

BRIEF SUMMARY

M/s Karanja Infrastructure Pvt. Ltd. has planned to develop an '**Integrated Industrial Township**' at Pen, Dist Raigad, Maharashtra. This will be an integrated industrial township spread over on four land parcels, namely, T1, T2, T3 & T4 admeasuring total plot area of **44,51,700 Sq.m.** The site will be developed under "Integrated Industrial Area" Policy of Government of Maharashtra which is being implemented through Maharashtra Industrial Development Corporation (MIDC), State Government's Industrial Infrastructure Agency. This Integrated Industrial Township comprises of Industrial (various sectors), Residential & Commercial components. The project site is irregular in shape and overlooks the River Bhogeshwari & Balganga. The site is highly contoured and has a rocky terrain, with a little vegetation cover.

PROJECT DETAILS IN BRIEF

1. Location Details

The site is located in Pen Taluka, Raigad District. It partly falls in the municipal council limits of Pen town and partly in Mumbai Metropolitan Region (MMR) & majorly in Raigad RP boundary. It is located in the villages Govirle, Davre in MMR and Walak, Belavade, Khurd-Budruk, Mungeshi, Boregaon, Shene and Virani of Raigad RP which lend a rural character to the site surroundings. The latitude & longitude details of the site are:

T1: Latitude: 18⁰42'14.11" N

Longitude: 73⁰08'37.90" E

T2:

Latitude: 18⁰46'23.80" N

Longitude: 73⁰07'17.44" E

T3:

Latitude: 18⁰46'53.73" N

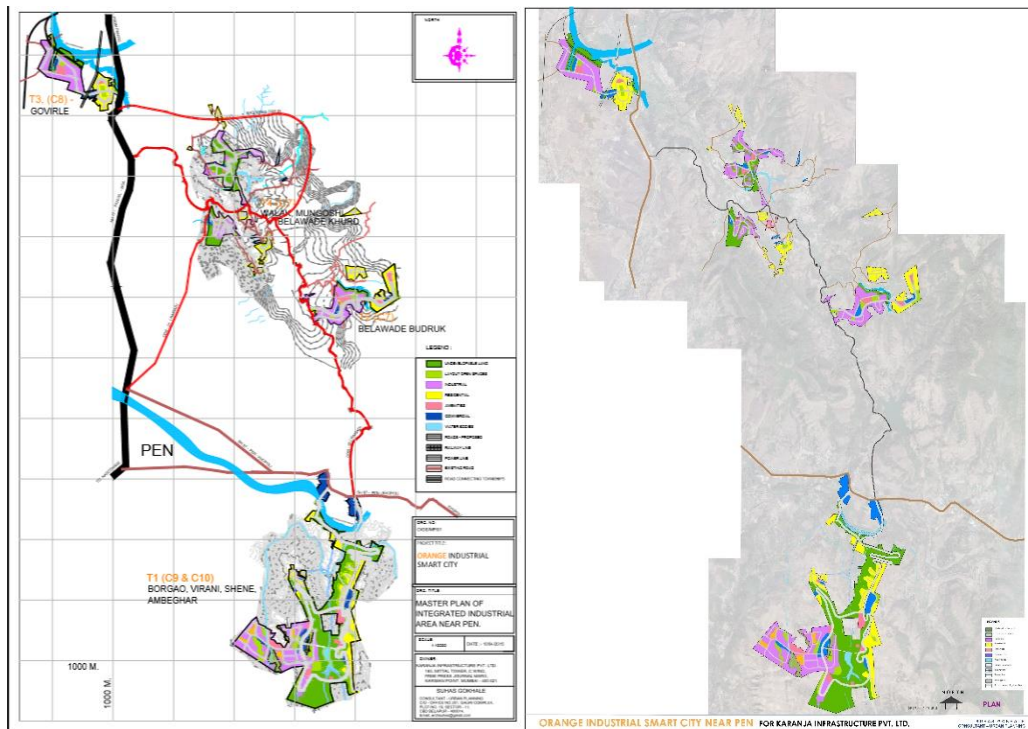
Longitude: 73⁰07'28.52" E

T4:

Latitude: 18⁰47'26.51" N

Longitude: 73⁰05'27.74" E

Location of the project site in MMR is depicted below:



2. Connectivity:

Site (T3) is readily accessible through the National Highway 17. The site (T1) is adjacent to SH 87 (Pen - Khopoli Highway) through the proposed access via 18-metre wide road, which shall bridge the water body. Apart from this, the subject-site region (T2 & T4) is also connected by about 6 km. of road length fall under major district roads and other district roads which are maintained by PWD and Zilla Parishad. The nearest railway station of central railway (Konkan railway) is Pen 4.5 Km from Borgaon location.

3. Project Area Details

- Total Plot Area: 44,51,700 Sq.m
- Undevelopable Area: 14,22,278 Sq.m
- Total BUA: 30,29,422 Sq.m

4. Size or Magnitude of Operation

The proposed project is an Integrated Industrial Township. It will have Industries of various sectors, Residential & commercial buildings. The Integrated Industrial Area will have Industrial shed, warehouse/logistics, Pharma & Healthcare, Food & Agro sector, Fashion/Apparel & Textile, Light Engineering, Gems & Jewellery, Entertainment, Defense &

Proposed Development of Integrated Industrial Township at Pen by Karanja Infrastructure Pvt. Ltd.

Electronics Park. The commercial building will include IT/ITES, Financial sector, Services sector, Offices, Malls, Hotels, Health & wellness centre.

5. Land form and Land Use

The land at present is open and vacant. The site is highly contoured and has a rocky terrain, with a little vegetation cover. After the development there will be permanent change in land use. There will be industries of various sectors, commercial and residential buildings. The land use pattern will be under mixed-use category.

6. Land Ownership

Land is acquired on willing buyer - willing seller basis & is in control/possession of the group.

7. Project Schedule

The Integrated Industrial Township is a huge infrastructure project which will be built over a period of approx. 10 years.

8. Project cost estimates - Rs. 14,206 Crores

9. Existing Infrastructure

The site surroundings are quite undeveloped and the immediate catchment is largely rural in character. But the site has excellent connectivity in terms of Rail, Road and Water transport.

10. Climate data secondary source

The climate is tropical in Pen. Most months of the rainy season are marked by significant rainfall. The short dry season has little impact. The temperature here averages 26.9°C. Precipitation here averages 3207 mm.

Climate: The driest month is January. There is 0 mm of precipitation in January. The greatest amount of precipitation occurs in July, with an average of 1247 mm.

Temperature: With an average of 30.0°C, May is the warmest month. The lowest average temperatures in the year occur in January, when it is around 23.6 °C.

11. Social Infrastructure Available

The social infrastructure in the Integrated Industrial Township will be developed based on the guidelines being issued by Government of India for development of Smart Cities & the guidelines under Integrated Industrial Area (IIA) policy of Government of Maharashtra.

12. Population Projection

The expected population for 'Integrated Industrial Township' would be about 1,45,000

13. Land use planning

The proposed 'Integrated Industrial Township' will comprise of industries of various sectors, commercial & residential buildings. The proposed land use pattern will be under mixed-use category.

UTILITIES DETAILS OF THE PROJECT IN BRIEF

1. Power: Electricity will be sourced from MSEDCL. The estimated power demand for entire township is 505 MVA:

S.N.	Land Parcel	Power Demand
1	T1	350
2	T2	85
3	T3	24
4	T4	46
Total		505

2. Water: The site is in the vicinity of water bodies. The estimated total water requirement for the project would be about 19 MLD.

S.N.	Land Parcel	Water Requirement (MLD)
1	T1	10
2	T2	3
3	T3	2
4	T4	4
Total		19

3. Manpower: The expected population for 'Integrated Industrial Township' would be about 1,45,000.

Pollution Control Measures

4. Wastewater Management: Sewage from various sources shall be sent to the STP and treated sewage would be used for gardening and non-potable purposes. STPs with combined capacity of about 18 MLD with suitable technology viz, MBR, MBBR or Constructed Wetland will be installed depending on the site conditions and requirement.

S.N.	Land Parcel	Sewage Quantity (MLD)
1	T1	8
2	T2	2
3	T3	2
4	T4	3
Total		15

5. Air Pollution Control: As the proposed Integrated Industrial Township will be housing residential and commercial buildings & various industries from different sector, there will be air emissions from their activities. However, these emissions will last for a very short period and the same will be temporary & restricted within the plant boundary. Also individual

industries coming in Integrated Industrial Township will comply with the norms. The process emissions are maintained within the limit prescribed by MPCB. Also the DG sets will be installed with stacks of sufficient height as directed by MPCB to disperse the pollutants effectively so that the flue gas emissions will be strictly within the norms stipulated by MPCB.

6. Solid Waste Management

Construction Waste:

The construction debris will be collected and suitably used on site for leveling purpose. Some of the debris would be converted into building blocks by using appropriate technology. Remaining waste if any would be sent to MIDC approved dumping site. Inorganic waste generated during the construction phase like waste concrete, mortar, left over aggregate and debris etc shall be recycled for use in the base layers of paved area i.e. parking pavement. The overall impact of waste disposal during construction phase is insignificant.

Waste Generated during Operation Phase:

The expected population for 'Integrated Industrial Township' would be about 1,45,000. The estimated quantity of solid waste would be about 32 Metric tons per day.

S.N.	Land Parcel	Solid Waste (MT)
1	T1	15
2	T2	5
3	T3	4
4	T4	8
Total		32

Source segregation is proposed for recyclables (30%) and the other waste would be treated and disposed as per MSW Rules. The solid waste will be treated with the help of suitable technology in compliance with the site conditions.

The Hazardous substances used during different phases of project would be paints, solvents, varnishes and waste oil, paints, cleaners, batteries and pesticides and petroleum products., Asbestos containing Dust, Glass, Plastics, steel are used .The quantity of waste generated would be very low The waste oil generated from DG sets will be stored in sealed containers and will finally be sold to authorized recycling agency. Other hazardous waste will be handled as per Hazardous Waste Handling (2003) rules.

7. Noise: The project will contribute traffic growth and thus increased noise level associated with it during the construction & operational stage. However, it will not pose significant negative impact because of proper measures provided for traffic management and noise control will be followed.

CONCLUSION

M/s Karanja Infrastructure Pvt. Ltd. proposed an Integrated Industrial Township at Pen, Raigad. This is spread over nearly 1100 acres at four closely placed locations and integrated with each other by a 20 m wide arterial road from Govirle-Ambivali on NH 17 Mumbai Goa to Ambeghar on SH 87 Pen Khopoli. All components of the Integrated Industrial Township will share a common cyber platform and also administrative and functional protocols. They shall be programmed to complement each other and contribute not only the growth of the Integrated Industrial Township but also catalyse regional development. The Portion of the Integrated Industrial Township located at the Northern most corners serves as a logistical hub with rail, road and waterway connectivity.

The project falls in the Category A of Projects and Activity Number 7(c) – “Industrial Estates/Parks/Complexes/Areas, Export Processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes” as per the “List of Projects or Activities requiring Prior Environmental Clearance” given in the EIA Notification dated 14th September, 2006 & subsequent amendments.

The Environmental Impact Assessment (EIA) will be based on one season environmental monitoring data. The EIA will be carried out as per the EIA guidelines and requirements of Ministry of Environment and Forests and Maharashtra Pollution Control Board (MPCB). The impacts from the proposed Integrated Industrial Township will be investigated by establishing baseline conditions, identification, prediction and evaluation of impacts of the component of the project.