



सत्यमेव जयते

**File No: 10716**  
**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 22/04/2024



To,

Managing Director  
STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED  
19-A, Rukmani Lakshmi pathy Road, Egmore, Chennai , Egmore, CHENNAI, TAMIL NADU, -,  
600008  
md@sipcot.in

**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 DEVELOPMENT OF INDUSTRIAL PARK over an extent of 150.905 Ha at S.F.No: 9/1A, 10/1A1, 10/1A2, 10/1B, 10/2A, 10/2B, 11/2, 11/3A, 11/3B, 11/4, 12/2, 12/3A, 13/2A1, 13/3, 13/4A1, 14/3B, 14/4A, 14/4B, 131/2L2, 131/3A2, 152/6, 153, 154, 155/1, 155/2, 156/1B, 156/2, 156/3, 157/1B, 157/3, 157/4, 157/5, 157/6, 157/7, 157/8, 158/1A, 158/1B, 158/1C, 158/2A2, 160/1, 160/2, 160/3, 160/4, 160/5, 161/1A, 161/1B1, 161/3, 162/1A, 165/1, 165/2, 165/3, 165/4, 166, 168, 169/1, 169/2, 169/3, 170/1, 170/2, 171/1, 171/2, 171/3, 171/4, 178/1A, 178/1B, 178/2A, 179/1A, 179/1B, 179/2, 179/3A, 236/1, 236/2, 236/3A, 236/4, 237/1, 237/2, 237/3A, 237/4, 238/1, 238/2, 249/1, 249/2, 250, 252, 253/1, 253/2, 253/4A, 256/1, 256/2, 256/3, 257/1, 257/2, 257/3, 258/1A, 258/1B, 258/1C2, 258/1C3, 258/1D, 258/2B, 258/3A1, 258/3A2, 259/1B, 259/2, 260/1B, 260/2, 262/2B, 263/1, 263/2, 264/1B2, 264/1C2, 264/2A, 264/2B, 264/3, 265/1B, 450/1, 450/2, 450/3, 451/1A, 451/1B, 451/2, 451/3, 262/1, 258/3B, 236/3B, 11/1, 163, 164, 233, 234, 235, 251, 255 VARAPATTI VILLAGE, SULUR TALUK, COIMBATORE DISTRICT, TAMIL NADU submitted to SEIAA-TN vide proposal number SIA/TN/INFRA2/461167/2024 dated 14/03/2024.

**Reference:**

1. Online Application No. SIA/TN/INFRA2/461167/2024, Dated:06.02.2024.
2. Your application for Terms of Reference dated: 23.02.2024

2. The particulars of the proposal are as below :

(i) TOR Identification No.	TO24B3813TN5391958N
(ii) File No.	10716
(iii) Clearance Type	TOR
(iv) Category	B1

<b>(v) Project/Activity Included Schedule No.</b>	8(b) Townships/ Area Development Projects / Rehabilitation Centres
<b>(vii) Name of Project</b>	DEVELOPMENT OF INDUSTRIAL PARK AT VARAPATTI VILLAGE, SULUR TALUK, COIMBATORE DISTRICT, TAMIL NADU
<b>(viii) Name of Company/Organization</b>	STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU LIMITED
<b>(ix) Location of Project (District, State)</b>	COIMBATORE, 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 the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry 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) Appraisal Committee of SEIAA in the meeting held on 18/04/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 18/04/2024, based on 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 stipulation of specific and general conditions as detailed in Annexure (2).
7. 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 State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant Terms of Reference for instant proposal of M/s. Managing Director under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. 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.
10. This issues with the approval of the Competent Authority.
11. 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, 1<sup>st</sup> & 2<sup>nd</sup> 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 PP shall obtain fresh water supply commitment letter from the Competent authority.</li><li>2. As the proposed site is close to the Coimbatore urban conglomerate, the Proponent shall explore the possibility to of developing the proposed Industrial Park as “Integrated Township” with provision for residences, school, hospital and entertainment to implement the concept of ‘walk to work, walk to school, etc.,’</li><li>3. The entire land ownership details shall be included in the EIA report and shall remove the survey numbers if any wetland.</li><li>4. The industries to be housed in the SIPCOT shall comply with the norms as prescribed by the Competent Authority for treated sewage, treated trade effluent and disposal of solid wastes generated from the process activity.</li><li>5. If any Category A or B type of industry as notified in the EIA Notification 2006, as amended is proposed in the SIPCOT, the concerned project proponent shall apply for Environmental Clearance as per EIA Notification 2006, as amended.</li><li>6. The PP is advised to retain the trees available at the project site. In case of necessity, if any to remove the trees, the PP shall commit to plant minimum of 10 nos. of trees for every tree that is cut.</li><li>7. The PP shall submit the details of existing waterbodies, roads and structures within the project site and impacts shall be included in EIA report.</li><li>8. The PP shall explore the possibilities of providing Combined Effluent Treatment Plant within the Industrial Estate.</li><li>9. The PP shall explore the construction of Affordable House for the workers and the area should be earmarked.</li><li>10. The PP shall explore construction of 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 structure which was crucial to the overall eco-system.</li><li>11. The proponent shall furnish the design details of the STP treatment system and ETP system.</li><li>12. Copy of the village map, FMB sketch and "A" register shall be furnished.</li><li>13. Detailed Evacuation plan during emergency/natural disaster/untoward accidents shall be submitted.</li><li>14. The space allotment for solid waste disposal and sewage treatment &amp; grey water treatment plant shall be furnished.</li><li>15. Details of the Solid waste management plan shall be pre pared as per solid waste management Rules, 2016 and shall be furnished.</li><li>16. Details of the E-waste management plan shall be prepared as per E-waste Management Rules,2016 and shall be furnished.</li><li>17. Details of the rain water harvesting system with cost estimation should be furnished.</li><li>18. 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</li></ol>

S. No	Terms of Reference
	<p>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.</p> <p>19. The purpose of Greenbelt around the project is to capture the fugitive emissions and to attenuate the noise generated, in addition to the improvement in the aesthetics. A wide range of indigenous plants species should be planted in and around the premise in consultation with the DFO, District / State Agriculture University. The plants species should have thick canopy cover, perennial green nature, native origin and large leaf areas. Medium size trees and small trees alternating with shrubs shall be planted. The proponent shall earmark the greenbelt area with GPS coordinates all along the boundary of the project site with at least 15 metre wide and in between blocks in an organized manner and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval. The total green belt area should be minimum 33% of the total area and the same shall not be used for car parking/OSR,</p> <p>20. Cumulative impacts of the Project considering with other infrastructure developments and industrial parks in the surrounding environment within 5 km &amp; 10 km radius shall be furnished.</p> <p>21. 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>22. The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modelling for the ground water, emission, noise and traffic.</p> <p>23. The project proponent shall take fresh base line data for the study.</p> <p>24. The project proponent shall comply Wet land Management Rules, 2017.</p> <p>25. The proposal for utilization of at least 50% of Solar Energy shall be included in the EIA/EMP report.</p> <p>26. As per the MoEF&amp;CC Office Memorandum F.No.22-65/2017-IA.IIIdated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP.</p>

**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. 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.
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

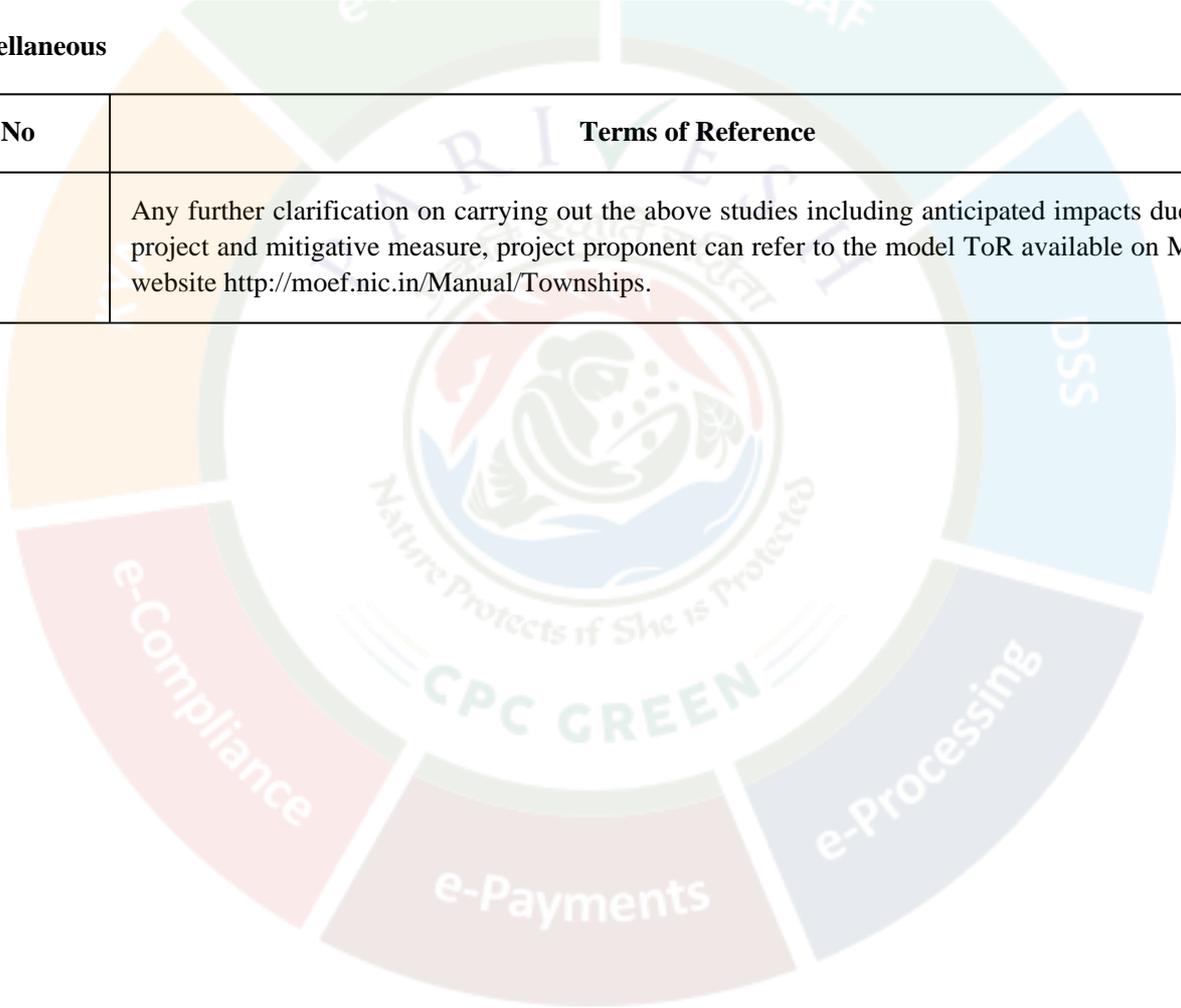
S. No	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details 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> .



**SEIAA STANDARD CONDITIONS:**

1. Impacts on Energy requirement.
2. Impacts on living System (air ,water ,soil & micro organism).
3. Impacts on terrestrial & aquatic within and surrounding areas.
4. As per the MoEF& 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.
5. All the construction of Buildings shall be energy efficient and confirm to the green building norms.
6. The proponent shall provide adequate parking facility for vehicles of all the workers & visitors.
7. The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.
8. The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.
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.
10. The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.
11. The project proponent shall furnish the action taken to improve water usage efficiency in the building.
12. The project proponent shall conduct detailed study of biodiversity flora & fauna including invasives /endemic vulnerable species.
13. The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).
14. The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities.
15. The project proponent shall conduct detailed soil investigation including microflora /fauna.
16. The project proponent shall study impact on livelihoods of locals.
17. The project proponent shall furnish List of trees available in the area.
18. The project proponent shall study impact of activities on water bodies/wetlands.
19. The project proponent shall conduct studies on invasive and alien species