ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

To,

The Dean, LTMG Hospital

MOHAN JOSHI

Dean, Lokmanya Tilak Municipal General Hospital, Sion, Mumbai - 400022 -400022

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/407969/2022 dated 25 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B039MH119464**
2.	**File No.**	SIA/MH/INFRA2/407969/2022
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Proposed 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
7.	**Name of Company/Organization**	MOHAN JOSHI
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 11/04/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/407969/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Lokmanya Tilak Municipal General
Hospital (Sion Hospital),
CS No. 6(pt) of Matunga Division in F/North Ward,
Dr. Babasaheb Ambedkar Road, Mumbai.

Subject : Environment Clearance for 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 by Lokmanya Tilak Municipal General Hospital (Sion Hospital).

Reference : Application no. SIA/MH/INFRA2/407969/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/407969/2022	
2	Name of Project	Proposed 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	
3	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006	
4	Type of Institution	Government	
5	Project Proponent	Name	Dean, Lokmanya Tilak Municipal General (LTMG) Hospital
		Regd. Office address	Lokmanya Tilak Municipal General (LTMG) Hospital, Sion, Mumbai - 400022
		Contact number	9820703192
		e-mail	dean.ltmg@mcgm.gov.in

6	Consultant			Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/2225/RA 0262, Validity: 1st May 2025			
7	Applied for			Modernization (Redevelopment)			
8	Location of the project			Survey / Gut number: CS No. 6(pt) of Matunga Division Village: Sion Taluka: F/North Ward, Mumbai City District: Mumbai City			
9	Latitude and Longitude			Plot-A (for Hospital buildings, Nursing & RMO residences): Latitude: 19°02'11.95"N, Longitude: 72°51'31.92"E Plot-B (for residences of UG hostel, MCGM utilities, Doctors residences): Latitude: 19°02'04.79"N, Longitude: 72°51'29.80"E			
10	Plot Area (sq.m.)			71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.)			
11	Deductions (sq.m.)			884.24 sq. m. (Plot-A: 800.94 sq. m. + Plot-B: 83.30 sq. m.)			
12	Net Plot area (sq.m.)			70,214.69 sq. m. (Plot-A: 52,928.01 sq. m. + Plot-B: 17,286.68 sq. m.)			
13	Ground coverage (m^2) & %			25,781.17 sq. m. (36.72%)			
14	FSI Area (sq.m.)			3,28,921.42 sq. m.			
15	Non-FSI (sq.m.)			1,14,201.31 sq. m.			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			4,43,122.73 sq. m.			
17	TBUA (m^2) approved by Planning Authority till date			31,541.20 sq. m. (FSI: 28,340.94 sq. m. + Non-FSI: 3,200.26 sq. m.).			
18	Earlier EC details with Total Construction area, if any.			Not applicable			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Construction of Nursing College (institutional building) is initiated on site.			
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	Gas Manifold Building	Ground Floor	5.75	Nursing College & RMO Residence	G + 20 Floors	69.95	Modernization
	Transit Camp	G + 4 Floors	15.9	Hospital Building	B (for parking & utilities) + G + 11 Floors	45	
				New OPD & EMS Building	G + 11 Floors	45	
				New Medical	G + 8 Floors	30	

				College		
				Nurse Residences-1 & 2	Stilt + 16 Floors	50
				RMO Residence (Ph-3)	Stilt + 16 Floors	50
				Nursing College	G + 3 Floors	16
				RMO Residence (Ph-4)	G + 16 Floors	50
				Auditorium	Ground Floor	10
				Hospital Building	G + 11 Floors	45
				Medical College	G + 11 Floors	30
				MCGM utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	66.35
				UG Hostel	B (for parking) + G/Stilt (for parking) + 1st to 4th Floor podium for parking + 5th to 24th Upper Floors	82.35
				1 BHK Residences	G + 15 Floors	50
				Club	G + 2 Floors	12
21	No. of Tenements & Shops			RMO Residences: 1500 Nurses Residences: 553 Transit Camp + Hostel: 98 2 BHK Apartments: 172 1 BHK Apartments: 90		
22	Total Population			12,791 (Population of hospital, institutional buildings: 5175 + Population of residential buildings, hostels: 7616)		
23	Total Water Requirements CMD			3420 cmd		
24	Under Ground Tank (UGT) location			Below ground level		
25	Source of water			Fresh water from MCGM and STP treated water		
26	STP Capacity & Technology			2550 cmd based on MBBR technology		
27	STP Location			Upper and Middle Basement Level		

28	Sewage Generation CMD & % of sewage discharge in sewer line	2056 cmd Zero liquid discharge as STP treated water will be recycled for flushing, landscaping and HVAC cooling purpose.		
29	Solid Waste Management during Construction Phase	**type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		Constructio n waste	Constructio n & Demolition Waste: ~4720 cum	Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	**Type**	**Quantity (Kg/d)**	**Treatment / disposal**
		Dry waste	3363 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	2242 kg/day	to be treated in proposed OWC on site
		E-Waste	As & when generated	Sale to MPCB authorized vendor
		STP Sludge (dry)	~200 kg/day	Dried sludge from STP will be used as manure
		Biomedical waste	~487.5 kg/day	Disposal at common biomedical waste treatment and disposal facility through authorized vendor
31	R.G. Area in sq.m.	Required: 17,550.80 sq. m. Proposed: 18,530.31 sq. m.		
		Existing trees on plot: 588		
		Number of trees to be cut: 302		
		Number of trees to be transplanted: 120		
		Trees to be retained: 166		
		Number of trees to be planted: a) In RG area: 604 (Compensatory plantation and additional new plantation will be carried out as per applicable norms) b) Required trees on site (@1 tree per 80 sq. m. w.r.t.		

		net plot area 70,214.69 sq. m.) :878 Nos. b) In Miyawaki Plantation (with area): 5550 Nos. & As per applicable norms on allocated area 1,850 sq. m.
		Total Nos. of trees to be planted: 6440 Nos.
32	Power requirement	During Operation Phase: Details: Source: BEST/ Tata Power Connected load (kW): 74,048 kW (74 MW) Demand load (kW): 45,228 kW (45 MW)
33	Energy Efficiency	a) Total Energy saving (%): 23.15% b) Solar energy (%): 5.09%
34	D.G. set capacity	11 nos. of DG sets of total capacity 12.25 MVA (5 nos. X 2 MVA + 1 no. X 1 MVA + 5 nos. X 250 kVA) (as emergency power back-up)
35	No. of 4-W & 2-W Parking with 25% EV	No. of 4-W parking spaces: 1252 No. of 2-W parking spaces: 313 No. of ambulance parking spaces: 12
36	No. & capacity of Rain water harvesting tanks /Pits	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum
37	Project Cost in (Cr.)	Rs. 1800 Crore
38	EMP Cost	Total capital cost: Rs. 10,038 Lakh Total recurring cost: Rs. 413 Lakh
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost (be finalized at EIA stage) and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30th September 2020
40	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
   a)Water Supply; b) Sewer Connection; c) SWD remarks; d) CFO NOC; e) Civil Aviation NOC.
3. PP to relocate Substation, DG set proposed adjacent to Miyawaki plantation in plot B.

4. PP to submit revise disaster management plan with list of nearby hospitals.
5. PP to submit revised Fire Tender Movement Plan showing clear road width of six meters and turning radius of nine meters all over the proposed buildings.
6. PP to submit details of trees to be planted in Miyawaki plantation; PP to revise the tree list including trees to be planted in Miyawaki plantation. PP to plant trees producing more oxygen.
7. PP to obtain permission from Atomic Energy Regulatory Board (AERB) for proposed radiology treatment facility.

B. SEIAA Conditions-

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.
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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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.
5. SEIAA after deliberation decided to grant EC for – FSI –87271.71 m2, Non FSI-37153.43 m2, Total BUA- 124425.14 m2. (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, CHE/SPL/5794/F/N/337 (New), dated-01.03.2023)

General Conditions:

a) 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.

II. Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.

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.

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.

V. Arrangement shall be made that waste water and storm water do not get mixed.
VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
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.
X. The Energy Conservation Building code shall be strictly adhered to.
XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
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.
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.
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 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.
XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
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.
XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
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.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department 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. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. 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.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. 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

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. 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. SO2, NOx (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.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

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.

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.

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.

V. The environmental statement for each financial year ending 31st 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 Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified
Digitally signed by Shri Pravin C. Darade , I.A.S.
Member Secretary
Date: 4/11/2023 12:49:16 PM