



SPECIAL ECONOMIC ZONE
CHHINDWARAPLUS
CONSORTIUMS THE WAY AHEAD

Chhindwara Plus Developers Ltd.

Site At :- Tehsil: Sausar, District: Chhindwara (M.P.)

Corporate Office:- 9, Imambada Road, Nagpur- 440 018.

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Table B : Estimation of cost of forest diversion

[As per MoEF&CC guideline for conducting Cost Benefit Analysis vide file no. & 69/2011-FC(Pt.) dated 1st August 2017]

S. No.	Parameters	Remarks
1	Ecosystem services losses due to the proposed forest diversion	The proposed forest area to be diverted is mostly characterized by dry deciduous forest. According to MoEF & CC guideline for diversion of forest land for non-forestry purposes under forest (conservation) Act. 1980 and Guideline for collection of Net Present Value (NPV) dated 05.02.2009, the area comes under class III type of forest. Considering open forest, an average value of Rs. 6,26,000/- can be considered per hectare. Hence, the total NPV for the diverted project shall be Rs. 80.737 x 6.26 = 505.41 lacs.
2	Loss of animal husbandry productivity including loss of fodder	10% of NPV i.e. 50.54 lacs.
3	Cost of human resettlement	No resettlement in the forest land that are diverted for the project.
4	Loss of public facilities and Administrative (Road, buildings, school, dispensaries, electric lines, railways etc.) on the forest land or which would require forest land if these facilities were diverted due to the project.	No utility shifting in forest area
5	Possession value of forest land diverted	30% of the NPV i.e. 151.62 lacs
6	Cost of suffering to outsees	There are no outsees involved in the forest area. However, the final recommendation shall be made after the R&R survey is completed.
7	Habitat fragmentation cost	50% of the NPV i.e. 252.70 lacs.
8	Compensatory afforestation and soil & moisture conservation cost	The Compensatory afforestation will be taken up in about 80.737 ha. of non forest land. The Compensatory afforestation will be Rs. 484.422 lacs.





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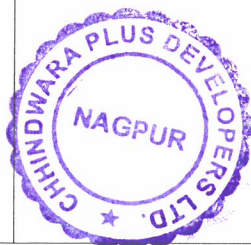
The total estimated cost of forest diversion = Ecosystem losses + loss of animal husbandry productivity + cost of human resettlement + loss of public and Administrative facilities + possession value of forest land diverted + cost of suffering to outstees + Habitat fragmentation cost + compensatory afforestation and soil & moisture conservation cost.

Hence, the total cost of forest diversion out to be Rs. 505.41 + 50.54 + 151.62 + 252.70 + 484.422 = 1444.692

Table C : Existing guidelines for estimating benefits of forest diversion in CBA

[As per MoEF&CC guideline for conducting Cost Benefit Analysis vide file no. & 69/2011- FC(Pt.) dated 1st August 2017]

S.No.	Parameters	Remarks																																				
1	Increase in productivity attributable to the specific project.	The proposed project doesn't involve any manufacturing or production. However we are developing a Multi -Product Special Economic Zone / Industrial Park where different categories of industries (Large and Medium scale industries) will be housed.																																				
2	Benefit to the economy due to the Project.	<p>Around 1320.065 Hactare (3260.560 Acres) of barren land will be developed in the regions. The huge infrastructure development will be done .</p> <p>The Infrastructure cost will include following :</p> <table border="1"> <thead> <tr> <th>Sr.</th><th>PARTICULAR</th><th>Amount Rs. (In Lacs)</th></tr> </thead> <tbody> <tr><td>1.</td><td>Land</td><td>25000.00</td></tr> <tr><td>2.</td><td>Site Development</td><td>3960.00</td></tr> <tr><td>3.</td><td>Boundary Wall</td><td>1500.00</td></tr> <tr><td>4.</td><td>Internal Roads</td><td>11700.00</td></tr> <tr><td>5.</td><td>Power</td><td>12100.00</td></tr> <tr><td>6.</td><td>Water</td><td>5400.00</td></tr> <tr><td>7.</td><td>Drainage</td><td>2000.00</td></tr> <tr><td>8.</td><td>Common Effluent Treatment Plant</td><td>2400.00</td></tr> <tr><td>9.</td><td>Sewage Water Treatment Plant.</td><td>700.00</td></tr> <tr><td>10.</td><td>Preliminary & Preoperative</td><td>9600.00</td></tr> <tr><td></td><td>Total</td><td>74360.00</td></tr> </tbody> </table> <p>Average cost of land per Acre Works out to be Rs.743,60,00,000.00/3260.560 Acre = 22,80,000 Per Acre after development of Land with Infrastructure.</p>	Sr.	PARTICULAR	Amount Rs. (In Lacs)	1.	Land	25000.00	2.	Site Development	3960.00	3.	Boundary Wall	1500.00	4.	Internal Roads	11700.00	5.	Power	12100.00	6.	Water	5400.00	7.	Drainage	2000.00	8.	Common Effluent Treatment Plant	2400.00	9.	Sewage Water Treatment Plant.	700.00	10.	Preliminary & Preoperative	9600.00		Total	74360.00
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Income from Sale of Land

Sr.	PARTICULAR	Amount Rs. (In Lacs)
1.	Total Land Area = 3260.560 Acres.	
2.	<u>Less : Non Saleable Area</u> (Non Saleable Area Includes Green Area + Open Area + Internal Roads) i.e. 881.860 Acres of Land.	
3.	Income from Sale of Plots and Residential Area $3260.560 - 881.860 = 2378.70$ Acres X 40,00,000.00/ Acre = Rs. 951,48,00,000.00 or say Rs.95,148.00 Lacs.	
	Total	95148.00

Thus total amount to be saved (Income from sale of Lands - Expenditure on Infrastructure)
Rs. 95148.00 Lacs - Rs. 74360.00 Lacs = Rs. 20,788.00 Lacs.

3 Number of population benefitted due to the project

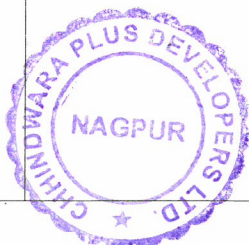
The population in the district and in the surrounding districts will be hugely benefitted.

However number of persons benefitted through is projected to be 53520 Person.

Per person average income per months works out to be Rs.10,000/- per son

Hence, monetarily a total amount of Rs. 642,24,90,000/- (Rs. 64225.00 Lacs) shall be benefit transferred to the surrounding economy.

Note. : The above figures is for a one year. Our project is for long term period so benefits through direct employment will be exponential.





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4	Economic benefit due to direct and indirect employment of the project	<p>A total of about 17840 persons shall be employed by the proposed project. Considering 300 working days per year a total of 42816600 man hours is expected to be generated due to the project.</p> <p>Minimum wage rate in Madhya Pradesh 7000 per months i.e. 37 Rs per hours.</p> <p>Hence, monetarily the project shall generate employment worth of Rs. 158,42,14,200/- (Rs.15842.14 Lacs).</p> <p>Note. : The above figures is for a one year. Our project is for long term period so benefits through direct employment will be exponential.</p>
5	Economic benefits due to compensatory afforestation	<p>In Lieu of total trees to be affected in forest land it is proposed to be undertake at least twice of the affected trees as compensatory afforestation as per forest (conservation) Act. so the net productivity will increase apart of compensatory plantation.</p> <p>The compensatory afforestation will be done in 83.142 ha. of CA land, which is down the line would be having a density a minimum 0.4. The ecological value for a 50 years period for the density of 1.0 is INR 126.74 lacs per hectare. By ecological considering minimum density as 0.4 gain in density. the ecological gain for the project would be INR Rs.16,85,98,673/- (Rs. 1685.98 Lacs) down the line.</p> <p>The compensatory afforestation will be added later after receiving from DFO.</p>

The total estimated benefit of forest diversion = Increase in productivity + Benefit of economy due to the project + Number of population benefitted due to the project + Economic benefits due to direct and indirect employment of the project + Economic benefits due to compensatory afforestation.





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Hence, the total Environmental Benefit of forest diversion comes out to be Rs. 20788.00 + Rs. 64225.00 + Rs. 15842.14 + Rs. 1685.98 Lacs = Rs. 102541.12 Lacs

Therefore, cost benefit Ratio = Total Environmental Benefits/ Total cost of Environment.

$$102541.12/1444.692 = 70.97$$

therefore, $70.97 > 1$

Hence, project is found viable.

