



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

Environmental Planning Coordination Organization  
Paryavaran Parisar, E-5, Arera Colony  
Bhopal-4620 16

Visit us <http://www.mpseiaa.nic.in>

Tel: 0755-2466970, 2466859

Fax : 0755-2462136

No: 3983 /SEIAA/2022

Date: 17/3/22

To,  
Executive Engineer,  
Gwalior Development Authority,  
Vikash Bhavan, Gwalior, MP

**Sub: Case No 9004/2022** Prior Environment Clearance for Township Project "Maharajpura Residential Scheme Phase-4 (Shatabdipuram Phase-4)" in Village - Mau and Vikrampura, Tehsil - Grid, Dist. Gwalior, (MP) Total Project Influenced Area- 19,25,380.68 M2 Area for Plotted Development- 6,70,131.40 M2, Total no. of residential Units - 5057, Total Shops - 54. Total Project Influenced Area 19,25,380.68 M2, Area for Plotted Development- 6,70,131.40 M2, Total no. of residential Units - 5057, Total Shops - 54. By Gwalior Development Authority, Executive Engineer, Vikash Bhavan, Gwalior, MP- **Prescribing of TOR.**

**Ref:-** Online Proposal No. SIA/MP/MIS/70875/2022 received in SEIAA office 09.02.2022

This is in reference to the proposal submitted in the SEIAA office to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with Form 1 A, conceptual plan and all supporting documents as per EIA Notification & its amendments.

1. This is case of Prior Environment Clearance for Township Project "Maharajpura Residential Scheme Phase-4 (Shatabdipuram Phase-4)" in Village - Mau and Vikrampura, Tehsil - Grid, Dist. Gwalior, (MP).
2. This is a plotted development project so the proponent is responsible for developing infrastructure like drainage, sewage system, road, light and Park. The project will be fully operative in next 4-5 years.
3. **Salient feature of the project:**

Items	Details
Location	Village- Mau and Vikrampur, Gird Tehsil, Gwalior, MP
Site Elevation (m)	200 m
Net Plot Area	6,70,131.40m <sup>2</sup>
Category	B, Type- 8(b), Township & Area Development Project
Land Use	Residential as per Master Plan

Items	Details
Type of facilities	1. Residential Plots of different size 2. Commercial Area 3. Road Area 4. Open Area (Park Area) 5. Parking Area 6. Community Centre 7. Health Centre 8. School Area
Nearest Highway	Asian Highway Network 47--4.64 KM(W) National Highway 44-5.23 KM(N) National Highway 719-7.81 KM(NE)
Nearest railway station	Birla Nagar Junction 2.51 KM (S)
Nearest airport	Gwalior Airport- 2.5 Km (NE)
Protected areas as per Wildlife Protection Act, 1972 (Tiger reserve, Elephant reserve, Biospheres, National parks, Wildlife sanctuaries)	National forest-Anand Van 8.85 KM (S) Sirohi Pahadi-7.25 KM (S)
Rivers/Lakes	SwarnRekha River-2.26 KM(W) Morar River-3.00 KM (SE) Moti Jheel-4.00 KM (W) Sankh River -12.2 KM (W)
Archaeological important places	Gwalior Fort-3.56 KM (SW)
Seismic zone	Zone-II (Least Active)
Defense installations	Defence Research & Development Establishment (DRDE)= 5.10 KM (S)

The application was forwarded to SEAC for scoping so as to determine TOR to carry out EIA and prepare EMP for the project. The case was presented by the PP and their consultant in the SEAC- 555<sup>th</sup> meeting dated 24.02.2022, wherein it was stated by the PP This project is peculiar in its location, as Gwalior Airport is situated at 2 km away in NE direction and Gwalior Fort is situated at 3 Km away in South Direction. Being a plotted development and as no high rise building is proposed in Shatabdipuram-phase-4, the location of project will not affect Airport and Fort.

Another Important feature of this project is presence of abandoned mines within the scheme boundary area. It is proposed to develop a 30 m wide green belt surrounded by gated fence encompassing the mines and additional landscaping. The abandoned mine pit will act as water harvesting pit/ water retention structure and surface drainage will be planned accordingly.

After presentation, committee decided to recommend standard TOR prescribed by MoEF&CC with additional TOR. After the recommendation of SEAC the case was considered in 709<sup>th</sup> SEIAA meeting dtd. 07.03.22 and decided to approve the ToR as recommended by SEAC in 555<sup>th</sup> meeting held on 24.02.22 and standard TOR prescribed by the MoEF&CC for conducting the EIA along with following additional TOR's and general conditions:-

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 and R & R details, if any.
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, SO<sub>2</sub>, NO<sub>x</sub> & 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. Surface 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.

**The authority approve the ToR as recommended by SEAC and decided to issue additional TOR by incorporating following conditions for preparation of EIA report:**

- a) Submit the contour of the Project site.
- b) Contour and slope analysis superimposed with storm water drain, sewer line map in the project and 500 m around the project.
- c) NOC should be obtained from concerned department for water supply, disposal of MSW, disposal of extra treated waste water and fire fighting.
- d) Looking to the increasing use of electrical vehicles make a provision for the installation of number of electrical charging port in the project area.
- e) The proponent should obtain NOC from Airport Authority of India

**General Conditions**

1. The date and duration of carrying out the baseline data collection and monitoring shall be informed to the concerned Regional Officer of the M.P Pollution Control Board.
2. During monitoring, photographs shall be taken as a proof of the activity with latitude & longitude, date, time & place and same shall be attached with the EIA report. A drone video showing various sensitivities of the lease and nearby area shall also be shown during EIA presentation.
3. 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.
4. An inventory of flora & fauna based on actual ground survey shall be presented.
5. Risk factors with their management plan should be discussed in the EIA report.
6. The EIA report should be prepared by the accredited consultant having no conflict of interest with any committee processing the case.
7. The EIA document shall be printed on both sides, as far as possible.
8. All documents should be properly indexed, page numbered.
9. Period/date of data collection should be clearly indicated.
10. The letter /application for EC should quote the SEIAA case No./year and also attach a copy of the letter prescribing the TOR.
11. The copy of the letter received from the SEIAA prescribing TOR for the project should be attached as an annexure to the final EIA/EMP report.

12. The final EIA/EMP report submitted to the SEIAA must incorporate all issues mentioned in TOR and that raised in Public Hearing (if conducted) with the generic structure as detailed out in the EIA report.
13. Grant of TOR does not mean grant of EC.
14. 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. If consultant has engaged other laboratory for carrying out the task of monitoring and analysis of pollutants, a representative from laboratory shall also be present to answer the site specific queries.
15. 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.
16. 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.
17. All the necessary NOC's duly verified by the competent authority should be annexed.
18. PP has to submit the copy of earlier Consent condition /EC compliance report, whatever applicable along with EIA report.
19. 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.
20. A time bound action plan should be provided in the EIA report for fulfillment of the EMP commitments mentioned in the EIA report.
21. 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.
22. 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.
23. The EIA report should be prepared by the accredited consultant having no conflict of interest with any committee processing the case.
24. Public Hearing (if applicable) has to be carried out as per the provisions of the EIA Notification, 2006. The issues raised in public hearing shall be properly addressed in the EMP and suitable budgetary allocations shall be made in the EMP and CER based on their nature.
25. Actual measurement of top soil shall be carried out in the lease area at minimum 05 locations and additionally N, P, K and Heavy Metals shall be analyzed in all soil samples. Additionally in one soil sample, pesticides shall also be analysed.
26. PP shall submit biological diversity report stating that there is no adverse impact in-situ and on surrounding area by this project on local flora and fauna's habitat, breeding ground, corridor/ route etc. This report shall be filed annually with six-monthly compliance report.
27. Under CER scheme commitments with physical targets shall be included in EIA report for:

- ✓ Proposal for CER activities based upon commitment made during public hearing and COVID-19 pandemic.
- ✓ Activities such as solar panels in school, awareness camps for Oral Hygiene, Diabetes and Blood Pressure, works related to plantation

- (distribution of fruit & fodder bearing trees) vaccination, cattle's health checkup etc. in concerned village shall be proposed.
- ✓ No fuel wood shall be used as a source of energy by mine workers. Thus proposal for providing solar cookers / LPG gas cylinders under "Ujjwala Yojna" to them who are residing in the nearby villages, shall be considered.
  - ✓ PP's commitment that activities proposed in the CER scheme will be completed within initial 03 years of the project and in the remaining years shall be maintained shall be submitted with EIA report.
28. Under Plantation Scheme commitments with budgetary allocations shall be included in EIA report for :
- ✓ Comprehensive green belt plan with commitment that entire plantation shall be carried out in the initial three years and will be maintained thereafter with causality replacement. Proposal for distribution of fruit bearing species for nearby villagers shall also be incorporated in the plantation scheme and for which a primary survey for need assessment in concerned village shall be carried out.
  - ✓ Commitment that plantation shall be carried out preferably through Govt. agency (such as Van Vikas Nigam / Van Samiti under monitoring and guidance of Forest Range officer with work permission from DFO concerned / Gram Panchayat / Agricultural department or any other suitable agency having adequate expertise as per the budgetary allocations made in the EMP.
  - ✓ Commitment that high density plantation (preferably using "Miyawaki Technique or WALMI technique) shall be developed in 7.5m barrier zone left for plantation through concern CCF (social forestry) or concerned DFO or any other suitable agency.
  - ✓ Commitment that local palatable mixture of annual and perennial grass and fodder tree species shall be planted for grassland/fodder development on degraded forest land suitable for the purpose through Gram Panchayat on suitable community land in the concerned village area and handed over to Gram Panchayat after lease period.
  - ✓ PP shall explore the possibility for plantation in adjoining forest land in consultation with concerned DFO and commensurate budget shall be transferred for plantation to DFO.
  - ✓ Where ever Aushadhi Vatika (Medicinal Garden) is proposed by PP, minimum 50 saplings be planted considering 80% survival.
  - ✓ Adequate provisions of water for irrigating plantation shall be made by PP.

FOR PROJECTS LOCATED IN SCHEDULED (V) TRIBAL AREA , following should be studied and discussed in EIA Report before Public Hearing as per the instruction of SEIAA vide letter No. 1241 dated 30/07/2018.

29. Detailed analysis by a National Institute of repute of all aspects of the health of the residents of the Schedule Tribal block.
30. Detailed analysis of availability and quality of the drinking water resources available in the block.
31. 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.
32. The consent of Gram Sabha of the villages in the area where project is proposed shall be obtain.

**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 their OM.
- II. Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the project should be provided.
  - III. 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. DFO letter indicating the distances of nearest forest boundary from the boundary of the proposed site.
  - IV. Land documents of the proposed site with clarity of landownership.
  - V. NOC from Gram Sabha if located in scheduled notified area.

**Validity –**

- I. 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 06/03/2026.

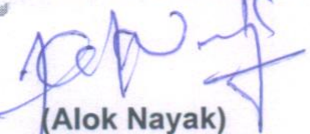


  
(Shriman Shukla)  
Member Secretary

Endt No. 3384 / SEIAA/2022  
Copy to:-

Dated:- 17/3/22

1. Member Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
2. The Member Secretary, Madhya Pradesh Pollution Control Board, E-5 Paryavaran Parisar, Arera Colony Bhopal (M.P.) -462016.
3. The Collector, District Gwalior, M.P.
4. The commissioner, Municipal Corporation, Gwalior(MP)
5. The Additional Chief Conservator of Forest (C), Regional Office (WZ), Ministry of Environment & Forests, Kendriya Paryavaran Bhawan, Link Road No.-3, E-5, Arera Colony, Bhopal (M.P.) - 462016.
6. Guard File.

  
(Alok Nayak)  
Officer-In-Charge