



**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: 610 /SEIAA/2022

Date: 27/5/22

To,  
Chief Engineer, HFA  
Bhopal Municipal Corporation,  
HFA Cell, 3<sup>rd</sup> floor, ISBT, Hoshangabad Road,  
Habibganj, Dist. Bhopal  
MP - 462011

**Sub: Case No 9110/2022:** Environment Clearance for Building Construction of Rahul Nagar - Part I (Phase I & Phase II) under PMAY Scheme, On Khasra No. 131 (Part) at Village - Rahul Nagar, Kotra Sultanabad, Tehsil - Huzur, Dist. Bhopal, (MP) Total Area - 28476.00 sq.m, Total Built-up Area - 74574.02 sq.m by M/s Bhopal Municipal Corporation, HFA Cell, 3<sup>rd</sup> floor, ISBT, Hoshangabad Road, Habibganj, Dist. Bhopal. MP - 462011 E-mail [bmcamp.hfa@gmail.com](mailto:bmcamp.hfa@gmail.com) Mob no. - 9424499576 Env. Consultant : M/s. In- situ Enviro Care, Bhopal.- Prescribing of TOR.

**Ref: - Online Proposal No. SIA/MP/MIS/74831/2022** registered in MPSEIAA on 08.04.2022

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 a Pre-feasibility Report and all supporting documents as per EIA Notification & its amendments.

1. Rahul Nagar Part I (Phase I & Phase II) is a multi unit residential-PMAY project which is planned in a plot measuring 28476.00 sq.m. and located at village Rahul Nagar, Kotra Sultanabaad, Tehsil Huzur, District Bhopal (M.P.).
2. The project is categorized as 'B-2' under item 8 (a) of Schedule-Gazette Notification dated Sep 14th, 2006 and subsequent amendments issued by MoEF, New Delhi on 01.12.09 and 04.04.2011.
3. Total land area of the project site is 28476.00 (2.8476 ha) [Phase I - 11276 sq.m. + Phase II - 17200.00 sq.m.] Total Built-up Area: 74574.02 sq.m. (Phase I Built up area - 18953.28 sq.m. + Phase II Built up area - 55620.74 sq.m.)
4. The total built-up area of the project will be 74574.02 sq.m. out of which Project Proponent has constructed 18953.28 sq.m. (25.41%) area of the project at site without prior Environment Clearance and is, therefore, a violation of Environment Protection Act, 1986.
5. Phase I of the project involves the construction of 48 Nos. LIG units, 288 Nos. HIG units. The total maximum height of the project will be 27Mts (P+9). The Phase II of project involves the construction of 120 Nos. 4 BHK HIG units, 120 Nos. 3 BHK HIG units, 1 No. Commercial Block (23 Shops, 60 Offices, 4 Halls). The total maximum height of the project will be 45 Mts (B1+B2+P+15).

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- 566<sup>th</sup> meeting dated 23.04.2022. After deliberation, Committee considering the recent Gol, MoEF & CC, OM F. No. 22-21/2020-IA.III dated 07.07.2021 & Notification S. O. 1030 (E), dated 8<sup>th</sup> 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.

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 722<sup>nd</sup> SEIAA meeting dtd.23.02.2022 and decided to approve the ToR as recommended by SEAC in 566<sup>th</sup> meeting held on 23.04.22 and standard TOR prescribed by the MoEF&CC for conducting the EIA along with following additional TOR's and general conditions:-

1. Status report of constriction took place so far and details of possession given till date shall be incorporated in EIA report.
2. Hon'ble NGT in OA No. 74/2020 (CZ) and & IA 70/2021 had passed a judgement which shall be complied in toto and detailed plan with budgetary allocations for its implementation shall be incorporated in EMP and discussed in length in EIA report.
3. All the orders passed by Hon'ble NGT or any other Hon'ble Courts in this case shall be discussed in EIA report with their compliance status (for issues related to the environment) till date or activities proposed to be completed in future with time line and budgetary allocations. Complete set of all order copies with their chronology of events shall also be annexed with EIA report.
4. Why project is broken in phases (Phase -I & II) when initially it was sanctioned as one project. Please provide justified reason in EIA report.
5. Any tree uprooting took place during the previous construction? If yes, please provide their details, proper addressal and copy of competent authority's permission for tree uprooting.
6. Any tree uprooting proposed for the remaining construction? If yes, please provide tree inventory with their number, species, collar girth etc with EIA report.
7. Complete drainage plan considering maximum rainfall of the surrounding catchment area shall be discussed in the EIA report to avoid any flooding in future.
8. Proposal for dense plantation (minimum 05 rows) with ground flora, middle flore & top story flora as per NGT orders.
9. Carbon emission foot print analysis shall be studied and discussed in EIA report.
10. Species Plantation and their photographs.
11. Furnish details of CO2 emission & quantification from different sources as DG sets and their management plan w.r.t. carbon foot print.
12. Provision of additional exit gate in the proposed project, at the time of emergency.
13. Fire NOC to be taken from the concerned department and submitted with EIA.
14. Project description, its importance and the benefits.
15. Under energy conservation plan detail-out solar light erection panels.
16. 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.

17. 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.
18. Land acquisition status, R & R details (if any).
19. 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.
20. 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.
21. Details on flora and fauna and socio-economic aspects in the study area.
22. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc.)
23. 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.
24. Waste water management (treatment, reuse and disposal) for the project and also the study area
25. 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.
26. Energy efficient measures (LED lights, solar power, etc) during construction as well as during operational phase of the project.
27. 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.
28. 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.
29. 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.

**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) The building height proposed 45m in the Phase-II project. PP should obtain high rise committee recommendation from the Town & country planning for the same.
- b) Study and include in the EIA the socio-economic condition of the project area and its surrounding and their impact on the project design and operation.
- c) Looking to the increase of the use of electrical vehicle in recent future, provision for the installation of sufficient number of electrical charging port should be made in the proposed site. This point should be specifically discussed and deliberated in the proposed EIA.
- d) The proponent should obtain NOC from Airport Authority of India if required
- e) The project proponent should comply with direction issued by Hon'ble NGT in OA No. 44/2020 & incorporate in EIA.

### 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 SEAC 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.
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. 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 analyzed.
25. A separate budget in EMP & CER shall be maintained for development and maintenance of grazing land as per the latest O.M, of MoEF&CC issued vide letter F.No. 22-34/2018-IA. III, dated 16/01/2020.
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. LPG gas shall be provided for camping labour under "Ujjwala Yojna .
28. In the project where ground water is proposed as water source, the project proponent shall apply to the competent authority such as Central Ground Water Authority (CGWA) as the case may be for obtaining, No Objection Certificate (NOC).
29. 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.
30. 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.

1. Detailed analysis by a National Institute of repute of all aspects of the health of the residents of the Schedule Tribal block.
2. Detailed analysis of availability and quality of the drinking water resources available in the block.
3. 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.
4. The consent of Gram Sabha of the villages in the area where project is proposed shall be obtained.

**Documents to be submitted:**

Environmental Consultant / PP

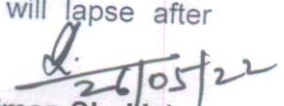
- I. A certificate from the Consultant shall be submitted that they have been accredited by MoEF (GoI), as per their OM.
- II. Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the project should be provided.
- III. Location of National Parks, Sanctuaries, 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.

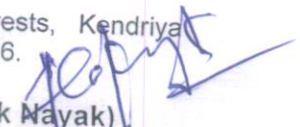
**Validity –**

- 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 06/04/2025.

**Copy to:-**

1. Member 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, E-5 Paryavaran Parisar, Arera Colony Bhopal (M.P.) -462016.
3. The Collector, Distt- Bhopal - M.P.
4. Regional Officer, Regional Office (WZ), Ministry of Environment & Forests, Kendriya Paryavaran Bhawan, Link Road No.-3, E-5, Arera Colony, Bhopal (M.P.) - 462016.
5. Guard File.

  
(Shriman Shukla)  
Member Secretary

  
(Alok Nayak)  
Officer-In-Charge