/1693]**

1. The NHDC Ltd shall ensure the relocation of the cremation ground prior to allocating the housing units to individuals.
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, Sustainable Development and Disaster and Beach Management prior to the start of works.
4. In accordance with section 18(2)(f) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment, Sustainable Development and Disaster and Beach Management, 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.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final layout plan, for monitoring purposes and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report.
6. A high boundary wall shall be erected on the western boundary of the site to the satisfaction of the Ministry of Housing and Lands and tall growing trees shall be planted along that side so as to prevent water from the irrigation guns splashing onto the building premises of the site.
7. Regarding traffic and road safety, the proposed development shall comply with the conditions of the Traffic Management and Road Safety Unit (*Letter bearing reference TMRSU/III/256 and dated 23 October 2015 from the Traffic Management and Road Safety Unit is enclosed for your*

*ease of reference*). The TMRSU reserves the right to impose additional traffic management and road safety measures, as and when required, the cost of which shall be borne by the promoter.

8. All engineering details of the proposed junction of the development's access with the Poudre D'Or Road, B16 shall be submitted to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit for approval prior to start of works. Prior to the implementation of the road markings, the RDA shall be informed for inspection and approval.
9. A road reserve of 6.0 m shall be provided along the frontage of the proposed development for future upgrading of the B16 Road. The reserves shall be kept free from any structures and shall be maintained at all times by the proponent. A footpath of 1.5m wide shall be provided along the frontage of the development with B16 Road with appropriate handrails as per approval of the RDA and TMRSU.
10. All drainage infrastructures shall be designed and constructed to the satisfaction of the Local Authority and the Road Development Unit. The design of the surface drain network within the proposed development shall be carried out such that no stormwater is channeled towards /into the drain network along the B16 Road. A stormwater drain shall be constructed along the development frontage and shall be channeled into an appropriate outlet/soakaway. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the approval of the Road Development Authority prior to start of works. The RDA reserves the right to request the promoter to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations.
11. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the RDA prior to start of works.

12. All domestic wastewater shall be disposed of as per the recommendations of the Wastewater Management Authority (*Letter bearing reference WMA/NHDC/203 and dated 18 March 2016 from Wastewater Management Authority is enclosed for your ease of reference*).
13. Green wastes shall be composted. The recyclable fraction of the solid wastes (paper, metal cans etc) shall be segregated and sent to registered recyclers for recycling. All other solid wastes and non-compostable wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
14. All areas earmarked for green spaces shall be properly located, created to the satisfaction of the Local Authority and vested same.
15. Street lighting of solar or 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.
16. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment. During the construction phase, all machines and plants shall be maintained in good working condition so as to avoid excessive noise emanation.
17. Electric motors such as pumps, compressors, generators, transformers and other noise generating equipment be provided with appropriate noise attenuating materials/structures so that the noise generated therefrom be within permissible limit as per EPA (Standards for Noise Regulations) and does not constitute a source of nuisance.
18. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
19. 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.

20. The Director reserves the right to request for submission and impose additional conditions.

**Note:**

*According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.*