



**State Environment Impact Assessment Authority, M.P.**  
(Ministry of Environment, Forest and Climate Change, Government of India)

**Environmental Planning & Coordination Organization**

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No.: 73 /SEIAA/ 20  
Date: 6.5.2016

To,  
Chief Executive Officer  
Katni Development Authority,  
National Highway Road 07, Dugadi Nala  
Katni MP- 483504

**Sub:- Case No. 5485/2016:** Prior Environmental Clearance for proposed " Katni Integrated Township Project" at Khasra No. 691, 692, 699,700,703, 704, 705/1, 722/1K, 722/1KH & 723 Village- Jhijhri, National Highway Road, Tehsil & Distt. Katni MP Total land area- 8,56,000 sq.m., by Chief Executive Officer Katni Development Authority, National Highway Road 07, Dugadi Nala Katni MP- 483504 E-mail- [kda.katni@gmail.com](mailto:kda.katni@gmail.com) Ph.07622- 220288 Mob No. 8109583246 Env't. Consultant: Eko Pro Engineers Pvt. Ltd., Ghaziabad

**Ref:** Your application dtd. nil received in SEIAA office on 13.12.2016.

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 14<sup>th</sup> 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 report, PPT & 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.

- The proposed project is for development of integrated township, which will comprise of development of residential plots (3,38,746.24 sq.m.), group housing area (11,526.24 Sq. m.), commercial areas (39,342.94 Sq. mt.) and amenities like bank (2561.39 sq. m.), police chowki (1153.93 sq.m), health centre (3,580.50 sq.m.), hospital (13,626.07 sq.m.), community hall and library (5,173.33 sq.m.), nursery, primary & high schools (16651.7 sq. m).
- As per the Joint Director T & CP, Katni (vide letter no.259 dtd 23.05.15) total land area is 8,56,000 sq.m., at Village Jhijhri, Tehsil & Distt. Katni (MP). The project comes under 8 (b) category (B) of schedule of EIA Notification, 2006 because total land area is more than 50 ha.
- Regarding land documents PP has submitted a notification issued by Housing and Environment deptt. Madhya Pradesh dtd. 08.11.12. and Collector, Katni order dtd. 08.09.11. AS per the order the project land is allocated to Katani development authority to develop integrated township..



- iv. The total water requirement of the project is 5457 KLD. The fresh water will be required 3507 KLD and recycled water 1905 KLD. The source of water supply is municipal supply for which PP has submitted letter (dtd. 09.02.2018) from Katni Municipal Corporation.
- v. The waste water generation is 3910 KLD and PP has proposed sewage treatment plants of 4500 KLD cumulative capacity. There will be 4 nos. Of STP 1200 KLD (02 nos.), 1100KLD & 1000 KLD. The available treated water is 3714 KLD, out of which 1950KLD shall be reused & recycled and remaining 1105 KLD proposed to discharge in municipal sewer line. **PP has submitted NOC (dtd 27.01.2018) of Municipal Corporation, Katni for linking extra treated waste water in the sewer line.** The dual plumbing system is being proposed for flushing. All treated water will be utilized for flushing, horticulture and site maintenance etc.
- vi. The Municipal Solid waste 5174 KG per day shall be generated from proposed site. The generated biodegradable and non biodegradable waste will be segregated at source within the campus. Recyclable waste is proposed to be sold to vendors for recycling. All non recyclable waste including sludge from STP will be disposed off at trenching ground of Municipal Corporation, Katni. **PP has submitted letter dtd. 27.01.2018 issued from Katni Municipal Corporation for disposal of solid waste.**
- vii. PP has submitted roof top rain water harvesting system for ground water recharging and has proposed 50.nos of recharging pits.
- viii. Proper fire fighting arrangements will be provided all around the project site as per the norms of the NBC-2016. All necessary measures such as terrace water tanks, underground static water tank, automatic sprinklers, hose reels, yard hydrant, fire extinguishers will be provided as per the NBC code for different types of buildings. In addition to this, an internal fire station will be established within the project site to meet out any accidents. The nearest fire station (Municipal Corporation Fire Department) is situated at a distance of approximately 7.5 km towards NE.
- ix. The total power requirement is 36.5 KW. The source of electricity is Madhya Pradesh Kshetra Vidyut Vitran Company Limited. Provision of energy conservation in township project in line with "Energy Conservation Selection of Energy Efficient Electrical appliances as per building code -2006 and NBC 2005."
- Selection of energy efficient electrical appliances & equipment.
  - Heating, Ventilation Air conditioning (HVAC) will be controlled by Designed Building Management System (BMS) in commercial building.
  - Use of energy efficient luminaries viz CFL, LED & PL Lamps.
  - Roof, walls & fenestration products (sash and frame) will comply with either the maximum U- Factor or minimum Insulation R- Values
  - Solar lighting (1:3) is for open spaces and signages.
  - Installation of solar water heater system
- x. PP has proposed car Parking as follows:-

S.No.	Particulars	ECS
1.	Residential	3496
2.	School	83
3.	Health/Hospital	192
4.	Community hall & library	93
5.	Commercial	383
6.	Police Chowki	12
7.	Bank	26
	<b>Total</b>	<b>4285 ECS</b>

- xi. Total achieved green area under lawns and tree plantation- 84,471 sq.m. (10% of plot area). Approximately 10,750 trees have been proposed for plantation along the boundary,



parking area and green area of the project, in addition to large trees, shrubs and decorative plants will also be planted in landscape area.

- xii. PP has submitted an undertaking from Municipal Corporation, Katni regarding operation and maintenance of the all assets to be created under the project and compliance of the environmental conditions to be imposed by SEIAA after completion of the project.

Based on the information submitted at Para i to xiii above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 605<sup>th</sup> meeting held on 07.03.2020 and decided to accept the recommendations of 314<sup>th</sup> SEAC meeting held on dtd. 24.02.2018.

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14<sup>th</sup> September 2006 and its amendments to the proposed "Katni Integrated Township Project" at Khasra No. 691, 692, 699,700,703, 704, 705/1, 722/1K, 722/1KH & 723 Village- Jhijhri, National Highway Road, Tehsil & Distt. Katni MP Total land area- 8,56,000 sq.m., by Chief Executive Officer Katni Development Authority, National Highway Road 07, Dugadi Nala Katni MP- 483504 subject to the compliance of the Standard Conditions and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

**A. Specific Conditions as recommended by SEIAA:-**

1. The fresh water supply arrangement should be met through Nagar Nigam, Katni there should be no extraction of ground water.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
  - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
  - b. PP should ensure linkage with Nagar Nigam, Katni sewer line for disposal of extra treated waste water.
  - c. The project not having provision for discharge of excess treated sewage cannot permit to start operation unless proper arrangements are put in place for its safe handling.

**4. Solid Waste Management:**

- a. Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
  - b. 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.
  - c. Ensure linkage with Municipal Corporation for final disposal of MSW.
5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.

**6. For firefighting:-**

- a. PP should ensure distance of fire station approachable from the project site.
- b. As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam, Katni) incorporating all the fire fighting measures recommended in National Building Code 2005. The occupancy permit shall be issued



by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.

**7. For Rain Water Harvesting, and Storm water management:-**

- a. PP should ensure the rain water harvesting with 50 recharging pits and these pits should be connected laterally to consume the surplus runoff. In addition, PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.
  - b. The storm water from roof – top, paved surfaces and landscaped surfaces should be properly channelized to the rain water harvesting sumps through efficient storm water network as proposed. The budget should be included in EMP plan for storm water management.
  - c. PP should ensure to proper storm water drainage system is available in and around the site for transporting excess storm water runoff to drains, thereby discarding possibility of flooding in and around the site.
  - d. Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
8. PP should ensure to provide car parking area for 4285 ECS as proposed in category wise.

**9. Green belt :-**

- a. PP should ensure plantation in an area of, 84,471 sq.m. (10% of plot area) by planting 10,750 trees as a green belt and landscaped area with regular maintenance and also explore the possibility to plant trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar, Saltree, Gulmohar etc.
  - b. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised if possible so as to provide protection against particulates and noise.
10. In view of proximity to the city forest, PP should ensure to plan a green buffer between the project site and forest.
11. The part of the site drains towards west side and another part drains towards north side. The committee suggested maintaining natural drainage and having one STP on each drainage sides to avoid pumping.
12. Municipal Corporation, Katni ensure that operation and maintenance of the all assets to be created under the project and compliance of the environmental conditions to be imposed by SEIAA after completion of the project.
13. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1St May 2018, as applicable, regarding Corporate Environment Responsibility for which budgetary allocation 2% of project cost has to be made and ensure to implement the CER activities in consultation with district administration.
14. PP should ensure to submit half yearly compliance report and CER activity report with photographs of plantation in MP-SEIAA. If PP is failed to upload or submit two consecutive half yearly compliance reports of EC conditions to concerned authority (SEIAA and Regional Office, MoEF&CC, GoI, Bhopal) than prior environmental clearance issued to PP will automatically be treated as cancelled/ revoked as per OM No. 930/SEIAA/2019 dated 30.05.2019 issued by MPSEIAA.



**B. Specific Conditions as recommended by SEAC**

**i. PRE-CONSTRUCTION PHASE**

15. During demolition of old structures, the entire area should be covered with 12 feet MS sheets and due care should be taken for noise and vibration control during demolition work.
16. Curtaining of site should also be carried out to protect nearby habitat.
17. For dust suppression, regular sprinkling of water should be undertaken
18. PP will obtain other necessary clearances/NOC from respective authorities.
19. Provisions 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, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structure to be removed after completion of the period.
20. The grant of Environmental Clearance should be subject necessary Wild Life Clearance from NBWL to be obtained by PP.

**ii. CONSTRUCTION PHASE**

21. During construction phase, a settling tank should be provided before final discharge of the effluent.
22. PPE's such as helmet, ear muffs etc should be provide to the workers.
23. Fire extinguishers should be provided on site during construction period.
24. Properly tuned construction machinery and good condition vehicles (low noise generating and having PUC certificate) should be used.
25. Waste construction material should be recycles as far as possible and remaining should be disposed off at a designated place in consultation with the local authority.
26. Peripheral plantation all around the project boundary shall be carried out using tall saplings of minimum 2 meters height of species which are fast growing with thick canopy cover preferably of perennial green nature. As proposed in the landscape plan & EMP a minimum of 10,750 no's of trees will be planted. PP will also make necessary arrangements for the causality replacement and maintenance of the plants.
27. The proposed land use of the project is as follows:

SN	Particulars	Area ( in sq.m.)	Percentage
1.	Net Plot Area	814471.48	100%
2.	Area under Plotted development	338746.24	41.59 %
3.	Area Under group Housing	11526.24	1.42 %
4.	Commercial	47671.41	5.86%
5.	Amenities	42746.92	5.24 %
6.	Services	7438.12	0.91 %
7.	Open Area	84471	10.37%
8.	Circulation Area	281871.55	34.61%

28. MSW storage area should have 48 hours storage capacity and MSW should be disposed off at a designated place in consultation with the local authority.
29. As proposed, 50 number rain water harvesting pits should be provided and their design should be based on recharge rate study.
30. CFL/LED should be preferred over of tube lights.



31. Provision for physically challenged persons be made so that they easily excess pathway/derive way for their vehicles.
32. PP should explore the possibility of providing solar street light.
33. Waste oil generated from the DG sets should be disposed off in accordance with the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 after obtaining authorization.

### iii. POST CONSTRUCTION/OPERATIONAL PHASE

34. Fresh water requirement for the project shall not exceed 3507 KLD.
35. As proposed, the sewage and waste water should be treated in STP of 4500 KLD.
36. Proper fire fighting arrangements in consultation with the fire department should be provided against fire incident.
37. Fund should be exclusively earmarked for the implementation of EMP through a separate bank account.

### iv. ENTIRE LIFE OF THE PROJECT

38. PP has proposed Rs. 2540.00 lacks for green belt development and Rs. 201.00 lacks/year for recurring expenses in the proposed EMP of this project.
39. As proposed, the green belt development / plantation activities should be completed within the first three years of the project and the proposed species should also be planted in consultation with the forest department.
40. The project authorities should comply with the provisions made in the Hazardous Waste (management, handling & Trans-boundary Movement) Rules 2016, Plastic Waste Management Rules 2016, e-waste (Management) Rules, 2016, Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016 etc.
41. In case of any, change in scope of work, technology, modernization and enhancement of capacity/ built-up area/ project area shall again require prior environmental clearance as per EIA notification, 2006.
42. The validity of the EC shall be as per the provisions of EIA Notification subject to the following: Expansion or modernization in the project, entailing capacity/ built-up area/ project area, addition with change in process and or technology and any change in product - mix in proposed mining unit shall require a fresh Environment Clearance.

#### Standard Conditions:

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.

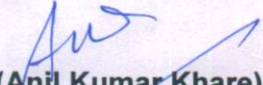


6. The Project Proponent has to upload soft copy of half yearly compliance report of the stipulated prior environmental clearance terms and conditions on 1st June and 1st December of each calendar year on MoEF & CC web portal - <http://www.environmentclearance.nic.in/> or <http://www.efclearance.nic.in/> and submit hard copy of compliance report of the stipulated prior environmental clearance terms and conditions to the Regulatory Authority also
7. The Regional Office, MoEF, Gol, 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, Gol at Bhopal and MPPCB.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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, SO<sub>2</sub>, NO<sub>x</sub> (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.
13. The environmental statement for each financial year ending 31<sup>st</sup> 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 MoEF.
14. 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.
15. 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.

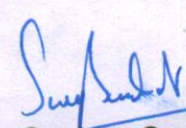
16. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
(Anil Kumar Khare)  
Member Secretary

Endt No. 39 / SEIAA/ 2020  
Copy to:-

Dated 6.5.20

1. Principal Secretary, Urban Development & Environment Deptt. 3<sup>rd</sup> Floor, Mantralaya Vallabh Bhawan, Bhopal.
2. 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, District Katni - M.P.
5. The Commissioner, Municipal Corporation, Katni, MP
6. Assistant Director, Town & Country Planning, H.No.150, Vallabha Das Agrawal Ward, Mall Godown, Near Railway Station, Katni MP
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, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
9. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
10. Guard file.

  
(Dr. Sanjeev Sachdev)  
Officer-in-Charge