

State Environment Impact Assessment Authority, M.P. (Government of India, Ministry of Environment & Forests)

Environmental Planning Coordination Organization (EPCO)
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No: 6 977 SEIAA/2015 Date: 301016

To, Shri S.P. Sharma, DGM (General),IRSDC, 4th Floor, Palika Bhawan, Sector-13, R.K. Puram, New Delhi-110066.

Sub:- Case No.1880/2014 Prior Environment Clearance for approval of proposed Redevelopment of Habibganj Railway Station at Khasra no. 25, 3, 4, 20, 16, 21, 14, 15, 22, 291/15, 17, 18, 19, 306/19; Habibganj Suburb, Tehsil-Huzur, District-Bhopal (MP); Total Land Area 40.91 ha (Existing 29.6 ha station and Proposed 11.31 ha railway colony); Total Built up Area is 9,45,491.5 sq.m. (Existing: 5,44,837.5 sq.m; proposed: 4,00654 sq.m. railway colony) by Shri S.P. Sharma, DGM (General), Indian Railway Station Development Corporation (IRSDC), 4th Floor, Palika Bhawan, Sector-13, R.K. Puram, New Delhi-110066. Phone No. 01124672718, E-mail: sp.sharma@irsdc.com Env. Consultant-ICT, Ltd, Delhi

Ref: Your application dtd. 06.10.2014 received in SEIAA office on 15.10.2014.

With reference to above the proposal has been appraised as per prescribed procedure & provisions under the EIA notification issued by the Ministry of Environment & Forests vide S.O. 1533 (E), dated 14th September 2006 and its amendment, on the basis of the mandatory documents enclosed with the application viz., Form I, Form IA, Conceptual Plan, drawings and subsequently submission of EIA & the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

i. The proposed project pertains to re-development of Habibganj Railway Station located at Habibganj Suburb, Bhopal, Tehsil Huzur, Distt. Bhopal (M.P). Total land area in the project is 40.91 ha, out of which 29.6 ha shall be covered under the Railway Station re-development plan and 11.31 ha shall be covered under the residential development of Railway Colony. The project includes new constructions, renovations, redevelopment of the station buildings, platform surfaces, circulating area to better standards so as to serve the need of the passenger.

(Ajatshatru Shrivastava) Member Secretary

Case No. 1880/2014
Issued vide letter no. .6.99998 dated .30.10.15
Case No.: To be quoted in registered cases for correspondence

- ii. The total land area is 40.91 ha at Habibganj Suburb, Tehsil-Huzur, District-Bhopal (MP). The total built-up area proposed by PP is 945491.5 sq.m. The project comes under 8 (b) category (B) of schedule of EIA Notification 2006 as the construction is more than 1,50,000 sq.mt.
- The land required for redevelopment of existing station is already in possession of Indian Railways.
- iv. The existing water requirement is 1.1 MLD (0.85 MLD from Kolar Dam & 0.25 MLD existing bore wells). The total water requirement after redevelopment will be 10.18 MLD (station plot -7.91 MLD + colony plot 2.27 MLD) and fresh water requirement is 5.5 MLD. The total recycled water 4.68MLD. The source of water supply is Bhopal Municipal Corporation. (letter dtd. 24.09.14).
- v. The total treated waste water generation is 6.2 MLD (Sewage-5.9 MLD + Effluent-0.33 MLD from yard). PP has provided 03 nos of sewage treatment plant of 6.74 MLD (03 MLD for mandatory works + 2 MLD for commercial & residential in station+1.74 MLD for colony) for domestic generation & ETP 0.4 MLD for treatment of waste water generated from yard. After treatment 4.68 MLD recycled water will be used for flushing, HVAC, apron washing, carriage washing etc. by means of dual plumbing network & remaining treated waste water proposed to be discharged in Municipal sewer line.(BMC letter dtd. 05.10.15)
- vi. The MSW (23.37 TPD) is proposed to be segregated at source and and collected in three coloured bins and disposed off at trenching site of BMC (letter dtd. 03.01.15). Sludge from the STP will used as manure at the site or landscaping and greenbelt development.
- vii. Bio Medical waste 0.003 TPD will be generated from the dispensary, which is proposed to be collected as per the Bio Medical waste handling and management rules and handed over to authorize agency.
- viii. The Hazardous waste (10.48 TPA) shall be generated which is proposed to be supplied to MPPCB approved recyclers/oil re–processors.
- ix. E-waste 7.3 TPA will be generated from the project site which is proposed to be handled according to E-Waste (Management and Handling) Rules, 2011 and supplied to MPPCB approved recyclers.
- x. PP has proposed to provide fire water tanks (3x0.2 ML), Sprinkler system, hydrant system, fire hose cabinet, Fire extinguishers, etc. Underground storage tank, and pump room of 1050 sq.m. for commercial and 472 sq.m. has been proposed for railway station. The fire protection system in the residential, colonies, commercial complexes, hotels etc would be provided as per NBC 2005.
- xi. PP has submitted roof top rain water harvesting system with 23 nos of recharging pits (14 for station plot and 09 for railway colony).
- xii. PP has proposed roads right of way of 15m, 16m, 14m, 15.5m, 23m, 24.75m,18.5m (including carriageway, footpath, median, plantation space) for internal one way and two way traffic movements. Separate entry and exit for Habibganj Railway Station & Railway Colony.

(Ajatshatru Shrivastava) Member Secretary

- xiii. PP has proposed 8111 ECS (Existing-3046 ECS for Railway Colony proposed: 5066 ECS for railway station).
- xiv. The total power requirement is 31.5 MVA and the source is Madhya Pradesh Power Corporation Limited. PP has proposed Provision of solar led street lighting has been proposed in parks, roads and parking areas, Use of energy efficient lighting equipment's, like lamps, luminaries and control devices.
- xv. PP has submitted a tree survey which reveals that 4378 trees are existing in the railway station (3538 trees) & colony plot (840 trees). PP has submitted a Conservation Plan to conserve 596 trees (313 trees in the station plot and 226 trees in the colony plot).

Based on the information submitted at Para i to xv above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 253rd meeting held on 29.10.15 and decided to accept the recommendations of 213rd SEAC meeting held on dtd. 08.08.15.

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the proposed Redevelopment of Habibganj Railway Station at Khasra no. 25, 3, 4, 20, 16, 21, 14, 15, 22, 291/15, 17, 18, 19, 306/19; Habibganj Suburb, Tehsil-Huzur, District- Bhopal (MP); Total Land Area 40.91 ha (Existing 29.6 ha station and Proposed 11.31 ha railway colony); Total Built up Area is 9,45,491.5 sq.m. (Existing: 5,44,837.5 sq.m; proposed: 4,00654 sq.m. railway colony) by Shri S.P. Sharma, DGM (General), Indian Railway Station Development Corporation (IRSDC), 4th Floor, Palika Bhawan, Sector-13, R.K. Puram, New Delhi-110066. subject to the compliance of the Standard Conditions enclosed at Annex-I and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

A. Specific Conditions as recommended by SEIAA

 PP should ensure that the the entire demand of fresh water for redevelopment project should be met through Nagar Nigam supply and existing 0.25 bore wells and in future there should be no extraction of ground water.

Waste water:

- a) PP should ensure zero discharge of waste water from the project site.
- b) PP should ensure that the discharge of extra treated waste water (if any) is linked with the proposed municipal sewer line.
- c) PP should ensure regular monitoring of treated waste water so as to confirm to the prescribed norms MPPCB/ CPCB.
- d) It is noted that there are two nos natural nallas passing through / near the site. These nallas originate from Charimli and Gautamnagar area in Bhopal city and travel a distance of 8 to 10 km from the site before joining Laharpur Reservoir. The Discharge of the existing nalla varies from 3.45 to 6.13 cumec. PP has proposed the Nalla to be trained, lined and covered enhancing its discharged capacity to 28.7 m3/s. It is decided that PP should ensure to create a green buffer on both sides (10 m each) of the Nallas within the project area.

(Ajatshatru Shrivastava) Member Secretary

- PP should provide compactors for MSW and ensure linkage with Bhopal Municipal Corporation for final disposal of MSW.
- Bio Medical Waste (Handling and management) rules should be followed strictly for the disposal of bio medical waste.
- Hazardous waste:
 - a) PP should ensure handling, disposal and management of hazardous waste (if any) as per the related prescribed rules and obtain authorization from MPPCB regarding hazardous waste disposal.
 - b) PP should ensure disposal of hazardous waste (if any) regularly through sale or in TSDF site and there should be no dumping of these materials in the premises/outside.
- PP should ensure (Management and Handling) Rules, 2011 should be followed strictly for the disposal of E-waste.
- For fire fighting PP should ensure:
 - a) To provide fire fighting provision as per National Building Code (2005) and MPBVR, 2012 and ensure that all the fire fighting measures are physically in place.
 - b) PP should obtain fire NOC form the Competent Authority.
 - c) To earmark the space within the project area for a dedicated fire station.
- 8. PP should ensure rain water harvesting.
- 9. PP should ensure road width; MOS and Open spaces as per MPBVR 2012.
- 10. PP should ensure car parking as per norms in MPBVR 2012.
- PP should ensure installation of photovoltaic cells (solar panels) for lighting in common areas, LED light fixtures and energy efficient equipments.
- PP should ensure further conservation of trees in the colony plot and for cutting of trees they would seek permission of the Competent Authority.

B. Specific Conditions as recommended by SEAC

- COC of the cooling tower attached to the HVAC to be optimized so as to achieve 7-8 COCs.
- Necessary permissions under the provision of various acts shall be obtained where ever applicable.
- Water conservation guidelines of MoEF & CC shall be applied wherever required.

Encl: Standard Conditions (Annex-I)

(Ajatshatru Shrivastava) Member Secretary

Endt No. 978/ SEIAA/ 15 Copy to:-

Dated 3 0 . 10 . 15

(1).Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya Vallabh Bhawan, Bhopal.

(Ajatshatru Shrivastava) Member Secretary

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- Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
- (3).Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
- (4). The Collector, Distt-Bhopal -M.P.
- (5). The Commissioner, Municipal Corporation, Bhopal, MP
- (6).The Jt. Director, Town & Country Planning, Paryavaran Parisar, E-5, Arera Colony, Bhopal (M.P.)
- (7).Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
- (8).Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
- (9).Guard file.

Encl: Standard Conditions (Annex-I)

(Ajatshatru Shrivastava) Member Secretary

(Government of India, Ministry of Environment & Forests)
Research and Development Wing, Madhya Pradesh Pollution Control Board,
Paryavaran Parisar, E-5. Arera Colony, Bhopal-4620 16

Annex-I

Standard Conditions related to under item 8 (a) & 8 (b) of the schedule of EIA notification, 2006 (Building/ construction projects / area development projects & township)

A. Construction Phase

- 1. The construction site shall be provided with adequately barricades of at least 3 m height on its periphery with adequate signage.
- 2 All required sanitary and hygienic measures should be in place before starting any construction work and are to be maintained throughout the project phase.
- Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- 4. Occupational health and safety measures for the workers including identification of work related health hazards, training on malaria eradication, HIV, and health effects on exposure to dust etc. shall be carried out. Periodic monitoring for exposure to respirable dust on the workers shall be conducted and records maintained including health records of the workers. Awareness programme for workers on impact of dust on their health and precautionary measures like use of personal equipments etc. shall be carried out periodically.
- A First Aid Room will be provided in the project both during construction and operation of the project.
- All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

 Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.

(Dr R P Singh)

Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge

(Dr Sadhna Tiwari) Officer-in-Charge 1 of 6

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Paryavaran Parisar, E-5. Arera Colony, Bhopal-4620 16

- 11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- 12. The diesel required (if any) for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- Wastewater generated from temporary leabour tents will be diverted to the sewer network in the area.
- 14. No water logging should take place at any point during construction phase.
- 15. If the project site is located within the 100 km of Thermal Power Stations, then fly ash should be used as building material in the construction as per the provisions of Fly ash Notification of September, 1999 and amended as on 27th August, 2003.
- 16. As far as possible ready mixed concrete should be used in construction work.
- 17. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 18. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ MPPCB.
- Storm water control and its use should be as per CGWB and BIS standards for various applications.
- Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- 21. Care shall be taken during the wet drilling activities.
- Spread of contaminated water should be prevented by installing temporary barriers of G.I. Sheets.
- 23. To prevent surface and ground water contamination by oil/grease, leak proof containers shall be used for storage and transportation of oil/grease. The floors of oil/grease handling area will be kept effectively impervious.
- 24. On-site burning of waste material will not be permitted.
- Ground water should not be used during construction phase. Private tanker water suppliers may be asked to supply water during construction phase.
- 26. Commitment towards CSR have to be followed strictly.

27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

(Dr R Singh) WILL Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge (Dr Sadhna Tiwari) Officer-in-Charge

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- 28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.
- To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.
- Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- 31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- 32. Approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.

B. Operation Phase

- 1. The installation of the Sewage Treatment Plant (STP) as submitted by PP in the office of SEIAA should be certified by an independent expert and a report in this regard should be submitted to the Regional office of the Ministry of Environment & Forest, Gol before the project is commissioned for operation. Treated effluent discharge from STP shall be recycled/reused to the maximum extent possible. Treated effluent shall conform to the norms and standards of the M.P. Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- Treated waste water should not be used for air conditioning.
- Treatment of 100% grey water by decentralized treatment should be done.
- The bio-medical waste (if applicable) generated should be disposed off as per the provisions of Bio-medical waste (Management and Handling) Rules 1988 as amended till date.
- Provision of separate entrance / exit gate should be made for collection of segregated bio-medical waste (if applicable) from the storage area.
- The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material as per CPCB norms.
- 7. Diesel power generating sets if proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and confirm to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Low sulphur diesel must be used. The location of the DG sets may be decided with in consultation with Madhya Pradesto Pollution Control Board.

(Dr R P Singh) Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge (Dr Sadhna Tiwari) Officer-in-Charge 3 of 6

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- 8. No water logging should take place at any point during operation phase,
- The Project Proponent shall explore the possibility of using solar energy wherever possible.
- 10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas Niyam, 1984.
- 11. Any hazardous waste generated during operation phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.
- Noise should be controlled to ensure that it does not exceed the prescribed standards of CPCB.
- 13. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- 14. Rain water harvesting for roof run- off and surface run- off, should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- 16. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- 17. A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Regional office of Ministry of Environment & Forest, GoI in three months time.
- 18. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
- Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system (if any) of the project.

(Dr R P Singh) Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge

(Dr Sadhna Tiwari) Officer-in-Charge 4 of 6

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C. Others

- All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
- All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
- All parameters listed in Environmental Monitoring Plan approved by SEAC must be monitored at approved locations and frequencies.
- Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
- The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year wise expenditure shall be reported to the MoEF, GoI, and its Regional Office located at Bhopal.
- The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
- The Environmental Clearance shall be valid for a period of five years from the date of issue of this letter.
- The project proponent shall also submit six monthly reports on 1st June and 1st December
 of each calendar year on the status of compliance of the stipulated EC conditions
 including results of monitored data to the regulatory Authority in hard and soft copies.
- The Regional Office, MoEF, GoI, Bhopal and MPPCB shall monitor compliance of the stipulated conditions. A complete set of documents including Environment Impact Assessment Report. Environmental Management Plan and other documents information should be given to Regional Office of the MoEF, GoI at Bhopal and MPPCB.
- 10. The Project Proponent shall inform to the Regional Office, MoEF, Gol, Bhopal and MP PCB regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
- In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
- 12. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- 13. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained (as and when applicable), by the project proponent from the respective competent authorities.

(Dr RP Singh)
Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge

(Dr Sadhna Tiwari) Officer-in-Charge 5 of 6

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- 14. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1,991 and EIA Notification, 2006.
- 15. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.
- 16. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the Regional Office of
- 17. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 18. A copy of the environmental clearance shall be submitted by the Project Proponent to the Heads of the Local Bodies, Panchayat and municipal bodies as applicable in addition to the relevant officers of the Government who in turn has to display the same for 30 days from the date of receipt.
- 19. The Project Proponent shall advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of the State Level Environment Impact Assessment Authority (SEIAA) at www.mpseiaa.nic.in and a copy of the same shall be forwarded to the Regional Office, MoEF, Gol, Bhopal.

20. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Officer-in-Charge

(Dr Vinita Vipat) Officer-in-Charge (Dr Sadhna Tiwari) Officer-in-Charge

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