PROJECT PREFEASIBILITY REPORT FOR OBTAINING PRIOR ENVIRONMENTAL CLEARENCE IN TERMS OF PROVISIONS OF EIA NOTIFICATION-2006

1.0 EXECUTIVE SUMMARY OF THE PROJECT

Sr. No	Description	Details
1	Proposed project	***Proposed Expansion of Existing Butibori Industrial area Phase – II (BIA Phase-II),*** MIDC, Nagpur – 441122
2	Sr. No. of Schedule	Industrial project. Industrial estate/parks/complexes/area, export processing, zone (EPZs), Special Economic Zones (SEZs), Biotech Park, Leather Complexes **Sr. No. 31.** **Category-A.**
3	Location	The Proposed Butibori Industrial Area will be developed at Butibori, Nagpur. • Latitude: 20°58'14.3782"N • Longitude: 78°54'23.0174"E (Refer **Annexure I & II**)
4	Plot/Survey/Khasra No.	Notified Industrial Area – Adjacent to Existing Butibori Industrial Area. (Refer **Annexure III for details)**
5	Village/Town	Mandva and Bhansuli
6	Tehsil	Hingna
7	District	Nagpur
8	State	Maharashtra
9	Land Requirement	The project is proposed to be developed in a Total Area = 275.58 ha. • Proposed open space = 15.60 ha. • Proposed Amenity area = 12.37 ha.
10	Land use	Non-cultivated/non-agriculture land
11	Water Requirement	Water requirement - 5 MLD
12	Source of water	Wena River (6.5 km/South South East)

Sr. No	Description	Details
13	Power Requirement	Power supply to the site will be obtained from Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL/MSETCL). Power requirement during construction phase would be 20 KVA and during operation phase would be 36.5 KVA. Backup source – For fire equipment, as required by the chief fire officer, second source of supply will be obtained from MSEDCL / D.G. for multi-storey buildings only, if any. Provision of back-up DG sets shall be made by individual industries in case of a power failure.
14	Source of Power	MSEDCL and MSETCL

2.0 SITE ANALYSIS:

Connectivity:

The site is situated near existing MIDC Industrial area. The site can be approached by a road that connects to Maharashtra state Highway-3, which is at a distance of 5.9 km from the site and National highway from site 5.14 km south to East direction.

Domestic and international airports are within an aerial distance of approximately 22 km from the site. Nearest railway station is Butibori Station located at a distance of 8 km from the site.

Parking Facilities: **Required number of parking:**

Total parking area: 15.60 ha (Including Industrial plot parking)

3.0 LAND USE & TOPOGRAPHY:

Site for the proposed development falls under Industrial, Commercial and Residential zone i.e. MIDC industrial zone as per the MIDC and will be developed as per the same.

The site is not a low-lying area and doesn't have any wetland. The topography of the area would not be affected by the project.

Total Plot Area	: 257.58 Ha
Built up Area	: 139.88 Ha
Water Requirement	: 5 MLD
Power requirement	: 100 kVA
Solid Waste generated	: Cannot quantify at this stage

4.0 INTRODUCTION:

MIDC, Nagpur has proposed ***Expansion of Existing Butibori Industrial Area Phase – II (BIA Phase-II)*** at Butibori Industrial area near Nagpur. Maharashtra Industrial Development Corporation established the industrial area near Nagpur in the year 1992 which is about 28 Km from Nagpur city, along the National Highway no. 7. The total area planned for development is 2428.14 hectares which covers 16 villages having private land of 865 cultivators. 2502 industrial plots have been carved out, out of which 2086 industrial plots have been allotted. To encourage the entrepreneurs, MIDC has constructed 46 work sheds. This industrial estate comprises of a five star industrial area (100 hectares), IT Park (187 hectares), Textile Park (140 hectares), Apparel Park (68 hectares) which have been also proposed in this area. For the Phase-II of the MIDC industrial estate, the process for acquisition of 275.58 hectares of land has been completed.

4.1 Project proponent

Hingna Industrial Area: Established in 1962, it is located at a distance of about 7 Kms. from the Nagpur city. In this Industrial area, several Engineering Industries, Electrical-based Industries, Food Processing based industries, etc. are present. Maharashtra State Electricity Board has established its two sub-stations for power supply. The telephone department has already developed its Telephone facilities by way of an Electronic Exchange unit in the region. To facilitate the industrialists as well as the workers, amenities like Post-offices, Banks, Police station, Petrol Pumps, Canteen, Bus services etc. have also been made available in this area.

Software Technology Park at Nagpur: Established in 2000, it is now concentrating its efforts on developing environment friendly Software Technology Parks to cater to the needs of the ever-growing IT industry. It has developed more than 18 IT parks in the state, out of which one IT Park is developed at Parsodi and another one at Sadar, both in Nagpur City. The main objective for developing Software Technology Parks at Nagpur is to facilitate the data communication of computer, single-window clearance for Government license i.e. code nos., custom Green Cards, etc. and assistance for liasoning with Govt. agencies and other departments. In the above Software Technology Park different types of premises are readily available. In addition to this, space has been provided for the Nodal Officer as well as the Staff of the Software Technology Park.

4.2 Environmental Setting

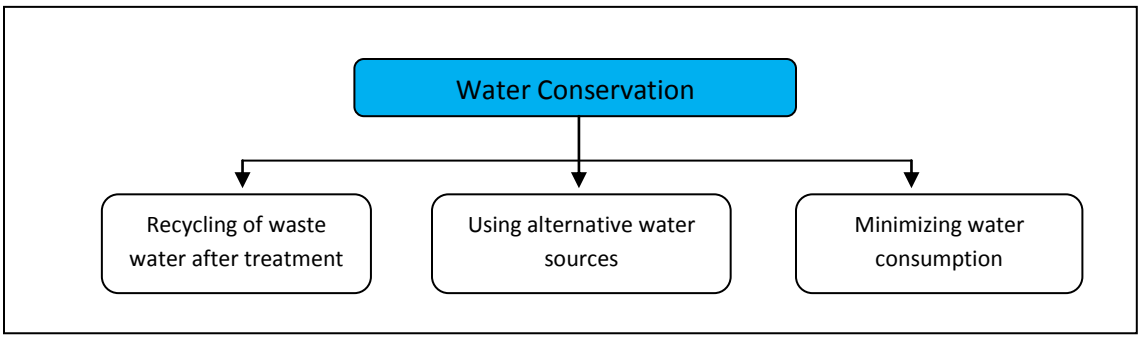
1	Plot area	257.58 ha
2	Total plottable area	234.88 ha
3	FSI consumed	1.5
4	No. of buildings/sheds	300-350 approx.
5	Maximum height of building	50m, however it will be allowed as per the DCR and the Airports Authority of India.
6	Area of amenity space	14.62 Ha
7	Nos. of phases for project execution	Single Phase
8	Expected nos. of Industrial/ residents / users	Residential (Industrial + visitors) population: 6250 nos.

4.3 Availability of Resources:

Water requirement, treatment, recycle and reuse

About 5 MLD of water would be required during the Operational phase, which includes approximately 0.5 MLD of water for landscape irrigation. The water requirement for the proposed project will be met through MIDC water supply scheme. The treated wastewater from the common effluent treatment plant will be used on site for landscaping and flushing purposes. Apart from this, rainwater harvesting will be carried out within the site for artificial recharge of ground water and to reduce raw water requirement.

The water conservation plan consists of a combination of three major steps as depicted below:



Water conservation shall be practiced to the extent possible by the use of reclaimed water for non-potable applications like gardening, watering lawns and to make up for the evaporation losses.

- **Recycling of Wastewater (By Industries)**

Sewage generated will be treated in a sewage treatment plant and used in a variety of non-potable uses such as horticulture, gardening and roadside plantation. Separate pipelines will be laid for using this water. Freshwater shall be used only for potable uses.

- **Minimizing Water Consumption**

A combination of water saving appliances and water management measures will be planned in all the toilets in the Buildings. The message of water conservation will be spread to all users by way of awareness campaigns and circulars. Specific measures that will be implemented include the following:

- **Management Measures**

  - Promoting awareness on water conservation and reducing water wastage.
  - Quick fixing of leaking taps, pipes and toilet cisterns;
  - Sweeping with a broom and pan wherever possible, rather than hosing-down the external areas;
  - Minimizing water use in gardens by the following measures:

    - ✓ Drip irrigation system can be used for the lawns and other green area. Drip irrigation can save about 15-40% of the water use as compared to other watering techniques.
    - ✓ Plants with similar water requirements shall be grouped on common zones to match precipitation heads and emitters.
    - ✓ Use of low-volume, low-angle sprinklers for lawn areas.
    - ✓ Select controllers with adjustable watering schedules and moisture sensors to account for the seasonal variations and to calibrate them during commissioning.
    - ✓ Selecting a drought resistant grass and using lawn chemicals and fertilizers sparingly, also reduces the watering needs.

- Reduce toilet cistern volume in single flush models. Following is a list of fixtures offered by use of efficient plumbing fixtures, which also carry a credit, each under Green building innovative wastewater technology, resulting in water use reduction by about 20-30%.

Enhancement of Water Environment (By Industries)

Ground water availability shall be enhanced through installation of scientifically designed artificial water recharging structures to prevent water scarcity in the area. The objective of this exercise will be to enhance the groundwater condition of the region and meeting the requirement of groundwater in case it is required.

Rain Water Harvesting and Reducing the Surface Run-off

Rainwater harvesting can serve as a solution to the water problem in the water crises area by capturing the runoff and constructing proper drainages. Rainwater harvesting helps in reducing the raw water requirement and utilizing as the primary source of water and preventing the surface runoff from going into sewer or storm drains, thereby serving the dual purpose and making water available for future use and reducing the load on treatment plants as well as other service lines.
Rainwater harvesting comprises of two components:

- Storing Rainwater in ground water reservoirs for use in future.
- Rain water harvesting for artificial recharge of ground water and to increase the ground water potential.

Amount of water that can be effectively harvested is called the harvesting potential of the site. Efficiency of rainwater harvesting and recharging ground water can be increased by following methods:

- Use vegetated swales and depressions to reduce runoff.
- Reduce and filter the surface runoff.
- Catch drainage all along the periphery of the plot to prevent surface runoff.

Proponent has opted for using the rainwater mainly for groundwater recharging.

5.0 STORM WATER MANAGEMENT (BY INDUSTRIES)

Rainwater runoff comprises of storm water, which flows into both surface water and groundwater. Proper management of this resource ensures that storm water discharge is free of contamination. A detailed “Storm Water Management Plan” is developed which consider the sources of storm water pollution. The plan consists of best management practice, which includes consideration of the following:

- Good housekeeping in the above areas.
- Conducting routine inspections to ensure cleanliness
- Secondary containment and dykes in fuel/oil storage facilities
- Preparation of spill response plans, particularly for fuel and oil storage areas.
- Provision of slit traps in storm water drains
- Regular inspection and cleaning of storm drains to avoid blockages and overflow.

6.0 AIR EMISSION

This will be quantified after the composition of industries is confirmed.

POWER REQUIREMENT AND CONSUMPTION

Power would be drawn from Maharashtra State Electricity Distribution Co. Ltd (MSEDCL) and Maharashtra State Electricity Transmission Co. Ltd (MSETCL). Power requirement during construction phase is 20 kVA and Power Requirement during operation phase is 36.5 kVA.

Backup Source - DG sets are proposed in case of power failure.
Effective measures have been incorporated, in order to minimize the energy consumption, in the following manner:

- All buildings will be adequately spaced, so that sunlight, natural ventilation will not be disturbed or hindered in any of the building, due to adjacent buildings.
- The buildings will be designed in such a way that the public areas can be cooled by natural ventilation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Energy efficient appliances, such as PL lightings, will be used for street lighting.
- Alternate switching arrangement for Common Area.
- Use of timer for common and external lights.
- Solar energy for street lighting and hot water system.

By adopting the above measures, a saving of 20 to 25 % of electrical energy can be achieved.

ENVIRONMENTAL ASPECTS

❖ **Construction Phase**

Air emissions from construction sites, if not managed properly, can pose health hazards to workers, and sensitive receptors surrounding the site. It is the responsibility of the contractor to provide appropriate safety training, information equipment, signage, security and emergency response plans on the site.
To mitigate the impact of SPM (dust emissions), the following measures are recommended for implementation:

- A dust control plan; and
- Procedural changes to construction activities.

DUST CONTROL PLAN

Fugitive Dust Source Category	Dust Control Actions
Disturbed surface areas	Applying water to at least 80 percent of all inactive accessible disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust.
Unpaved roads	Watering all roads used for vehicular traffic at least twice a day of active operations; OR Watering all roads used for vehicular traffic once a day and restrict vehicle speeds to 15 kmph in the working zone.
Track-out control	Downwash of trucks (especially tyres) prior to departure from site.

The most cost-effective dust suppressant is water, because a source of water tends to be readily available on the construction site. Water can be applied using water trucks, handheld sprays and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material and fugitive emissions during transportation, especially if material is transported off-site.

Procedural Changes to Construction Activities

Electrically operated machinery: Using electrically operated construction machinery is the best way to avoid all externalities produced by diesel engines. This procedural change reduces problems arising from emission, idling and maintenance.

Emission Control and Maintenance: The diesel generators used on site, in case of power failure, will be maintained properly to restrict emissions and noise.

Reduction of On-site Construction Time: Rapid on-site construction reduces the duration of traffic interference, thus reducing emissions from traffic delay. Off-site fabrication of structural components is also known to enhance the quality of work, as the production takes place in controlled settings, and external factors such as weather and traffic do not interfere.

❖ **Operational Phase**

To mitigate the impact of pollutants from diesel generator sets and vehicular traffic during operational phase, the following measures are recommended for implementation:

- Air pollution control measures for D.G sets
- Vehicle emission controls and alternatives

Air pollution control measures for D.G sets

- Use of good quality fuel with low sulphur content.
- Periodic maintenance of DG sets as per defined schedule of manufacturer.
- Maintaining adequate stack heights.

Vehicle emission controls and alternatives

Frequency of Vehicles - Sudden acceleration or de-acceleration of vehicles produces more pollution, than a vehicle maintaining a constant speed. Smoother flow of traffic within the parking area and premises of residential areas would ensure lesser pollution from the vehicles. Only PUC certified vehicles will be allowed in the premises. The frequency of the vehicles will be streamlined from the entry gate itself.

Entry and Exit of Vehicles –To ensure least interference and congestion from the incoming and outgoing vehicles, it is suggested that entrance and exit points of the vehicles should be separate.

Dedicating at least one entry and exit to pedestrians will reduce interference in vehicular movement in the plot.

Anti-Idling – The parking in the area will carry signs that'd warn the vehicle driver against idling within the premises as well as parking lots.

Traffic Management Team – A team of trained staff will be appointed for monitoring traffic movement inside the parking space and at entrance and exit points of the plot premises.

7.0 WASTEWATER TREATMENT AND MANAGEMENT (BY INDUSTRIES)

❖ Construction Phase by individuals

To prevent degradation and maintain the quality of the water source, adequate control measures will be adopted to check the surface run-off, as well as uncontrolled flow of water into any water body. Following management measures will be implemented to protect the water quality during the construction phase.

- Avoiding excavation during monsoon season
- All containments including oil and fuel storage shall be provided on impervious flooring.
- Any wash off from the oil/grease handling area or workshop will be drained through impervious drains. Oil and Grease traps will be constructed and water will be allowed to leave site only after passing through them.
- All stacking and loading areas will be provided with proper garland drains to prevent run-off from the site.
- During construction each tower will be enclosed and proper arrangements shall be made to dispose off any wastewater generated from the area.
- Provision for separate sanitary arrangements for laborers will be made.

❖ Operational Phase

The domestic wastewater generated from various types of uses will be treated into Sewage Treatment Plants. The effluent will be used for non-potable applications like landscaping, flushing and cooling towers for air-conditioning units and firefighting. This will not only prevent pollution from receiving water bodies, but also help in conserving fresh water and thus help in emphasizing on a Zero-discharge policy for all industries.

The wastewater generated from the process industries will be diverted to the existing CETP for treatment and treated effluent will be recycled/reused in the process itself.

8.0 SOLID & HAZARDOUS WASTE MANAGEMENT (BY INDUSTRIES)

The project will be developed by the industries at the end of 3 years. The quantity of waste generation will be mostly constant, but variable in composition. A broad outline on reducing the effect of solid waste on the environment is given below.

❖ Construction Phase

The project site will generate large amount of wastes like excavated material, empty containers, unused construction material etc. all have a value attached to them.

The following measures will be taken for management of each type of waste during construction phase (being predominantly inert in nature, construction waste does not cause chemical or biological pollution. Hence, maximum efforts will be done in reusing the waste):

- Sellable items such as metal scrap will be kept separately and cleared off as soon as possible.
- Large unusable materials will be sent for land filling in designated land fill areas of MIDC.
- Recyclable aggregates will be used for filler applications and as a sub-base for road construction. Mixed debris with high gypsum, plaster shall not be used as filler, as they are highly susceptible to contamination, and hence will be given to approved recyclers.
- Bricks and rubble will be used as filler material at project site or will be sold to vendors and builders.

Other waste (By Industries)

Construction sites are sources of some toxic substances, such as paints, solvents, adhesive and sealants. Empty containers of these substances shall be returned back to the manufacturers or dealers as the case may be.

Some management practices to be developed are as follows:

- Paintbrushes and equipment for water and oil based paints will be cleaned within a contained area and will not be allowed to contaminate site soils, watercourses, or drainage systems.
- Provisions will be made for adequate hazardous waste storage facilities in a secured place and then its disposal as per hazardous waste handling and management norms.
- Labeling will be done on all hazardous waste containers with the waste being stored and the date of generation.
- Education will be imparted to employees and subcontractors on hazardous waste storage and management.
- Instructions will be given to employees and subcontractors in identification of hazardous and solid waste.

❖ **Operation Phase**

During Operation phase, only organic and inorganic wastes will be generated from residential buildings at the site. The Ministry of Environment and Forests (MoEF) formulated the draft Municipal Solid Waste (Management and Handling) Rules in September 1999 and subsequently notified the MSW Rules in September 2000. The management of MSW is covered under the Schedule II of the Rules and provides directions for segregation, collection, storage, transportation, processing and disposal of waste. Details of the management practice are given below:

Public Awareness

- Public awareness on waste segregation and disposal rules in form of leaflets to Permanent and floating population. For residents, workers and staff, periodic awareness talks on waste management will be given.
- Sign boards and information boards will be put up in required area in English as well as the Local language.

Waste Segregation (By industries)

- Segregation or sorting of waste at source will be practiced in order to encourage reuse/ recycling and minimizing the negative effects of the waste and increasing its economic value. With segregation at source, there is no cross-contamination and thus recyclables don't tend to lose their commercial value.
- Dedicated bins for designated use as per color coding for different types of wastes will be placed to collect biodegradable and non-biodegradable wastes in the residential areas, including the parking space and other open areas.

Collection bins

- Daily collection of wastes from all the bins will be done.
- Daily sweeping and collection of waste from roads and other common facility area would also be done daily in the morning.
- For waste collection, either carts or a dedicated truck will be used. Separate collection for biodegradable and non-biodegradable wastes will be ensured.
- Large storage bins will be placed in the Residential area in an identified location, to avoid nuisance to adjoining buildings area, for final storage of waste before disposal.
- The waste collected will be disposed off at a disposal site as per MPCB waste disposal norms.

9.0 SOCIO-ECONOMIC ENVIRONMENT & CSR ACTIVITIES

The Social management plan has been designed to take proactive steps and it adopts the best possible practices, which are sensitive to the socio-cultural setting of the region.

MIDC has already spent ₹50 cr for CSR activities.

IMPROVEMENT IN QUALITY OF LIFE

With the development of Phase-II, more employment and commercial activities will also be developed which will lead to the better economic growth, thereby improving the quality of life of the people.

INCOME GENERATION OPPORTUNITY FOR LOCAL COMMUNITY

The project would provide an opportunity for employment of the local community as tender specification for construction and operation includes a favorable employment opportunities towards the local population. The main principles are outlined below:

1. Education
2. Medical Facilities
3. Approach Road
4. Industrial association policy
5. IIT,ITI, Polytechnic college, Library, Post Office, Police station, etc.
6. Employment strategy would provide for preferential employment of local labor.
7. General recruitment procedures will be transparent, public and open to all.

Contractors will be required to abide by the employment priority towards locals and as per the Indian labor laws regarding standards on employee terms and conditions. Following the appointment of the contractors, information about their employment, their pay-scale, duration of their employment, type of available work based on skills and qualifications and the demand projection will be made available to the local community.

भूधिडीतांना कायम उत्पन्नाचे साधन म्हणून
औद्योगिक क्षेत्रात भूखंडाचे अहस्तांतरणीय
तत्वावर देण्याच्या अटींवर सवलतीच्या दराने
वितरण करणेबाबत.

महाराष्ट्र औद्योगिक विकास महामंडळ
(महाराष्ट्र शासनाचा अंगिकृत व्यवसाय)
'उद्योगसारथी' महाकाली गुंफा मार्ग,
अंधेरी (पूर्व), मुंबई- ४०० ०९३
जा.क्र.मऔविम/भूपिडील/ ५७३८/२००६, दि.१७/०५/२००६

परिपत्रकः-

प्रस्ताबना : राज्यातील औद्योगिक विकासासाठी महाराष्ट्र औद्योगिक विकास अधिनियमातील तरतूदीनुसार खाजगी जमिनी संपादित करुन त्या महामंडळामार्फत विकसित केल्या जातात. जमिनी संपादित करतांना संबंधितांस जमिनीचा जरी उचित मोबदला दिला जात असला तरी जमीन संपादनास शेतक-यांचा विरोध होत असल्याचे जाणवू लागले आहे. शेतक-यांचा संपादनासाठी होणारा विरोध कमी करण्याच्या दृष्टीने महामंडळाच्या संचालक मंडळाच्या दि.११.०८.२००५ च्या २९९ व्या बैठकीत "भूपिडीतांना कायम उत्पन्नाचे साधन म्हणून औद्योगिक क्षेत्रात भूखंडाचे अहस्तांतरीत तत्वावर सवलतीच्या दराने वितरण करणे " या योजनेस संचालक मंडळाची मान्यता प्राप्त झाल्यानंतर सदर योजना शासन मान्यतेसाठी सादर करण्यात आली होती.

शासन, उद्योग,उर्जा व कामगार विभागाकडील शासन निर्णय क्र.आयडीसी २१०५/(१७२५७)/उद्योग-१४, दि.२०/०२/२००६ अन्वये औद्योगिक क्षेत्रासाठी भूसंपादनाखाली बाधीत व्यक्तींना संपादित क्षेत्राच्या १५ टक्के पर्यंत औद्योगिक प्रयोजनासाठी अथवा ५ टक्के वाणिज्य प्रयोजनांसाठी औद्योगिक क्षेत्रातील भूखंड अहस्तांतरणीय तत्वावर सवलतीच्या दराने वाटप करण्यास मान्यता देण्यात आलेली आहे. सदर योजनेचा तपशील खालील प्रमाणे देण्यात येत आहे. :-

योजनेचा तपशिलः-

१. भूपिडीतांस संपादीत क्षेत्राच्या १५% पर्यंत औद्योगिक प्रयोजनासाठी अथवा ५% पर्यंत वाणिज्यीक प्रयोजनासाठी अभिन्यासातील भूखंड ज्या औद्योगिक क्षेत्राकरितां खातेदाराची जमीन संपादन करण्यांत आली आहे त्याच औद्योगिक क्षेत्रात प्रचलीत नियमानुसार भाडेपट्टयाने वितरीत करण्यात यावा. मात्र वाणिज्यीक प्रयोजनासाठी द्यावयाच्या भूखंडाचे किमान क्षेत्र १०० चौ.मी. इतके राहील;

२. भूखंडाचे वितरण प्रचलीत धोरणानुसार लागू असलेल्या किंमतीच्या ५०% इतकी सवलतीची अधिमूल्याची रक्कम आकारुन करण्यात यावे.;

३. भूपिडीत खातेदारांने भूखंडासाठी मागणी औद्योगिक क्षेत्राच्या प्रथम टप्प्यातील भूखंड वाटपाचा दर निश्चित झाल्यापासून एक वर्षाच्या कालावधीत करणं आवश्यक राहील;

४. भूपिडीत खातेदारास अन्य औद्योगिक क्षेत्रात भूखंडासाठी मागणी करता येणार नाही;

५. प्रचलीत धोरणानुसार लागू असलेल्या प्रोसेस फीच्या ५०% रक्कम संबंधीत भूपिडीत खातेदाराने भूखंडाच्या अर्जासोबत भरणे आवश्यक राहील;

६. सदर भूखंडावरील इमारत पोटभाडयाने देण्यास परवानगी देण्यांत येईल व अशी परवानगी देताना प्रचलित नियमानुसार भराव्या लागणा-या शुल्काच्या ५०% इतके शुल्क त्याने भरणे आवश्यक राहील;

७. सदर भूखंड जास्तीत जास्त ३० वर्षाच्या पोटभाडेपट्टयाने देण्यासाठी अनुमती देण्यात येईल व अशी अनुमती देताना प्रचलीत धोरणानुसार लागू असलेल्या पोटभाडेपट्टयाच्या शुल्काच्या ५०% इतकी रक्कम भरणे आवश्यक राहील;

८. भूपिडीत खातेदारास वाटप केलेल्या भूखंडावर विहीत मुदतीत बांधकाम पूर्ण करण्यास व त्याचा उपयोग सुरु करण्यास विलंब झाला तर महामंडळाच्या नियमानुसार तो मुदतवाढीस पात्र राहील; तथापी मुदतवाढीकरितां त्याला महामंडळाच्या नियमाप्रमाणे आकारण्यांत येणाऱ्या अधिमूल्याच्या रकमेच्या ५०% रक्कम भरावी लागेल;

९. भूखंडाचा भाडेपट्टा अहस्तांतरणीय असेल. तथापि, अपवादात्मक परिस्थितीत महामंडळाचे संचालक मंडळाच्या पूर्व परवानगीने हस्तांरणास अनुमती देण्यात येईल व अशी अनुमती देताना संचालक मंडळाने विहित केलेल्या अटी व शर्ती तसेच निश्चित केलेल्या अधिमूल्याची अतिरिक्त रक्कम भरणे सदर भूपिडीतास बंधनकारक राहील;

२

१०. अभिन्यासातील क्षेत्र विकसीत करण्यापूर्वीच भूपिडीतास भूखंडाचे वितरण केले असल्यास, अभिन्यासातील क्षेत्र विकसीत करावयास महामंडळास लागणारा कालावधी मुदतवाढीस विनाशुल्क धरण्यात येईल;

११. खातेदारास भूखंड नको असल्यास तो प्रचलीत धोरणानुसार महामंडळास परत करता येईल;

१२. यापूर्वी संपादीत केलेल्या अथवा निवाडे घोषित केलेल्या जमिनींचे खातेदारांना या योजनेचा फायदा कोणत्याही परिस्थितीत अनुज्ञेय ठरणार नाही. त्यांना महामंडळाचे यापूर्वीचे धोरण लागू राहील;

१३. प्रस्तुत योजना दि.२०.०२.२००६ नंतर ताब्यात आलेल्या जमिनींचे बाबतीतच लागू होईल;

१४. या योजनेचा अंमल पूर्वलक्षी प्रभावाने असणार नाही.

पात्रतेच्या अटी व निकष :-

१) भूपिडीत खातेदाराची किमान ०.१०.० हे. आर. जमीन औद्योगिक क्षेत्र किंवा औद्योगिक वसाहतीकरितां संपादन केलेली असावी;

२) ज्यांची जमीन पाणी पुरवठा, जलनिःस्सारण अथवा जोडरस्ता यांचेकरिता संपादीत केलेली असेल असे भूपिडीत खातेदार या योजनेस पात्र ठरणार नाहीत;

३) ज्या औद्योगिक क्षेत्रात योजना लागू झाल्यानंतर जमीन संपादन करण्यांत येईल त्याच औद्योगिक क्षेत्रात सदर योजना लागू राहील;

४) योजनेचा फायदा घेणा-या भूपिडीत खातेदारास महामंडळाच्या भूसंपादन प्रक्रीयेविरुध्द न्यायालयात दावा करता येणार नाही; तशा आशयाचे हमीपत्र त्यांने महामंडळास प्रथम देणे बंधनकारक राहील;

५) म.औ.वि. अधिनियम १९६१ चे कलम '१५ ब' व्दारे खरेदी केलेल्या जमिनीचे खातेदार या योजनेस पात्र असणार नाहीत;

६) योजना लागू होईपर्यंत स्थगिती किंवा अन्य कोणत्याहि कारणास्तव जमिनीचा ताबा प्राप्त झाला नसेल परंतु त्याच औद्योगिक क्षेत्रातील अन्य भूपिडीतांच्या जमिनी ताब्यात आल्या असतील तर अशा भूपिडीतांना या योजनेचा लाभ मिळणार नाही;

७) महामंडळाने सदर योजना लागू करण्यापूर्वी खातेदारांच्या सहमतीने जमिनींचा आगाऊ ताबा घेतला असल्यास परंतु भूसंपादनाची कार्यवाही प्रलंबीत असल्यास अशा खातेदारांना ही योजना लागू राहणार नाही.

सर्व प्रादेशिक अधिकारी यांना सूचित करण्यांत येते की, उपरोक्त मंजूर योजनेनुसार आवश्यक ती कार्यवाही करण्यांत यावी.

14/5/05

सह मुख्य कार्यकारी अधिकारी
म.औ.वि.महामंडळ, मुंबई.

प्रत : मा.मुख्य कार्यकारी अधिकारी, मऔविम, मुंबई यांना माहितीस्तव सविनय सादर.

प्रत माहिती तथा उचित कार्यवाहीसाठी रवाना.

: सर्व विभाग प्रमुख, मऔविम, मुंबई.
: सर्व अधिक्षक अभियंता, मऔविम.
: सर्व प्रादेशिक अधिकारी, मऔविम.
: सर्व कार्यकारी अभियंता, मऔविम.
: वरिष्ठ अधिकारी (नाजकधा) व व्यवस्थापक (उवि), मऔविम, मुंबई.
: प्रशासकीय अधिकारी, मऔविम, मुंबई.
: मुख्य भू व पुनर्वसन अधिकारी, मऔविम, मुंबई.
: संपर्क अधिकारी, मऔविम, मुंबई.
: सर्व उप अभियंता, मऔविम.
: सर्व क्षेत्र व्यवस्थापक, मऔविम.
: सर्व महाव्यवस्थापक, जिल्हा उद्योग केंद्र.

13.0 REHABILITATION AND RESETTLEMENT (R& R) PLAN

Rehabilitation and resettlement (R&R) plan is not applicable to this proposed additional butibori project as it is near existing industrial area.

14.0 PROJECT SCHEDULE & COST ESTIMATIOS:

Proposed project activities will be started after getting statutory clearance from related authorities

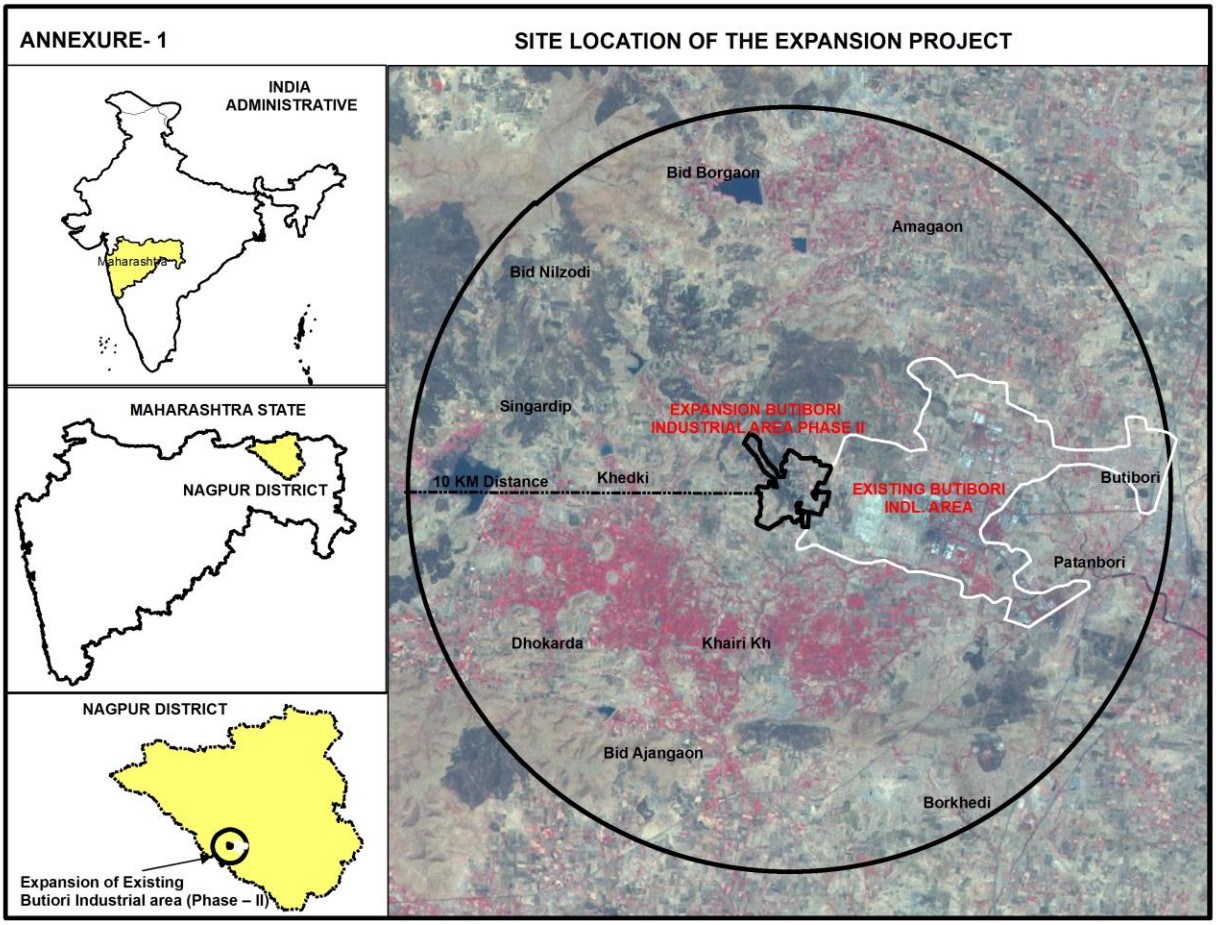
15.0 PROJECT COST ESTIMATES:

Description	Capital Cost	Annual recurring cost
	(Cr)	(Cr)
Water supply scheme	**5.07**	**1.5**
Sanitation & Drainage Facility	Septic Tank and soak pit to be provided by Individual Industries.	
Installation of STP	----	-----
Installation of RWH system by MIDC	----	-----
Energy **(For street lights & Power supply for street lights) Other expenditure to be made by MESDCL**	**1.0**	**0.30**
Air pollution control	To be provided by Individual Industries	
Water pollution control	To be provided by Individual Industries	
Environmental monitoring and Management (DG Set & EC Compliance)	----	-----
Solid and hazardous waste management	Provided at existing Butibori Industrial Area. Charges to be borne by Individual Industries.	
Green belt & Landscaping (Stage wise as required)	**0.25**	**0.01**
Total	**6.32**	**1.80**

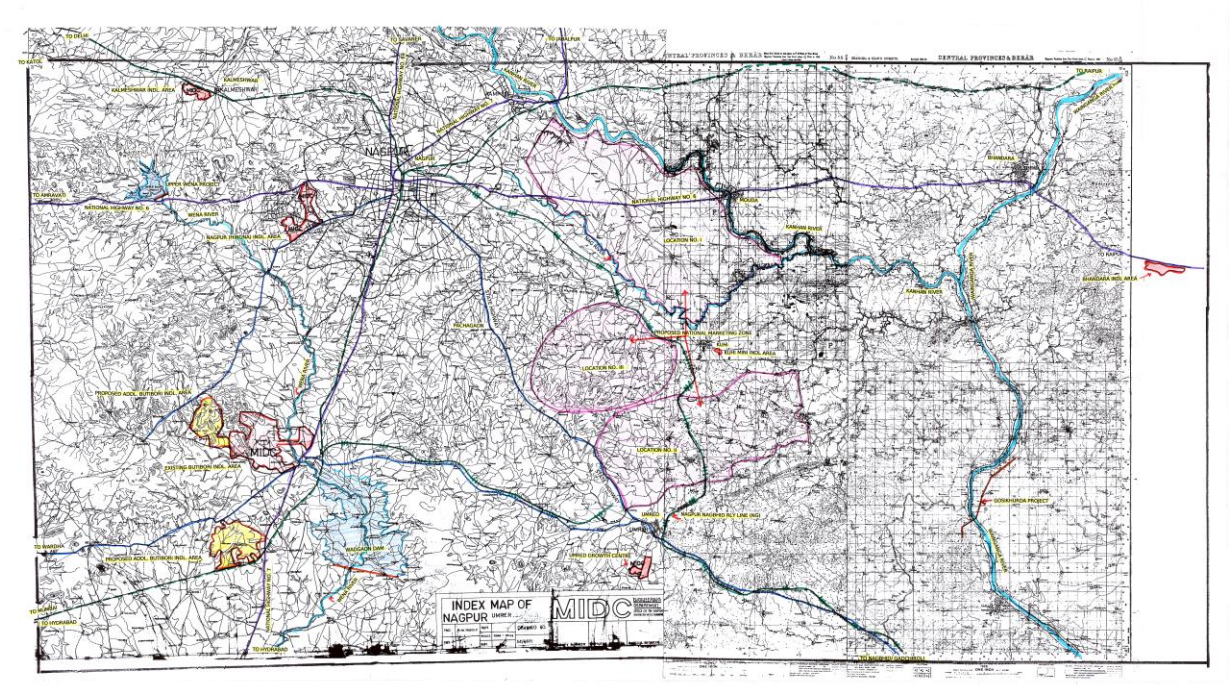
Note: Additional expenditure for existing beriberi industrial area

CSR Activities -50 Cr (Already spend amount)

ANNEXURE I – LOCATION MAP



ANNEXURE II - INDEX MAP



ANNEXURE III – KHASRA MAP