
TABLE OF CONTENTS

Description	Page
E.0 EXECUTIVE SUMMARY	ES-1
E.1 PROJECT DESCRIPTION.....	ES-1
E.2 SITE CONSIDERATIONS.....	ES-1
E.3 ENVIRONMENTAL AND PLANNING FRAMEWORK.....	ES-2
E.4 DEVELOPMENT FRAMEWORK.....	ES-2
E.5 PROJECT INFRASTRUCTURE AND SERVICES	ES-3
E.6 PREDICTED ENVIRONMENT IMPACTS AND MITIGATION MEASURES.....	ES-3
E.7 ENHANCEMENT OPPORTUNITIES	ES-4
E.8 ENVIRONMENTAL MONITORING PLAN.....	ES-4
E.9 CONCLUSION.....	ES-4
1. PROJECT DESCRIPTION	1-1
1.1 THE PROMOTER	1-1
1.2 PROJECT BACKGROUND	1-1
1.3 PROJECT DESCRIPTION.....	1-1
1.4 PROJECT LOCATION	1-2
1.5 PROJECT JUSTIFICATION	1-2
1.6 THE PROJECT TEAM.....	1-4
1.7 ENVIRONMENTAL CONSULTANT	1-4
1.8 IMPLEMENTATION SCHEDULE	1-5
1.9 LIAISON WITH MINISTRIES AND AUTHORITIES	1-5
2. SITE CONSIDERATIONS	2-1
2.1 LAND OWNERSHIP	2-1
2.2 SITE CHARACTERISTICS/TOPOGRAPHY.....	2-1
2.3 HYDROLOGICAL CHARACTERISTICS.....	2-1
2.4 CLIMATIC CONDITIONS.....	2-2
2.5 THE SITE AND ITS WIDER CONTEXT	2-4
2.6 ZONING	2-4
2.7 ENVIRONMENTAL SENSITIVITY.....	2-4

3. ENVIRONMENTAL AND PLANNING FRAMEWORK	3-1
3.1 ENVIRONMENTAL FRAMEWORK.....	3-1
3.2 PLANNING FRAMEWORK.....	3-3
4. DEVELOPMENT FRAMEWORK	4-1
4.1 THE PLANNING CONCEPT	4-1
4.2. DEVELOPMENT AND DESIGN PRINCIPLES.....	4-1
4.3 ARCHITECTURAL DESIGN.....	4-4
5. PROJECT INFRASTRUCTURE & SERVICES	5-1
5.1 INTRODUCTION	5-1
5.2 TRAFFIC PLANNING	5-1
5.3 WATER SUPPLY	5-2
5.4 ELECTRICITY SUPPLY.....	5-6
5.5 TELECOMMUNICATION AND SERVICES REQUIRED	5-11
5.6 SITE DRAINAGE.....	5-11
5.7 SEWAGE DISPOSAL	5-12
5.8 SOLID WASTE MANAGEMENT.....	5-13
5.9 FIRE SAFETY STRATEGY	5-14
6. PREDICTED ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES....	6-1
6.1 INTRODUCTION.....	6-1
6.2 IMPACT IDENTIFICATION AND SCOPING	6-1
6.3 IMPACT PREDICTION ON THE NATURAL ENVIRONMENT AND MITIGATING MEASURES	6-3
6.4 RESIDUAL IMPACTS AFTER MITIGATION MEASURES.....	6-8
7. ENHANCEMENT OPPORTUNITIES	7-1
7.1 PHYSICAL DEVELOPMENT ENHANCEMENT OPPORTUNITY	7-1
7.2 SOCIO ECONOMIC ENHANCEMENT OPPORTUNITY	7-2

8. ENVIRONMENTAL MONITORING PLAN	8-1
8.1 SCOPE.....	8-1
8.2 OPERATION.....	8-1
8.3 CONSTRUCTION	8-2
8.4 MONITORING.....	8-2
8.5 MAINTENANCE	8-3
8.6 AUDITING	8-3
8.7 ENVIRONMENTAL MONITORING MATRIX –OPERATIONAL PHASE.....	8-3
8.8 ENVIRONMENTAL MONITORING MATRIX –CONSTRUCTION PHASE	8-3
8.9 PUBLIC CONSULTATION.....	8-4

List of Appendices

Appendix A	Administrative Documents
Appendix B	Report on Subsoil Investigation
Appendix C	Computer Generated Images/Brochures
Appendix D	List of Clearances
	1. Traffic Management and Road Safety Unit (TMRSU)
	2. Road Development Authority (RDA)
	3. Central Water Authority (CWA)
	4. Wastewater Management Authority (WMA)
	5. Central Electricity Board (CEB)
	6. Fire Certificate for Construction Purposes
	7. Land Conversion Permit
	8. DCN/ OPP
	9. DCN/ BLUP
	10. DCN/BLUP: Fourth Floor
Appendix E	List of drawings
	Surveyor Survey/Location/Topographical Plan
	Architect Site Plans
	Overall Lower Level Plan 15000
	Overall Square Level (Ground Floor) Plan 19500
	Overall First Floor Level Plan 26000
	Overall Second Floor Level Plan 29500
	Overall Third Floor Level Plan 33000
	Overall Fourth Floor Level Plan 36500
	Overall Roof Level Plan 40000
	Overall Roof Level Plan 43000
	Overall Sections Plan B-B, K-K, L-L
	Block 5 & 6 Fourth Floor Level Apartment Plan 36340 (16 units)
	Block 5 & 6 Elevations
	Block 5 & 6 Fourth Floor Level Apartment Plan 36340 (2 units)
	Engineer Utilities and Drainage Plan:
	<u>Drawing No</u> <u>Drawing Title</u>
	09/126/SW11 Road & Drainage Layout (Sheet I)
	09/126/SW12 Road & Drainage Layout (Sheet II)
	09/126/SW13 Typical Drain Detail (Sheet I)
	09/126/SW14 Typical Drain Detail (Sheet II)
	09/126/SW15 Infiltration Basin Detail
	09/126/SW16 Detail of Road Marking
	09/126/SW17 Section of Road
	Master Site Plan – Lower Level – Phase 1