

F.No. 21-237/2017-IA.III

Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division

Indira Paryavaran Bhawan,
Jor Bagh Road, Aliganj
New Delhi - 110 003

Dated: 23 August, 2017

To

The General Manager,
HSIIDC Ltd,
C 13-14, Sector - 6,
Panchkula - 134 019 (Haryana)

Sub: Industrial Model Township at Kharkhoda, Sonapat, Haryana by M/s Haryana State Industrial & Infrastructure Development Corporation Limited – Terms of Reference reg.


Sir,

This has reference to your proposal No IA/HR/NCP/62795/2017 dated 9th June, 2017 submitting the above proposal to this Ministry for seeking Terms of Reference (ToR) as per the provisions of the Environment Impact Assessment (EIA) Notification, 2006 and subsequent amendments under the Environment (Protection) Act, 1986.

2. The proposal for '**Industrial Model Township (IMT)**' at Kharkhoda, Sonapat in the state of Haryana promoted by M/s Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC), was considered by the Expert Appraisal Committee (EAC) for Industrial Estate/Area, SEZ and Highways projects, in its meeting held 9th August, 2017 in the Ministry of Environment, Forest and Climate Change, New Delhi.

3. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above said meeting along with EIA Consultant Grass Roots research & Creation India Pvt. Limited, are reported to be as under:

- (i) The project involves development of Industrial Model Township, Kharkhoda, Sonapat, Haryana by Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC).
- (ii) Industrial Model Township (IMT) is located at Tehsil, Kharkhoda, District Sonapat, Haryana and is bounded by the KMP expressway in north, SH-18 in the east, and government purchased land in the south and west directions. The Site is about 18 km from Sonapat City, 35 km from Indira Gandhi International Airport, and 9 km from Narela Railway Station.



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- (iii) The geographical co-ordinates of project site are 28°51'17.74"N, 76°56'42.20"E, 28°48'33.40"N, 76°55'57.16"E, 28°50'3.51"N, 76°58'11.65"E and 28°49'38.39"N, 76°54'42.17"E.
- (iv) The proposed IMT will have Industrial zone, commercial and residential area, public utility facilities, parks, etc. There will be provision of adequate power, water supply, roads, sewerage, and effluents disposal system with treatment, storm water disposal and solid waste management to enable enterprises to function in a state of the art environment.
- (v) Industries of varying capacity will be setup on industrial plots planned within the Industrial Estate. The type of Industries would be Food & Beverage, Metal Products, General Metal Textiles, Chemical & Chemical Products, Automobile, Rubber & Plastics Products, Non-Metallic Materials, Machinery & Equipment, etc.
- (vi) **Land use:** Farmland dominates the land use in area, covering approx. 1,323.86 ha; villages cover an area of about 34.7 ha; factories cover an area of about 8.6 ha; schools cover an area of about 2.7 ha; river systems cover an area of about 22.2 ha; woods cover an area of about 11.3 ha; roads cover an area of about 6.8 ha. Existing river systems mainly consist of irrigation canals and ponds; the seasonal change in water levels is considerably large. As a farmland ecosystem, the site is mainly covered by cultivated land, with a few bushes on the west side. There are no animals or plants in need of protection.
- (vii) **Water requirement:** 94,000 KLD will be sourced from Western Yamuna Canal.
- (viii) **Investment/Cost:** Total project cost is anticipated to be INR 4000 Crore that includes the land (INR 1700 Crore) and development cost (INR 2300 Crore).
- (ix) **Whether the project is in Critically Polluted area:** No
- (x) **If the project involves diversion of forest land, extend of the forest land:** No
- (xi) **If the project falls within 10 km of eco- sensitive area, Name of eco- sensitive area and distance from the project site:** There is no eco-sensitive area within the 10 km of project.
- (xii) **Rehabilitation involved if any:** 469.97 acre has been reserved for R & R measures. Govt. of Haryana has formulated a policy for rehabilitation and resettlement of land owners – land acquisition oustees which will be followed in this project.
- (xiii) **Employment potential:** The direct employment population of each industry is calculated based on the employment density and land area. According to statistics of India's Statistical Authority concerning direct employment and total employment population engaged in relevant industries (Principal Characteristics by Major Industry Group in ASI 2012-13), the proportion of indirect employment of relevant industries can be calculated, and the indirect employment population can be calculated accordingly. Finally, the total employment population is calculated as about 1,00,000 to 1,50,000 persons.
- (xiv) **Benefits of the project:** The project will create direct and indirect employment opportunities and boost economic development of the State.

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4. The proposal was considered by the EAC in the meeting held on 9th August, 2017 and recommended for grant of ToR and the Ministry of Environment, Forest and Climate Change hereby accords ToR for '**Industrial Model Township**' at Kharkhoda, Sonapat, Haryana promoted by M/s HSIIDC, for preparation of the Environment Impact Assessment Report and Environment Management Plan (EMP) with the specific and general conditions as under:

A. Project Specific Conditions

- (i) Detailed traffic study and planning for access to main roads to avoid accidents.
- (ii) Permission shall be obtained from competent authority for drawing water from Yamuna Canal.
- (iii) The cumulative Environmental Impact Assessment shall be carried out while preparing EIA report.
- (iv) Develop ground water rejuvenation plan for the region from competent agency and provide appropriate financial mechanism to implement the same.

B. Genral Conditions

- (i) Reasons for selecting the site with details of alternate sites examined/ rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental damage, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weightage criteria for short-listing selected site.
- (ii) Submit the details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- (iii) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- (iv) Examine the impact of proposed project on the nearest settlements.
- (v) Examine baseline environmental quality along with projected incremental load due to the project taking into account of the existing developments nearby.
- (vi) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- (vii) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area, and any obstruction of the same by the project.



- (viii) Details regarding project boundary passing through any eco- sensitive area and within 10 km from eco-sensitive area.
- (ix) Green buffer in the form of green belt to a width of 15 meters should be provided all along the periphery of the industrial area. The individual units should keep 33% of the allotted area as a green area.
- (x) Submit the details of the trees to be felled for the project.
- (xi) Submit the details of the infrastructure to be developed.
- (xii) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- (xiii) Submit details regarding R&R involved in the project
- (xiv) Zoning of the area in terms of 'type of industries' coming-up in the industrial area based on the resource requirement along with likely pollutants with quantity from the various industries.
- (xv) The project boundary area and study area for which the base line data is generated should be indicated through a suitable map. Justification of the parameters, frequency and locations shall be discussed in the EIA.
- (xvi) Submit Legal frame work for the implementation of Environmental Clearance conditions - to be clearly spelt out in the EIA report.
- (xvii) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- (xviii) Site justification of the identified industry sectors from environmental angle and the details of the studies conducted if any.
- (xix) Ground water classification as per the Central Ground Water Authority.
- (xx) Submit the source of water, requirement vis-à-vis waste water to be generated along with treatment facilities, use of treated waste water along with water balance chart taking into account all forms of water use and management.
- (xxi) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine and submit details.
- (xxii) Examine soil characteristics and depth of ground water table for rainwater harvesting.

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- (xxiii) Examine details of solid waste generation treatment and its disposal.
- (xxiv) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption.
- (xxv) In case DG sets are likely to be used during construction and operational phase of the project, emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- (xxvi) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- (xxvii) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- (xxviii) Examine the details of transport of materials for construction which should include source and availability.
- (xxix) Examine the details of National Highways/State Highways/ expressways falling along the corridor and the impact of the development on them.
- (xxx) Examine noise levels - present and future with noise abatement measures.
- (xxxi) Identify, predict and assess the environmental and sociological impacts on account of the project. A detailed description with costs estimates of CSR should be incorporated in the EIA/EMP report.
- (xxxii) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- (xxxiii) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- (xxxiv) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- (xxxv) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- (xxxvi) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Industrial Estate>".

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General Guidelines

- (i) The EIA document shall be printed on both sides, as far as possible.
- (ii) All documents should be properly indexed, page numbered.
- (iii) Period/date of data collection should be clearly indicated.
- (iv) Authenticated English translation of all material provided in Regional languages.
- (v) The letter/application for EC should quote the MoEF&CC File No. and also attach a copy of the letter prescribing the TOR.
- (vi) The copy of the letter received from the Ministry on the TOR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- (vii) The final EIA-EMP report submitted to the Ministry must incorporate the issues in TOR and that raised in Public Hearing. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific TOR prescribed by Ministry and the issue raised in the P.H. have been incorporated. Questionnaire related to the project (posted on MoEF&CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- (viii) Grant of TOR does not mean grant of EC.
- (ix) Grant of TOR/EC to the present project does not mean grant of approvals in other regulations such as the Forest (Conservation) Act 1980 or the Wildlife (Protection) Act, 1972.
- (x) Grant of EC is also subject to Circulars issued under the EIA Notification 2006, which are available on the MoEF&CC website: www.envfor.nic.in.
- (xi) The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- (xii) On the front page of EIA/EMP reports, the name of the consultant/ consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MoEF) have been complied with and the data submitted is factually correct (Refer MoEF office memorandum dated 4th August, 2009).
- (xiii) While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analysed should be stated in the report. It shall clearly be

indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF office memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.


- (xiv) All the TOR points as presented before the Expert Appraisal Committee (EAC) shall be covered.

5. A detailed draft EIA/EMP report shall be prepared in terms of the above additional ToRs and should be submitted to the State Pollution Control Board for Public Hearing. Public Hearing to be conducted for the project in accordance with the provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The Public Hearing shall be conducted based on the ToR letter issued by the Ministry and not on the basis of Minutes of the Meeting available on the web-site.

6. The project proponent shall submit the detailed final EIA/EMP report prepared as per ToRs including issues raised during Public Hearing to the Ministry for considering the proposal for environmental clearance within 3 years as per the MoEF&CC OM No J-11013/41/2006-IA-II(I) (P) dated 8th October, 2014.


7. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/Laboratories including their status of approvals etc. vide notification of the MoEF dated 19th July, 2013.

8. The prescribed ToRs would be valid for a period of three years for submission of the EIA/EMP Reports.


23.08.2017
(Raghu Kumar Kodali)
Director/ Scientist F

Copy to:

1. The Member Secretary, Haryana Pollution Control Board, C-11, Sector 6, Panchkula (Haryana)


23.08.2017
(Raghu Kumar Kodali)
Director/ Scientist F

