



भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जल वायुपरिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
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F. No. 1649139/2025/ENVIRONMENT(WCZ)-14817

Dated: 10.11.2025

To

The Member Secretary, (SEIAA), Maharashtra
Room No. 217, Second Floor,
Mantralaya Annex, Madam Cama Road, Mumbai-32.
psec.env@maharashtra.gov.in

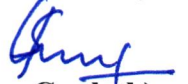
Subject: Redevelopment of Lokmanya Tilak Municipal General Hospital (Sion Hospital) on plot bearing CS No. 6(pt) of Matunga Division in F/North Ward, Dr. Babasaheb Ambedkar Road, Mumbai -Issue of Certified Compliance Report- Reg.

Sir,

This has reference to the issue of CCR for the above project. In this regard, the above-mentioned project was inspected by this office. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully


(Dr. Surender Gugloth)
Scientist-E

Encl: as above

Copy to

1. Dr. Mohan Joshi, Dean, Lokmanya Tilak Municipal General (LTMG) Hospital
Lokmanya Tilak Municipal General (LTMG) Hospital, Sion, Mumbai – 400022 E-mail
ID: dean.ltmg@mcgm.gov.in
2. The Compliance and Monitoring Division, Ministry of Environment, Forest and Climate
Change Indira Paryavaran Bhawan, Jorbag Road, New Delhi- 3. Email: moefcc-monitoring@gov.in

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (Nagpur),
Monitoring Report
Part – I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Construction project (Hospital Redevelopment Project)
2.	Schedule and category of the Project as per EIA, 2006	8(b) Townships and Area Development projects, Category B1
3.	Category of the project as per CPCB Guidelines (Red, Orange, Green)	Red Category
4.	Name of the project and project proponent	Redevelopment of Lokmanya Tilak Municipal General Hospital (Sion Hospital) on plot bearing CS No. 6(pt) of Matunga Division in F/North Ward, Dr. Babasaheb Ambedkar Road, Mumbai
5.	Clearance Letter (s) / OM No. and date (Chronological Order)	No. EC23B039MH119464 dated 11.04.2023
6.	Location a. District (s) b. State (s) c. Latitude d. Longitude	Mumbai City Maharashtra Plot-A: 19°02'11.95"N, Plot-B: 19°02'04.79"N Plot-A: 72°51'31.92"E, Plot-B: 72°51'29.80"E
7.	Address for correspondence Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers and Email id): & Address of Executive Project Engineer / Manager (with pin code/fax numbers and Email id)	Dr. Mohan Joshi, Dean Lokmanya Tilak Municipal General (LTMG) Hospital Lokmanya Tilak Municipal General (LTMG) Hospital, Sion, Mumbai - 400022 E-mail ID: dean.ltmg@mcgm.gov.in
8.	Salient features of the Project	EC was granted by SEIAA in 2023 for a Hospital Redevelopment Project on a plot area of 71,098.93 sqm with a total built-up area of 4,43,122.73 sqm. Currently, construction of the Nursing College and RMO Residences is nearing completion, the Transit Camp is completed, UG Hostel is under construction, and foundation work for Doctor's Residences is ongoing. Construction activity was commenced in Mid-2023 and about 45 % of work have been completed.

	Environmental Management Plan	Capital cost of Rs. 10038 Lakh and O&M cost of Rs 413 lakhs/year has been earmarked for Environmental Management Plan.
9.	Break-up of the Project area Submergence Area: Forest & Non-Forest Others	Non-Forest
10.	i. Total Plot Area ii. Built – Up Area (Including Road) iii. Open Space available iv. Green belt area	71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.) 4,43,122.73 sq. m. 18,530.31 sq. m. 18,530.31 sq. m.
11.	Financial Details a) Project costs as originally planned & subsequent revised estimates and the year of price reference. b) Allocations made for Environmental Management Plan with item wise & year wise breakup. c) Actual expenditure incurred on the Project so far d) Actual expenditure incurred on the Environmental Management Plan so far	Rs. 1800 Crore Total capital cost: Rs. 10,028 Lakh (Rs. 100.28 Crore) & Total recurring cost: Rs. 412 Lakh (Rs. 4.12 Crore) Rs. 212.92 Crore Rs. 32.20 Lakhs incurred on the Environmental Management Plan so far
12.	Forest land requirement The status of approval for diversion of Forestland for non-forestry use	NA
13.	Whether project located in Critically Polluted Area/Severely Polluted	NA
14.	Status of construction a) Date of commencement (Actual and/or Planned) b) Date of completion (Actual and/or Planned)	Mid-2023 December 2041 (completion of all phases)
15.	Production details as per EC & CTO	NA
16.	Reasons for the delay if the project is yet to start	NA
17.	KML file of the project	Submitted
18.	Status of Public Hearing Commitments	NA
19.	Status of Rehabilitation & Resettlement	NA
20.	Dates of site visits a) The dates on which the Project was monitored by Regional Office on previous occasions, if any	Nil 07.11.2025

	b) Date of site visit for this monitoring Report	
21.	Purpose of present Site visit:	For CCR
22.	Pending litigation if any or directions issued by any regulatory authority.	NA
23.	Recommendations a) Major Non-compliance b) Minor Non-Compliance c) Violation	Non-Compliance: 1. PP has not issued advertisement within stipulated period. 2. PP has not uploaded EC Compliance report on their website. Recommendations: • PP shall ensure timely issue of advertisement in future. • PP shall upload EC Compliance report on the company's website and report within 15 days. • Being a hospital, biomedical waste must be managed in accordance with the Biomedical Waste Management Rules, 2016, and its subsequent amendments SEIAA may ensure that the Project Proponent complies with point (2) above, before granting Environment Clearance



PART- II

Condition wise compliance status of No. EC23B039MH119464 dated 11.04.2023

SEAC Conditions: SEAC has stipulated certain conditions and compliance of which is examined by the SEIAA and the EC has been granted. Therefore, compliance status of SEAC conditions is not given in this report.

SL. No	SEIAA Condition	Status as per six monthly compliance report submitted by the PP	Observations of RO
1	This EC is excluding the Hospital building, Medical College building and 1 BHK residency building as PP has not obtained CFO NOC for the same.	Noted & agreed.	Agreed by the PP.
2	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted. We will be provided open space unpaved to ensure permeability of water. However, paving is deemed necessary we will be provided with grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed by the PP.
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed. As stated in Environmental Clearance we will achieve at least 5 % of Energy saving from Solar energy.	Agreed by the PP.
4	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	The condition is noted and will be complied with.	Following are the non-compliance: 1. PP has not issued advertisement within stipulated period. 2. PP has not uploaded EC Compliance report on the company website.
5	SEIAA after decided to grant EC for – FSI -87271.71 m ² , Non FSI- 37153.43 m ² , Total BUA- 124425.14 m ² . (Plan approval No. CHE/SPL/5786/F/N/337 (New), dated- 13.01.2020, CHE/SPL/5789/F/N/337 (New), dated-26.07.2021, CHE/SPL/5801/F/N/337 (New), dated-23.02.2023,	The condition is noted and will be complied with.	Noted by the PP

CHE/SPL/5794/F/N/337 (New), dated-01.03.2023		
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Construction phase:			
I.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid Waste Generation & disposal during construction Phase: • Dry Waste (as and when generated) will be segregated and handed over to authorized vendor • Wet Waste (as and when generated) handed over to municipal facility • Construction & demolition waste - approx. 4720 cum will be disposed off as per C&D waste Management Rules, 2016.	Being complied.
II.	Disposal of muck 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.	Construction Waste approx. 4720 cum will be disposed off as per C&D Waste Management Rules, 2016. Copy was submitted.	Complied.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	There is no generation of any hazardous material at the site till date & if generated it will be disposed of as per the MPCB norms.	Agreed by the PP
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Safe drinking water, sanitation and sewerage facility are provided at site for construction workers and photographs of the same are submitted.	Complied.
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	A separate drainage line will be provided for both storm water and wastewater generated within site to avoid mixing.	Agreed by the PP

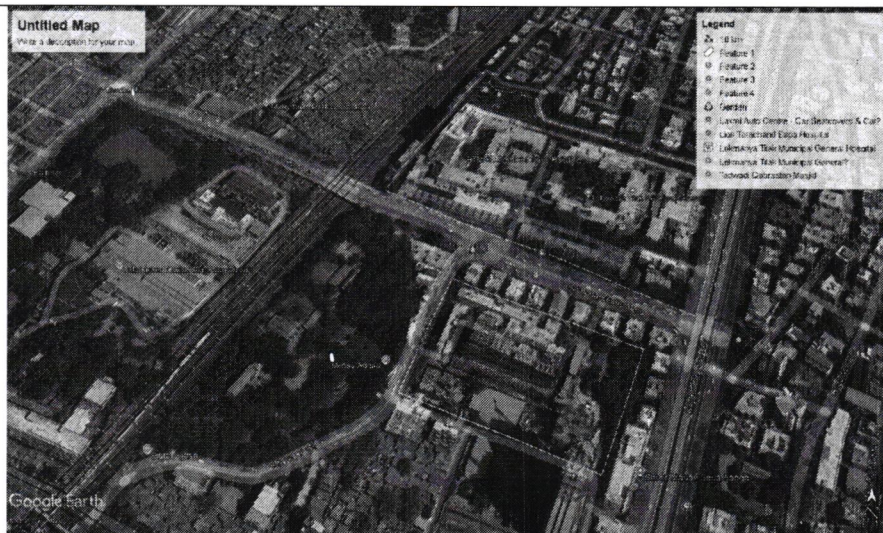
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	The measures such as, use of ready-mix concrete, curing compound, and admixture will be used to reduce water demand during construction phase.	Reported as complied.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Water requirements is being fulfilled with BMC / Tanker Water. No withdrawal of ground water is involved.	NA
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Water requirements is being fulfilled with BMC / Tanker Water. No withdrawal of ground water is involved.	
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Low flow fixtures will be used for shower, toilet flushing & drinking water.	Agreed by the PP
X.	The Energy Conservation Building code shall be strictly adhered to.	The condition is noted. The ECBC compliance report and details of anticipated energy savings are submitted.	Agreed by the PP
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All the topsoil and construction debris will be used for filling the plot and maintaining green belt development.	Agreed by the PP
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Additional soil for levelling of the proposed site will be generated within the site to protect natural drainage system of the area.	Complied.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	There is no Groundwater source at site.	NA
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	09 cut 15 transplanted and 42 retained and we will be strictly adhered to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended	Complied. PP has submitted copy of Tree NoC. PP should ensure compliance of Tree NOC.

		during the validity of Environment Clearance.	
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	No DG set provided at construction site. Electricity requirement will be fulfilled through electricity supplier.	NA
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	The vehicles hired for bringing construction material at site will have valid PUC. All vehicles are less than 8 years old only. The vehicles used for bringing construction material will be operated only during non- peak hours. Copy of PUCs are submitted.	Complied.
XVII.	Ambient noise levels should conform to 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 should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	The Ambient Noise & Ambient Air monitoring will be regularly carried out at the boundary wall of the premises as per environmental protection act 1986. The monitoring reports are submitted. Following are the measures will be taken to reduce load on Ambient Noise & Air: • Temporary barricades will be erected around the premises. • The noise generating activities will be carried out only during daytime. • High noise generating machinery will provide noise reducing measure. • Transportation of the construction material will be carried out during daytime. • Separate Entry & exist for the construction vehicles are provided.	Complied.
XVIII.	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	The DG set in existing building is being operated only during power failure & is provided with enclosure. DG set is of low Sulphur Diesel type as per Environments (Protection) Rules prescribed for air and noise emission standards. There are 11 Nos. of DG sets having a capacity of 12.25 MVA (5 X 2 MVA + 1 X 1 MVA + 5 X 250 KVA)	Agreed by the PP.

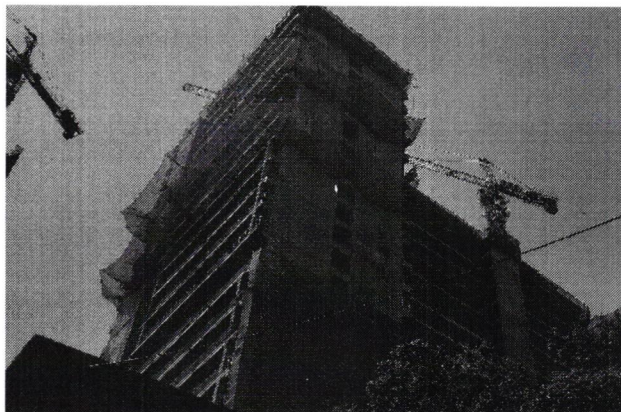
	of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	are proposed during operational phase. It will be ensured that the height of stack of DG sets should be equal to the height needed.	
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	The project will form environmental management cell within the construction supervision team to supervise all aspects of the Environmental Management Plan.	Reported as Complied.
XX.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	We have published advertisements in three local newspapers. Copies of the same are submitted.	Not Complied. PP has not issued advertisement within stipulated time.
XXI.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Yes, https://ltmgh.com/ Regular monitoring is being carried out and the results of the same are submitted to the concerned authority along with the report.	Partly Complied. PP has uploaded only the copy of EC on their website. The PP shall also upload the EC compliance report on the website.

General EC Conditions			
I	PP has to abide by the condition stipulated by SEAC & SEIAA.	We will abide to all the conditions stipulated by SEAC & SEIAA.	Refer (3) SEIAA condition above.
II	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act, and a copy shall be submitted to the Environment department before start of any construction work at the site.	Combined Consent and Biomedical Waste Authorization are issued by Maharashtra Pollution Control Board vide RED/L.S.I No:- Format1.0/CAC/UAN No.0000165872/CO/2310000516 dated 8 th October 2023 & 11 th October 2023. Copies of the same are submitted.	Complied.
III	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Yes, the condition is noted.	Noted from the google image that the construction activity was commenced in Mid- 2023 after grant of EC in April 2023.
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Noted & agreed. Six monthly compliance reports and monitoring data will be submitted to the concerned authorities regularly.	Complied.
V	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Officers of MoEF by e-mail.	Noted & agreed. We will arrange to submit Environmental Statement (Form-V) regularly.	Complied.

Operation Phase: The project is in construction phase hence, detailed compliance report for operation phase has not been prepared.



Google image



Site Photographs


 (Dr. Surender Gugloth)
 Scientist-E