

No. SEIAA: 26 : IND: 2012
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY, KARNATAKA STATE

(Constituted by Ministry of Environment & Forests, Government of India)

Department of Ecology and Environment
Room No.709, 7th Floor, IV-Gate,
M.S. Building, Bangalore-560 001,
Date: 23rd September 2013.

To,

The CEO & Executive Member,
Karnataka Industrial Area Development Board (KIADB) .
No. 14/3, 2nd Floor,
Rashtrothana Parishat Building (RP),
Nrupathunga Road, Bangalore - 560 001.

Phone No: (080) 22211066, 22215383, 22215069.

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Email: kiadb@mail.kar.nic.in

Sir,

Sub: Development of IT/BT Park at Gamanagatti and Tarihal
Village, Dharwad District by Karnataka Industrial Area
Development Board (KIADB) - Issue of Environmental
Clearance- reg.

* * * * *

This has reference to your applications No. KIADB/DWD/DO/2398/12-13 dated: 03.10.2012 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC, Karnataka seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Application in Form 1, prefeasibility report and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC), Karnataka.

It is, inter-alia, noted that M/s. Karnataka Industrial Area Development Board (KIADB), have proposed for development of IT/BT park on the plot area of 206.39 Ha (510 Acres 03 Guntas) (Details of the land as in Annexure). Out of 206.39 Ha, 123.83 ha area is for production blocks of industrial, admin buildings & auxiliary units, 61.92 ha area is for amenities, utility, parks, residential, parking & roads and 20.64 ha area is for buffer of 15 m (greenbelt). Total water requirement for the industrial area is 3500 KLD (Domestic: 250 KLD + Industrial: 1550 KLD+ Gardening: 1700 KLD) will be met from Mallaprabha river. Total waste water generated is 1300 KLD (Domestic effluent: 200 KLD + Industrial effluent: 1100 KLD). Domestic waste water will be treated in CSTP and industrial effluent will be treated in CETP. Total power requirement is 2200 KW will be sourced from KPTCL. Alternative power requirement is 1250 KW DG set. The total project cost is Rs. 879 Crores.

The State Level Expert Appraisal Committee (SEAC) examined the proposal in the meeting held on 23rd -24th November 2012, 14th - 15th February 2013 & 5th April 2013 and has recommended for issue of Environmental Clearance.

The State Environmental Impact Assessment Authority (SEIAA) Karnataka has considered the project in its meeting held on 17th May 2013 and after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations and the appraisal and recommendation of the SEAC, have accorded environmental clearance as per the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:-

A- SPECIFIC CONDITIONS

I. Construction Phase:

1. "Consent for Establishment" shall be obtained from Karnataka State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Karnataka before start of any construction work at the site.
2. Set up an environment management cell with appropriate lab facility shall be created as the project starts. It shall monitor all necessary parameters and activities during construction and operational phases from day one. The cell also ensures that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc.
3. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
4. A First Aid Room should be provided in the Project both during construction and operation of the project.
5. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
6. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
7. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
8. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.

9. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
10. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
11. Disposal of muck, construction debris 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.
12. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
13. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
14. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
15. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
16. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
17. Ambient noise levels should conform to the 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 to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
18. 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 August 2003.
19. Ready mixed concrete must be used in building construction.
20. Storm water control and its re-use as per CGWB and BIS standards for various applications.
21. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003.
22. No ground water is to be drawn without permission from the Central/State Ground Water Authority.
23. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

24. Treatment of 100% grey water by decentralized treatment should be done.
25. The provision of Energy Conservation Building code, 2006 shall be fully complied with.
26. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
27. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
28. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
29. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire-fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightening etc.
30. The project authority shall ensure that no water bodies are polluted due to project activities and the nala/water bodies if any within the project areas are well protected with sufficient buffer.
31. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
32. The project Authorities shall ensure that the National Building Code, 2005 is complied with and adhered to.
33. The project authorities shall not use Kharab land if any, for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
34. The authorities should include the condition while issuing plots to the prospective individual industries that they should develop greenbelt of 33% of the plot area allotted for them.
35. The industrial units in the industrial area and the associated facilities shall be strictly in accordance with the norms laid down by the Karnataka State Government and CPCB.
36. The project authorities shall strictly adhere to the commitments made in the letter No. IADB/JDTP/EC /90/3476/2013-14 dated 04.06.2013 with regard to establishment of STP/CETP, buffer zone, green belt, conditions to be incorporated in the lease document while allotting plots to individual industries, environment safety aspects etc.
37. The project authorities shall undertake activities towards the corporate social commitment plan made vide letter dated 11.03.2013 with a Total budget not less than Rs. 12 Lakhs and shall be executed within a period of 2013-2017 as committed and report be submitted to the Authority.

II. Operation Phase.

1. The Company shall implement all the recommendations made in the Environmental Impact Assessment /EMP report and risk assessment report.
2. The installation of the Sewage Treatment Plant (STP) shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of treated sewage shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc. as proposed. Necessary measures should be made to mitigate the odour problem from STP.
3. 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.
4. Diesel power generating sets proposed as source of backup 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. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Andhra Pradesh Pollution Control Board.
5. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
6. The project proponent shall ensure that the greenery of the area is maintained. Further, 33% of the project area shall be dedicated for green belt development. The local Forest Department shall be associated for this purpose and requisite budget earmarked.
7. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
8. 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. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
9. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
10. 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.
11. A Report on the energy conservation measures confirming to energy conservation norms finalise by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R

& U Factors etc and submit to the SEIAA, Karnataka in three months time.

12. 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. Use 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.
13. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
14. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
15. The project authorities shall strictly comply with the rules and regulations under Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 as amended in October 1994 and January 2000. all transportation of Hazardous Chemicals shall be as per the MVA, 1989. Authorization from the KSPCB shall be obtained for collection, treatment, storage, and disposal of hazardous wastes.
16. The project authorities must strictly comply with the rules and regulations with regard to handling and disposal of hazardous wastes in accordance with the Hazardous Wastes (Management and Handling) Rules, 2003. Authorization from the KSPCB must be obtained for collection/treatment/ storage/disposal of hazardous wastes.
17. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for lighting and heating should be provided. Details in this regard should be submitted to the SEIAA.
18. The individual industries & residential development shall take all necessary clearances including Environment clearance in accordance with the law. The project Authority shall incorporate such condition in the lease/ sale deed/ Agreement.
19. The project authorities shall bifurcate the industrial plots and residential plots with a thick and tall vegetative barrier green belt.
20. The project Authority shall incorporate a condition in the prospective lease/sale deed/Agreement with individual industries that they also shall abide by the conditions of this E.C.


B. GENERAL CONDITIONS:

1. The project authorities shall strictly adhere to the stipulations made by the Karnataka State Pollution Control Board (KSPCB).
2. No further expansion or modifications of the industrial area shall be carried out without prior approval of the SEIAA/Ministry of Environment and Forests as the case may be.

3. The project proponent shall also comply with all the environmental protection measures and safeguards as per the information provided.
4. The implementation of the project vis-à-vis environmental action plans shall be monitored by MoEF, Regional Office at Bangalore / KSPCB/ CPCB and the Department of Environment & Ecology, Bangalore. A six monthly compliance status report shall be submitted to monitoring agencies.
5. The project proponent shall inform the public that the project has been accorded environmental clearance by the SEIAA and copies of the clearance letter are available with the KSPCB and may also be seen at Website of the Authority at <http://www.seiaa.kar.nic.in>. This shall be advertised within seven days from the date of issue of the clearance letter, at least in two local newspapers that are widely circulated in the region of which one shall be in the vernacular language of the locality concerned and a copy of the same shall be forwarded to the MoEF Regional Office at Bangalore / KSPCB/ CPCB and the Department of Environment & Ecology, Bangalore.
6. The project authorities shall inform the MoEF Regional Office at Bangalore / KSPCB/ CPCB and the Department of Ecology and Environment, Bangalore, the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
7. The SEIAA, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
8. The SEIAA, Karnataka reserves the right to stipulate additional conditions, if found necessary. The company in a time bound manner will implement these conditions.
9. The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 Hazardous Wastes (Management and Handling) Rules, 2003 and the Public Liability Insurance Act, 1991 along with their amendments and rules.
10. The issue of Environment Clearance doesn't confer any right to the project proponent to operate / run the project without obtaining statutory clearances / sanctions from all other concerned Authorities.
11. 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 Environmental (Protection) Act, 1986.
12. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. Officials from the Department of Environment and Ecology, Bangalore/ Regional Office of MoEF, Bangalore who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted

- to MoEF / SEIAA should be forwarded to the CCF, Regional Office of MoEF, Bangalore/ Department of Ecology and Environment, Bangalore/ Regional Officer, KSPCB Bangalore.
14. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
 15. The Authority 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 Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
 16. 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 applicable by project proponents from the competent authorities.
 17. 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.
 18. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.

Yours Faithfully,


(RAMACHANDRA) 24/9
Member Secretary,
SEIAA.

Copy to:

- 1) The Secretary, Ministry of Environment & Forests, Government of India, Paryavaran Bhavan, CGO Complex, Lodi Road, New Delhi-110003.
- 2) The Member Secretary, Karnataka State Pollution Control Board, Bangalore.
- 3) The CCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bangalore-560 034.
- 4) The Regional Director (Environment), Department of Environment and Ecology, Government of Karnataka, Meera Building, Kajubag, Karwar.
- 5) Guard File.

Annexure to Environmental Clearance letter No. SEIAA 26 IND 2012 dated 23.09.2013

Details of Land of the proposed Gamanagatti Industrial Area

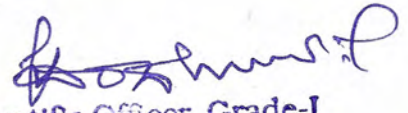
Village: Tarihala, Taluk: Hubli Dist: Dharwad

Name of village	Survey No.	Extent in Acre Guntas
Tarihala	62/2	24-39
	63	6-36
	66	21-22
	67/1	3-02
	67/2	3-01
	67/3	3-01
	67/4	3-01
	67/5	1-01
	67/6	6-22
	67/7	6-23
	Total	75-28
Gamanagatti	207	5-35
	209/1A	6-23
	209/1B	6-22
	209/2A	8-20
	209/2B	2-12
	209/2K	2-12
	209/3	22-22
	211/8	2-27
	211/9	3-24
	211/10	3-29
	221/1A/1	6-00
	221/1A/2	6-01
	221/1A/3	6-00
	221/1B	8-00
	221/1K	8-01
	221/1D	7-03
	221/2	6-18
	222/1	19-01
	222/2A	4-36
	222/2B	4-16

	222/2K	4-11
	222/2D	4-01
	222/3	3-00
	2	3-00
	208	278-20
Total		434-15

SUMMARY:

Sl no.	Village	Extent in Acres Guntas
1	Tarihala	75-28
2	Gamanagatti	434-15
Total		510-03


Scientific Officer, Grade-I
Forest Ecology & Environment
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