

LIST OF CONDITIONS - PROPOSED development of a Luxury Estate, Spa & Club House at Union Ribet, Anse La Raie (ENV/DOE/EIA/1564) BY Mansfield Land Promoters & Holdings Ltd (ENV/DOE/EIA/1564)

1. All other necessary permits/clearances from the relevant authorities including clearance from the National Ramsar Committee, clearance from the Ministry of Tourism & Leisure, clearance from the Forestry Service for the felling of any trees and clearance from the Traffic Management & Road Safety Unit shall be obtained prior to start of works 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 Reservation of the site 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 for approval prior to the start of works.
5. In accordance with section 18(2)(J) 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 10 and 11 below. 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. A minimum setback of 30 metres shall be observed from the wetlands.
8. Adequate parking facilities shall be provided on site as per the Planning Policy Guidance. No on- street parking shall be allowed.
9. Street-lighting of the solar type shall be provided within the site and along the access roads.
10. 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.
11. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
12. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the local authority.
13. All domestic wastewater to be generated shall be directed to the proposed Rotating Biological Contractor (RBC) type 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 norms for discharge for irrigation under the Environmental Protection Act 2002. Detail design report for the wastewater treatment plant 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. Monthly results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority. Detail drawings including longitudinal profiles shall be submitted to the Wastewater

Management Authority for approval prior to construction. The Wastewater Management Authority shall be informed one week after start of construction of the wastewater treatment plant.

No untreated wastewater shall be discharged to the environment. During construction stage, domestic wastewater shall be collected in a retention tank and same shall be carted away to Wastewater Management Authority approved site.

14. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment. Trees shall be planted all around the treatment plant premises.
15. 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.
16. The site of work shall be properly fenced and maintained regularly to ensure that no construction wastes/debris have access to the adjoining areas. No waste shall be disposed of or allowed access to the sea and the wetlands.
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, such as ammonia.
19. The proponent shall take all reasonable measures and implement a proper drainage scheme for channeling and evacuating surface and storm water. No surface runoff shall be discharged on public road. The complete design of the drainage network shall be submitted to the Road Development Authority and the Local Authority for approval prior to the start of works.

20. 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.
21. 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.
22. 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.
23. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
24. 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.