



सत्यमेव जयते

**File No: 10723**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment Authority(SEIAA),**  
**TAMIL NADU)**

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Dated 17/04/2024



To,

ALOK DEVRANI  
ALOK DEVRANI  
T B Hospital Campus, Austinpatti, Thoppur, , K. Pudupatti Village, MADURAI, TAMIL NADU,  
625008  
aiimsmadurai7@gmail.com

**Subject:** Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Setting up of new All India Institute of Medical sciences (AIIMS institute) under PMSSY at S.F.Nos.12/1, 12/2, 22/4, 23/2b, 23/3, 23/4b, 23/5, 23/6b, 23/7b,23/8, 23/9, 24, 25/1, 25/2, 25/3, 26/2, 30, 31/1, 32/1,33/1,34/1,35 36, 37/1, 38/1, 39, 40,41, 42/1, 42/2, 43/1, 44/1, 44/2, 45/1, 45/2, 46/1, 46/2, 47/1, 47/2, 47/3, 48/3, 48/1, 48/2,49/1, 49/2, 49/3, 50/1, 50/2, 50/3 & 53/1 of Thoppur village , Madurai District, Tamil Nadu submitted to SEIAA-TN vide proposal number SIA/TN/INFRA2/464023/2024 dated 08/03/2024.

**Ref:**

1. Online Application No. SIA/TN/INFRA2/464023/2024, Dated:24.02.2024.
2. Your application for Terms of Reference dated: 27.02.2024.

2. The particulars of the proposal are as below :

<b>(i) TOR Identification No.</b>	TO24B3812TN5451194N
<b>(ii) File No.</b>	10723
<b>(iii) Clearance Type</b>	TOR
<b>(iv) Category</b>	B1
<b>(v) Project/Activity Included Schedule No.</b>	8(b) Townships/ Area Development Projects / Rehabilitation Centres
<b>(vii) Name of Project</b>	Setting up of new All India Institute of Medical sciences (AIIMS institute) under PMSSY at Thoppur village , Madurai District, Tamil Nadu
<b>(viii) Name of Company/Organization</b>	ALOK DEVRANI
<b>(ix) Location of Project (District, State)</b>	MADURAI, TAMIL NADU

<b>(x) Issuing Authority</b>	SEIAA
<b>(xii) Applicability of General Conditions</b>	no
<b>(xiii) Applicability of Specific Conditions</b>	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to SEIAA for an appraisal under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) In the meeting held on 01/04/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form,EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The State Expert Appraisal Committee (SEAC), based on the information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to the stipulation of specific and general conditions as detailed in Annexure (2).
6. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to grant Terms of Reference for instant proposal of M/s. ALOK DEVRANI under the provisions of EIA Notification, 2006 and as amended thereof.
7. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary.
8. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
9. This issues with the approval of the Competent Authority.
10. The TORs prescribed shall be valid for a period of three years from the date of issue, for submission of the EIA/EMP report as per OM No.J-11013/41/2006-IA-II(I)(part) dated 29th August 2017.

#### **Copy To**

1. The Additional Chief Secretary to Government, Environment, Climate Change and Forests Department, Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD Cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
3. The Chairman, Tamil Nadu Pollution Control Board, 76, Mount Salai, Guindy, Chennai-600 032.
4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ), 34, HEPC Building, 1st & 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests, Paryavaran Bhavan, CGO Complex, New Delhi - 110003.
6. Stock File.

#### **Annexure 1**

#### **Specific Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)**

#### **1. Seac Conditions - Site Specific**

S. No	Terms of Reference
1.1	<ol style="list-style-type: none"> <li>1. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating.</li> <li>2. The PP shall submit a commitment letter for supply of fresh water and disposal of waste water from the Competent Authority.</li> <li>3. The PP shall adopt Permeable pavement design to harvest rainwater and runoff by using Engineering applications/Properties.</li> <li>4. The Project proponent is advised to explore the possibility to provide separate OPD.</li> <li>5. The proponent shall explore the possibility to provide charging facility for e-vehicle in the two-wheeler/four-wheeler parking area.</li> <li>6. The PP shall examine the IOCL gas pipeline connectivity to the project site instead of using DG sets and shall be included in the project cost.</li> <li>7. The PP shall furnish the gap-analysis studies undertaken by the concerned SPCBs/PCCs duly highlighting the difference in the BMW generated vis-à-vis the treatment capacity available.</li> <li>8. 50% of the total roof area should be covered with Solar panels. Provision of hot water shall be met through solar water heaters.</li> <li>9. 50% of total Power requirement shall be met through renewable green energy sources.</li> <li>10. The Proponent shall explore the possibility to provide children's play area and visitors area.</li> <li>11. Taller/one year old Saplings raised in appropriate size of bags; preferably eco-friendly bags should be planted in proper escapement as per the advice of local forest authorities/botanist/Horticulturist with regard to site specific choices. The proponent shall earmark the greenbelt area with GPS coordinates all along the boundary of the project site with at least 3 meters wide and in between blocks in an organized manner.</li> <li>12. The proposal to construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system.</li> <li>13. As per G.O. Ms. No. 142 approval from Central Ground Water Authority shall be obtained for withdrawal of water and furnish the copy of the same, if applicable.</li> <li>14. Copy of the village map, FMB sketch and "A" register shall be furnished.</li> <li>15. Detailed Evacuation plan during emergency/natural disaster/untoward accidents shall be submitted.</li> <li>16. The space allotment for solid waste disposal and sewage treatment &amp; grey water treatment plant shall be furnished.</li> <li>17. Details of the Solid waste management plan shall be prepared as per solid waste management Rules, 2016 and shall be furnished.</li> <li>18. Details of the E-waste management plan shall be prepared as per E-waste Management Rules,2016 and shall be furnished.</li> <li>19. The generated Bio medical waste shall be handled as per Bio Medical waste management Rules 2016.</li> <li>20. Details of the rain water harvesting system with cost estimation should be furnished.</li> <li>21. A detailed storm water management plan to drain out the storm water entering the premises during heavy rains period shall be prepared including main drains and sub-drains in accordance with the contour levels of the proposed project considering the flood occurred in the year 2015 and also considering the water bodies around the proposed project site &amp; the surrounding development. The storm water drain shall be designed in accordance with the guidelines prescribed by the Ministry of Urban Development.</li> <li>22. The layout plan shall be furnished for the greenbelt area earmarked with GPS coordinates by the project proponent on the periphery of the site and the same shall be submitted for CMDA/DTCP approval. The green belt width should be at least 3m wide all along the</li> </ol>

S. No	Terms of Reference
	<p>boundaries of the project site. The green belt area should not be less than 15% of the total land area of the project.</p> <p>23. A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.</p> <p>24. The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modelling for the ground water, emission, noise and traffic.</p> <p>25. As per the MoEF&amp;CC Office Memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP mentioning all the activities as directed by SEAC in the CER and furnish the same.</p>

## 2. Seiaa Standard Conditions

S. No	Terms of Reference
2.1	<ol style="list-style-type: none"> <li>1. Impacts on Energy requirement.</li> <li>2. Impacts on living System (air ,water ,soil &amp; micro organism).</li> <li>3. Impacts on terrestrial &amp; aquatic within and surrounding areas.</li> <li>4. As per the MoEF&amp; CC office memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020 the proponent shall furnish the detailed EMP mentioning all the CER activities as committed with the action plan.</li> <li>5. All the construction of Buildings shall be energy efficient and confirm to the green building norms.</li> <li>6. The proponent shall provide adequate parking facility for vehicles of all the workers &amp; visitors.</li> <li>7. The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.</li> <li>8. The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.</li> <li>9. The proponent shall provide the action taken for reduction of green house gas emissions to support the climatic action to make it sustainable buildings.</li> <li>10. The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.</li> <li>11. The project proponent shall furnish the action taken to improve water usage efficiency in the building.</li> <li>12. The project proponent shall conduct detailed study of biodiversity flora &amp; fauna including invasives /endemic vulnerable species.</li> <li>13. The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).</li> <li>14. The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities.</li> <li>15. The project proponent shall conduct detailed soil investigation including microflora /fauna.</li> <li>16. The project proponent shall study impact on livelihoods of locals.</li> <li>17. The project proponent shall furnish List of trees available in the area.</li> <li>18. The project proponent shall study impact of activities on water bodies/wetlands.</li> <li>19. The project proponent shall conduct studies on invasive and alien species</li> </ol>

### Standard Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

#### 1. Project Details

S. No	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

## 2. Land Environment

S. No	Terms of Reference
2.1	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

## 3. Land Acquisition And R&r

S. No	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

## 4. Environmental Monitoring And Management

S. No	Terms of Reference
4.1	Examine baseline environmental quality along with projected incremental load due to the project.
4.2	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.5	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

## 5. Drainage

S. No	Terms of Reference
5.1	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area.

S. No	Terms of Reference
	Any obstruction of the same by the project.

#### 6. Forest

S. No	Terms of Reference
6.1	Submit the details of the trees to be felled for the project, if any .
6.2	Submit the present land use and permission required for any conversion such as forest, agriculture etc.

#### 7. Water Environment

S. No	Terms of Reference
7.1	Ground water classification as per the Central Ground Water Authority.

#### 8. Water Management

S. No	Terms of Reference
8.1	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
8.2	Rain water harvesting proposals should be made with due safeguards for ground water quality.
8.3	Maximize recycling of water and utilization of rain water. Examine details.
8.4	Examine soil characteristics and depth of ground water table for rainwater harvesting

#### 9. Waste Management

S. No	Terms of Reference
9.1	Examine details of solid waste generation treatment and its disposal.
9.2	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

#### 10. Energy Requirements

S. No	Terms of Reference
10.1	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

S. No	Terms of Reference
10.2	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
10.3	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

#### 11. Road And Traffic

S. No	Terms of Reference
11.1	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
11.2	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
11.3	Examine the details of transport of materials for construction which should include source and availability.

#### 12. Disaster Management Plan

S. No	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

#### 13. Court Cases

S. No	Terms of Reference
13.1	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

#### 14. Miscellaneous

S. No	Terms of Reference
14.1	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website <a href="http://moef.nic.in/Manual/Townships">http://moef.nic.in/Manual/Townships</a> .

**Remarks by SEAC:**

**Proposed construction of All India Institute of Medical sciences (AIIMS institute) at S.F.Nos. 12/1, 12/2, 22/4, 23/2b, 23/3, 23/4b, 23/5, 23/6b, 23/7b,23/8, 23/9, 24, 25/1, 25/2, 25/3, 26/2, 30, 31/1, 32/1,33/1,34/1,35 36, 37/1, 38/1, 39, 40,41, 42/1, 42/2, 43/1, 44/1, 44/2, 45/1, 45/2, 46/1, 46/2, 47/1, 47/2, 47/3, 48/3, 48/1, 48/2,49/1, 49/2, 49/3, 50/1, 50/2, 50/3 & 53/1 of K. Pudupatti village, Thirupprankundram Taluk, Madurai District, Tamil Nadu by M/s. All India Institute of Medical sciences (Madurai) – For Terms of Reference (SIA/TN/INFRA2/464023/2024 dated: 24/02/2024).**

The proposal was placed for appraisal in the 450<sup>th</sup> meeting of SEAC held on 08.03.2024. The details of the project furnished by the proponent are given in the website (parivesh.nic.in).

**The SEAC noted the following:**

1. The Project Proponent, M/s. All India Institute of Medical sciences (Madurai) has applied for Terms of Reference for the Proposed construction of All India Institute of Medical sciences (AIIMS institute) at S.F.Nos. 12/1, 12/2, 22/4, 23/2b, 23/3, 23/4b, 23/5, 23/6b, 23/7b,23/8, 23/9, 24, 25/1, 25/2, 25/3, 26/2, 30, 31/1, 32/1,33/1,34/1,35 36, 37/1, 38/1, 39, 40,41, 42/1, 42/2, 43/1, 44/1, 44/2, 45/1, 45/2, 46/1, 46/2, 47/1, 47/2, 47/3, 48/3, 48/1, 48/2,49/1, 49/2, 49/3, 50/1, 50/2, 50/3 & 53/1 of K. Pudupatti village, Thirupprankundram Taluk, Madurai District, Tamil Nadu.
2. The project/activity is covered under Category “B1” of Item 8(b) “Townships and Area Development Projects” of the Schedule to the EIA Notification, 2006.
3. The total built up area of the project is 2,31,782 Sq.m (Hospital building - 129173.00 Sq.m, Academic building -70990.00 Sq.m, Staff Quarters - 25756.00 Sq.m, Service Buildings -5494.00 Sq.m & Miscellaneous Building - 369. 00Sq.m)
4. The overall project site plot area is 90.03 Hectare (222.47 Acres).

Based on the presentation made by the proponent and the documents furnished, SEAC decided **to recommend the proposal for the grant of Terms of Reference (TOR)**, subject to the following TORs, in addition to the standard terms of reference for EIA study and details issued by the MOEF & CC to be included in EIA/EMP Report:

**STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT**

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
6. Submit the details of the trees to be felled for the project.
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.

19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
21. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
22. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
23. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

**In addition to the above, the following shall be furnished:-**

**The Executive summary of the EIA/EMP report in about 8-10 pages should be prepared incorporating the information on following points:**

- 1) Project name and location (Village, District, State, Industrial Estate (if applicable).
- 2) Products and capacities. If expansion proposal then existing products with capacities and reference to earlier EC.
- 3) Requirement of land, raw material, water, power, fuel, with source of supply (Quantitative)
- 4) Process description in brief, specifically indicating the gaseous emission, liquid effluent and solid and hazardous wastes.
- 5) Measures for mitigating the impact on the environment and mode of discharge or disposal.
- 6) Capital cost of the project, estimated time of completion.
- 7) Site selected for the project - Nature of land - Agricultural (single/double crop), barren, Govt/ private land, status of its acquisition, nearby (in 2-3 km.) water body, population, with in 10km other industries, forest, eco-sensitive zones, accessibility, (note - in case of industrial estate this information may not be necessary)
- 8) Baseline environmental data - air quality, surface and ground water quality, soil characteristic, flora and fauna, socio-economic condition of the nearby population
- 9) Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk.
- 10) Likely impact of the project on air, water, land, flora-fauna and nearby population

- 11) Emergency preparedness plan in case of natural or in plant emergencies
- 12) Issues raised during public hearing (if applicable) and response given
- 13) CSR plan with proposed expenditure.
- 14) Occupational Health Measures
- 15) Post project monitoring plan

**The following general points shall be noted:**

All documents shall be properly indexed, page numbered. Period/date of data collection shall be clearly indicated.

1. Authenticated English translation of all material provided in Regional languages.
2. The letter/application for EC shall quote the SEIAA. File No. and also attach a copy of the letter.
3. The index of the final EIA-EMP report must indicate the specific chapter and page no. of the EIA-EMP Report.
4. Certificate of Accreditation issued by the QCI to the environmental consultant shall be included.
5. The prescribed TORs would be valid for a period of Three years for submission of the EIA/EMP reports, as per the O.M. No. J- 11013/41/2006-IA.II(I) dated 22.08.2014. As per the Ministry of Environment, Forest and Climate Change Impact Assessment Division, Government of India, Circular Memo No.J-11013/41/2006-IA-II (I) (Part) dated 7<sup>th</sup> November, 2015.
6. After preparing the draft EIA (as per the generic structure prescribed in Appendix-III of the EIA Notification, 2006) covering the above mentioned issues, the proponent will take further necessary action for obtaining environmental clearance in accordance with the procedure prescribed under the EIA Notification, 2006. The final EIA / EMP shall be submitted to the SEIAA – Tamil Nadu for obtaining Environmental Clearance.
7. The final EIA report shall be submitted to the SEIAA, Tamil Nadu for obtaining Environmental Clearance.
8. The TORs prescribed shall be **valid for a period of three years** from the date of issue, for submission of the EIA/EMP report as per OM No.J-11013/41/2006-IA-II(I)(part) dated 29<sup>th</sup> August 2017.