

**PROPOSED RESIDENTIAL DEVELOPMENT UNDER PROPERTY DEVELOPMENT  
SCHEME (JACARANDAS LUXURY VILLAS) AT BALACLAVA BY JIMEI  
INTERNATIONAL INVESTMENT LTD [ENV/DOE/EIA/1778]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, a Land Conversion Permit from the Ministry of Agro Industry and Food Security shall be obtained and a copy be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.
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 for monitoring purposes prior to 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 (EMP) for approval prior to start of works. No infrastructural works shall start prior to the approval of the EMP. 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 for monitoring purposes.
6. All domestic wastewater from the proposed project shall be directed to the proposed Fixed Immersed Support Activate Sludge (Oxybee Biofilm carrier type) wastewater treatment plants. The effluents that emanate from the treatment plants shall be used for irrigation purposes only and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. No vehicular loadings shall be allowed on the wastewater treatment plants. Thus the wastewater treatment plants shall not be located on parking spaces or drive way.
7. The Wastewater Management Authority shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plants. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm/s. Results of analysis of the treated effluent from the wastewater treatment plant, effected by accredited laboratory, shall be carried out and submitted to the WMA on a monthly basis.
8. The components of the treatment plants shall be enclosed and odorous emissions therefrom shall be channelled to an odour control equipment.
9. All necessary precautions shall be taken to the satisfaction of the Water Resources Unit so that the proposed development does not pollute the underlying aquifer, given that the proposed site lies in a permeable zone.

10. No waste of any type shall be dumped or discharged in any watercourse or ground surface to the satisfaction of the Water Resources Unit.
11. The proponent shall make provision for an appropriate means of discharging storm water through mud/ silts traps and hydrocarbon separators prior to open discharge to the receiving environment to the satisfaction of the Water Resources Unit.
12. Necessary bunded walls shall be provided around the proposed diesel/ fuel storage tanks for standby generator and chemicals to cater for any accidental spillage and leakage.
13. All drainage infrastructures including the proposed absorption pits/soakaways and the locations of the final point of disposal of surface runoff shall be designed and constructed to the satisfaction of the Local Authority and National Development Unit.
14. All necessary precautions and mitigating measures shall be taken in order to avoid any risk of flooding of the site and the proposed development as well as its surrounding environment.
15. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. The construction wastes shall be reused as backfill materials. Green wastes shall be composted. Other recyclable wastes including paper, PET bottles, metal cans shall be segregated and sent to registered recyclers.
16. The internal road layout, parking provision and offsite road infrastructure shall be to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit.
17. The Ville Valio road shall be upgraded to at least 5.5m to allow for 2-way traffic flow from the T-Junction to the new access road of 7m wide. The access roads shall be at least 5.5m wide with raised footpath of at least 1.2m wide on both sides as per relevant Planning Policy Guidance. The approval for access on existing roundabout and Ville Valio road shall be approved by the relevant Highway Authority.
18. Visibility splay along Ville Valio road and turning radii at all junctions shall be as per the requirements of the Planning Policy Guidance. Drawings showing road markings and traffic signs shall be submitted to the Traffic Management and Road Safety Unit for appraisal prior to implementation. All traffic signs shall be of Engineer's grade and shall be as per the Traffic Sign Regulation (1990). Parking facilities shall be provided as per the requirements of the Planning Policy Guidance.
19. A formal request shall be made to the Ministry of Housing and Lands with respect to the proposed secondary access/ exit to connect onto a proposed access on State Land.
20. The proponent shall ascertain that provision be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructure. This condition shall be included in the Title Deed of future owners.

21. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per EPA (Standards for Noise Regulations).
22. The proponent shall adopt energy-saving devices and eco-friendly practices such as waste segregation and recycling, rain water harvesting, renewable energy use (solar energy and photovoltaic cells) and other similar facilities.
23. Necessary measures shall be taken so as not to cause any nuisance by way of noise, vibration, odour and dust or otherwise during site preparation, construction or operation phases to the neighbours, surrounding environment and public. The site of works shall be properly protected by hoardings during the construction phase.
24. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.
25. 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.