

**LIST OF CONDITIONS FOR THE PROPOSED REAL ESTATE SCHEME  
DEVELOPMENT ON PLOT "Q" OF THE AVALON GOLF ESTATE  
(ENV/DOE/EIA/1616)**

1. All other necessary permits/clearances from the relevant authorities including a Land Conversion Permit from the Ministry of Agro-Industry & Food Security, a Building and Land Use Permit from the Savanne District Council and clearance from the Water Resources Unit 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.
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 8 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.
6. The site of work shall be properly fenced and maintained regularly to ensure that no construction wastes/debris have access to the adjoining areas, including the feeder. No waste shall be disposed of or allowed access to the feeder.

7. The development shall observe a setback of 10metres from the Feeder as proposed. No development shall be allowed within the reserves of the feeder.
8. 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.
9. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
10. During the construction phase all domestic wastewater shall be collected in a retention tank and carted away to the Wastewater Management Authority approved site by registered wastewater carriers.
11. The individual wastewater plants shall be located at a minimum distance of 30m from any river, rivulet, feeder or any watercourse.
12. All domestic wastewater to be generated from each residential lot shall be directed to the individual package wastewater treatment plant of either SBR Type or Oxyfix Type. Detail design report for the proposed wastewater treatment plants 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 Wastewater Treatment Plant*" is available at the Wastewater Management Authority. The Wastewater Management Authority shall be informed of the start of the construction works for the wastewater treatment plants for monitoring purpose.
13. The sewerage treatment plants shall be fully enclosed and equipped with odour control equipment.
14. The promoter/ eventual owners of the RES villas shall ensure that the operation and maintenance of the individual treatment plant is carried out by specialists or specialist firm. The effluent that emanate from the individual

treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. 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 the satisfaction of the Wastewater Management Authority.

15. Condition no. 12 shall be included in the Deed of sale.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. All natural drains on the proposed development site shall be upgraded and maintained so as to prevent flooding on the site and the adjoining areas. The proponent shall take all reasonable measures including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water. The design of the whole drainage system shall be in such a way that any excess water would not flow towards the downward region and cause flooding.

22. The proponent shall submit all engineering details of junction of access road with B88 Road including turning radii, pavement structure, horizontal and vertical alignment of existing road to the Road Development Authority (RDA) for approval prior to start of works. Necessary visibility splay at the junction with B88 Road shall be provided to the satisfaction of both the RDA and the Traffic Management & Road Safety Unit (TMRSU). The RDA reserves the right to change the proposed design shall any safety issues arise. Necessary clearance should be obtained from the RDA for any future upgrading of Tracks 1 and 3. Any public road passing within the morcellement should not be closed at any time. No surface water run off shall be allowed on the main roads. Clearance regarding traffic impact and road safety issues shall be sought from the TMRSU. The proponent shall safeguard from any development along Grand Bassin Road (B88) at least 3 metres to cater for future widening of the road. Approval should be sought from the RDA prior to any constructions and connections to existing services (eg CWA, CEB, MT, etc.) on main roads.

23. 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.

24. The RES villas shall blend harmoniously with the Avalon Golf Estate development and the natural surroundings. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.

25. The residents of the RES villas shall have unrestricted access to all facilities of the Avalon Golf Estate.

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.