IIDC

Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd.

(A Govt. of M.P. Undertaking)
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No.IIDC(G)/Tech-R/2018/ 187 Gwalior, dated the 07/04/2018

To

Member Secretary
Infrastructure and Miscellaneous Projects & CRZ
Ministry of Environment and Forest
Jor bagh, Lodhi Colony
New Delhi, Delhi 110003

Sub: Regarding re submission of FORM1, PFR and Standard TOR for Development of Smart Industrial Park at Villages Behta & Ghutari, Tehsil - Kolaras, Dist Shivpuri, MP by M/s Industrial Infrastructure Development Corporation, Gwalior, Madhya Pradesh.
Proposal Number – [IA/MP/NCP/67681/2017] [F. No. 21-330/2017-IA.III]

Dear Sir,

This is to inform you that IIDC Gwalior, MP has proposed for Development of Smart Industrial Park at Villages Behta & Ghutari, Tehsil -Kolaras, Dist Shivpuri, MP.

Above mentioned project was presented in 177th meeting of Expert Appraisal Committee for Projects related to Infrastructure Development, Industrial Estate and miscellaneous projects held on 16th October, 2017 (Agenda item No.3.7). After detail deliberation, EAC advised to re-submit the revised application.

Therefore, we are hereby resubmitting the revised Form I, Project Feasibility Report and standard TOR of our above mentioned project along with necessary Annexure for your kind consideration for Environmental Clearance.

MANAGING DIRECTOR
07/4/18
Managing Director
IIDC (G) M.P.Ltd.
Gwalior

2018

Form -1

Development of Smart Industrial Park
Villages Behta & Ghutari
Tehsil -Kolaras, District-Shivpuri,
Madhya Pradesh.

Proposed Project Area: 513.46 ha
Total Area (Under possession): 881.69 ha

SMART INDUSTRIAL PARK
PADORA,SHIVPURI, M.P

Developed By

Industrial Infrastructure Development Corporation (Gwalior) Limited M.P

FORM 1

APPENDIX - I

(I) Basic Information

S.N.	Item	Details
1.	Name of the projects	Development of Smart Industrial Park at Villages Behta & Ghutari, Tehsil -Kolaras, District-Shivpuri, M.P.
2.	S.No. in the schedule	7 (C) Industrial estates/ parks/ complexes/ areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes.
3.	Proposed capacity/ area/ length/ tonnage to be handled/ command area/ lease area/ number of wells to be drilled	Proposed Project Area: 513.46 ha Total Area (Under possession): 881.69 ha
4.	New/ Expansion/ Modernization	New
5.	Existing capacity/ area etc.	NIL
6.	Category of project i.e. 'A' or 'B'	'A'
7.	Does it attract the general condition? If yes, please specify.	No.
8.	Does it attract the specific condition? If yes, please specify.	No
9.	Location	At Villages Behta & Ghutari, Tehsil -Kolaras, District-Shivpuri, M.P.
	Plot/ Survey/ Khasra No.	Out of total 881.69 ha land the proposed smart Industrial park shall be developed on 513.46 ha of land. The land for proposed smart Industrial park is located at survey Plot no.496 (Area of 15.91 HA), 505 (Area of 25.12 ha) of Village Ghutari and Baheta, survey plot No.459 (Area of 0.15 HA), 495 (Area of 9.03 ha), 503(Area of 2.1 ha) and 504 (Area of 40.8 ha) of village Ghutari and survey plot No. 1358/1510 (Area of 420.35ha) of Baheta village. Proposed land has been allotted by District Trade & Industry Center, Shivpuri, MP to Industrial Infrastructure Development Corporation (IIDC), Gwalior.
	Village	Behta & Ghutari Village
	Tehsil	Kolaras
	District	Shivpuri
	State	Madhya Pradesh

10.	Nearest railway station/ airport along with distance in kms.	Nearest railway station : Shivpuri 14 km N Railway Junction: Jhansi Junction 85 km E Nearest highway: NH-3, 2.1 km W, NH-76 about 500 m N. Nearest Airport: airport: Gwalior Airport 112 km
11.	Nearest town, city, district headquarters along with distance in kms	Town :Shivpuri, 10.5 km N
12.	Village Panchayats, ZillaParishad, Muncipal Corporation, Local Body (complete postal addresses with telephone nos. to be given)	Village Panchayat Gram Behata, Tehsil - Kolaras, Dist Shivpuri, MP.
13.	Name of the applicant	Industrial Infrastructure Development Corporation, Gwalior, MP
14.	Registered Address	IIDC Plaza, 39-City Centre, Gwalior-474011 (M.P.) E-mail : iidcgwalior@gmail.com Phone : Fax : 0751-2375145
15.	Addresses for correspondence	IIDC Plaza, 39-City Centre, Gwalior-474011 (M.P.)
	Name	Mr. Satendra Singh
	Designation (Owner/ Partner/ CEO)	Managing Director
	Address	IIDC Plaza, 39-City Centre, Gwalior, (M.P.)
	Pin Code	Gwalior-474011
	E-mail	iidcgwalior@gmail.com Web. : www.iidcgwalior.com
	Telephone no.	0751-2426614, 2374506,
	Fax no.	0751-2375145
16.	Details of alternative sites examined, if any. Location of these sites should be shown on a topo-sheet.	No alternative sites examined.
17.	Interlinked Projects	No
18.	Whether separate application of interlinked project has been submitted?	Not interlinked with any other project
19.	If yes, date of submission	Not Applicable
20.	If no, reason	Not Applicable
21.	Whether the proposal involves approval/ clearance under: If yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (b) The Wildlife (Protection) Act, 1972? (c) The C.R.Z Notification, 1991?	No

22.	Whether there is any Government Order/ Policy relevant/ relating to the site?	No
23.	Forest land involved (hectares)	No
24.	Whether there is any litigation pending against the project and/ or land in which the project is propose to be set up? (a) Name of the Court (b) Case no. (c) Orders/ directions of the Court, if any and its relevance with the proposed project	Not Applicable

(II) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	**Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)**	Yes	Proposed site (513.46 ha) is un cultivable Barren land. The land use will be changed into industrial and residential purpose. Topography of site is slightly undulating and after cutting and filling operation it will be changed in to flat topography.
1.2	**Clearance of existing land, vegetation and buildings?**	Yes	No structure is present on the identified land however clearing of vegetation is required for infrastructure development.
1.3	**Creation of new land uses?**	Yes	The land use will be changed into industrial.
1.4	**Pre-construction investigations e.g. bore houses, soil testing?**	No	These studies will be carried out at the later stage prior to any construction activity at site.
1.5	**Construction works?**	Yes	Development of Industrial Park will involve development of industrial infrastructure and logistics, laying of roads, drainage system, water supply system, site office, store room etc
1.6	**Demolition works?**	No	There is no structure at the proposed site. Hence not required.
1.7	**Temporary sites used for construction works or housing of construction workers?**	Yes	The construction work involved in the project development requires mainly semi-skilled and unskilled work force. Construction workers will be hired from nearby villages; further if required labour camp may be established in project area.

1.8	**Above ground buildings, structures orearthworks including linear structures, cut and fill or excavations**	Yes	The proposed Industrial Park involves development of Common Infrastructure facilities like site office, internal roads, drainage, water supply, power supply, street lighting, and rainwater harvesting etc.
1.9	**Underground works including mining or tunneling?**	No	No mining or tunneling activity is envisaged.
1.10	**Reclamation works?**	No	Not involved
1.11	**Dredging?**	No	Not involved
1.12	**Offshore structures?**	No	Not involved
1.13	**Production and manufacturing processes?**	No	No production and/or manufacturing process is involved. Developer will only develop the industrial, commercial, infrastructure plots along with road, drainage, water supply, power supply, street lighting, and rainwater harvesting arrangements at site. Production and manufacturing activity to be carried out by the industries proposed in the park. The Proposed site is an industrial park which will be allotted for various industries which will have different production process. For which individual Industry will get individual EC from authority.
1.14	**Facilities for storage of goods or materials?**	Yes	For providing the Infrastructure facilities, there will be provision for storage of construction materials for the development of the industrial park. Individual industries during establishment will have their own facility for storage of materials during construction and operation phase.
1.15	**Facilities for treatment or disposal of solid waste or liquid effluents?**	Yes	**Construction Phase:** Approximately 5000 kg of municipal solid waste will be generated from the construction site. This will be collected and disposed off in a fenced pit dugout at the site and covered properly after completion of construction activity. For sewage disposal, septic tanks with soak pits will be constructed to avoid any contamination.

			Construction waste will be sold off to authorized vendors. **<u>Operation Stage:</u>** Waste management would be the responsibility of individual industries. Individual industry will provide effluent treatment plant at their own premises and will utilize the treated wastewater in gardening/ process. No treated effluent discharge outside the premises will be permitted. Individual industries shall also take consent to establish and consent to operate under Air and Water Act. Also, prior to the commencement of production, each unit shall take authorization for storage, handling and transport of hazardous waste, as per the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008 and amendments thereof.
1.16	**Facilities for long term housing of operational workers?**	No	No residential facility for operational workers is proposed.
1.17	**New road, rail or sea traffic during construction or operation?**	Yes	Site has good connectivity. NH-76 is passing close to the project area. Khaniyadhana-Shivpuri Road is passing along the southern boundary of the project site. NH-3 is located about 1.85 km west of the project site. Further internal roads within the project area shall be developed.
1.18	**New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?**	Yes	NH-76 is passing about 500 m north of the site. Internal roads will be developed inside the site.
1.19	**Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?**	No	No closure or diversion of existing transport routes is required.
1.20	**New or diverted transmission lines or pipelines?**	No	No shifting of transmission lines, pipeline is required. However new Internal electrical lines and water/sewer pipelines will be laid to provide the infrastructural facilities for the proposed project.
1.21	**Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?**	No	Not involved

1.22	**Stream crossings?**	No	No perennial nalla or stream is crossing the project area. However one ponds is present within the project area.
1.23	**Abstraction or transfers of water from ground or surface waters?**	Yes	There will not be any ground water abstraction. Water requirement of about 5 MGD is proposed to be met from Sindh Nadi. Water allocation letter is attached.
1.24	**Changes in water bodies or the land surface affecting drainage or run-off?**	Yes	Proper storm water drainage system and Rainwater Harvesting system will be provided along the project area.
1.25	**Transport of personnel or materials for construction, operation or decommissioning?**	Yes	Transport of construction materials shall be done through existing NH-76 and NH-3. Internal roads will be developed inside the site.
1.26	**Long-term dismantling or decommissioning or restoration works?**	No	No required.
1.27	**Ongoing activity during decommissioning which could have an impact on the environment?**	No	Not applicable
1.28	**Influx of people to an area in either temporarily or permanently?**	Yes	There would be temporary influx of people during the construction phase of the project. Total man power requirement during construction phase will be about 1200 person. However, during the full operation stage of the project, direct/indirect employment will be generated for about 20,430 people in different industries and other commercial activities.
1.29	**Introduction of alien species?**	No	No alien Species will be introduced.
1.30	**Loss of native species or genetic diversity?**	No	No such loss is envisaged.
1.31	**Any other actions?**	No	Not applicable

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S.No.	Information/checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
2.1	**Land especially undeveloped or agricultural land (ha)**	yes	Presently site (513.46 ha) is uncultivable Barren land with degraded shrubs and few trees.
2.2	**Water (expected source & competing users) unit: KLD**	Yes	**Construction Stage:** Water requirement = 50 KLD including domestic requirement.

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			Operation Stage: Based on the data collected from Developer of its operational industrial areas, the water requirement in the proposed project during operation phase will be about 12.29 MLD. (Source: Sindh River)
2.3	**Minerals (MT)**	No	Common raw materials required for the proposed project activity will be stone, aggregates, sand and soil. The construction materials will be sourced from nearby areas. Stone/ aggregate etc. shall be sourced from nearby Quarry.
2.4	**Construction material – stone, aggregates, sand / soil (expected source – MT)**	Yes	tentative quantities of construction materials have been indicated below: • Stone -5250 Cum. • Aggregate -20,000 Cum. • Soil- 1,90,000 Cum. • Bitumen -NA • Bitumen Emulsion-NA Construction material will be brought by the civil contract awardees by means of commercial vehicles. However, developer will monitor the construction material sourcing as well as pollution under control certificates of the vehicles used for transportation of material.
2.5	**Forests and timber (source – MT)**	No	Not applicable
2.6	**Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)**	Yes	Power requirement during Construction Phase: 500 KVA Power requirement during Operation Phase: 14.45 MVA Source: Power required during construction phase will be sourced from DG sets. During project operation power will be sourced from state grid. The power will be sourced from following sources: **Source -1** Location - Kolaras (south of site) Type - 222/132KV Substation Line/ Distance - 9.2 Km 132KV Line **Source -2** Location - Shivpuri (North of site) Type - 222/132KV Substation Line/ Distance - 23.2 Km 132KV Line During operation phase no power back-up facility will be provided by IIDC (Gwalior) M.P. Limited. If required, individual industries will set up their power back-up system as per the need and requirement.
2.7	**Any other natural resources (use appropriate standard units)**	No	High Speed Diesel (HSD) for DG Sets and Boilers

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

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S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	**Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and Water supplies)**	Yes	During the construction phase of the project, use of any hazardous substance (as per MSIHC rules) is not envisaged. During the operation phase of the Project, use of any hazardous substances would be responsibility of individual industries. Required preventive measures (as per MSIHC rules) will be considered while handling hazardous materials to human health or the environment (flora, fauna and water supplies).
3.2	**Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)**	No	The construction activities may result accumulation of water in the dug out areas. This has the potential for creation of mosquitoes breeding and spreading of vector borne diseases. Careful design and maintenance of the earthworks and by providing proper drainage systems in the project area will avoid the creation of significant habitat areas for mosquito larvae.
3.3	**Affect the welfare of people e.g. by changing living conditions?**	Yes	In the proposed Industrial Area the living conditions will be improved due to the development of socio-economics, employment, education, and health care physical infrastructures like roads and other facilities. Further the project will create job opportunity for the local peoples.
3.4	**Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,**	No	All pollution control norms will be strictly followed with respect to Particulate Matter PM_{10} & $PM_{2.5}$, SO_2 and NOx emissions by installation of pollution control equipments. There are no vulnerable groups of people in the immediate vicinity.
3.5	**Any other causes**	No	Not envisaged

4. Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	**Spoil, overburden or mine wastes**	No	Excavated soil generated during foundation works in the proposed project Area and will be reused for leveling of site and making of internal roads etc. Topsoil shall be conserved and will be utilized in the areas earmarked for greenbelt development.
4.2	**Municipal waste (domestic and or commercial wastes)**	Yes	Municipal waste (domestic and or commercial wastes) generated during construction and operational phase of the proposed project will be segregated into biodegradable and non bio-degradable and

			later it will be disposed off and send to the authorized facilitator respectively as per the norms.
4.3	**Hazardous wastes (as per Hazardous Waste Management Rules)**	No	No hazardous waste will be generated during construction period. Hot-mix material for road construction will be brought from common hot-mix plants located nearby areas. During operation phase hazardous waste management would be the responsibility of individual industries. Prior to the commencement of production, each unit shall take authorization for storage, handling and transport of hazardous waste, as per the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008 and amendments thereof.
4.4	**Other industrial process wastes**	No	Not Applicable during construction stage. Collection, storage, handling and disposal of industrial process waste during operation phase will be the responsibility of individual industries.
4.5	**Surplus product**	Yes	Following categories of surplus product may be generated due to the proposed industrial area development: • Top soil: Top soil will be carefully stripped, conserved and will be utilized in the areas earmarked for greenbelt development. Excavation: Suitable excavated material will be reused in site leveling and road formations.
4.6	**Sewage sludge or other sludge from effluent treatment**	No	During the construction phase, sanitation facility for construction workforce at site will be provided, which will include septic tanks followed by soak pits. These will be cleaned periodically. During operation phase sewage treatment facilities as well as effluent treatment facilities will be provided by individual industries. Sewage sludge shall be used by the industries as manure in their respective greenbelt area, whereas ETP sludge shall be disposed as per the guidelines of Hazardous Waste (Management, Handling and Transboundary Movement) Rules 2008 and amendments thereof.
4.7	**Construction or demolition wastes**	Yes	During construction some amount of construction debris may be generated which will be segregated and whatever is resalable will be sold to buyers and rest will be used for the filling up of low lying areas and development of internal roads and boundary walls
4.8	**Redundant machinery or equipment**	No	No such application.
4.9	**Contaminated soils or other materials**	No	There will be no spillage or leakage of oil as storage and handling will be carried out as per the statutory rule.
4.10	**Agricultural wastes**	No	Not Applicable
4.11	**Other solid wastes**	No	Not Applicable

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	**Emissions from combustion of fossil fuels from stationary or mobile sources**	Yes	PM_{10} & $PM_{2.5}$, NOx and SO2 will be emitted by the combustion of fossil fuels from stationary or mobile sources during construction and operation phase of the proposed project. Proper mitigation measure will be taken to reduce air pollution from the project site.
5.2	**Emissions from production processes**	No	During operation phase of the project individual industry would take care to restrict such emissions or provide air pollution control devices. For the same each industrial unit will take Consent to Establish and Consent to Operate from MPSPCB under Air (Prevention & Control of Pollution) Act, 1981 as amended till date.
5.3	**Emissions from materials handling including storage or transport**	Yes	Vehicles to be used for raw materials transport, the storage of raw materials and its handling will contribute to the fugitive emission which will be mitigated by appropriate/standard techniques and procedures.
5.4	**Emissions from construction activities including plant and equipment**	Yes	Dust generation shall take place during construction, which can be suppressed by regular water spraying. Vehicle emission would be there. Exhaust emissions from vehicles can be minimized by proper upkeep and regular maintenance of vehicles, sprinkling of water on roads at construction site, providing sufficient vegetation etc. The impact of such activities would be temporary and restricted to the construction site itself.
5.5	**Dust or odors from handling of materials including construction materials, sewage and waste**	Yes	All necessary measures will be implemented to control dust/odour.
5.6	**Emissions from incineration of waste**	No	No incineration activity is envisaged in the plan.
5.7	**Emissions from burning of waste in open air (e.g. slash materials, construction debris)**	No	The project proponent will ensures that no burning activity will be allowed in the project site.
5.8	**Emissions from any other sources**	No	Not Applicable

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	**From operation of equipment e.g. engines, ventilation plant, crushers**	Yes	Noise would be generated during operation of the industrial activity. However, care would be taken to maintain the noise levels well below the applicable standards. However, necessary acoustic enclosures will be provided in noise generating areas to suppress the noise levels within the norms. Further 25 m wide greenbelt has been proposed within the individual units and around the project area. This will attenuate the noise generated from the project area and act as a noise barrier.
6.2	**From industrial or similar processes**	Yes	Noise would be generated during operation of the industrial activity. However, care would be taken to maintain the noise levels well below the applicable standards. Further Each industry shall have to comply with the Noise Pollution (Regulation and Control) Rules, 2000 and amendments thereof and follow the conditions being stipulated by the Madhya Pradesh State Pollution Control Board in the consent conditions.
6.3	**From construction or demolition**	Yes	During construction of the project excavation, drilling and welding works at the site will generate the noise, vibration, and dust emissions. These will be temporary in nature. However, care would be taken to meet the level of pollutants well below the applicable standards.
6.4	**From blasting or piling**	No	No major blasting required
6.5	**From construction or operational traffic**	Yes	Increase in noise levels due to additional vehicular traffic for transportation of raw materials. Necessary care would be taken to minimize the noise during construction or operational traffic.
6.6	**From lighting or cooling systems**	No	Not Applicable
6.7	**From any other sources**	No	Not Applicable

7. Risks of contamination of land or water from release of pollutants into ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data

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7.1	**From handling, storage, use or spillage of hazardous materials**	No	No hazardous materials and chemicals will be used for construction period except small amount of lubricant and other support oil. During operation period the handling and storage techniques of hazardous materials will be differed from industry to industry and hence the appropriate procedures will be adopted for handling, storage and usage of hazardous materials as per MSIHC guidelines and procedures.
7.2	**From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)**	Yes	During construction period the sewage generated from labor camps will be discharged in septic tanks with soak pits. These will be cleaned periodically. During operation phase wastewater generated would be treated by individual industries and the treated water shall be used by them in their respective green area. Any excess treated water shall be used in the greenbelt being developed by Developer. There will be no treated effluent discharge outside the industrial area and the industrial area will function as "Zero Discharge". Area has been earmarked for CETP, which may come up at the later stage of the project. As per the provisions of Developer, same shall be constructed and run by the industrial association after taking due approvals from the state and/or central regulatory authorities.
7.3	**By deposition of pollutants emitted to air into the land or into water**	No	Atmospheric pollution from Boilers and DG Sets. Steps will be taken to control the atmospheric pollution. Adequate control measures will be provided to disperse the pollutants as per MoEF guidelines.
7.4	**From any other sources**	No	None
7.5	**Is there a risk of long term build up of pollutants in the environment from these sources?**	No	None Effective EMP (Environmental Management Plan) will be implemented.

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	**From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances**	No	No use of explosives is required for the project during construction period. The project does not involve any hazardous substances during construction period.

			During Operation Phase, Industries store only the required quantity of chemicals. Safety precautions will be taken during storage, handling, use or production of hazardous substances.
8.2	**From any other causes**	No	Not Applicable
8.3	**Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?**	Yes	The proposed project site falls under the ZONE-II (Low Damage Risk Zone) as per IS 1893(Part 1: 2002) of seismological classification, structures would be designed suitably. The site is far from the river basins. Hence, no threat of other natural disasters is anticipated.

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	**Lead to development of supporting facilities ancillary development or development stimulated by the project which could have impact on the environment e.g.:** • **Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)** • **Housing development** • **Extractive industries** • **Supply industries** • **Other**	Yes	Due to proposed project there will be positive impacts on the surrounding villages and the region in respect to the following: • Roads, power supply, water, schools, hospitals, etc supporting infrastructure will be developed. • Housing demand for rents/lease/purchase will increase. Huge employment will be generated leading to social benefits. Demand for Supply to the industries will be increased rapidly for all type of consumables and create a new ecosystem of industrialization thereby.
9.2	**Lead to after-use of the site, which could have an impact on the environment**	No	It is a long term project hence not Applicable
9.3	**Set a precedent for later developments**	Yes	The entire project is being designed with due consideration to protect and further enhance the existing environment by employing: • Development of green-belt • Planned drainage system • Storm water drainage systems • Proper roads with street lighting

			• Rainwater harvesting • Fire & Safety measures
9.4	**Have cumulative effects due to proximity to other existing or planned projects with similar effects**	No	Not envisaged

(III) Environmental Sensitivity (FILLED AFETR CONFIRMATION OF LOCATION or SITE CO-ORDINATES)

1	**Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value**	Yes	None within 15 km except Madhav National Park (MPN) Madhav National Park (MPN) is located about 3.24 km north of the proposed project boundary. As per the outcome of the minutes of 24th Expert Committee meeting for the Declaration of Eco-sensitive zone (ESZ) around wild life Sanctuaries and National Parks held during 27th-28th Feb, 2017, the ESZ of Madhav National park is 2.0 km around the MNP boundary. The proposed site is located about 1.24 km away from the ESZ of MNP.
2	**Areas which are important or sensitive for ecological reasons -Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests**	Yes	Wetland –None Water courses- 1. Sindh River about 7.26 km in SE 2. Stream is flowing along the eastern boundary (about 600 m) of the site. 3. One Ponds Coastal zone – None Biospheres- None Mountain: None Forest: 1. Nearest Forest is located at a distance of 2.8 km, N
3	**Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration**	Yes	Madhav National Park- 3.24 km, North
4	**Inland, coastal, marine or underground waters**	Yes	Water courses- 1. Sindh River about 7.26 km in SE 4. Stream is flowing along the eastern boundary (about 600 m) of the site. 2. Ponds
5	**State, National boundaries**	No	None within 15 km

6	**Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas**	Yes	NH-76 passing about 500 m away Khaniyadhana-Shivpuri road passing along the southern boundary
7	**Defense installations**	No	None within 15 km
8	**Densely populated or built-up area**	Yes	Shivpuri Town 10.5 km N Villages close to the site are Padora-0.6 km SW, Hirapur-0.2 km SE and Gora -1.2 km S.
9	**Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)**	Yes	Shivpuri Public School- 1.0 km, N Govt. District hospital Shivpuri- 12.5 km, N
10	**Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)**	Yes	Sindh River about 7.26 km in SE Stream is flowing along the Northern boundary of the site. Ponds/ Reservoir Madhav National Park (MPN) is located about 3.24 km north of the proposed project boundary.
11	**Areas already subjected to pollution or environmental damage. (Those where existing legal environmental standards are exceeded)**	No	None
12	**Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)**	yes	Project area falls in the seismic zone-II (Least damage Zone). The area is not prone to subsidence, landslides, erosion, and flooding or adverse climatic conditions.

(b) "I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost.

Place: Gwalior

Managing Director
I.D.C (G) M.P.Ltd.
Gwalior

Signature of the applicant

Executive Summary

The **Industrial Infrastructure Development Corporation (IIDC), Gwalior M.P. Ltd.,** was formed as a subsidiary Company of MADHYA PRADESH State Industrial Development Corporation Ltd., Bhopal. It was registered under the Companies Act, 1956, with the Registrar of Companies in May, 1985. **Industrial Infrastructure Development Corporation (IIDC), Gwalior, M.P. Ltd., P**roject has been envisaged as an integral fit with State Government's vision of enabling sustainable economic and industrial growth in Gwalior and state.

District Trade & Industry Center, Shivpuri, MP has allotted 881.89 ha of land to Industrial Infrastructure Development Corporation (IIDC), Gwalior for development of the Smart Industrial Park at village Ghutari and Baheta District Kolaras, Shivpuri, MP. Out of total 881.69 ha land the proposed smart Industrial park shall be developed on 513.46 ha of land and the rest of 305.23 ha land shall be left open due to Encroachment, Topographical, Planning, Statutory and other constraints. The proposed industrial park includes a industrial, residential and commercial park with proper internal infrastructure facilities including greenbelt and roads etc., Industrial Infrastructure Development Corporation (IIDC), Gwalior, M.P. Ltd., The land for proposed smart Industrial park is located at survey Plot no.496 (Area of 15.91 HA), 505 (Area of 25.12 ha)of Village Ghutari and Baheta, survey plot No.459 (Area of 0.15 HA), 495 (Area of 9.03 ha), 503(Area of 2.1 ha) and 504 (Area of 40.8 ha) of village Ghutari and survey plot No. 1358/1510 (Area of 420.35ha) of Baheta village. Total Area to be developed is 513.46 ha. Proposed land has been allotted by District Trade & Industry Center, Shivpuri, MP to **Industrial Infrastructure Development Corporation (IIDC), Gwalior.**

Project has been envisaged as an integral fit with State Government's vision of enabling sustainable economic and industrial growth in Gwalior and state. The key objective of the industry identification exercise is to identify and ratify the existing industries shortlisted as part of the previous study and to further add new industries based on the hinterland synergies of the region. To identify the most suitable and optimal product mix for IIDC keeping in perspective the state, region and local industrial strengths. Overall cost of the project is approximate Rs.418.4 Crore.

It is not an interlinked and interdependent project. This is Industrial estates/ parks/ complexes/ areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes., as per EIA notification, project falls in Category A – under Schedule - 7 (c).

For overall development of the socio – economic status of the local area and country "Development of Industries is a Must. Proposed industrial area development at Padora, Shivpuri, Gwalior will be beneficial.

- To improve the Industrial Infrastructural facilities in Gwalior district
- Government's positive attitude towards the industrialization
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- Physical infrastructure development such as improvement to roads, UGD lines, street lights, parks, parking area etc will take place.

The entire project will be comprehensive in terms of land uses as it includes ample residential areas and public amenities. Worker dormitories will be carefully located with pleasing environments for Work, Live and Play.

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Raw materials required in the construction phase materials will be procured locally & from the nearest sources and the operation stage various raw materials required for the upcoming industries in the proposed Industrial Area are used for the manufacture of the proposed products.

Total water requirement for the project is described below:

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Water requirement during Construction Phase: 50KLD

Water requirement during Operation Phase: 12.29 MLD

Population Requirement (Res. + Workforce+ Floating) = 1.8 MLD

Industrial Process requirement = 9 MLD

Firefighting requirement = 0.12 MLD

Horticulture requirement = 1.37 MLD

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Power Requirement: Power required for the proposed industrial park will be sourced from following sources

Power requirement during Construction Phase: 500 KVA

Power requirement during Operation Phase: 14.45 MVA

Block E: 5 MVA – 2 no’s

Block F: 3.15 MVA – 3 no’s

Block G: 3.15 MVA – 3 no’s

Residential: 3.15 MVA – 1 no’s

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Any activity aimed at development will have repercussions on the environment, both positive and negative. Environmental Impact Assessment study is a management tool, which enables the proponent to

identify the negative impacts and to mitigate the negative impacts through appropriate Environmental Management Plans. Hence IIDC, Gwalior as a part of the compliance to the regulatory requirement i.e. to obtain environment clearance from MOEF, have appointed a consultant to carry out the "Environmental Impact Assessment (EIA) Study for the Proposed Industrial park at village Ghutari and Baheta District Kolaras, Shivpuri, Madhya Pradesh State, India.

2018

PRE FEASIBILITY REPORT

Development of Smart Industrial Park

At

Villages Behta & Ghutari
Tehsil -Kolaras, Dist Shivpuri,
Madhya Pradesh.

Proposed Project Area: 513.46 hectares
Total Area (Under possession): 881.69 hectares

Developed By

Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd.
Dedicated to industrial development of Gwalior-Chambal region

IDC Plaza, 39-City Center, Gwalior-474011 (M.P.)
Phone : +91-751-2374506, 2426614
Contact Person : Shri Satendra Singh
Designation : Managing Director
Contact No. : 9425176720
Fax : +91 -751-2375145
Email : iidcgwalior@gmail.com

TABLE OF CONTENT

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CHAPTER 1 INTRODUCTION

An Industrial Park is an area zoned and planned for the purpose of Industrial Development. It is a "self-contained" island providing high-quality infrastructural facilities. Industrial parks offer majorly industrial areas along with residential, and commercial areas with either developed plots or pre-built factories with adequate facilities of power, telecom, water and other social infrastructure". Industrial Parks are usually located on the edges of or outside the main residential area of a city, and normally provided with good transportation access, including road and rail. This idea of setting land aside through this type of zoning is based on several concepts:

- To be able to concentrate dedicated infrastructure in a delimited area to reduce the per-business expense of that infrastructure.
- To be able to attract new business by providing an integrated infrastructure in one location.
- To set aside industrial uses from urban areas to try to reduce the environmental and social impact of the industrial uses.
- To provide for localized environmental controls that is specific to the needs of an industrial area.
- Availability of high quality infrastructure in a centralized manner for the end-user industries resulting in lower transaction costs and shorter start-up time for them.

1.1 Identification of the Project & Project Proponent

The Industrial Infrastructure Development Corporation (IIDC),Gwalior M.P. Ltd., was formed as a subsidiary Company of Madhya Pradesh State Industrial Development Corporation Ltd., Bhopal. It was registered under the Companies Act, 1956, with the Registrar of Companies in May, 1985.

The main Objects of the Corporation are as under:

- To develop or to assist in the development of Industrial Growth Centres/Areas in the northern area of the State of Madhya Pradesh in general and in the areas of its jurisdiction in particular as may be decided by Government of Madhya Pradesh or by itself. For this purpose to take suitable steps to obtain/acquire land from Government or private sources and/or to arrange, coordinate the availability of all essential infrastructural inputs -basic facilities such as Roads, Water, Power and Plantation etc.
- To promote, encourage and assist the establishment, growth and development of industries and industrialization in the northern area of the State of Madhya Pradesh.
- To prepare, undertake and promote industrial Schemes either solely or jointly with the Government or any Corporation, Company, Association, Institution or individuals for industrial development of Madhya Pradesh.

- To encourage and take steps for procurement and establishment of public sector, industrial projects.
- To encourage and take all steps to attract and invite entrepreneurs, industrialists, businessmen and promoters to promote, establish industrial projects and enterprises in Madhya Pradesh.
- To encourage and promote participation of capital in industrial enterprises and investment market in Madhya Pradesh.

1.2 Brief Description & Nature of the Project

District Trade & Industry Center, Shivpuri, MP has allotted 881.89 ha of land to Industrial Infrastructure Development Corporation (IIDC), Gwalior for development of the Smart Industrial Park at village Ghutari and Baheta District Kolaras, Shivpuri, MP. Out of total 881.69 ha land the proposed smart Industrial park shall be developed on 513.46 ha of land and the rest of 305.23 ha land shall be left open due to Encroachment, Topographical, Planning, Statutory and other constraints. The proposed industrial park includes a industrial, residential and commercial park with proper internal infrastructure facilities including greenbelt and roads etc., Industrial Infrastructure Development Corporation (IIDC), Gwalior, M.P. Ltd., Project has been envisaged as an integral fit with State Government's vision of enabling sustainable economic and industrial growth in Gwalior and state. The key objective of the industry identification exercise is to identify and ratify the existing industries shortlisted as part of the previous study and to further add new industries based on the hinterland synergies of the region. To identify the most suitable and optimal product mix for IIDC keeping in perspective the state, region and local industrial strengths.

1.3 Need for the Project & its Importance to the Country/Region

Industrial park has a tremendous socio-economic impact on Indian economy. Industrial park have contributed to the growth and development of the Indian Economy in terms of exports, employment and investments. It is the key growth driver of Nation's economy and has made the country globally competitive. For overall development of the socio – economic status of the local area and country "Development of Industries is a Must. Proposed industrial area development at Padora, Shivpuri, Gwalior will be beneficial

- To improve the Industrial Infrastructural facilities in Gwalior district
- Government's positive attitude towards the industrialization
- There will positive impacts on the socio – economic status of the surrounding areas
- More employment opportunities will be generated
- Physical infrastructure development such as improvement to roads, UGD lines, street lights, parks, parking area etc will take place.

The entire project will be comprehensive in terms of land uses as it includes ample residential areas and public amenities. Worker dormitories will be carefully located with pleasing environments for Work, Live and Play.

1.4 Employment Generation (Direct and Indirect) due to the project

There would be temporary influx of people during the construction phase of the project. Total employment generation during construction phase will be 1200. During operation period of the proposed industrial park about 25 people shall be employed.

Further, in full operational stage of the project, direct/indirect employment in different industries and in other commercial activities that are proposed in the industrial park will be generated employment for about 20,430 persons.

CHAPTER 2 PROJECT DESCRIPTION

2.1 Type of Project including interlinked and interdependent projects, if any

IIDC is planning to develop multi product industrial park, in 513.46 hectare of land, It is not an interlinked and interdependent project. This is Industrial estates/ parks/ complexes/ areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes., as per EIA notification, project falls in Category A – under Schedule - 7 (c).

The role of the IIDC for the proposed Industrial park will consists of developing Common infrastructural facilities - roads, water, power, drainage, street lightening and green belt etc. Social Infrastructure - Banks, Post Office, canteens, primary health centre, etc. The industrial park will also have a commercial and residential plots also. The layout of the proposed multiproduct SEZ is shown in the Figure 2.1.

2.2 Location (specific location and project boundary & project lay out) with coordinates

An Industrial Park is being proposed by IIDC Gwalior at Villages Behta & Ghutari, Tehsil -Kolaras, Dist Shivpuri of Madhya Pradesh State, India. The site is located on NH 27 bypass (about 500 m away) which is part of East-West corridor. Site is located at distance of 100 km west of Jhansi junction of E-W & N-S Corridor. It is also at the cross roads of NH 27 of E-W Corridor and Asian Highway AH-47 Connecting Jhansi to north and Kota to south. Shivpuri is the nearest town located at a distance of 11 km from site in north direction.

Nearest settlement is Hirapur village is about 0.3 km in SE. Padora village is located about 1.0 km in west direction and Gora village is about 1.2 km in Southwest direction. Sindh River is about 7.26 km in SE direction. Stream is flowing along the Northern boundary of the site. No wildlife sanctuary, biosphere reserve is present within the 10 km area of the proposed site except Madhav National park, which is located at a distance of 3.24 km in north direction. The satellite image of the 10 km area of the site is given in Figure 2.2 and Topo map of 10 Km radius map is given in Figure 2.3.

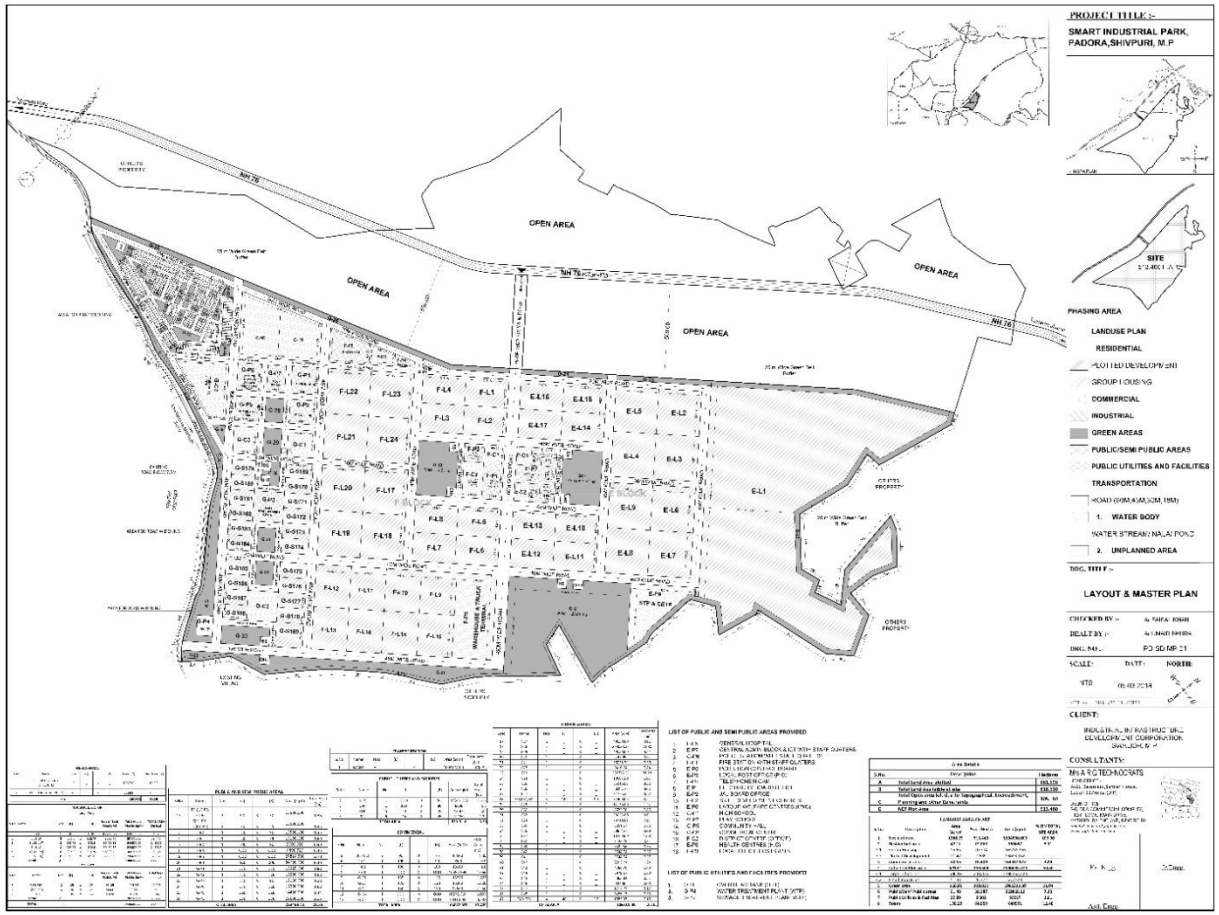

Figure 2.1: Lay Out of Industrial Park

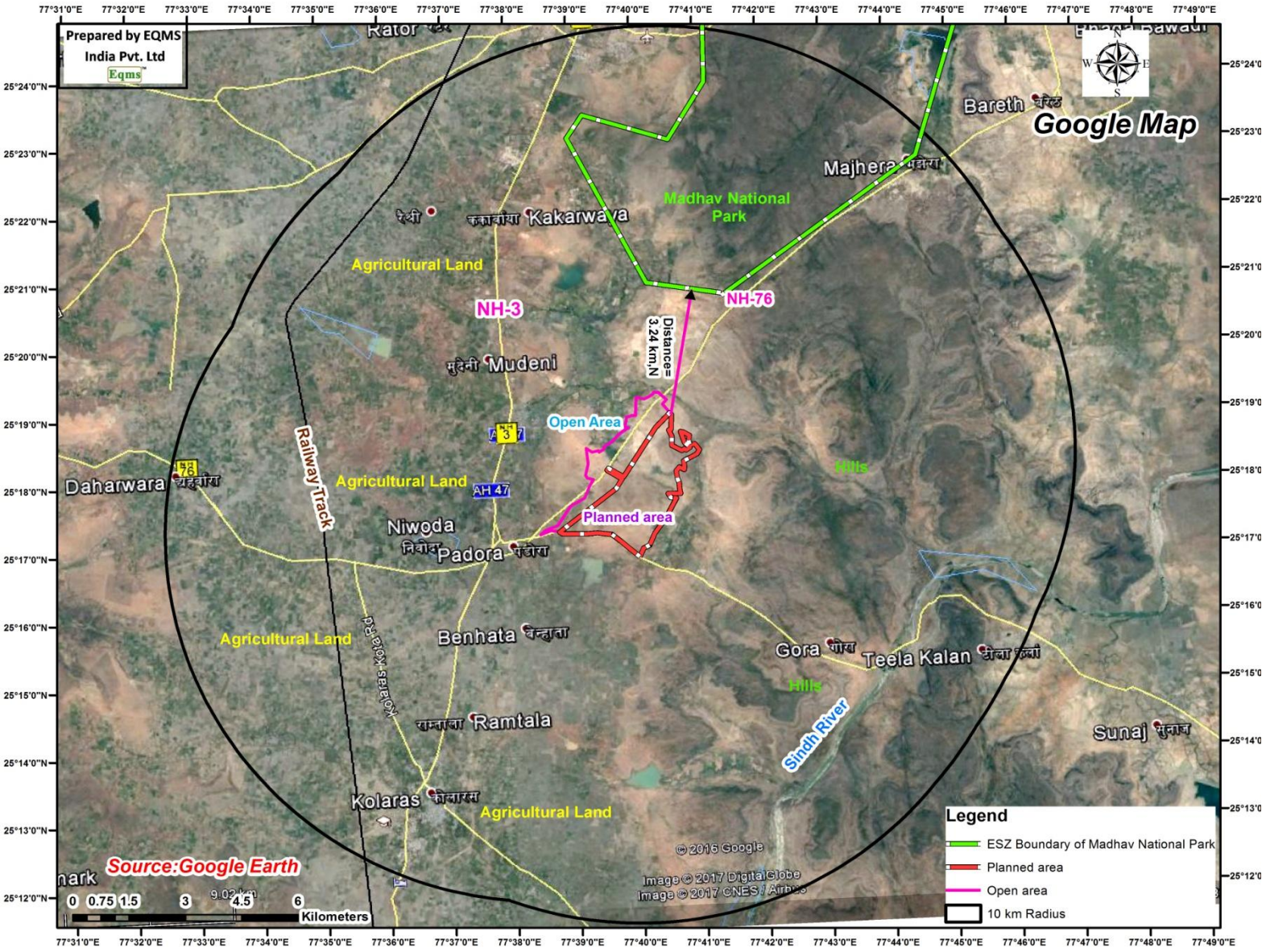

Figure 2.2: Study Area Map (Google Image)

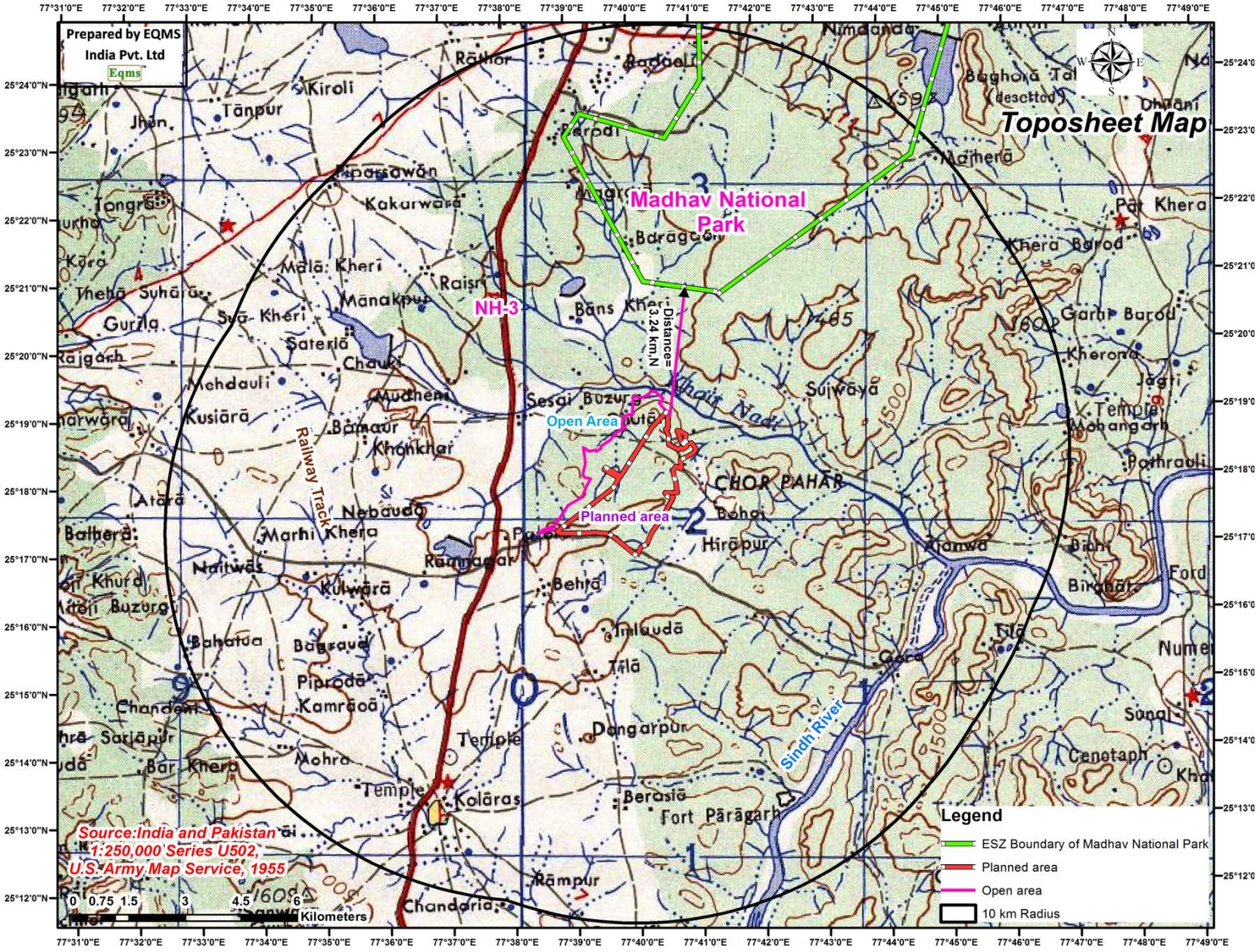

Figure 2.3: Topo Map of Study Area

2.3 Details of alternate sites considered

No alternative site proposed – land will be developed by IIDC. The proposed project location is ideal in all aspects.

2.4 Size or Magnitude of Operation

The role of the Industrial Infrastructure Development Corporation (IIDC), Gwalior for the proposed Industrial park will consists of developing common infrastructural facilities - roads, water, power, drainage, street lightening and green belt etc. Social Infrastructure - Banks, Post Office, canteens, primary health centre, etc. The Industrial park will also have a residential and commercial area. Local Authority for maintenance of the Industrial park, approval of building plans etc.,

2.5 Process Description

The Proposed project is for development of Multi Product Industries like Food and Beverages, textile and wearing apparel, Chemicals (pharma, rubber etc), Construction materials, Fabrications & Engg, electrical, electronics and Jems & Jewellery, Logistics etc.

2.6 Raw material required along with estimated quantity, likely source, marketing area of final products, mode of transport of raw material and finished product.

Raw materials required in the construction phase materials will be procured locally & from the nearest sources and the operation stage various raw materials required for the upcoming industries in the proposed Industrial Area are used for the manufacture of the proposed products.

2.7 Resource optimization/recycling and reuse envisaged in the project, if any, should be briefly outlined.

Industrial Infrastructure Development Corporation (IIDC), Gwalior itself and will insist the individual allotted entrepreneurs to adopt Resource optimization/ recycling and reuse techniques in their process.

2.8 Availability of Water & its source, Energy/Power Requirement & Source should be given

Ground water demand & source:

Total water requirement for the project is described below:

Water will be required for industrial and domestic uses and will be sourced from Sindh River. Industrial Infrastructure Development Corporation (IIDC), Gwalior has already applied to Water Resource Department for drawl of 5 MGD water from Sindh river.

Water requirement during Construction Phase: 50KLD

Water requirement during Operation Phase: 12.29 MLD

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Source -2 Location - Shivpuri (North of site) Type - 222/132KV Substation Line/ Distance - 23.2 Km 132KV Line

2.9 Quantity of waste to be generated (liquid and solid) and scheme for their management /disposal

In Construction stage- no demolition waste will be generated due to open land for the proposed project and in operation Stage- Required preventive measures (as per MSIHC rules) will be considered which are hazardous to human health or the environment (flora, fauna and water supplies and for solid waste (degradable waste) R4 Reduce reuse recycle and recover other than this category waste will opt for land filling or incineration method.

CHAPTER 3 SITE ANALYSIS

3.1 Connectivity

The site is located about 500 m away from **NH-27** bypass which is part of **East-West corridor**. It is at a distance of 100 km west of Jhansi junction of E-W & N-S Corridor. It is also at the cross roads of **NH-27** of E-W Corridor and Asian Highway **AH-47** Connecting Jhansi to north and Kota to south. The site is in an area of around 513.46 hectares located at Villages Behta & Ghutari, Tehsil -Kolaras, Dist Shivpuri, Madhya Pradesh.

Connectivity: The site is located close to the NH-27. 500 m buffer from the site to NH-27 has been left as per the norm. Public Bus Service- Available within village Private Bus Service-Available within village Railway Station is Shivpuri located at 12.5 km north of the site. Nearest Airport is Gwalior airport. Site Connectivity Map and site boundary is provided in **Figure 3.1.**

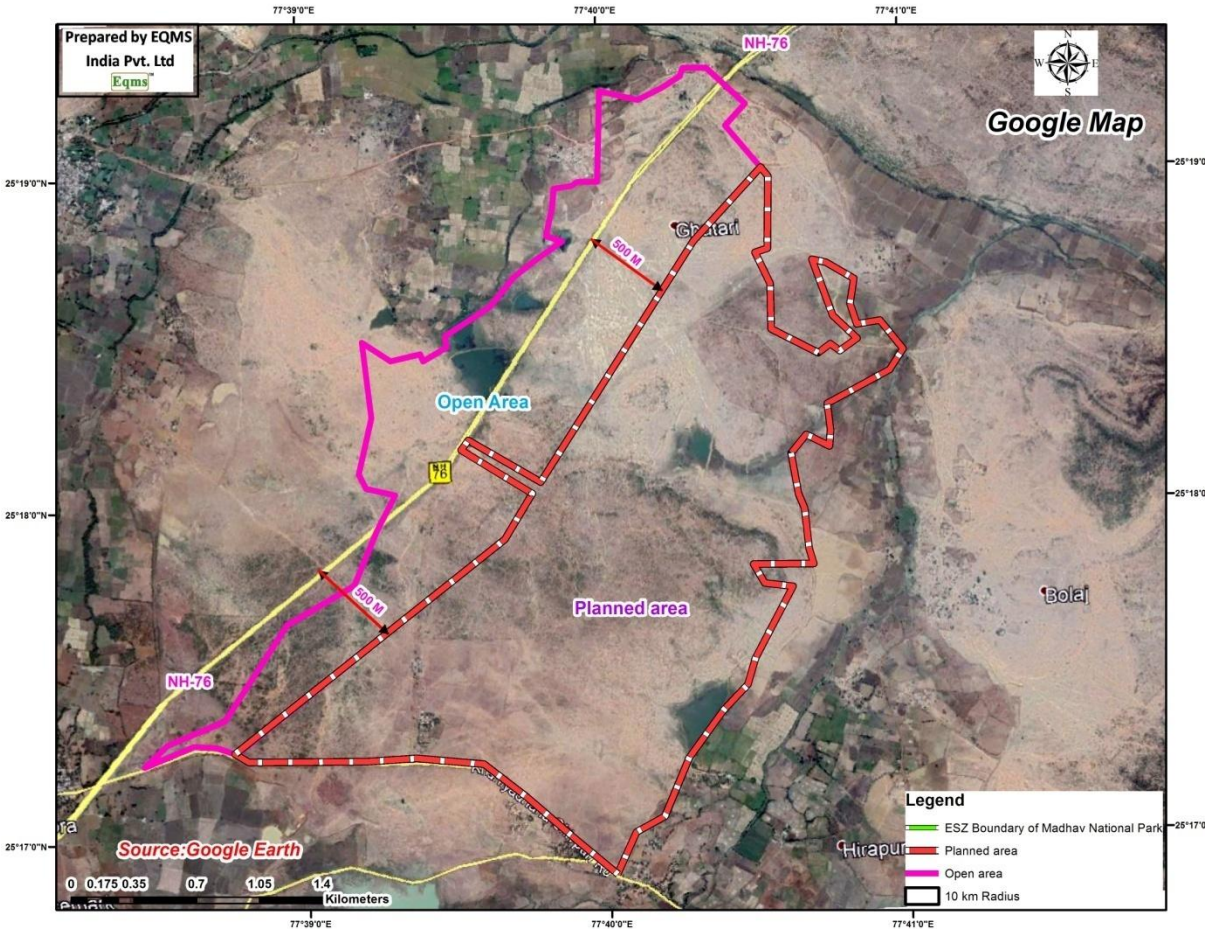


Figure 3.1: Connectivity of Proposed Site

3.2 Land Form, Land Use and Land Ownership

District Trade & Industry Center, Shivpuri, MP has allotted 881.89 ha of land to Industrial Infrastructure Development Corporation (IIDC), Gwalior for development of the Smart Industrial Park at village Ghutari and Baheta District Kolaras, Shivpuri, MP. Identified land for proposed smart Industrial park is located at survey Plot no. 452,

454,457,475,484, 489, 491, 496, 505 (total 257.73 ha) of Village Ghutari and Baheta, survey plot No. 458, 459,463, 463, 464, 465, 466, 467, 468, 469, 470, 472, 485, 486. 495, 503 and 504 (Total 93.26 ha) of village Ghutari and survey plot No. 158/1510 (Total 540 ha) of Baheta village. Land allotment latter is attached as Annexure-I.

Out of total 881.69 ha land the proposed smart Industrial park shall be developed on 513.46 ha of land and the rest of 305.23 ha land shall be left open due to Encroachment, Topographical, Planning, Statutory and other constraints. The land for proposed smart Industrial park is located at survey Plot no.496 (Area of 15.91 HA), 505 (Area of 25.12 ha)of Village Ghutari and Baheta, survey plot No.459 (Area of 0.15 HA), 495 (Area of 9.03 ha), 503(Area of 2.1 ha) and 504 (Area of 40.8 ha) of village Ghutari and survey plot No. 1358/1510 (Area of 420.35ha) of Baheta village. Total Area to be developed is 513.46 ha. Proposed land has been allotted by District Trade & Industry Center, Shivpuri, MP to Industrial Infrastructure Development Corporation (IIDC), Gwalior. Land allotment letter is attached as Annexure-I. details of the survey plots is provided in table below:

Table 3.1 Land Details

S.No	Survey Plot	Name of the Village	Total Area	Part of Area planned (in HA)	Part of Area Left Open (in HA)
1	452	Ghutari	6.34	-	6.34
2	454	Ghutari	20.75	-	20.75
3	457	Ghutari	20	-	20
4	475	Ghutari	0.56	-	0.56
5	484	Ghutari	0.31	-	0.31
6	489	Ghutari	1.62	-	1.62
7	491	Ghutari	0.6	-	0.6
8	496	Ghutari	15.91	15.91	0
9	505	Ghutari	191.64	25.12	166.52
10	1358/1510	Baheta	530.7	421.38	109.32
11	458	Ghutari	7.13	-	7.13
12	459	Ghutari	8.31	0.15	8.16
13	461	Ghutari	0.9	-	0.9
14	463	Ghutari	0.86	-	0.86
15	464	Ghutari	2.58	-	2.58
16	465	Ghutari	0.25	-	0.25
17	466	Ghutari	0.25	-	0.25
18	467	Ghutari	0.27	-	0.27
19	468	Ghutari	1.8	-	1.8
20	469	Ghutari	0.75	-	0.75
21	470	Ghutari	7.95	-	7.95
22	472	Ghutari	0.65	-	0.65
23	485	Ghutari	0.47	-	0.47
24	486	Ghutari	0.6	-	0.6
25	495	Ghutari	8	8	0
26	503	Ghutari	2.21	2.1	0.11
27	504	Ghutari	50.39	40.8	9.59
	TOTAL AREA		**881.80**	**513.46**	**368.34**

3.3 Topography (along with map)

The topography of the site is plain. The elevation of the site ranges between 424 a msl to 461 a msl. The northern part of the site has lowest elevation. Overall the site is sloping from south to north side.

3.4 Existing land use pattern

The identified land is barren and rocky land with scanty shrubby vegetation. There is no human settlement or any other structure is present on the identified land. There is a pond is present on the land. One stream is flowing about 400 m north of the project boundary.

3.5 Existing Infrastructure

NH-27 is passing about 500m away from the site in north direction. No other infrastructure is available on the site. There is no human settlement or any other structure is present on the identified land.

3.6 Soil

The district is generally covered with sandy clay soil derived from the weathering of Bundelkh and granites and the Vindhyan formations. The southern part of the district is covered by the black cotton soils derived by the weathering of the Deccan trap formation. Depth of the soil varies from paper -thin to 15m. The color of the sandy soil is light yellow to yellowish brown. The central and southern parts of the district are covered by lateritic soil of dark brown to yellowish brown in color. Alluvium is found all along the major and minor rivers, it consists of gravel, silt, sand and pebble.

3.7 Climatic data from secondary sources

Shivpuri has a cool and dry climate. The hot weather starts from about the middle of April and lasts up to mid of May. The temperature in June touches 47.6 ^{0}C. By the end of June or by the 1st week of July, the monsoon breaks and the weather becomes cool, through humid. The district receives its rains from the Arabian Sea. The rains are over generally by end of September. Shivpuri receives on an average 875 mm of rain. Generally light to moderate winds prevails throughout the year. Winds were light and moderate particularly during the morning hours. While during the afternoon hours the winds were stronger. The predominant winds are mostly from S, SE, NW, SW and W directions followed by NW direction.

CHAPTER 4 PLANNING BRIEF

4.1 Planning Concept

As the subject site is a Industrial park development; the planning concept has to comply with the Industrial Park development norms in India. IIDC has acquired land for the proposed project extent 513.64 ha.

The planning concept for the Master plan takes into consideration the following:

- Availability of barren land and other infrastructures
- The Industrial park requirements; minimum size; bonded area and non –bonded areas; processing zone and non-processing area.
- The topography of the site;
- The surrounding environments;

As the proposed development is mainly industrial, commercial and residential the zoning concept is based on broad zoning principles as well as environmental considerations. Wind direction around a year is predominantly from the S, SE, NW, SW and W directions. Madhav National park (MNP) is located about 3.24 km in north direction hence, a 25 m wide greenbelt with thick foliage trees shall be developed all around the proposed planned area to allow a natural purification of the polluted air. A Letter of Chief wild life conservator Madhav national Park, Shivpuri, MP, regarding the distance of the Madhav National Park from Proposed planned area is attached as Annexure –X. This patch of greenbelt should be act as a green buffer between MNP and upcoming industrial park. The residential colonies and non-processing areas are to be located at least 100m buffer, from the industrial area and are located in upwind direction.

Following facilities to be provided in proposed Industrial park

- ✓ Storm water Drainage system
- ✓ Water storage and supply system
- ✓ Road network and street lighting
- ✓ Power supply system

4.2 Population Projection

Basing on the land use in operational stage it is estimated that the total industrial workforce (direct workers) is estimated to be about 20,430 when the park is fully operational. The projected population as per the development plan is described in Table below:

Table 4.1 Projected Population as per Development Plan

S.No	Description	Area(ha)	Employees	Population
1	**Industrial**	**259.60**	-	-
1.1	Large scale Industries	238.83	9,755	-
1.2	Small scale Industries	20.77	1220	-
2	**Residential**	**19.06**		-
2.1	Plotted Development	8.69		1575
2.2	Group Housing	10.37		4910

3	**Commercial**	**16.40**		**-**
3.1	Commercial Market	14.6	5455	-
3.2	Central Business District	1.8	820	-
4	**Green (Park and open spaces)**	**76.66**	**190**	**-**
5	**Public &Semi-Public Areas**	**29.25**	**2775**	**-**
6	**Utilities**	**9.30**	**100**	**-**
7	**Transportation**	**110.71**		**-**
7.1	Road	102.31		-
7.2	Bus & Truck Terminal	8.40	115	-
TOTAL			**20,430**	**6485**

4.3 Land Use Planning

As per the master plan the land statement details are given in Table 4.1 and **Figure 4.1**.Land use of the industrial park is given in **Figure 4.2**.

A. **Total Land Area Allotted = 881.69 HA**
B. **Total Land Available on Site = 818.61 HA**
C. **Total Open Left Area (due to Encroachment, Topographical, Planning and other Constraints) =305.150 HA)**
D. **Total Area Available for Development (Planned area) = 513.46 HA (A-B)**

As per the statutory requirement, a 25 m wide greenbelt has been proposed all along the project premises. Beside this greenbelt has been developed in the form of parks and gardens within the project area. About 108.03 ha land will be converted into greenbelt in proposed project. Greenbelt development plan is provided in **Figure 5.2**.

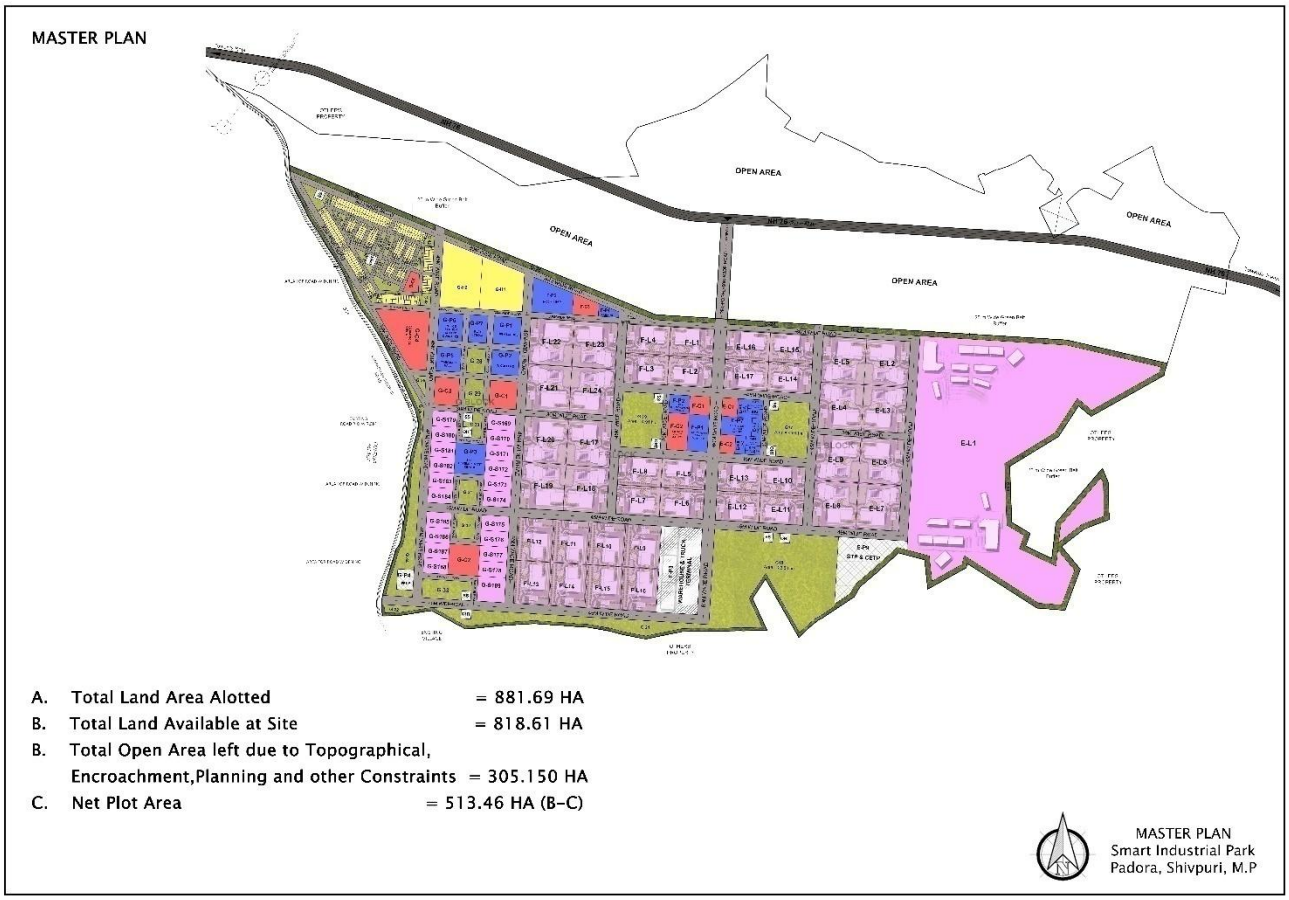


Figure 4.2 Master Plan

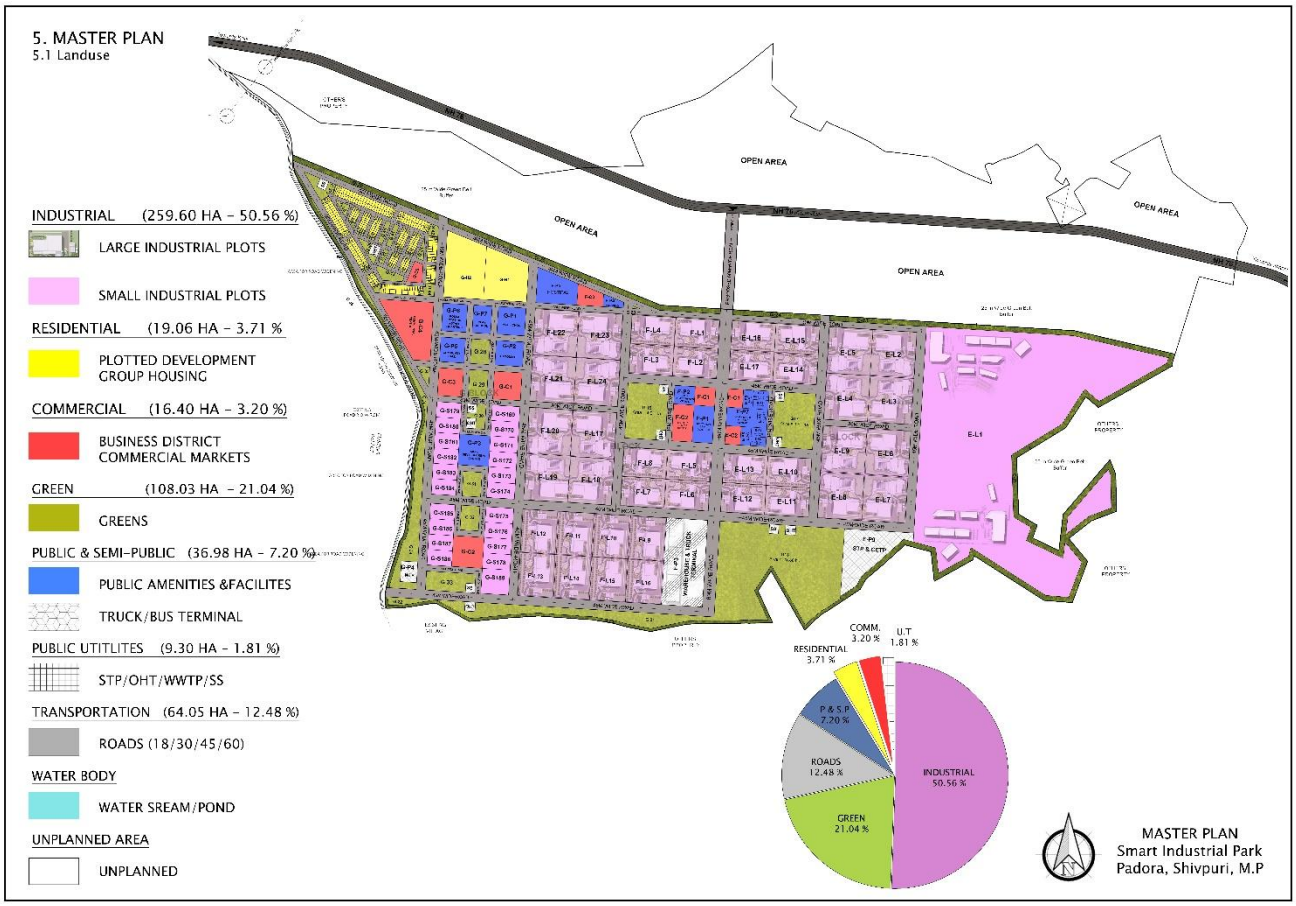


Figure 4.3 Land Use of Proposed Industrial Park

4.4 Assessment of Infrastructure Demand (Physical & Social)

The summary for all the utilities demand projection is appended in table below;

Table 4.2 Utility Demand Projection

Utility	Total Demand
Average Water Demand	12.29 MLD
Power Demand	14.45 MVA

4.5 Amenities/Facilities

The total estimated residential population of the Industrial park is about 6,485 persons. There will be a variety of housing types being offered ranging from flats and apartments and worker dormitories. A small town centre is being proposed within the residential cluster. The public and Semi-public facilities proposed in the project are given in **Figure 4.4**.

This area will include offices, commercial centers and it will include Commercial Market &Shopping malls, School, Banks, and Institutions, Fire Station, Hospital and Bus stand.

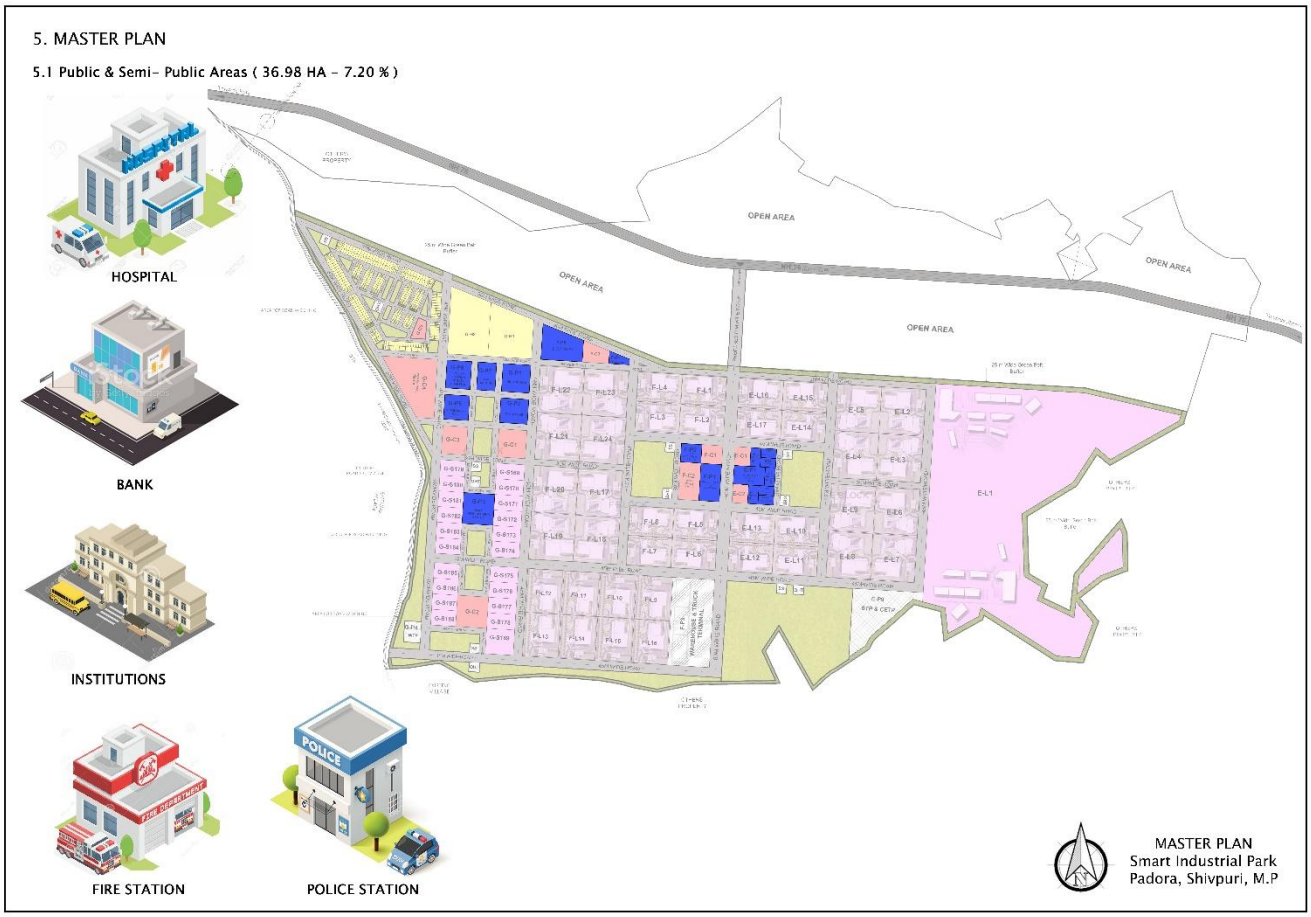


Figure 4.4 Public and Semi-Public Facilities proposed

CHAPTER 5 PROPOSED INFRASTRUCTURE

Detailed feasibility studies were carried for the proposed Industrial park. The results of the study are very encouraging and instilled confidence in the project proponents about the success of the project. The study was carried out in a systematic way starting with site suitability studies to the financial feasibility of the project by assessing the demand through personal interviews with some of the industrialists. The infrastructure requirement for the Industrial park can be broadly classified into the following heads:

- ✓ Basic Infrastructure
- ✓ Environmental Infrastructure
- ✓ Other Infrastructure - Industry Specific and social

The basic infrastructure covers the main requirements like

- ✓ Water - Water treatment facility
- ✓ Power
- ✓ Roads
- ✓ Street lights

The environment infrastructure covers:

- ✓ Green Belt
- ✓ Storm Water drains
- ✓ Wastewater treatment facilities
- ✓ Solid waste collection and disposal facilities

Other Infrastructure – Industry specific

- ✓ Firefighting facilities
- ✓ Security etc.
- ✓ First aid facilities
- ✓ Canteen

Inline to the above the social infrastructure or Common Facility Centers (C.F.C) would be provided by the IIDC, in order to make the facility ready for occupation by the industries as early as possible. The following facilities will be provided as part of the social infrastructure development:

5.1 Industrial Area

Due to the proposed project the following infrastructure development takes place:

1. **Road improvement:** To provide a clear and adequate network of primary roads connecting the main hubs of the development with strategic external routes To provide adequate secondary and local roads within the site to ensure efficient distribution of traffic between individual developments and the primary roads To discourage through or rat-running traffic routes through the local land parcel developments A hierarchy of roads is being proposed with define right of way for the lane widths; service corridors and tree planting strips.
2. **The road network:** consists of three types depending upon the traffic flow. However, Approach road: A suitable approach road from the national highway to the proposed

site & the exits road are planned with connection to the internal road network. Suitable horticulture development is also planned Refer **Figure 5.1**.

Figure 5.1 Internal Road Network

3. **Storm water drainage:** Storm water drainage is planned along the roads with suitable catch drains & discharged outside at a suitable point. Surface runoff will be discharged into the proposed roadside drains (on both sides of the road) and subsequently channeled to retention ponds for each sub-catchment prior discharging into the existing natural rivers downstream.
   Closed concrete rectangular drain system is adopted for the roadside drain for ease of `maintenance and more effective use of land as it serve as a pedestrian footpath. However open drains are used for big outlet drains.
   The proposed drainage system caters only for the surface runoff generated within the project site. Thus, cut-off drains need to be provided along the development boundary to divert the outside runoff.
4. **Water supply:** External water supply scheme is planned at a highest point as per the contour & is used for feeding the distribution network.
5. **Rainwater harvesting:** Rainwater harvesting pits will be provided at an interval of 20 m all along the storm water drains.
6. **Compound wall:** A compound wall of 3 m high barbed wiring, with goose neck overhang is planned all around the operational area with gates.
7. **Fire station:** A suitable land for fire station for rescue & firefighting services is proposed along with other facilities for catering to emergency services. A storage water sump, pumping facilities facility for filling the fire tenders & other equipment's etc., are also planned.

5.2 Residential Area (non-processing area)

Residential area and commercial plots, checkpoint & Institution are also proposed in Industrial park. About 16.40 ha land has been kept for commercial plots while 19.06 ha land has been kept for residential plots.

5.3 Green belt

About 108.03 ha land will be converted into greenbelt in proposed project. Greenbelt development plan is provided in **Figure 5.2**.

Figure 5.2: Greenbelt Development Plan

5.4 Drinking water management (source & supply of water)

Water will be required for domestic and industrial uses. Required amount of water around 8 MLD will be drawn from the surface water sources. Water will be sourced from Sindh river. IIDC has applied to water resource department MP for 5 MGD of water from Sindh river. Water treatment plant has been proposed in Industrial park. Run-off water post monsoon shall be used through the rain water harvesting structures proposed for the Industrial Park. Utilities services proposed in the industrial park is shown in Figure 5.6.

5.5 Sewage system

All the sewage generated from the industrial park shall be treated in proposed sewage treatment plant. The effluent generated from the proposed each industry shall be treated in industry specific ETP. Sewerage network are being planned for the domestic water

treatment within the industrial park to treat the effluents and sewage generated. Utilities services proposed in the industrial park is shown in **Figure 5.3**.

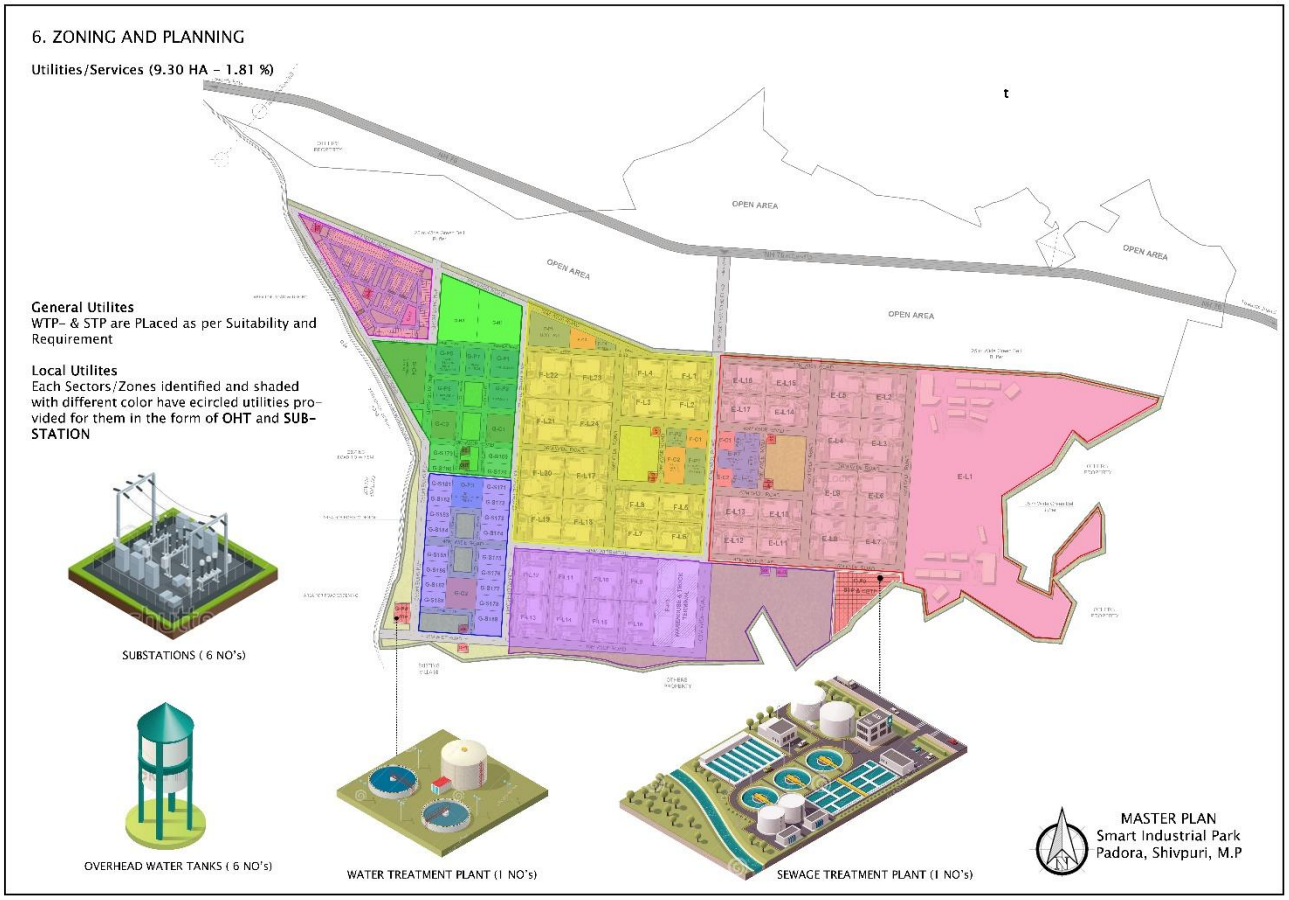


Figure 5.3Utilities services proposed in the industrial park

5.6 Industrial waste management

The major sources of solid waste from the proposed Industrial park can be studied under the following heads:

- Process Residues from industrial units
- Solid waste from common infrastructure

The main solid waste generated from the proposed Industrial park is dry waste in the form of cut yarn, fiber and chemicals. used in the process.

Disposable methods:

- Industrial waste- TSDF/Sale,
- Chemical waste- TSDF,
- Domestic Waste-Municipal bin
- Waste Oil-TSDF
- Used Batteries –Buy back

5.7 Power requirement & supply/ source

Power requirement during Construction Phase: 500 KVA

Power requirement during Operation Phase:

Block E: 5 MVA – 2 no's

Block F: 3.15 MVA – 3 no's

Block G: 3.15 MVA – 3 no's

Residential: 3.15 MVA – 1 no's

Power required for the proposed industrial park will be sourced from following sources:

Source -1 Location - Kolaras (south of site) Type - 222/132KV Substation Line/ Distance - 9.2 Km 132KV Line

Source -2 Location - Shivpuri (North of site) Type - 222/132KV Substation Line/ Distance - 23.2 Km 132KV Line

CHAPTER 6 REHABILITATION AND RESETTLEMENTS (R& R) PLAN

Total 881.69 HA land has been identified in village Ghutari and Baheta District Kolaras, Shivpuri, MP, out of which 513.46 HA is planned to be developed and rest of land of 305.150 HA of land is left Unplanned due to Encroachment, Statutory and Topographical reasons. The land for proposed smart Industrial park is located at survey Plot no. 496 (Area of 15.91 HA), 505 (Area of 25.12 HA) of Village Ghutari and Baheta, survey plot No. 459 (Area of 0.15 HA), 495 (Area of 8.00 HA), 503(Area of 2.1 HA) and 504 (Area of 40.8 HA) of village Ghutari and survey plot No. 1358/1510 (Area of 421.38 HA) of Baheta village. Total Area to be developed is 513.46 HA. Proposed land has been allotted by Industry Center to Industrial Infrastructure Development Corporation (IIDC), Gwalior.

Further there is no human settlement, structures; public property is present on the identified land hence no R&R issues are involved with the project.

CHAPTER 7 PROJECT SCHEDULE AND COST ESTIMATE

After getting approvals from regulatory Authority for Environmental Clearance, CFE etc.,

The Industrial Park are expected to be developed into a fully integrated industrial park in few phases with a systematic sequencing of common infrastructure, Units within the Industrial park and social infrastructure. The overall cost estimation for development of the Industrial Park as envisaged is indicated in Table 7.1.

Table 7.1Cost estimate

Sl. No.	Description	Amount (Rs. Crore)
1	Part-I- Common Infrastructure	382.83
2	Part-II Additional Infrastructure as per site	15.66
Total Cost		**398.49**
3	Cost of SQC @2% of the project cost	7.96
4	Pre-operational contingencies @ 3% of the project cost	11.95
Grand Total		**418.4**

Financing Arrangement: The Financing Arrangement for implementation of the proposed project is provided in Table 7.2 below:

Table 7.2Financing Arrangement

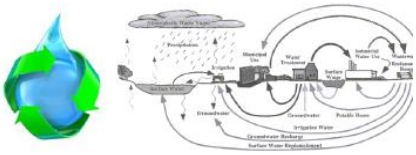
Sl. No.	Source of Fund	Percentage of Funding	Amount(Rs.Crore)
1	IIDC internal Funds	10%	41.84
2	Loan	50%	209.2
3	Budgetary Allocation	40%	167.36
Total		**100%**	**418.4**

CHAPTER 8 ANALYSIS OF PROPOSAL (FINAL RECOMMENDATIONS)

Spanning over 515.62 hectares of land the development of industrial park includes an Industrial park processing and non- processing area with proper internal infrastructure facilities including greenbelt and roads etc., Establishment of anIndustrial park to change the existing scenario and cluster the scattered community in and around the region. The setting up of the Industrial park is expected to provide a major boost to the state's multiproduct sector by ensuring a fair share of export revenues and also by raising the living standard of workers. The setting up of the industrial park is also expected to bring about a marked improvement in the operational efficiency of the units in the state and reduce the monopoly of merchant exporters.

- Energy management

- Intelligent water management



- Efficient logistics

- Lower Carbon Footprint

- State of Art Security

- Integrated Control Centre

Any activity aimed at development will have repercussions on the environment, both positive and negative. Environmental Impact Assessment study is a management tool, which enables the proponent to identify the negative impacts and to mitigate the negative impacts through appropriate Environmental Management Plans. Hence IIDC as a part of the compliance to the regulatory requirement i.e. to obtain environment clearance from MOEF, have appointed a consultant to carry out the "Environmental Impact Assessment (EIA) Study for the Proposed Industrial Park at village Ghutari and Baheta District Kolaras, Shivpuri, MP. The entire project will be comprehensive in terms of land uses as it includes ample residential areas and public amenities.

IIDC View Towards sustainable development

ANNEXURE- I- LAND ALLOTMENT LETTER

कब्जा रसीद

न्यायालय श्रीमान कलेक्टर महोदय के प्र.क. 05/2014–15/अ(20)–3 आ.दि. 02.06.2015 से ग्राम घुटारी एवं बेंहटा के निम्नलिखित भूमि सर्वे नम्बर म.प्र.शासन उद्योग विभाग को औद्योगिक प्रयोजन हेतु हस्तांतरित किये गये है :–

स.क.	ग्राम का नाम	सर्वे कमांक	हस्तांतरित रकबा (हेक्टेयर में)
1	घुटारी	452	6.34
2	घुटारी	454	20.75
3	घुटारी	457	20.00
4	घुटारी	475	00.56
5	घुटारी	484	00.31
6	घुटारी	489	01.62
7	घुटारी	491	00.60
8	घुटारी	496	15.91
9	घुटारी	505	191.64
Total			**257.73**
10	बेंहटा	1358/1510	530.70
Total			**530.70**
Grand Total			**788.43 Hct.**
न्यायालय कलेक्टर महोदय शिवपुरी के प्र.क. 4/2014–15/अ–20(3) आ.दि. 29.04.15 से ग्राम घुटारी के निम्नलिखित भूमि सर्वे नम्बर उद्योग विभाग को हस्तांतरित किये गये :–			
11	घुटारी	458	7.13
12	घुटारी	459	8.31
13	घुटारी	461	0.90
14	घुटारी	463	0.86
15	घुटारी	464	2.58
16	घुटारी	465	0.25
17	घुटारी	466	0.25
18	घुटारी	467	0.27
19	घुटारी	468	1.30
20	घुटारी	469	0.75
21	घुटारी	470	7.95
22	घुटारी	472	0.65
23	घुटारी	485	0.47
24	घुटारी	486	0.10
25	घुटारी	493	8.00
26	घुटारी	503	2.21
27	घुटारी	504	50.39
Total			**93.26**

उपरोक्त हस्तांतरित ग्रामों के भूमि सर्वे नम्बरों पर उद्योग विभाग को दिनांक 12.06.2015 को राजस्व विभाग द्वारा कब्जा सौंपा गया।

महाप्रबंधक
उद्योग विभाग
(कब्जा प्राप्तकर्ता)

तहसीलदार
तहसील कोलारस
(कब्जा पदायकर्ता)

साक्षी :–

राजस्व निरीक्षक
कोलारस

पटवारी
हल्का नंबर 29 बेंहटा

पटवारी
हल्का नंबर–09 भडौरा

ANNEXURE-II- LAND POSSESSION CERTIFICATE

//आधिपत्य पत्र//

एमपी. ट्रायफेक भोपाल के पत्र कमांक एमपी ट्रायफक भूप्रक/28/16/912 दिनांक 12–05–2016 व्दारा ग्राम घुटारी एवं बेहटा कोलारस शिवपुरी की भूमि सर्वे कमांक 452, 454, 457, 475, 484, 489, 491, 496, 505, कुल 257.73 हैक्टर एवं घुटारी की सर्वे नं. 458, 459, 461, 463, 464 465, 466, 467, 468, 469, 470, 472, 485, 486, 495, 503 एवं 504, कुल 93.26 एवं बेहटा की सर्वे नं. 1358/1510, 530.70 हैक्टर कुल 788.43 हैक्टर भूमि इसप्रकार कुल 881.89 हैक्टर भूमिका स्मार्ट इण्डस्ट्रियल पार्क की स्थापना हेतु आईआईडीसी ग्वालियर को सौंपने के निर्देश दिये गये है ।

उक्त निर्देशों के कम में आईआईडीसी ग्वालियर व्दारा अपने पत्र कमांक आईआईडीसी/असवि/2016/ 896 दिनांक 13.5.16 व्दारा श्री आनंदसिंह यादव, प्रबंधक को प्राप्त करने हेतु अधिकृत किया गया है ।

उपयुक्त कम में ए.आर. रजक, महाप्रबंधक जिला व्यापार एवं उद्योग केन्द्र, शिवपुरी व्दारा श्री आनंदसिंह यादव प्रबंधक आईआईडीसी ग्वालियर को ग्राम घुटारी, बहेटा, कोलारस जिला शिवपुरी की सर्वे कमांक 452, 454, 457, 475, 484, 489, 491, 496, 505, कुल 257.73 हैक्टर एवं घुटारी की सर्वे नं. 458, 459, 461, 463, 464 465, 466, 467, 468, 469, 470, 472, 485, 486, 495, 503 एवं 504, कुल 93.26 एवं बेहटा की सर्वे नं. 1358/1510, 530.70 हैक्टर कुल 788.43 हैक्टर भूमि इसप्रकार कुल 881.89 हैक्टेयर भूमि का आधिपत्य आज दिनांक 14.5.16 को दिया गया ।

आधिपत्य में दी गई भूमि में मंदिर, मस्जिद, गिरजाघर, शमशान आदि नहीं है ।

भूमि पूर्णतः शासकीय होकर किसी भी व्यक्ति के अतिकमण में नहीं है ।

हस्ताक्षर आधिपत्य देनेवाले

ह0-अस्पष्ट
General Manager
Distt. Trade & Industries Center
Shivpuri

हस्ताक्षर आधिपत्य प्राप्तकर्ता

14-5-16
(आनंदसिंह यादव)
प्रबंधक ।
आईआईडीसी ग्वालियर

ANNEXURE-III- APPLICATION FOR WATER DRAWL

IIDC

Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd.

(A Govt. of M.P. Undertaking)

IIDC PLAZA, 39-CITY CENTRE, GWALIOR-474 011 (M.P.)

Phone 0751-23 74 506, 24 26 614
Fax 0751-23 75 145

Email : iidcgwalior@gmail.com
website : www.iidcgwalior.com

कमांकःआईआईडीसी--ग्वा/पडोरा/2016/5676 ग्वालियर, दिनांक : 11/11/16

प्रति,

मुख्य अभियंता बोधी एवं
सदस्य सचिव साधिकार समिति,
जल संसाधन विभाग,
भोपाल–म0प्र0

विषय : स्मार्ट इण्डस्ट्रियल पार्क पडोरा, जिला शिवपुरी हेतु जलप्रदाय बावत ।

संदर्भ : 1–मध्यप्रदेश शासन, वाणिज्य,उद्योग और रोजगार विभाग मंत्रालय भोपाल का आदेश कमांक एफ10–02/2016/बी–ग्यारह दिनांक 17.08.2016
2–एमपी ट्रायफेक भोपाल का पत्र कमांक ट्रायफेक/सीई/112–ए(एनजीसी)/2016/4256 दिनांक 14.09.2016

कृपया उपरोक्त संदर्भित पत्र का अवलोकन करना चाहेंगे जिसमें मध्यप्रदेश शासन द्वारा प्रदेश में 09 स्थानो पर नवीन औद्योगिक क्षेत्रों की स्थापना हेतु अनुमति/आदेश जारी किये गये हैं । स्मार्ट इण्डस्ट्रियल पार्क पडोरा, जिला शिवपुरी की स्थापना के संबंध में प्रशासकीय एवं वित्तीय स्वीकृति एमपी ट्रायफेक भोपाल के पत्र कमांक 4256 दिनांक 14.09.16 द्वारा प्रदान की गई है । उक्त परियोजना हेतु 5 एम.जी.डी. अर्थात 8.212 मी.क्यूविक प्रतिवर्ष जल की आवश्यकता है । परियोजना स्थल के समीप सिंध नदी से 5 एम.जी.डी. अर्थात 8.212 मी.क्यूविक प्रतिवर्ष आई.आई.डी.सी. ग्वालियर को आवंटित करने का अनुरोध है । नदी से निगम व्दारा स्वयं के व्यय पर इन्टेक वैल बनाकर पम्पिंग कर पाइप लाइन व्दारा जल नवीन औद्योगिक क्षेत्र स्मार्ट इण्डस्ट्रियल पार्क पडोरा, जिला शिवपुरी तक ले जाने की व्यवस्था की जायेगी ।

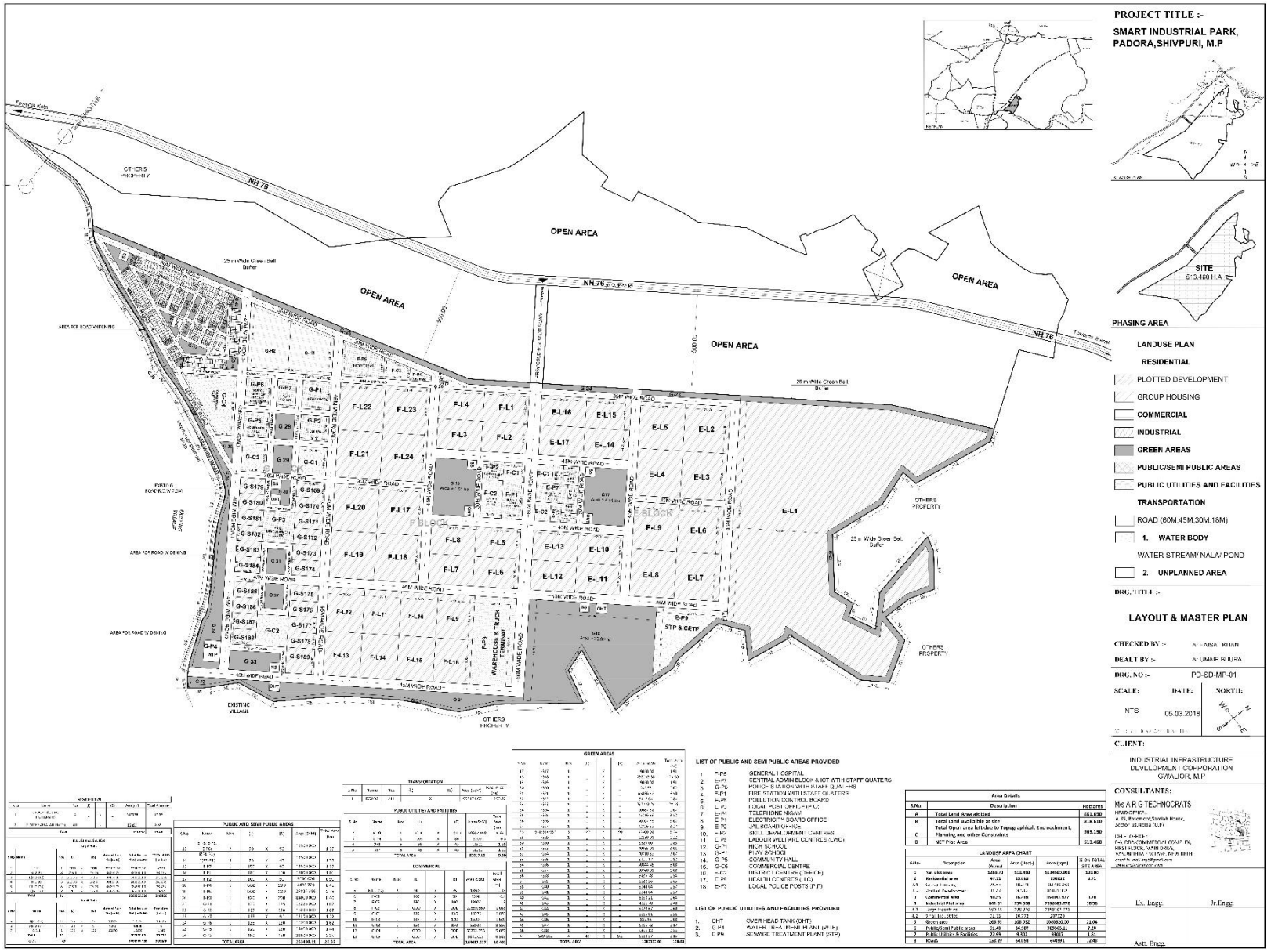
सिंध नदी से लिये जानेवाले जल का भुगतान आई.आई.डी.सी. ग्वालियर द्वारा किया जावेगा । प्रपत्र 199 में जानकारी भर कर संलग्न है । कृपया शीघ्र जल आवंटित करने का कष्ट करें ।

संलग्न :– उपरोक्तानुसार

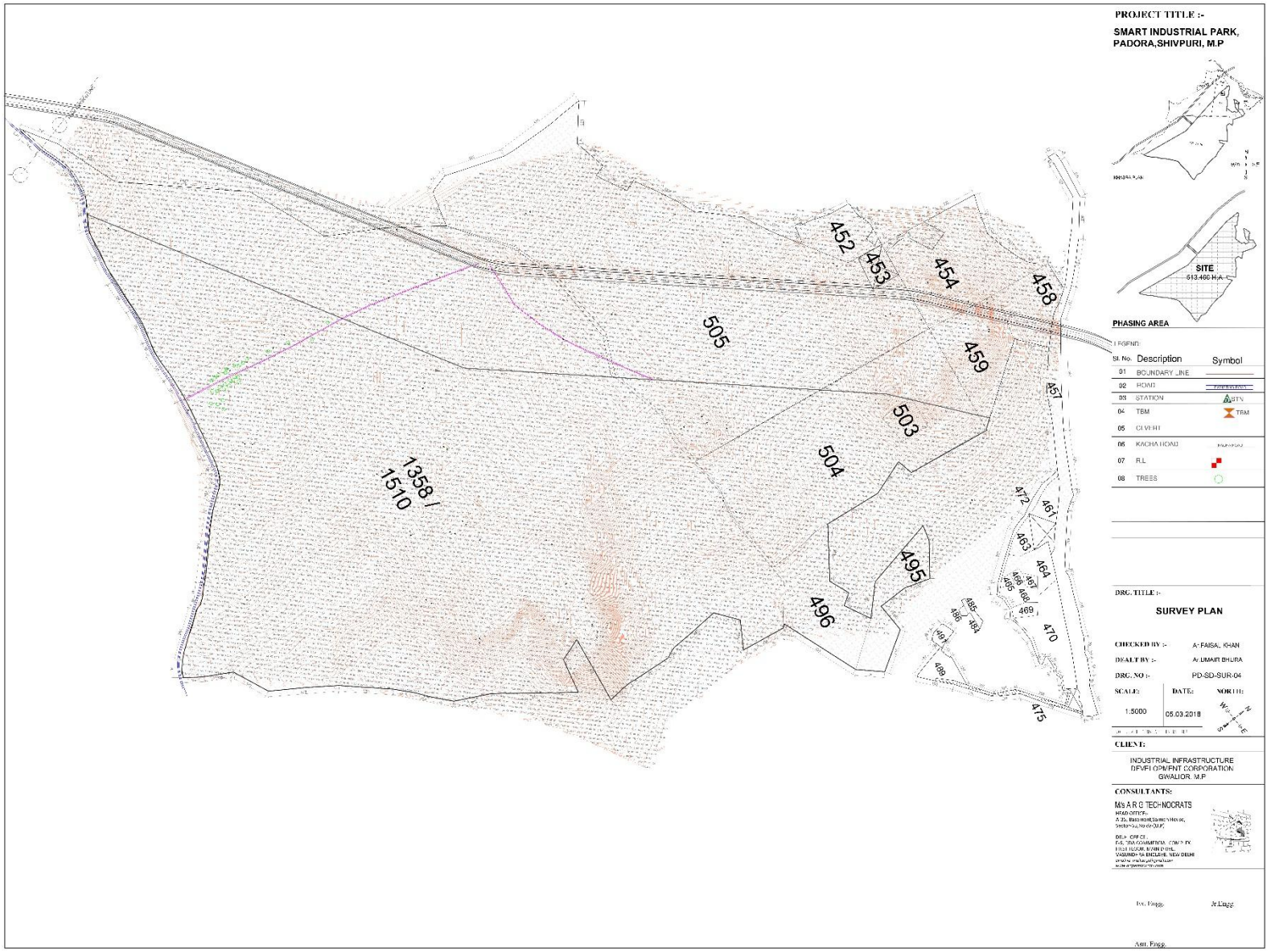
प्रबंध संचालक
आईआईडीसी, ग्वालियर

Managing Director
IIDC (G) M.P.Ltd.
Gwalior

ANNEXURE IV:MASTER PLAN

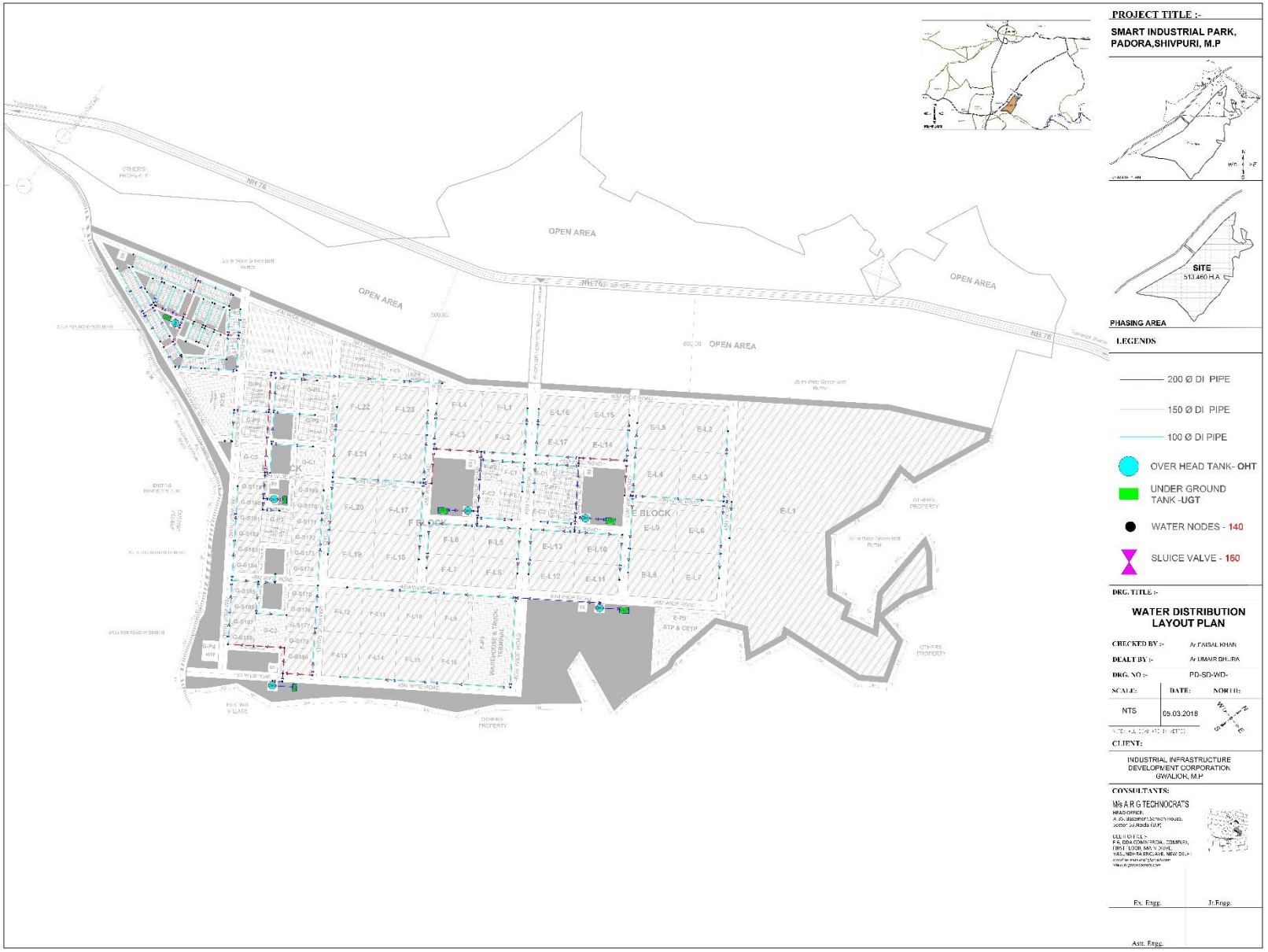


ANNEXURE VI:SURVEY PLAN



ANNEXURE VII:LAND KHASARA PLAN

ANNEXURE VIII:WATER DISTRIBUTION NETWORK



ANNEXURE IX:ELECTRICAL LAY OUT PLAN

Annexure-X Letter of Chief wild Life Conservator

कार्यालय मुख्य वन संरक्षक एवं संचालक, माधव राष्ट्रीय उद्यान, शिवपुरी (मध्य प्रदेश)
☎ 07492-223379, Fax : 07492-223379, E-mail- fdmnp.svp@mp.gov.in

क्रमांक/मा.चि/2018/ 607 शिवपुरी, दिनांक/16-3-18

प्रति,

मैनेजिंग डायरेक्टर,
इंडस्ट्रियल इन्फ्राट्रक्चर डम्लपमेंट, कार्पोरेशन,
IIDC प्लाजा, 39, सिटीसेंटर, ग्वालियर (म.प्र.)

विषय :– तहसील कोलारस के ग्राम घुटारी एवं वेंहटा में स्मार्ट इंडीट्रयल पार्क निर्माण बावत्।

संदर्भ :– आपका पत्र क्रमांक/4512 दिनांक 1.12.17

———00———

विषयांतर्गत तहसील कोलारस के ग्राम घुटारी के सर्वे नं. 505,504,486,459 एवं ग्राम वेंहटा के सर्वे नं. 158,1510 के 818.664 हेक्टेयर क्षेत्र में आपके द्वारा स्मार्ट इंडस्ट्रियल पार्क का निर्माण किया जाना प्रस्तावित है।

सेटेलाइट मानचित्र के आधार पर किये गये परीक्षण के अनुसार स्मार्ट इंडस्ट्रियल पार्क निर्माण हेतु आपके द्वारा प्रस्तावित क्षेत्र माधव राष्ट्रीय उद्यान के अधिसूचित ईको सेंसटिव जोन की 2 कि.मी. सीमा से लगभग 1.24 कि.मी की दूरी पर स्थित है। प्रकरण में सामान्य वनमण्डल शिवपुरी एवं राजस्व विभाग की अनापत्ति प्राप्त की जाना आवश्यक होगा।

16/3/18
(एच.एस. मोहन्ता)
मुख्य वन संरक्षक एवं संचालक
माधव राष्ट्रीय उद्यान, शिवपुरी

पृ.क्रमांक/मा.चि/2018/ 608 शिवपुरी, दिनांक/16-3-18

प्रतिलिपि :–

1. कलेक्टर, जिला शिवपुरी की ओर सूचनार्थ प्रेषित कर लेख है कि म.प्र. शासन वन विभाग भोपाल के पत्र क्रमांक/एफ/5/18/2002/10–3 दिनांक 18.11.2014 (जिसकी प्रति आपकी ओर पूर्व में प्रेषित की गई है) के बिन्दु क्रमांक 20 के अनुसार मान्नीय सर्वोच्च न्यायालय द्वारा सिविल याचिका क्रमांक 202/95 में पारित निर्णय दिनांक 12.12.96 के परिपेक्ष्य में आवेदित खसरों का वन संरक्षण अधिनियम 1980 के तहत परीक्षण कराये जाने का कष्ट करें। आवेदित भूमि अभिलेखों में छोटे बडे झाड़ के जंगल के रूप में अभिलेखित

7(c):STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR INDUSTRIAL ESTATES/ PARKS/ COMPLEXES/ AREAS, EXPORT PROCESSING ZONES (EPZS), SPECIAL ECONOMIC ZONES (SEZS), BIOTECH PARKS, LEATHER COMPLEXES AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

1) 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.

2) 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.

3) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.

4) Examine the impact of proposed project on the nearest settlements.

5) Examine baseline environmental quality along with projected incremental load due to the project taking into account of the existing developments nearby.

6) 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.

7) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area, and any obstruction of the sme by the project.

8) Details regarding project boundary passing through any eco- sensitive area and within 10 km from eco- sensitive area.

9) 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.

10) Submit the details of the trees to be felled for the project.

11) Submit the details of the infrastructure to be developed.

12) Submit the present land use and permission required for any conversion such as forest, agriculture etc.

13) Submit details regarding R&R involved in the project

14) 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.

15) 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.

16) Submit Legal frame work for the implementation of Environmental Clearance conditions - to be clearly spelt out in the EIA report.

17) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

18) Site justification of the identified industry sectors from environmental angle and the details of the studies conducted if any.

19) Ground water classification as per the Central Ground Water Authority.

20) 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.

21) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

22) Examine soil characteristics and depth of ground water table for rainwater harvesting.

23) Examine details of solid waste generation treatment and its disposal.

24) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption.

25) 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.

26) 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.

27) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

28) Examine the details of transport of materials for construction which should include source and availability.

29) Examine the details of National Highways/State Highways/ expressways falling along the corridor and the impact of the development on them.

30) Examine noise levels - present and future with noise abatement measures.

31) 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.

32) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

33) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

34) The Public hearing should be conducted for the project in accordance with 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 should 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.

35) A detailed draft EIA/EMP report should be prepared in accordance with the above additional TOR and should be submitted to the Ministry in accordance with the Notification.

36) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

37) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

38) 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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