



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

Environmental Planning Coordination Organization  
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No: 190 /SEIAA/2021  
Date: 5.4.21

To,  
Shri Balwant Singh Partner  
M/s Koushalya Devi Builders and Developers  
51, Premier House Zone-II, MP Nagar,  
Bhopal(MP)- 462016

**Sub: Case No 8364/2021 :** Environmental clearance for Construction of - Residential Plotted development project " Koushalya Pink Heritage " at Village Semara 141, 142/1, 215/1 Village Hinotia Kachchiyan 35, 36-94/37/2ka, 41/2/2, 42/1/2ka, 47, 44 and 45-46/1, Bhopal M. P. Total Project area - - 97518.90 sq.mt. Total Built Up Area - 81928.47 sq.mt. Proposed built up area 19680.38 sqm (1st phase) by M/s Koushalya Devi Builders and Developers through Shri Balwant Singh Partner 51, Premier House Zone-II, MP Nagar, Bhopal(MP)- 462016 Email: kdbd06@gmail.com Mob: +91 922 933 7135- **Prescribing of TOR (Violation).**

**Ref:** 492<sup>nd</sup> SEAC meeting dtd. 19.03.2021 & SEIAA meeting dtd. 27.03.2021

This is case of Environment Clearance for Residential Plotted Development Project "Koushalya Pink Heritage City" (Total Area - 97518.90 sqm, Total Built-up Area - 81928.47 sqm) at Village - Semran and Hinotia Kachchiyan, Tehsil - Huzur, Dist. Bhopal, (MP).

The case was presented by the PP and their consultant wherein it was observed that this is a violation project and about 70% occupation has been completed and PP has applied for TOR in the window period provided by MoEF&CC vide Notification dated 09/Sep/2019.

After deliberation, Committee considering the recent GoI, MoEF & CC Notification dated 8th March, 2018 recommends that case may be dealt as per the provisions laid down in this notification and the project may granted Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as a independent chapter in the EIA report by the accredited consultant and the collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories.

Hence committee recommended to issue additional TOR as per notification dated 08th March 2018 along with standard TOR prescribed by the MoEF&CC for conducting the EIA as follows:-

1. Project description, its importance and the benefits.
2. Project site detail (location, toposheet of the study area of 10 Km, coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage.
3. Land use as per the approved Master Plan of the area, permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board etc.
4. Land acquisition status, R & R details.

▪ **Correspondence Address:** Member Secretary, SEIAA, Environmental Planning and Coordination Organisation (EPCO), Paryavaran Parisar, E-5, Arera Colony, Bhopal - 462016

**Registration No.:** To be quoted in registered cases for correspondence



5. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 Km Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
6. Baseline environmental study for ambient air (PM10, PN2.5, SO2, NOx & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF & CC/CPCB guidelines at minimum 5 locations in the study area of 10 Km.
7. Details on flora and fauna and socio-economic aspects in the study area.
8. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc.)
9. Sources of water for different identified purpose with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
10. Waste water management (treatment, reuse and disposal) for the project and also the study area
11. Management of solid waste and the construction & demolition waste for the project vis-à-vis the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
12. Energy efficient measures (LED lights, solar power, etc) during construction as well as during operational phase of the project.
13. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environmental (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
14. Preparation of EMP comprising remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
15. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultant.

**Documents to be submitted:**

Environmental Consultant / PP

- I. A certificate from the Consultant shall be submitted that they have been accredited by MoEF (GoI), as per OM.
- II. The Project Proponent shall submit an undertaking as part of EIA report regarding data authenticity and owning the contents of EIA report as per OM dated 05/10/2011.
- III. Final EIA report including EMP various aspects should be submitted to the SEIAA.
- IV. All information with supporting documents as prescribed by SEIAA in the O.M. No. 1216 dated 20/06/2019 has to be furnished with the EIA report. Failing this the EIA report shall be returned to the PP.
- V. Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the project should be provided.
- VI. PP should provide latest notarized copy of Khasra Panchsala (P-II) indicating ownership. If the ownership is different than a notarized copy of the agreement should be submitted. Besides, notarized copy of the lease agreement should also be submitted clearly indicating sanction period & ownership.



- VII. Notarized copy of the approved mining plan.
  - VIII. Location of National Parks, Sanctuaries, biosphere Reserves, Wildlife corridors, Tiger reserves (existing as well as proposed), if any, within 10 km of the mine lease should be clearly indicated. A location map duly authenticated by Chief Wild life Warden and recommendation/ comments of Chief Wildlife Warden of concerned district should also be provided in this regard.
  - IX. A letter from District Collector Office / Executive Engineer PWD indicating distance of mine area from inter-state boundary and critically polluted/ sensitive areas notified by CPCB/MoEF.
  - X. DFO letter indicating the distances of nearest forest boundary from the boundary of the proposed site.
- \* In case the distance of nearest forest boundary is up to 250 meters or less, then NOC as per orders issued by forest department from time to time is required.
- XI. NOC from Gram Sabha if located in scheduled notified area.
  - XII. Other mandatory permissions and clearances from various authorities.
  - XIII. All TOR prescribed in the standard TOR published by MoEF&CC shall be applicable.

**Other points to be addressed in the EIA/EMP report:**

- Recent land use features in the region.
- Map Depictions: Coloured maps depicting land-use of the region showing sensitive / fragile features and detailed lay-out of the site clearly showing green-belt (existing & planned).
- Location is also to be shown in Tehsil map procured from revenue department, showing exact distances of highway, railway & habitat from the site.
- Details of land to be provided in following format:

S.No.	Tehsil	Village	Khasra No.	Area	Ownership	Land use

- Arrangements proposed / made to protect the water bodies from the mine-drainages have to be dealt in detail in the EIA/EMP.
- Compliance of the conditions laid in the consent / EC should be supported with photograph of the site clearly showing plantation etc.
- Summary of EIA / EMP has to be provided separately along with the EMP detailing impacts, impact zone and mitigations has to be furnished in the following format:

**AIR Environment**

SN	Expected Impact	Impact zones	Management Plan

**WATER Environment**

SN	Expected Impact	Impact zones	Management Plan



## LAND Environment

SN	Expected Impact	Impact zones	Management Plan

## NOISE Environment

SN	Expected Impact	Impact zones	Management Plan

- At least one AAQM station has to be placed each towards forests and habitat (if any).
- Effective green area has to be developed keeping in view the presence of all sensitive features in the vicinity.
- To-the-scale map showing locations of all the sensitive area in 2 Km radius around the site have to be furnished.
- Source of water for the project with permission / commitment from the competent authority to be submitted.
- Water consumption in the project has to be evaluated including all the usages.
- Impact of transport of sand on the surrounding environment up to the end user should be assessed and addressed in the EIA/EMP.

### General Conditions

1. An inventory of various features such as sensitive area, fragile areas, mining / industrial areas, habitation, water-bodies, major roads, etc. shall be prepared and furnished with EIA.
2. An inventory of flora & fauna based on actual ground survey shall be presented.
3. Risk factors with their management plan should be discussed in the EIA report.
4. The EIA report should be prepared by the accredited consultant having no conflict of interest.
5. The EIA document shall be printed on both sides, as far as possible.
6. All documents should be properly indexed, page numbered.
7. Period/date of data collection should be clearly indicated.
8. The letter /application for EC should quote the SEIAA case No./year and also attach a copy of the letter prescribing the TOR.
9. The copy of the letter issued by the SEIAA prescribing TOR for the project should be attached as an annexure to the final EIA/EMP report.
10. The final EIA/EMP report submitted to the SEIAA must incorporate all issues mentioned in TOR and detailed out in the EIA report.
11. Grant of TOR does not mean grant of EC.
12. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
13. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF & CC) have been complied with and the data submitted is factually correct.
14. While submitting the EIA/EMP reports, the name of the experts associated with involved in the preparation of these reports and the laboratories through which the



- samples have been got analyzed should be stated in the report. It shall be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and also have NABL accreditation.
15. All the necessary NOC's duly verified by the competent authority should be annexed.
  16. PP has to submit the copy of earlier Consent condition /EC compliance report, whatever applicable along with EIA report.
  17. The EIA report should clearly mention activity wise EMP and CER cost details and should depict clear breakup of the capital and recurring costs along with the timeline for incurring the capital cost. The basis of allocation of EMP and CER cost should be detailed in the EIA report to enable the comparison of compliance with the commitment by the monitoring agencies.
  18. A time bound action plan should be provided in the EIA report for fulfillment of the EMP commitments mentioned in the EIA report.
  19. The name and number of posts to be engaged by the PP for implementation and monitoring of environmental parameters should be specified in the EIA report.
  20. EIA report should be strictly as per the TOR, comply with the generic structure as detailed out in the EIA notification, 2006, baseline data is accurate and concerns raised during the public hearing are adequately addressed.
  21. The EIA report should be prepared by the accredited consultant having no conflict of interest with any committee processing the case.
  22. Detailed analysis by a National Institute of repute of all aspects of the health of the residents of the Schedule Tribal block.
  23. Detailed analysis of availability and quality of the drinking water resources available in the block.
  24. A study by CPCB of the methodology of disposal of industrial waste from the existing industries in the block, whether it is being done in a manner that mitigate all health and environmental risks.
  25. The consent of Gram Sabha of the villages in the area where project is proposed shall be obtained.

**Validity –**

- The TORs prescribed for the project will be valid for a period of four years for submission of EIA and EMP report accordingly, the TORs will lapse after 28/08/2024.

ok (Tanvi Sundriyal)  
Member Secretary

Endt No. 191 / SEIAA/2021

Dated:- 5.4.21

Copy to:-

1. Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
2. Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
3. The Collector, District Bhopal -M.P.
4. The Commissioner, Municipal Corporation, Bhopal, MP
5. The Jt. Director, Town & Country Planning, Paryavaran Parisar, E-5, Arera Colony, Bhopal, MP
6. .Guard file.

ok (Alok Nayak)  
Officer-In-Charge