



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

Environmental Planning Coordination Organization (EPCO)
Paryavaran Parisar, E-5. Arera Colony
Bhopal-4620 16

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By Reg. post

No: 2039 SEIAA/2015
Date: 16.6.15

To,
~~Dr. M.P. Patel (CEO)~~
SADA, Gwalior (Counter Magnet)
12, City Centre,
Gwalior (MP) - 474001

Sub:- Case No. 665 /2012: Prior Environmental Clearance for proposed Special Area Development Authority (SADA), Gwalior Township project total land area 805 ha. at Village- Sojna, Tighra, Kaitha, Kulaith, Teh & Distt. Gwalior-M.P. by N.C.R. Special Area Development Authority (SADA) (Counter Magnet) through Dr. M.P. Patel (CEO) 12, city centre, Gwalior (MP) - 474001

Ref: Your application dtd. 16.12.2011 received in SEIAA office on 19.12.2011.

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.

- The proposed project is area development project SADA, Gwalior Township having total land area 805 ha the project comes under 8(b) category (B1) of schedule of EIA Notification, 2006 as the total plot area is more than 50 ha & construction is more than 1,50,000 sqmt.
- The SADA Counter Magnet Project is being implemented by Govt. of MP through constitution of a Special Area Development Authority (SADA). The jurisdiction of SADA covers an area of 30,000 ha (6500 ha government property, approximately 9000 ha private land and over 14500 ha reserved forest). Regarding land allocation PP has submitted Collector, Gwalior order no. 16958 dtd 31.08.2001 for grant of permanent lease to Gwalior Development Authority for development of SADA, Counter Magnet for 2283.249 ha. The present project involves development of only 805 ha (saleable area) including residential project (12 nos ; area - 642 ha), Educational/Institutional (4 nos. ; area-102 ha), public

(Gulshan Bamra)
Member Secretary

utility/semipublic (02 nos ; area-54 ha) and convenient shopping centers/commercial area (07 ha). The breakup of the land reveals that 151 ha area is allocated to Mantri City Project. It is noted that vide letter dtd 05.01.13 MP-SEIAA has issued prior environmental clearance to Mantri City project (Case No. 611/2010) for 29.04 ha area.

It is noted that there are number of reserved forest within the study area of 10 km such as Thar, Kulaith, Raipur, Ochpur, Jinsi, Ajepur. Thar Reserved Forest (RF 19 & parts of RF 20) lies within the proposed project area. This patch is non continuous degraded forest. The Ghatigoan, Sonchirya Bird sanctuary is located on the south boundary of the site approximately 250 m from the SADA boundary.


- iii. The source of water supply is Tighra Reservoir for which agreement dtd 13.08.2004 has been signed with Water and Resource Department, Gwalior, GoMP (26.6 MLD). The total water requirement is 38 MLD and fresh water requirement is 20 MLD. The waste water generation is 24 MLD and STP capacity is 30 MLD. The net treated waste water is 22 MLD which is proposed to be recycled in flushing(8 MLD), horticulture (5 MLD), DG Cooling & HVAC cooling 3 MLD while 4 MLD is proposed to be used for irrigation in adjoining agriculture fields through Tighra irrigation canal.
- iv. Approximately 101 MT/day Municipal Solid waste, Horticulture waste -9MT/day, STP Sludge-3 MT/day and e-waste-88 kg/day shall be generated which is proposed to be segregated at source in accordance with MSW (M&H) Rules, 2000 and its amendments. The MSW collection will be done in bins of three colors (green, blue and dark grey) separate for biodegradable and non biodegradable. Biodegradable wastes will be subject to Bio-composting/Vermi- composting and Recyclable waste will be sorted and handover to recyclers (paper, plastic & glass etc). Inert waste will subject to landfill or reutilized into brick paving block. The final MSW disposal has been proposed to near Thar village MSW disposal site for SADA, Gwalior.

Hazardous wastes will be stored and will be given to authorized vendor & and disposed as per Hazardous Waste (Management, Handling & Transboundary Movement) Rules 2008.

E-waste will be collected and stored in the premises only and will be disposed in accordance with the E- waste guidelines dated March 2011.

The Bio-medical wastes shall be collected separately and handed over to authorized vendor.

- v. PP has proposed to provide fire hydrant, sprinkler system, portable fire extinguisher, firm alarm system, hose reel etc as per NBC 2005
- vi. The maximum height of the building is 12 m. PP has proposed to provided 6 lane main arterial roads (60 m ROW), 4 lane sub-arterial roads (45 m ROW), Collector & Distributor roads (24 m ROW) access roads (12 m ROW).
- vii. The total power requirement is 86 MW. PP has also proposed power back up D.G. sets at different locations for emergency. The source of power supply is MP Electricity Board.


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- viii. PP has proposed rooftop rain water harvesting through percolation wells for artificial recharge of ground water.
- ix. Out of the total project area (805 ha.) an area of 596.5 acres i.e. 30%) is proposed to be developed as green area along the all arterial and sub-arterial roads, community spaces, parks, nurseries etc. and has proposed to plant approximately 54000 trees (@1 tree per 100 sqmt. of the open and green area).

Based on the information submitted at Para i to ix above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 198th meeting held on 11.05.15 and decided to accept the recommendations of 164th SEAC meeting held on dtd. 07.01.15

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 to the proposed "Special Area Development Authority (SADA), Gwalior Township project total land area 805 ha. at Village- Sojna, Tighra, Kaitha, Kulaith, Teh & Distt. Gwalior-M.P. by N.C.R. Special Area Development Authority SADA(Counter Magnet) through Dr. M.P. Patel (CEO) 12, city centre, Gwalior (MP) - 474001 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

1. PP should obtain necessary clearances for forest and wild life before commencing the project.
2. The entire demand of fresh water should be met through the Reservoir / river and there should be no extraction of ground water.
3. PP should regularly monitor the quality of treated waste water so as to ascertain the prescribed Central Pollution Control Board norms for water to be used for irrigation purpose. Before commencing the project activities PP should obtain NOC from Water Resource Department, Gwalior for discharging the treated waste water in the canal.
4. PP should provide compactors and final disposal of MSW should be in accordance to the relevant MSW Rules of MoEF & CC, GoI.
5. PP should ensure that all fire fighting measures are physically in place as per the National Building Code part – IV point no. 3.4.6.1. PP should obtain fire NOC from the Competent Authority before occupancy of the buildings.
6. PP should ensure road width; MOS and Open spaces as per MPBVR 2012 Gwalior Counter Magnet Development Plan.
7. PP should ensure parking facilities as per the Gwalior (West) Counter Magnet Development Plan and MPBVR 2012 as applicable.
8. PP should ensure the rain water harvesting.
9. PP should ensure installation of photovoltaic cells (solar energy) for lighting in common areas, LED light fixtures and installation of energy efficient equipments.



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10. Green belt:

- a) The authority decided that PP should ensure plantation in 596.5 acres (30%) of the total plot area.
- b) Plantation should be done in three rows all along the roads community spaces, parks, periphery of the township / residential/commercial/ institutional / recreational areas etc with one tree per 100 sq. m. of the total area. PP should ensure plantation of the trees of indigenous local varieties like Neem, Peepal, Kadam, Kachnaar, Palash etc along with ornamental varieties.
- c) Every effort should be made to protect the existing trees in the project area.
- d) The occupancy certificate to the building should be issued only when the provisions of the rule no. 67 MPBVR 2012 have been complied with.

B. Specific Conditions as recommended by SEAC

11. Cleaning and grubbing shall be done in planned manner as construction progresses and will be limited to areas where construction is proposed.
12. Top soil will be stripped to specified depth not exceeding 150 mm and stored in stockpiles not exceeding 2m height. Top soil shall not be unnecessarily trafficked either before stripping or when in stockpile.
13. All existing trees within the premises shall be conserved. The non-built up areas will be covered with grass turfing.
14. Garbage shall not be dumped in open areas but stored and disposed only as per proposed plan.
15. The construction site will be encapsulated from all sides to avoid wind laded with construction material.
16. All dust producing construction materials will be transported with proper cover as tarpaulin.
17. Regular sprinkling of water shall be done at site for dust suppression.
18. Heavy construction machinery and vehicle plying on site will be regularly maintained, shall conform to vehicular emission norms and shall be checked periodically.
19. Green belt development along road side to attenuate the effect of air pollution will begins from construction phase.
20. The different waste arising out shall be handled and disposed according to following rules depending upon the applicability:
 - a) Municipal Solid Waste (Management and Handling) Rule 2000.
 - b) Hazardous Waste (Management and Handling) Rule 2003 and
 - c) Batteries (Management and Handling) Rule 2001.
 - d) Biomedical waste (M&H) Rule, 1998


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21. Mobile Toilets with portable STP will be provided for workers and staff on the site.
22. Use of recycled water for Flushing, Gardening, and DG cooling purposes etc.
23. STP of capacity 30 MLD is proposed to treat the sewage and recycled within premises at max extent.
24. Use of water saving devices i.e. low flow flushing cisterns, sensor based fixtures, automated flushing urinals.
25. Rain water harvesting to augment the ground water.
26. 596.5 acres area i.e. 30% of total area is under Green.
27. All arterial roads (60 m ROW) with 10 m wide central verge & 3 m buffer comprising a green strip.

Encl: Standard Conditions (Annex-I)

o/c
(Gulshan Bamra)
Member Secretary

Endt No. ²⁰⁴⁰ / SEIAA/ 15

Dated 16.6.15

Copy to:-

- (1). Principal Secretary, Urban Development & Environment Deptt. 3rd 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, Distt- Gwalior -M.P.
- (5). The Commissioner, Municipal Corporation, Gwalior, MP
- (6). The Jt. Director, Town & Country Planning, GDA Building Ravi Nagar, Gwalior (M.P.)
- (7). Director, I.A. Division, Monitoring Cell, MoEF, GoI, 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)

o/c
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Member Secretary

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Research and Development Wing, Madhya Pradesh Pollution Control Board,
Paryavaran Parisar, E-5, Arera Colony, Bhopal-4620 16

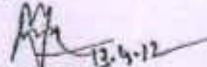
Annex-I

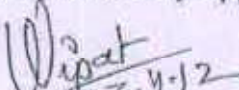
Standard Conditions related to under item 3 (a) & 8 (b) of the schedule of EIA
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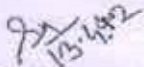
(Building/ construction projects / area development projects & township)

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.
3. 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, crèche 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.
5. A First Aid Room will be provided in the project both during construction and operation of the project.
6. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
7. 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.
8. 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.
9. 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.
10. 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

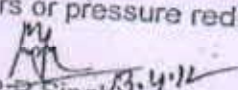
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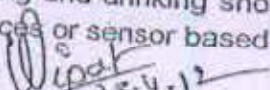
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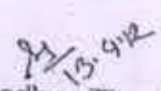
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11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
12. The diesel required (if any) for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
13. Wastewater generated from temporary labour 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.
19. Storm water control and its use should be as per CGWB and BIS standards for various applications.
20. 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.
22. 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.
25. 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.P. Singh)
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(Dr Sadhna Tiwari)
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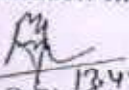
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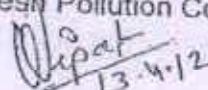
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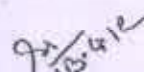
28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.
29. To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.
30. Roof should meet prescriptive requirement 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 lightning 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, GoI 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.
2. Treated waste water should not be used for air conditioning.
3. Treatment of 100% grey water by decentralized treatment should be done.
4. 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.
5. Provision of separate entrance / exit gate should be made for collection of segregated bio-medical waste (if applicable) from the storage area.
6. 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 conform 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 Pradesh Pollution Control Board.


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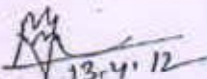
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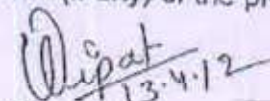
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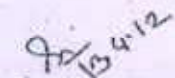
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8. No water logging should take place at any point during operation phase.
9. The Project Proponent shall explore the possibility of using solar energy wherever possible.
10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas 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.
12. 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.
15. 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 finalized 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.
19. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
20. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
21. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system (if any) of the project.


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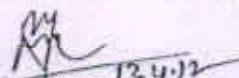
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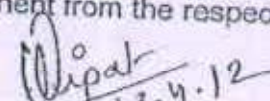
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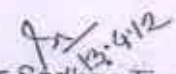
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C. Others

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. All parameters listed in Environmental Monitoring Plan approved by SEAC must be monitored at approved locations and frequencies.
4. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
5. 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, Gol, and its Regional Office located at Bhopal.
6. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
7. The Environmental Clearance shall be valid for a period of five years from the date of issue of this letter.
8. 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.
9. 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.
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.
11. 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.


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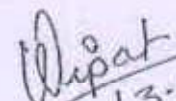
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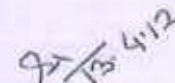
State Environment Impact Assessment Authority, M.P.

(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

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, 1991 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 MoEF.
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.


(Dr R P Singh)
Officer-in-Charge
13.4.12


(Dr Vinita Vipat)
Officer-in-Charge
13.4.12


(Dr Sadhna Tiwari)
Officer-in-Charge
13.4.12

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