

LIST OF CONDITIONS FOR THE PROPOSED CONSTRUCTION OF A BOUTIQUE HOTEL COMPRISING 84 RESIDENTIAL UNITS AND ASSOCIATED FACILITIES AT BALACLAVA (VILLE VALIO) BY NATH & NATH CO LTD AND SAI HOTEL LTD [ENV/DOE/EIA/1601]

1. All other necessary permits/clearances from the relevant authorities including Planning Clearance from the Ministry of Housing & Lands and clearance from the Forestry Service for the felling of trees 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. No works related to the project shall start on site prior to the validity of the lease of the sites being sorted out with the Ministry of Housing & Lands.
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 & SD and the Ministry of Fisheries prior to the start of works.
5. 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 & SD, an Environmental Monitoring Plan(EMP) for approval. No works shall start prior to approval of the EMP. The proponent shall thereafter submit reports on the implementation accordingly.
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.
7. The construction of the basement parking shall be at the proponents' own risk. The proponent insolido with his team of consultants involved in the preparation of the EIA shall be liable for any damage including flooding of the basement parking.

8. The proponent shall submit a copy of the Emergency Response Plan for the basement parking to the Director of Environment, Ministry of Environment & SD and the Director General, National Disaster Risk Reduction and Management Centre, prior to start of works.
9. The proponent shall implement all the necessary measures proposed in the EIA report and in the additional information provided for the basement parking such as the provision of flood surveillance and warning systems, emergency action plan and the full proof gates.
10. The storage of hazardous substances, including petroleum products, shall not be allowed in the basement parking areas.
11. No works shall be carried out along the 30m setback distance from the High Water Mark.
12. No structure shall be placed on the public beach and at sea without proper authorization. No obstruction shall be caused on the public domain and the public shall have free access to the beach and the sea.
13. The existing pond on the site shall not be backfilled. It shall be properly landscaped and integrated in the development as a water feature.
14. During all the phases of the project, including site preparation and construction, the site of works shall be properly fenced and maintained regularly to ensure that no construction waste/debris have access to the sea and cause any nuisance by way of dust and noise to the public and surrounding environment.
15. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
16. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. The construction debris shall be reused as far as possible on site.

17. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
18. All domestic wastewater to be generated shall be directed to the proposed wastewater treatment plants. The irrigation tank shall have a storage capacity of at least 2 days retention. 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 wastewater treatment 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*' is available at the Wastewater Management Authority. 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 their satisfaction. The Wastewater Management Authority shall be informed of the start of the construction works for the wastewater treatment plants for monitoring purposes.
19. The wastewater treatment plants shall be fully enclosed and equipped with odour control equipment. A green belt consisting of green vegetation shall also be provided around the sewerage treatment plant.
20. 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.
21. 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.
22. 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.

23. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
24. Any existing natural water drain on the proposed development site shall be upgraded and maintained so as to prevent 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 including provision of all necessary drainage infrastructures for channeling and evacuating surface and storm water. Any risk of flooding in the basement parking areas shall also be mitigated.
25. 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.
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.