

**LIST OF CONDITIONS FOR THE PROPSOED REAL ESTATE SCHEME  
DEVELOPMENT AT MON CHOISY BY CHOISY LES BAINS LTEE  
[ENV/DOE/EIA/1596]**

1. All other necessary permits/clearances from the relevant authorities, including the Land Conversion Permit from the Ministry of Agro-Industry & Food Security as well as the Building and Land Use Permit 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 shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development prior to the start of works.
4. In accordance with section 18(2)(A) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment 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 7, 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 as well as the proposals in the EIA report.
6. The height of the apartment blocks shall be limited to G + 2 only.

7. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
8. All green and biodegradable wastes shall be composted.
9. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. All wastewater to be generated shall be directed to the proposed fixed immersed support type (oxybee) wastewater treatment plant. The Promoter shall ensure that the operation and maintenance of the treatment plant are carried out by specialists or specialist firm. The effluent that emanates from the treatment plant shall meet the discharge for irrigation norms under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. Monthly results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority. In case the setbacks of the wastewater treatment plant is reviewed, the modified layout shall be submitted to the Wastewater Management Authority for approval. The Promoter is to inform the Wastewater Management Authority one week after the construction works for the wastewater treatment plant had started.
11. The wastewater treatment plant shall be equipped with an odour control equipment.
12. Appropriate drains with soakaways /absorption pits at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall.
13. The design of the entire surface drain network with soakaways/absorption pits, including contours, spot levels and clear indications of low points, that is,

the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority and the Local Authority.

14. 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.
15. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
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 minimise 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 and climate friendly. The refrigerant R410a shall not be used in view of its high global warming potential. An alternative shall be explored.
18. 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.
19. 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.
20. The site shall be landscaped properly and a landscaping plan shall be submitted to the Ministry of Agro-Industry & Food Security. Ornamental plants and trees including endemic species shall be planted to upgrade and enhance the aesthetics.

21. 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.
22. The proponent shall be solely responsible towards any third party for any action/ recourse claimed by any person with regards to the EIA report. The Ministry of Environment & Sustainable Development shall not be liable in any manner whatsoever in any litigation that may arise.