

No.21-54/2017-IA-III
Government of India
Minister of Environment, Forest and Climate Change
Impact Assessment Division

Indira Paryavaran Bhavan,
Vayu Wing, 3rd Floor, Aliganj,
Jor Bagh Road, New Delhi-110003
20 Mar 2017

To,

M/s Chhindwara Plus Developers Ltd.
9, Imambada Road Nagpur,
Nagpur-440018
Maharashtra

Tel.No.0712-2724293; Email:mail@chhindwaraplus.com

Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report. The details of the proposal are given below:

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|---|---|
| 1. Proposal No.: | IA/MP/NCP/25386/2014 |
| 2. Name of the Proposal: | Chhindwaraplus |
| 3. Category of the Proposal: | New Construction Projects and Industrial Estates |
| 4. Project/Activity applied for: | 7(c) Industrial estates/ parks/ complexes/ areas, export processing Zones |
| 5. Date of submission for TOR: | 03 Nov 2016 |

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

STANDARD TERMS OF REFERENCE (TOR) FOR EIA/EMP REPORT FOR PROJECTS/ ACTIVITIES REQUIRING ENVIRONMENT CLEARANCE

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 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.
- 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.
- 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.

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- 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.

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- 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.
