Brief Summary

Karnataka Industrial Areas Development Board (KIADB) is a statutory body, to promote rapid and orderly establishment and development of industries and for providing industrial infrastructural facilities and other amenities in industrial areas in the State of Karnataka.

Functions of the KIADB:

- Acquire land and develop industrial areas in the state.
- Provide basic infrastructure in the industrial areas.
- Acquire land for Single Unit Complexes.
- Acquire land for Government agencies for their schemes and infrastructure projects.

In view of this, KIADB is identified the land in Thandya village and proposed to develop an industrial area with a purpose to promote an orderly development of industries in the state.

This Pre-Feasibility Report along with Form-I for proposed Thandya industrial area has been prepared to obtain Terms of Reference (ToR) from MoEF&CC, New Delhi.

Need and importance of project to region/country

Industries play an important role in the economic development of the state/region and ultimately contributes to nation. KIADB is involved in developing industrial estates to accommodate the interested entrepreneurs to develop the "Thandya" industrial area at Thandavapura village has been identified by KIADB is one of the potential area to cater the industrial needs. Further, there is an existing industrial area adjacent to the proposed site which will cater the infrastructure requirements. It is expected that the proposed industrial estate will have a positive impact in the following area:

- Will create more employment opportunities, and thereby, reduce the problem of unemployment in the country.
- Will promote positive impacts on the socio-economic status of the surrounding areas.
- Will contribute to the development of tertiary sectors like trade, transport, communication, banking insurance, etc.

Hence, it is important to establish an Thandya industrial area to develop a nation/country.

Type of project

The proposed Thandya industrial area will have cluster of different type of industries of an areas about 224 ha thus, it is be categorized under Category 'A' under Activity 7 (c) (Industrial estates/parks/complexes/areas) as per MoEF&CC notification dt.14th September 2006 which requires EC from MoEF&CC, Delhi.

Site location

The proposed industrial area is planned to be located at Thandavapura village, Nanjangud taluk, Mysore district, Karnataka state. Thandya lies to the south of Mysore and north-east of Nanjangud at a crow-fly distance of about 16 km and 5 km respectively.

The land has been acquired in 2014 and 2017 by the State Government of Karnataka for the purpose of developing industries. Nearest Highway is NH-212 (Mysore – Nanjangud). The site is accessible by road from Tandavapura (4 km) and Nanjangud (5 km).

Site description

The project site of admeasuring about 224 hectares at Thandavapura village, Nanjangud taluk, Mysore district, Karnataka. The land has been acquired in 2014 and 2015 by the State Government of Karnataka to develop an industrial area.

The project site is fallow land and mainly covered with wild shrubs and bushes. The site is fairly plain with ground level varies between 677 to 692m above mean sea level. The Kabini river/Kapila river is flowing at about 2.1 km from the site boundary.

Project description

The proposed industrial area is conceptualized as an eco-friendly green project and the building designs, landscaping etc. are planned accordingly the preparation of the site shall be done gradually during construction and disturbance to environment and biodiversity shall be kept to minimum. The proposed industries are likely to come up in the industrial area will be Cat. A & B projects.

Requirement of water and its source

The total drinking water and process water requirement is drawn from common underground storage tank of 2.5 MLD capacity from Adakanahalli industrial area. The source of water is from Kabini river which is flowing 2.1 km (SW) of project site.

Requirement of energy and its source

The total power requirement of the proposed Thandya industrial area is met from 66 kV substation, KPTCL which would be utilized for industrial and utilities etc.

Manpower requirement

The existing KIADB Mysore, block manpower, will be continuing for the proposed industrial area too. However, daily wages and contract labourer will be drawn from the nearby villages for operational and maintenance purposes of the industries site. The break-up of manpower requirement are as follows:

Manpower requirement

Sl. No.	Description	Nos.
1.	Executives	1
2.	Managers	2
3.	Skilled and unskilled labors	10
	Total	**13**

Resource optimization and re-use/recycling

Sewage

Sewage generation from the proposed development of Thandya industrial area has been assumed as 90% of the domestic water demand. Sewage and industrial effluents will be collected through separate network of pipes planned along either sides of road. From the pipes sewage and industrial effluents will reach common effluent and sewage treatment plants at Adakanahalli industrial area for treatment and disposal.

Gaseous Emissions

Thandya industrial area does result in conventional air pollutants like PM_{10}, $PM_{2.5}$, SO_2, NO_X & CO etc. However, the above air pollutants are expected from the proposed DG sets which will be installed as per pollution control board norms. The process stacks if any envisaged by individual entrepreneurs will comply the pollution control board norms.

Solid Wastes

The solid waste generated in the proposed industrial area will be industrial and domestic waste. The industrial waste will be segregated as biodegradable and non bio degradable. The non biodegradable waste is hand over to authorized vendors and biodegradable waste will be sent to authorized land fill site. The domestic waste will be collected and sent to common MSW management facilities at Adakanahalli industrial area for treatment and disposal.

All industries coming up in the proposed industrial area will take care about safe storage and transportation of the produced solid and hazardous waste as per the statutory requirement and procedures.

Site analysis

The site is fallow land with mild undulation with wild shrubs and bushes. The main features of site including environmental considerations that make it suitable for this industrial area development are given below:

- Readily available fallow land without habitant
- Suitable topography and geography and rail/road connectivity for construction of facilities
- Less settlement of houses in the immediate vicinity. All the residential units are generally one or two storied and the density is less. The entire site is surrounded by farm lands
- Availability of power & raw water sources at convenient distance
- Suitable seismic zone
- No reserve forests or forest land is identified within the vicinity of project site
- The proposed area is not falling within the vicinity of any monument or in an archeologically sensitive area
- No declared biodiversity parks/sanctuaries are there in the surroundings of the site

Topographic details

Detailed topographic survey of the proposed industrial area is being carried out. The gradient of site is towards south i.e. the north side is at 692m level where as the south is witnessed at 677m. The ground level varies between RL +692m to RL +677m (source: toposheet and Google map).

Population

The state average population density as per 2011 census is 319 persons/km^2 (61.33% rural population and 38.67% urban population). The population parameters of Mysore district is given below.

Population parameters of Mysore district

Sl. No.	Description	2011 Actual	2016 Estimated
1	**Population**		
A	Rural	1755714	**3325969***
B	Urban	1245413	**2359271***
	Total	3001127	5685240*
2	Population density	476 persons/km^2	-
3	Decadal growth	13.63%	-

Sl. No.	Description	2011 Actual	2016 Estimated
	rate		
4	Sex ratio (per 1000 males)	985	-

*Population is projected @ 13.63% as per 2011 census.

Green belt

Plantation development shall be undertaken as a part of the construction phase. This will have significant positive impacts not only on ecology but also on air, noise level, soil, aesthetics and health of the region once the plants are grown-up to desired height and density. The periphery of the industrial area will be covered with 30 m wide green belt with native species plantation.

Rain water harvesting

All along the road network of Thandya industrial area, storm water drains would be provided to collect water during rains. It is proposed to have rainwater harvesting structures for harvest the roof top rainwater and rain water of paved surface at respective buildings. Rainwater recharge structures will also be proposed to recharge the ground water levels.

Planning brief

The proposed industrial area is conceptualized as an eco-friendly green project and the building designs, landscaping etc. are planned accordingly the preparation of the site shall be done gradually during construction and disturbance to environment and biodiversity shall be kept to minimum.

Rehabilitation and resettlement

The Thandya industrial area is already acquired and compensation to land loosers have been paid in 2014 and 2017 by KIADB, Government of Karnataka. There is no shifting of any families hence no rehabilitation or resettlement is envisaged.

Project Schedule

The proposed industrial area has been planned to be completed within the two years after obtaining Environmental Clearance from MoEF&CC, Delhi.

Project cost

The estimated total capital cost of establishment of Thandya industrial area is about **Rs. 270 Crore**.

Analysis of proposal (final recommendation)

Due to the development of Thandya industrial area at Thandavapura village and other surrounding villages will not have any measurable impacts on the environment. All necessary pollution control measures will be adopted by the individual entrepreneurs.

The project will create more employment opportunities, and thereby, reduce the problem of unemployment and under-employment in the region, will promote positive impacts on the socio-economic status of the surrounding areas, will contribute to the development of tertiary sectors like trade, transport, communication, banking insurance, etc.