



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

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**Minutes of Agenda of 313th Day - 1 (Part B) Meeting of SEIAA, held on 02nd December, 2025 State Environment Impact Assessment Authority meeting Date: 17/12/2025  
 g held from 02/12/2025 to 02/12/2025**

**MoM ID:** EC/MOM/SEIAA/377746/12/2025

**Agenda ID:** EC/AGENDA/SEIAA/377746/12/2025

**Meeting Venue:** Through video conferencing

**Meeting Mode:** Hybrid

**Date & Time:**

02/12/2025	11:00 AM	05:30 PM
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**1. Opening remarks**

N/A

**2. Confirmation of the minutes of previous meeting**

N/A

**3. Details of proposals considered by the committee**

~~Day 1 -02/12/2025~~

~~3.1. Agenda Item No 1.~~

~~3.1.1. Details of the proposal~~

~~Proposed residential cum commercial project "VILLA BHAVESHWAR" located at plot no. 1,02,03,04,05,06 & 07, sector 25, Kamothe. Navi Mumbai, Maharashtra by M/s. Villa Realcon LLP Detail by VILLA REALCON LLP located at RAIGAD, MAHARASHTRA~~

CC vide F.No.22-34/2018-IA III dt.04.01.2019.

SEIAA after deliberation decided to grant EC for- FSI area of 97,091.87 m<sup>2</sup>, Non FSI of 85,150.57 m<sup>2</sup> and Total BUA of 1,82,242.44 m<sup>2</sup>.. (Plan approval No- zone No. BP/EC/Kivale/05/2025 dated 20.05.2025)

**SEIAA Decision-**

SEIAA decided to grant Environment Clearance.

**3.10.4. Recommendation of SEIAA**

Approved

**3.10.5. Details of Environment Conditions**

**3.10.5.1. Specific**

Specific	
1.	<ol style="list-style-type: none"><li>PP to submit Fire NoC.</li><li>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.</li><li>PP to prepare and implement plan to make proposed project a plastic free zone.</li><li>PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</li><li>PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</li><li>PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li><li>PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</li></ol>

**3.11. Agenda Item No 11:**

**3.11.1. Details of the proposal**

Proposed amendment & expansion in 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 MOHAN JOSHI located at MUMBAI, MAHARASHTRA			
Proposal For		Expansion EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/5446 87/2025	SIA/MH/INFRA2/5446 87/2025	14/07/2025	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

**3.11.2. Deliberations by the committee in previous meetings**

Date of SEAC 1 :06/08/2025

## Deliberations of SEAC 1 :

### Deliberation: -

It is informed that; the MoEF&CC has issued a Notification on 12.11.2024 and Office Memorandum on 14.11.2024 & 14.01.2025 where in the information from State Pollution Control Board was asked to obtain before appraisal of the proposal. The Member Secretary SEAC-2 informed that; the MoEF&CC had online workshop on 03.04.2025 for all states with respect to the same and communicated that; till the integration of PARIVESH portal is not completed with all State Pollution Control Boards the proposal can be appraised as per existing procedure

PP agreed to submit an indemnity bond indemnifying the Environment & CC Dept., SEAC-2, and SEIAA for any non-compliance or violation of requirement of EIA Notification, 2006 amended from time to time, submitting correct/uniform information in the parivesh application and during the meeting, and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. In case of any non-compliance or violation, the PP will be solely responsible.

During deliberations, PP submitted that; they had obtained earlier EC vide No EC23BO39MH119464 dated 11.04.2023 for plot area of 71098.93 sqm., FSI area of 328921.42 sqm., Non FSI area of 114201.31 sqm. and Gross Built Up Area of 443122.73 sqm. PP further submitted that; for the ongoing Phase - I of the development the structure of paraplegic foundation 1 & 2 and staff quarter 1 to 6 on plot B are already demolished. For Phase-2 the structure of canteen, hospital block 1-3 A, old OPD block, Old RMP resident and nurse college will be demolished after obtaining necessary permission from the competent authority. PP confirmed that; the construction of about 31541.20 sqm. is completed on site as per earlier EC. The certified compliance report of earlier EC is not yet obtained from the Regional Office of MoEF&CC, Nagpur.

The comparative statement of earlier EC and proposed expansion as submitted by PP is as below,

### As per previous EC pts Parameters at (Expansion)

71,098.93 sq. m. (Plot-  
A: 71,098.93 sq. m. + Pl  
ot-B: 17,369.98 sq. m.)

Increased by 16,809.64 s  
q. m. (Plot-A: 71,098.93 sq. m. + Pl  
ot-B: 17,369.98 sq. m.)

Decreased by 10,527.39 s  
q. m. (Plot-A: 71,098.93 sq. m. + Pl  
ot-B: 17,369.98 sq. m.)

Proposed Gross 2025 sq.  
m. (Plot-A: 71,098.93 sq. m. + Pl  
ot-B: 17,369.98 sq. m.)

27,795.57 sq. m. (Plot-A: 71,098.93 sq. m. + Pl  
ot-B: 17,369.98 sq. m.)

### Proposed Buildings

#### Plot-A

Nursing College & Constr  
G + 20 Floors  
Multi-residences

Change in building config  
B. 1 for parking & utilities  
B. 2 for parking & utilities  
S. 1 + G + 11 Floors  
Upper floors

Particulars	As per previous EC dt d. 11.04.2023	As per present proposal (Expansion)	Remarks
New OPD & EMS Building	G + 11 Floors	-	Instead of New OPD & EMS Building (single building), separate buildings for OPD (with increase in 2 upper floors) & Emergency (with increase in 3 upper floors) are proposed.
OPD	-	B + G + 13 Floors	
Emergency	-	B + G + 14 Floors	
New Medical College	G + 8 Floors	G + 8 Floors	No change (proposed in future phases)
Nurse Residences-1 & 2	Stilt + 16 Floors	Stilt + 16 Floors	No change (proposed in future phases)
RMO Residence (Ph-3)	Stilt + 16 Floors	Stilt + 16 Floors	No change (proposed in future phases)
Nursing College	G + 3 Floors	G + 3 Floors	No change (proposed in future phases)
RMO Residence (Ph-4)	G + 16 Floors	G + 16 Floors	No change (proposed in future phases)
Auditorium	G	G	No change (proposed in future phases)
Hospital Building	G + 11 Floors	-	Instead of Hospital Building (with multiple departments), building dedicated for Oncology (with increase in 2 basements & 2 upper floors) is proposed.
Oncology	-	B2 + B1 + G + 13 Floors	
Medical College	G + 11 Floors	G + 11 Floors	No change (proposed in future phases)
Gas Manifold Building	G	G	No change (already existing)
Foot Over Bridge	-	-	Additional construction as compared to previous EC
Inter-Block Bridges	-	-	Additional construction as compared to previous EC
<b>Plot-B</b>			
Transit Camp	G + 4 Floors	G + 4 Floors	No change (already existing)

Particulars	As per previous EC dt d. 11.04.2023	As per present proposal (Expansion)	Remarks
MCGM utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	B (for parking) + G + 20 Floors	No change (under construction)
UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	No change (under construction)
1 BHK Residences	G + 15 Floors	G + 15 Floors	No change (proposed in future phases)
Club	G + 2 Floors	G + 2 Floors	No change (proposed in future phases)
Total population	12,791 (Population of hospital, institutional buildings: 5175 + Population of residential buildings, hostels: 7616)	20,930 (Population of hospital, institutional buildings: 13,314 + Population of residential buildings, hostels: 7616) No. of visitors (in OPD): 20,583	Increase in population by 8,139 nos.
Total water requirement	3420 cmd	4434 cmd	Increase by 1014 cmd
Sewage Generation	2056 cmd	2651 cmd	Increase by 595 cmd
STP Capacity	2550 cmd (Plot-A: 2000 cmd + Plot-B: 550 cmd)	2750 cmd (Plot-A: 2200 cmd + Plot-B: 550 cmd)	Increase in capacity of STP on Plot-A by 200 cmd
Rainwater Harvesting	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum	No change
Municipal Solid Waste Generation	5605 kg/day	7232 kg/day	Increase by 1627 kg/day
Biomedical Waste Generation	~487.5 kg/day	~572 kg/day	Increase by 84.5 kg/day
Power Requirement	Source: BEST / Tata Power Connected load: 74,048 kW Demand load: 45,228 kW	Source: BEST / Tata Power Connected load: 88,858 kW Demand load: 54,274 kW	-Increase in connected load by 14,810 kW -Increase in demand load by 9,046 kW
DG sets (emergency power back-up)	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	14 nos. of DG sets of total capacity 16.75 MVA (5 nos. X 2 MVA + 1 no. X 1 MVA + 5 nos. X 250	Increase in 3 nos. of DG sets & 4.5 MVA capacity



Particulars	As per previous EC dt d. 11.04.2023	As per present proposal (Expansion)	Remarks
	kVA)	kVA + 3 nos. X 1500 kVA)	
Proposed RG area	18,530.31 sq. m.	20,475.92 sq. m.	Increase by 1945.61 sq. m.

Now, PP submitted application for expansion in the earlier EC and obtained online ToR vide No. TO25B3813MH5127139N dated 08.05.2023. PP collected baseline data during period March to May 2022 and submitted EIA/EMP report.

During deliberations PP informed that; the expansion proposal pertains to change in planning of original proposed hospital, OPD & EMS building in Phase -2 of redevelopment, which are now proposed as main hospital building, OPD building, emergency building and oncology building.

PP further submitted that; the planning authority is Municipal Corporation of Greater Mumbai (MGCM) and the site falls under jurisdiction Municipal Corporation of Greater Mumbai (MGCM).

The total plot area is 71098.93 sq.m. (Plot A-53728.95 sqm, Plot -B- 17369.98 sqm.) The net plot area is 70214.69 sqm. (Plot A-52928.01 sqm, Plot -B- 17286.68 sqm.), FSI area is 345731.66 sqm., Non FSI area is 103673.92 sqm. and proposed built up area is 449404.98 sq.m.

The total water requirement of the project is 4434 KLD which will be supplied by MGCM. Total sewage generation will be 2651 KLD. PP agreed to provide 40% open to sky STP in the proposed project. PP submitted that the proposed project will be zero liquid discharge. The treated sewage water will be used for flushing, gardening and HVAC with the plot only. PP also informed that there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that; the recommendations of heat island study/wind analysis will be complied and implemented on site. The solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non - biodegradable waste will be handed over to the local body.

PP submitted that; the required RG area is 17574.50 sq.m. PP proposes to provide 17599.43 sq.m. RG area on mother earth and 2876.49 sqm as paved RG thus total RG area is 29475.92 sqm. There are 619 existing trees of which 173 trees will be cut and 119 trees will be transplanted, 327 trees will be retained. PP also proposes to provide Miyawaki plantation over an area of 880 sq.m. by planting 3520 nos. of trees. There will be total 5257 nos. of trees in proposed project. PP further confirmed that, they will achieve 5.0 % energy saving of the maximum load by using renewable energy. PP proposes to provide 25% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide rain water harvesting tanks with total capacity of 488.02 cum. For phase 1 and 750 cum. Capacity tanks in phase-2 . PP prepared disaster management plan.

PP submitted that; they had obtained CFO NOC on 01.10.2020 for transit camp, 05.03.2021 for Nursing college and RMO building, 04.01.2022 for 2 BHK residence, 08.02.2023 for UG hostel, 12.06.2025 for oncology building for height of 62.10 meters and on 21.06.2025 for main hospital building for height of 69.90 meters. Civil Aviation NOC on 27.05.2025 for permissible height of 113.39 meters, Tree NOC on 26.02.2021 and 26.04.2022, SWD Remarks on 14.03.2018, SWD NOC on 22.07.2025, Water Supply Remarks on 20.01.2018.

PP agreed to obtain revised NOCs for Storm Water drain, Water Supply Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP is as below,

S r. No.	Description	Details
1	Whether the project falls within 5 km	No

S r. N o.	Description	Details	
	of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1986 as per Hon'ble National Green Tribunal order dated 9 <sup>th</sup> August 2024		
2	Proposal Number	SIA/MH/INFRA2/544687/2025	
3	Name of Project	Proposed amendment & expansion in 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	
4	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006	
5	Type of Institution	Government	
6	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	<a href="mailto:dean.ltmg@mcgm.gov.in">dean.ltmg@mcgm.gov.in</a>
7	Consultant	Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/25-28/RA 0397 Validity: 1 <sup>st</sup> May 2028	
8	Applied for	Amendment & Expansion	
9	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	
10	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):	

S r. N o.	Description	Details					
		Latitude: 19°02'04.79"N, Longitude: 72°51'29.80"E					
1 1	Plot Area (sq.m.)	71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.)					
1 2	Deductions (sq.m.)	884.24 sq. m. (Plot-A: 800.94 sq. m. + Plot-B: 83.30 sq. m.)					
1 3	Net Plot area (sq.m.)	70,214.69 sq. m. (Plot-A: 52,928.01 sq. m. + Plot-B: 17,286.68 sq. m.)					
1 4	Ground coverage (m <sup>2</sup> ) & %	27705.56 sq. m. (39.46%)					
1 5	FSI Area (sq.m.)	3,45,731.06 sq. m.					
1 6	Non-FSI (sq.m.)	1,03,673.92 sq. m.					
1 7	Proposed built-up area (FSI + Non FSI) (sq.m.)	4,49,404.98 sq. m.					
1 8	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	1,24,425.23 sq. m.					
1 9	Earlier EC details with Total Construction area, if any.	EC granted by SEIAA, Maharashtra vide letter dated 11 <sup>th</sup> April 2023 having EC Identification No. EC23B039MH119464 & File No. SIA/MH/INFRA2/407969/2022 for gross construction area 4,43,122.73 sq. m. & released for construction of gross construction area 1,24,425.23 sq. m.					
2 0	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	31,541.20 sq. m.					
2 1	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Nursing College & RMO Residences	G + 20 Floors	69.95	Nursing College & RMO Residences	G + 20 Floors	69.95	No change (under construction)
	Hospital Building	B (for parking & utilities)	45	Main Hospital Building	B + G + 15 Floors	69.90	Change in building



S r. N o.	Description			Details			
		+ G + 11 Floors					g configuration & increase in 4 upper floors
	New OPD & EMS Building	G + 11 Floors	45	OPD	B+G + 13 Floors	61.05	Instead of New OPD & EMS Building (single building), separate buildings for OPD (with increase in 2 upper floors) & Emergency (with increase in 3 upper floors) are proposed.
				Emergency	B + G + 14 Floors	66.10	
	New Medical College	G + 8 Floors	30	New Medical College	G + 8 Floors	30	No change
	Nurse Residences-1 & 2	Stilt + 16 Floors	50	Nurse Residences-1 & 2	Stilt + 16 Floors	50	No change
	RMO Residence (Ph-3)	Stilt + 16 Floors	50	RMO Residence (Ph-3)	Stilt + 16 Floors	50	No change
	Nursing College	G + 3 Floors	16	Nursing College	G + 3 Floors	16	No change
	RMO Residence (Ph-4)	G + 16 Floors	50	RMO Residence (Ph-4)	G + 16 Floors	50	No change
	Auditorium	G	10	Auditorium	G	10	No change

S r. N o.	Description			Details			
	Hospital Building	G + 11 Floors	45	Oncology	B2 + B1 + G + 13 Floors	62.10	Instead of Hospital Building (with multiple departments), building dedicated for Oncology (with increase in 2 basements & 2 upper floors) is proposed.
	Medical College	G + 11 Floors	30	Medical College	G + 11 Floors	30	No change
	Gas Manifold Building	G	5.75	Gas Manifold Building	G	5.75	No change (existing)
	Transit Camp	G + 4 Floors	15.9	Transit Camp	G + 4 Floors	15.9	No change (already existing)
	MCGM utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	66.35	BMC utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	66.35	No change (under construction)
	UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	82.35	UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	82.35	No change (under construction)
	1 BHK Residences	G + 15 Floors	50	1 BHK Residences	G + 15 Floors	50	No change

S r. N o.	Description			Details			
	Club	G + 2 Floors	12	Club	G + 2 Floors	12	No change
	-	-	-	Foot Over Bridge	-	-	Additional construction as compared to previous EC
	-	-	-	Inter-Block Bridges	-	-	Additional construction as compared to previous EC
2 2	No. of Tenements & Shops			RMO Residences: 1500 Nurses Residences: 553 Transit Camp + Hostel: 98 2 BHK Apartments: 172 1 BHK Apartments: 90			
2 3	Total Population			20,930 (Population of hospital, institutional buildings: 13,314 + Population of residential buildings & hostels: 7616) No. of visitors (in OPD): 20,583			
2 4	Total Water Requirements CMD			4434 cmd Fresh water requirement (from BMC): 2048 cmd Recycled water requirement from STP: 2386 cmd (Flushing: 1012 cmd + Gardening: 200 cmd + HVAC cooling: 1174 cmd)			
2 5	Under Ground Tank (UGT) location			Below ground level			
2 6	Source of water			Municipal supply from BMC & STP treated water			
2 7	STP Capacity & Technology			2750 cmd (Plot-A: 2200 cmd based on MBR technology + Plot-B: 550 cmd based on SBR technology)			
2 8	STP Location			At basement level			
2	Sewage Generation CMD & % of sew			2651 cmd			

S r. N o.	Description	Details				
9	age discharge in sewer line	Zero liquid discharge as STP treated water will be recycled f or flushing, landscaping and HVAC cooling purpose.				
30	Solid Waste Management during Con struction Phase	Type	Quantity (K g/d)	Treatment / disposal		
		Dry waste	As & when g enerated	Recyclable dry waste w ill be handed over to au thorized recyclers. Iner ts will be disposed to l andfill site through loca l agencies.		
		Wet waste	As & when g enerated	Composting		
		Construction & Demolition wast e	Construction & Demolitio n Waste: ~4 720 cum	Will be disposed in co mpliance with Construc tion & Demolition Was te Management Rules, 2016		
31	Total Solid Waste Quantities with typ e during Operation Phase & Capacity of OWC to be installed	Type	Quantity (K g/d)	Treatment / disposal		
		Dry waste	4339 kg/day	Recyclable dry waste w ill be handed over to au thorized recyclers. Iner ts will be disposed to l andfill site through loca l agencies.		
		Wet waste	2893 kg/day	to be treated in propos ed OWC on site		
		E-Waste	As & when g enerated	Sale to MPCB authorize d vendor		
		STP Sludge (dry)	~200 kg/day	Dried sludge from STP will be used as manure		
		Biomedical wast e	~572 kg/day	Disposal at common bi omedical waste treatm ent and disposal facility through authorized ven dor		
3	R.G. Area in sq.m.	<table><tr><td>RG required</td><td>17,574.50 sq. m.</td></tr></table>			RG required	17,574.50 sq. m.
RG required	17,574.50 sq. m.					

S r. N o.	Description	Details						
2		<table><tr><td>RG provided on Mother Earth</td><td>17,599.43 sq. m.</td></tr><tr><td>Total</td><td>20,475.92 sq. m.</td></tr></table> <p>Existing trees on plot: 619</p> <p>Number of trees to be cut: 173</p> <p>Number of trees to be transplanted: 119</p> <p>Number of trees to be planted: a) In RG area: 1172 (compensatory plantation) b) In Miyawaki Plantation (with area): 3520 (880 sq. m.)</p> <p>Total Nos. of trees after development: 5257</p>	RG provided on Mother Earth	17,599.43 sq. m.	Total	20,475.92 sq. m.		
RG provided on Mother Earth	17,599.43 sq. m.							
Total	20,475.92 sq. m.							
3 3	Power requirement	<p>During Operation Phase:</p> <table><tr><td>Details</td><td>Source: BEST / Tata Power</td></tr><tr><td>Connected load (kW)</td><td>88,858 kW</td></tr><tr><td>Demand load (kW)</td><td>54,274 kW</td></tr></table>	Details	Source: BEST / Tata Power	Connected load (kW)	88,858 kW	Demand load (kW)	54,274 kW
Details	Source: BEST / Tata Power							
Connected load (kW)	88,858 kW							
Demand load (kW)	54,274 kW							
3 4	Energy Efficiency	a) Total Energy saving (%): 20.05% b) Solar energy (%): 5.04%						
3 5	D.G. set capacity	14 nos. of DG sets of total capacity 16.75 MVA (5 nos. X 2 MVA + 1 no. X 1 MVA + 5 nos. X 250 kVA + 3 nos. X 1500 kVA) (as emergency power back-up)						
3 6	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						
3 7	No. & capacity of Rainwater harvesting tanks /Pits	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum						
3 8	Project Cost in (Cr.)	Rs. 1214.35 Crore						
3 9	EMP Cost	a) Construction Phase: 1. Capital Cost: 235 Lakh 2. O&M Cost: Rs. 26 Lakh/annum b) Operation Phase: 1. Capital Cost: Rs. 10,028 Lakh 2. O&M Cost: Rs. 412 Lakh/annum						
4 0	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 MoEF&CC OM No. F.No.22-65/2017-IA.III dated 30 <sup>th</sup> September 2020						



S r. N o.	Description	Details
41	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil

**During discussion following points emerged:**

Sr. No.	Conditions
1.	PP to obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3.	PP to obtain revised (i) Storm Water drain, (ii) Water Supply. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4.	PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.
5.	PP to obtain Certified Compliance Report of earlier EC from the Regional Office of MoEF&CC, Nagpur.
6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
7.	PP to provide adequate space for maneuvering and parking of emergency vehicles like ambulances
8.	PP to complete tree plantation within the site during construction phase.
9.	PP to dispose all e-waste as per E-Waste Management Rule

es, 2016 and 2022 amended from time to time.

**Decision: -**

In view of above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.

**Date of SEIAA 2 :04/09/2025**

**Deliberations of SEIAA 2 :**

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-2 in its 245<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 71,098.93 m<sup>2</sup>, FSI area of 3,45,731.06 m<sup>2</sup> and total BUA of 4,49,404.98 m<sup>2</sup>.

PP has obtained earlier EC vide earlier EC vide No. EC23B039MH119464 dated 11.04.2023 for total plot area of 71098.93 sqm., FSI area of 328921.42 sqm., Non FSI area of 114201.31 sqm. and Gross Built Up Area of 443122.73 sqm. PP/Accredited consultant was absent for the meeting, hence deferred.

**EIAA Decision-**

EIAA decided to defer the proposal.

**3.11.3. Deliberations by the SEIAA in current meetings**

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-2 in its 245<sup>th</sup> meeting dated 06/08/2025 and earlier considered by SEIAA in its 304<sup>th</sup> meeting dated 04/09/2025 for grant of Environment Clearance for total plot area of 71,098.93 m<sup>2</sup>, net plot area of 70,214.69 m<sup>2</sup>, FSI area of 3,45,731.06 m<sup>2</sup>, Non FSI area of 1,03,673.92 m<sup>2</sup> and total BUA of 4,49,404.98 m<sup>2</sup>.

PP has obtained first EC vide Letter No. EC23B039MH119464 dated 11/04/2023 for total BUA of 1,24,425.23 m<sup>2</sup>.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that; they have obtained the same dated 10/11/2025 SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 10/11/2025.

SEIAA Verified that RG is on mother earth open to sky as per Hon'ble NGT order dated 13.09.2022 (Appeal No. 22/2016 WZ).

SEIAA checked undertaking about complying SEAC conditions dated 29/11/2025.

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 17,574.50 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of 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. SEIAA observed that PP had not obtained Plan approval and CFO NOC for OPD and Emergency Buildings. SEIAA decided to exclude these from the EC.
4. SEIAA further observed that, PP has obtained Provisional CFO NOC up to 62.10 m height for Oncology Building and upto 69.90 m for the main hospital building. SEIAA decided to restrict the EC as per provisional CFO NOC dated 12/06/2025 & 21/06/2025.
5. SEIAA asked PP to obtain revised FSI and Non FSI certificate from the architect. PP submitted the same dated 03/12/2025.
  6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
  7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20

% of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.

8. 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.

**SEIAA Decision-**

SEIAA decided to grant Environment Clearance.

**3.11.4. Recommendation of SEIAA**

Approved

**3.11.5. Details of Environment Conditions**

**3.11.5.1. Specific**

specific condition		
1.	Sr. No.	Conditions
	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other for 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to obtain revised (i) Storm Water drain, (ii) Water Supply. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
	4.	PP to ensure that; the requirements of Bio Medical Waste Management Rule 2016 amended from time to time are followed.
	5.	PP to obtain Certified Compliance Report of earlier EC from the Regional Office of MoEF&CC, Nagpur.
	6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
	7.	PP to provide adequate space for maneuvering and parking of emergency vehicles like ambulances
	8.	PP to complete tree plantation within the site during construction phase.
	9.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**3.12. Agenda Item No 12:**

**Item no. 20**

**Proposal No.:-** SIA/MH/INFRA2/544687/2025

**Type of Project:** EC

**Subject-** Environmental Clearance for Proposed amendment & expansion in 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 MOHAN JOSHI (Compliance)

**Project Details-**

**SEAC Deliberation –**

PP submitted the application for their Proposed amendment/expansion in their earlier EC of hospital project. PP submitted their proposal under category 8(b) B1 as per EIA Notification, 2006 as amended from time to time.

The project proposal was discussed on the basis of conceptual plan as per guidelines provided by the SEIAA, MoEF&CC OM dated 19.06.2013, EIA submitted as per standard TOR granted, presentation made, and documents submitted by the project proponent along with their environmental consultant M/s. Enviro Analyst and Engineers Pvt. Ltd. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1, 1A, presentation & EIA reports submitted are taken on the record.

It is informed that; the MoEF&CC has issued a Notification on 12.11.2024 and Office Memorandum on 14.11.2024 & 14.01.2025 where in the information from State Pollution Control Board was asked to obtain before appraisal of the proposal. The Member Secretary SEAC-2 informed that; the MoEF&CC had online workshop on 03.04.2025 for all states with respect to the same and communicated that; till the integration of PARIVESH portal is not completed with all State Pollution Control Boards the proposal can be appraised as per existing procedure

PP agreed to submit an indemnity bond indemnifying the Environment & CC Dept., SEAC-2, and SEIAA for any non-compliance or violation of requirement of EIA Notification, 2006 amended from time to time, submitting correct/uniform information in the parivesh application and during the meeting, and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. In case of any non-compliance or violation, the PP will be solely responsible.

During deliberations, PP submitted that; they had obtained earlier EC vide No. EC23BO39MH119464 dated 11.04.2023 for plot area of 71098.93 sqm., FSI area of 328921.42 sqm., Non FSI area of 114201.31 sqm. and Gross Built Up Area of 443122.73 sqm. PP further submitted that; for the ongoing Phase – I of the development the structure of paraplegic foundation 1 & 2 and staff quarter 1 to 6 on plot B are already demolished. For Phase-2 the structure of canteen, hospital block 1-3 A, old OPD block, Old RMP resident and nurse college will be demolished after obtaining necessary permission from the competent authority. PP confirmed that; the construction of about 31541.20 sqm. is completed on site as per earlier EC. The certified compliance report of earlier EC is not yet obtained from the Regional Office of MoEF&CC, Nagpur.

  
Member Secretary

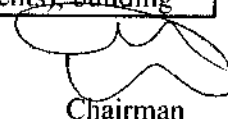
  
Chairman



The comparative statement of earlier EC and proposed expansion as submitted by PP is as below,

Particulars	As per previous EC dtd. 11.04.2023	As per present proposal (Expansion)	Remarks
Total site area	71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.)	71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.)	No change
Proposed FSI	3,28,921.42 sq. m.	3,45,731.06 sq. m.	Increased by 16,809.64 sq. m.
Proposed non-FSI	1,14,201.31 sq. m.	1,03,673.92 sq. m.	Decreased by 10,527.39 sq. m.
Proposed Gross Construction Area	4,43,122.73 sq. m.	4,49,404.98 sq. m.	Increased by 6,282.25 sq. m.
Ground Coverage	25,781.17 sq. m. (36.72%)	27,705.56 sq. m. (39.46%)	Increased by 1924.39 sq. m.
<b>Proposed Buildings</b>			
<b>Plot-A</b>			
Nursing College & RMO Residences	G + 20 Floors	G + 20 Floors	No change (under construction)
Hospital Building	B (for parking & utilities) + G + 11 Floors	B + G + 15 Floors	Change in building configuration & increase in 4 upper floors
New OPD & EMS Building	G + 11 Floors	-	Instead of New OPD & EMS Building (single building), separate buildings for OPD (with increase in 2 upper floors) & Emergency (with increase in 3 upper floors) are proposed.
OPD	-	B + G + 13 Floors	
Emergency	-	B + G + 14 Floors	
New Medical College	G + 8 Floors	G + 8 Floors	No change (proposed in future phases)
Nurse Residences-1 & 2	Stilt + 16 Floors	Stilt + 16 Floors	No change (proposed in future phases)
RMO Residence (Ph-3)	Stilt + 16 Floors	Stilt + 16 Floors	No change (proposed in future phases)
Nursing College	G + 3 Floors	G + 3 Floors	No change (proposed in future phases)
RMO Residence (Ph-4)	G + 16 Floors	G + 16 Floors	No change (proposed in future phases)
Auditorium	G	G	No change (proposed in future phases)
Hospital Building	G + 11 Floors	-	Instead of Hospital Building (with multiple departments), building
Oncology	-	B2 + B1 + G + 13 Floors	

  
Member Secretary

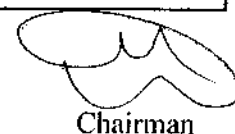
  
Chairman



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Particulars	As per previous EC dtd. 11.04.2023	As per present proposal (Expansion)	Remarks
			dedicated for Oncology (with increase in 2 basements & 2 upper floors) is proposed.
Medical College	G + 11 Floors	G + 11 Floors	No change (proposed in future phases)
Gas Manifold Building	G	G	No change (already existing)
Foot Over Bridge	-	-	Additional construction as compared to previous EC
Inter-Block Bridges	-	-	Additional construction as compared to previous EC
<b>Plot-B</b>			
Transit Camp	G + 4 Floors	G + 4 Floors	No change (already existing)
MCGM utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	B (for parking) + G + 20 Floors	No change (under construction)
UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	No change (under construction)
1 BHK Residences	G + 15 Floors	G + 15 Floors	No change (proposed in future phases)
Club	G + 2 Floors	G + 2 Floors	No change (proposed in future phases)
Total population	12,791 (Population of hospital, institutional buildings: 5175 + Population of residential buildings, hostels: 7616)	20,930 (Population of hospital, institutional buildings: 13,314 + Population of residential buildings, hostels: 7616) No. of visitors (in OPD): 20,583	Increase in population by 8,139 nos.
Total water requirement	3420 cmd	4434 cmd	Increase by 1014 cmd
Sewage Generation	2056 cmd	2651 cmd	Increase by 595 cmd
STP Capacity	2550 cmd (Plot-A: 2000 cmd + Plot-B: 550 cmd)	2750 cmd (Plot-A: 2200 cmd + Plot-B: 550 cmd)	Increase in capacity of STP on Plot-A by 200 cmd
Rainwater Harvesting	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum	No change

  
Member Secretary

  
Chairman

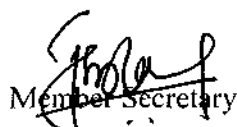
Particulars	As per previous EC dtd. 11.04.2023	As per present proposal (Expansion)	Remarks
Municipal Solid Waste Generation	5605 kg/day	7232 kg/day	Increase by 1627 kg/day
Biomedical Waste Generation	~487.5 kg/day	~572 kg/day	Increase by 84.5 kg/day
Power Requirement	Source: BEST / Tata Power Connected load: 74,048 kW Demand load: 45,228 kW	Source: BEST / Tata Power Connected load: 88,858 kW Demand load: 54,274 kW	-Increase in connected load by 14,810 kW -Increase in demand load by 9,046 kW
DG sets (emergency power back-up)	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)	14 nos. of DG sets of total capacity 16.75 MVA (5 nos. X 2 MVA + 1 no. X 1 MVA + 5 nos. X 250 kVA + 3 nos. X 1500 kVA)	Increase in 3 nos. of DG sets & 4.5 MVA capacity
Proposed RG area	18,530.31 sq. m.	20,475.92 sq. m.	Increase by 1945.61 sq. m.

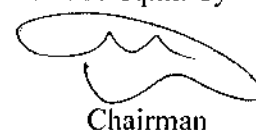
Now, PP submitted application for expansion in the earlier EC and obtained online ToR vide No. TO25B3813MH5127139N dated 08.05.2023. PP collected baseline data during period March to May 2022 and submitted EIA/EMP report.

During deliberations PP informed that; the expansion proposal pertains to change in planning of original proposed hospital, OPD & EMS building in Phase -2 of redevelopment, which are now proposed as main hospital building, OPD building, emergency building and oncology building.

PP further submitted that; the planning authority is Municipal Corporation of Greater Mumbai (MGCM) and the site falls under jurisdiction Municipal Corporation of Greater Mumbai (MCGM). The total plot area is 71098.93 sq.m. (Plot A-53728.95 sqm, Plot -B- 17369.98 sqm.) The net plot area is 70214.69 sqm. sq.m. (Plot A-52928.01 sqm, Plot -B- 17286.68 sqm.), FSI area is 345731.66 sqm., Non FSI area is 103673.92 sqm. and proposed built up area is 449404.98 sq.m. The total water requirement of the project is 4434 KLD which will be supplied by MCGM. Total sewage generation will be 2651 KLD. PP agreed to provide 40% open to sky STP in the proposed project. PP submitted that the proposed project will be zero liquid discharge. The treated sewage water will be used for flushing, gardening and HVAC with the plot only. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that; the recommendations of heat island study/wind analysis will be complied and implemented on site. The solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP submitted that; the required RG area is 17574.50 sq.m. PP proposes to provide 17599.43 sq.m. RG area on mother earth and 2876.49 sqm as paved RG thus total RG area is 29475.92 sqm. There are 619 existing trees of which 173 trees will be cut and 119 trees will be transplanted, 327 trees will be retained. PP also proposes to provide Miyawaki plantation over an area of 880 sq.m. by

  
Member Secretary

  
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planting 3520 nos. of trees. There will be total 5257 nos. of trees in proposed project. PP further confirmed that, they will achieve 5.0 % energy saving of the maximum load by using renewable energy. PP proposes to provide 25% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP also proposes to provide rain water harvesting tanks with total capacity of 488.02 cum. For phase 1 and 750 cum. Capacity tanks in pahse-2 . PP prepared disaster management plan.

PP submitted that; they had obtained CFO NOC on 01.10.2020 for transit camp, 05.03.2021 for Nursing college and RMO building, 04.01.2022 for 2 BHK residence, 08.02.2023 for UG hostel, 12.06.2025 for oncology building for height of 62.10 meters and on 21.06.2025 for main hospital building for height of 69.90 meters. Civil Aviation NOC on 27.05.2025 for permissible height of 113.39 meters, Tree NOC on 26.02.2021 and 26.04.2022, SWD Remarks on 14.03.2018, SWM NOC on 22.07.2025, Water Supply Remarks on 20.01.2018.

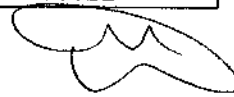
PP agreed to obtain revised NOCs for Storm Water drain, Water Supply

Representative of PP was present during the meeting along with their Environmental Consultant.

The brief information of the project as submitted by the PP is as below,

Sr. No	Description	Details
1	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9 <sup>th</sup> August 2024	No
2	Proposal Number	SIA/MH/INFRA2/544687/2025
3	Name of Project	Proposed amendment & expansion in 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
4	Project category	8(b) Township and Area Development Projects, Category B1 as per Schedule of EIA Notification, 2006
5	Type of Institution	Government
6	Project Proponent	Name Dean, Lokmanya Tilak Municipal General (LTMG) Hospital
		Regd. Office address Lokmanya Tilak Municipal General (LTMG) Hospital, Sion, Mumbai - 400022


  
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Sr. No	Description	Details	
		Contact number	9820703192
		e-mail	dean.ltmg@mcmg.gov.in
7	Consultant	Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/25-28/RA 0397 Validity: 1 <sup>st</sup> May 2028	
8	Applied for	Amendment & Expansion	
9	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	
10	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	
11	Plot Area (sq.m.)	71,098.93 sq. m. (Plot-A: 53,728.95 sq. m. + Plot-B: 17,369.98 sq. m.)	
12	Deductions (sq.m.)	884.24 sq. m. (Plot-A: 800.94 sq. m. + Plot-B: 83.30 sq. m.)	
13	Net Plot area (sq.m.)	70,214.69 sq. m. (Plot-A: 52,928.01 sq. m. + Plot-B: 17,286.68 sq. m.)	
14	Ground coverage (m <sup>2</sup> ) & %	27705.56 sq. m. (39.46%)	
15	FSI Area (sq.m.)	3,45,731.06 sq. m.	
16	Non-FSI (sq.m.)	1,03,673.92 sq. m.	
17	Proposed built-up area (FSI + Non FSI) (sq.m.)	4,49,404.98 sq. m.	
18	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	1,24,425.23 sq. m.	
19	Earlier EC details with Total Construction area, if any.	EC granted by SEIAA, Maharashtra vide letter dated 11 <sup>th</sup> April 2023 having EC Identification No. EC23B039MH119464 & File No. SIA/MH/INFRA2/407969/2022 for gross construction area 4,43,122.73 sq. m. & released for construction of gross construction area 1,24,425.23 sq. m.	
20	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	31,541.20 sq. m.	

  
Member Secretary

  
Chairman



Sr. No	Description			Details			
	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
21	Nursing College & RMO Residences	G + 20 Floors	69.95	Nursing College & RMO Residences	G + 20 Floors	69.95	No change (under construction)
	Hospital Building	B (for parking & utilities) + G + 11 Floors	45	Main Hospital Building	B + G + 15 Floors	69.90	Change in building configuration & increase in 4 upper floors
	New OPD & EMS Building	G + 11 Floors	45	OPD	B+G + 13 Floors	61.05	Instead of New OPD & EMS Building (single building), separate buildings for OPD (with increase in 2 upper floors) & Emergency (with increase in 3 upper floors) are proposed.
				Emergency	B + G + 14 Floors	66.10	
	New Medical College	G + 8 Floors	30	New Medical College	G + 8 Floors	30	No change
	Nurse Residences-1 & 2	Stilt + 16 Floors	50	Nurse Residences-1 & 2	Stilt + 16 Floors	50	No change
	RMO Residence (Ph-3)	Stilt + 16 Floors	50	RMO Residence (Ph-3)	Stilt + 16 Floors	50	No change
	Nursing College	G + 3 Floors	16	Nursing College	G + 3 Floors	16	No change


  
Member Secretary

  
Chairman



Minutes of 313<sup>th</sup> Day-1 (Part B) meeting of SEIAA held on 2<sup>nd</sup> December 2025

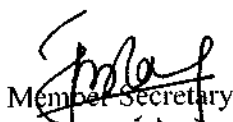
Sr. No	Description			Details			
	RMO Residence (Ph-4)	G + 16 Floors	50	RMO Residence (Ph-4)	G + 16 Floors	50	No change
	Auditorium	G	10	Auditorium	G	10	No change
	Hospital Building	G + 11 Floors	45	Oncology	B2 + B1 + G + 13 Floors	62.10	Instead of Hospital Building (with multiple departments), building dedicated for Oncology (with increase in 2 basements & 2 upper floors) is proposed.
	Medical College	G + 11 Floors	30	Medical College	G + 11 Floors	30	No change
	Gas Manifold Building	G	5.75	Gas Manifold Building	G	5.75	No change (existing)
	Transit Camp	G + 4 Floors	15.9	Transit Camp	G + 4 Floors	15.9	No change (already existing)
	MCGM utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	66.35	BMC utilities and 2 BHK for Doctor's residences	B (for parking) + G + 20 Floors	66.35	No change (under construction)
	UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	82.35	UG Hostel	B (for parking) + G/Stilt (for parking) + 1 <sup>st</sup> to 4 <sup>th</sup> floor podium for parking + 5 <sup>th</sup> to 24 <sup>th</sup> upper floors	82.35	No change (under construction)

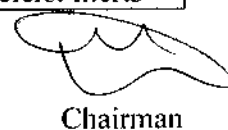
  
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Chairman

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Sr. No	Description			Details			
	1 BHK Residences	G + 15 Floors	50	1 BHK Residences	G + 15 Floors	50	No change
	Club	G + 2 Floors	12	Club	G + 2 Floors	12	No change
	-	-	-	Foot Over Bridge	-	-	Additional construction as compared to previous EC
	-	-	-	Inter-Block Bridges	-	-	Additional construction as compared to previous EC
22	No. of Tenements & Shops			RMO Residences: 1500 Nurses Residences: 553 Transit Camp + Hostel: 98 2 BHK Apartments: 172 1 BHK Apartments: 90			
23	Total Population			20,930 (Population of hospital, institutional buildings: 13,314 + Population of residential buildings & hostels: 7616) No. of visitors (in OPD): 20,583			
24	Total Water Requirements CMD			4434 cmd Fresh water requirement (from BMC): 2048 cmd Recycled water requirement from STP: 2386 cmd (Flushing: 1012 cmd + Gardening: 200 cmd + HVAC cooling: 1174 cmd)			
25	Under Ground Tank (UGT) location			Below ground level			
26	Source of water			Municipal supply from BMC & STP treated water			
27	STP Capacity & Technology			2750 cmd (Plot-A: 2200 cmd based on MBR technology + Plot-B: 550 cmd based on SBR technology)			
28	STP Location			At basement level			
29	Sewage Generation CMD & % of sewage discharge in sewer line			2651 cmd Zero liquid discharge as STP treated water will be recycled for flushing, landscaping and HVAC cooling purpose.			
30	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	

  
Member Secretary

  
Chairman

Sr. No	Description	Details		
				will be disposed to landfill site through local agencies.
		Wet waste	As & when generated	Composting
		Construction & Demolition waste	Construction & Demolition Waste: ~4720 cum	Will be disposed in compliance with Construction & Demolition Waste Management Rules, 2016
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	4339 kg/day	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
		Wet waste	2893 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	~572 kg/day	Disposal at common biomedical waste treatment and disposal facility through authorized vendor
32	R.G. Area in sq.m.	RG required	17,574.50 sq. m.	
		RG provided on Mother Earth	17,599.43 sq. m.	
		Total	20,475.92 sq. m.	
		Existing trees on plot: 619		
		Number of trees to be cut: 173		
		Number of trees to be transplanted: 119		

  
Member Secretary

  
Chairman

Minutes of 313<sup>th</sup> Day-1 (Part B) meeting of SEIAA held on 2<sup>nd</sup> December 2025

Sr. No	Description	Details						
		Number of trees to be planted: a) In RG area: 1172 (compensatory plantation) b) In Miyawaki Plantation (with area): 3520 (880 sq. m.) Total Nos. of trees after development: 5257						
33	Power requirement	During Operation Phase: <table><tr><td>Details</td><td>Source: BEST / Tata Power</td></tr><tr><td>Connected load (kW)</td><td>88,858 kW</td></tr><tr><td>Demand load (kW)</td><td>54,274 kW</td></tr></table>	Details	Source: BEST / Tata Power	Connected load (kW)	88,858 kW	Demand load (kW)	54,274 kW
Details	Source: BEST / Tata Power							
Connected load (kW)	88,858 kW							
Demand load (kW)	54,274 kW							
34	Energy Efficiency	a) Total Energy saving (%): 20.05% b) Solar energy (%): 5.04%						
35	D.G. set capacity	14 nos. of DG sets of total capacity 16.75 MVA (5 nos. X 2 MVA + 1 no. X 1 MVA + 5 nos. X 250 kVA + 3 nos. X 1500 kVA) (as emergency power back-up)						
36	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						
37	No. & capacity of Rainwater harvesting tanks /Pits	15 nos. of rainwater harvesting tanks of total capacity 488.02 cum						
38	Project Cost in (Cr.)	Rs. 1214.35 Crore						
39	EMP Cost	a) Construction Phase: 1. Capital Cost: 235 Lakh 2. O&M Cost: Rs. 26 Lakh/annum b) Operation Phase: 1. Capital Cost: Rs. 10,028 Lakh 2. O&M Cost: Rs. 412 Lakh/annum						
40	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 30 <sup>th</sup> September 2020						
41	Details of Court Cases / litigations w.r.t the project and project location, if any.	Nil						

  
Member Secretary



**During discussion following points emerged:**

Sr. No.	Conditions
1.	PP to obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3.	PP to obtain revised (i) Storm Water drain, (ii) Water Supply. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4.	PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.
5.	PP to obtain Certified Compliance Report of earlier EC from the Regional Office of MoEF&CC, Nagpur.
6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
7.	PP to provide adequate space for maneuvering and parking of emergency vehicles like ambulances
8.	PP to complete tree plantation within the site during construction phase.
9.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**Recommendations of SEAC-**

In view of above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-2 in its 245<sup>th</sup> meeting dated 06/08/2025 and earlier considered by SEIAA in its 304<sup>th</sup> meeting dated 04/09/2025 for grant of Environment Clearance for total plot area of 71,098.93 m<sup>2</sup>, net plot area of 70,214.69 m<sup>2</sup>, FSI area of 3,45,731.06 m<sup>2</sup>, Non FSI area of 1,03,673.92 m<sup>2</sup> and total BUA of 4,49,404.98 m<sup>2</sup>.

PP has obtained first EC vide Letter No. EC23B039MH119464 dated 11/04/2023 for total BUA of 1,24,425.23 m<sup>2</sup>.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that; they have obtained the same dated 10/11/2025 SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 10/11/2025.

  
Member Secretary

  
Chairman



SEIAA Verified that RG is on mother earth open to sky as per Hon'ble NGT order dated 13.09.2022 (Appeal No. 22/2016 WZ).


SEIAA checked undertaking about complying SEAC conditions dated 29/11/2025.

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 17,574.50 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of 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. SEIAA observed that PP had not obtained Plan approval and CFO NOC for OPD and Emergency Buildings. SEIAA decided to exclude these from the EC.
4. SEIAA further observed that, PP has obtained Provisional CFO NOC up to 62.10 m height for Oncology Building and upto 69.90 m for the main hospital building. SEIAA decided to restrict the EC as per provisional CFO NOC dated 12/06/2025 & 21/06/2025.
5. SEIAA asked PP to obtain revised FSI and Non FSI certificate from the architect. PP submitted the same dated 03/12/2025.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. 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.
9. SEIAA after deliberation decided to grant EC for-FSI area of 1,79,893.60 m<sup>2</sup>, Non FSI of 57,710.43 m<sup>2</sup> and Total BUA is 2,37,604.03 m<sup>2</sup>. (Plan approval No- BMC/ Ch.Arch. / 2102 / I I Dt: 03.012.2025) (FSI & Non FSI restricted as per approval)

**SEIAA Decision-**

SEIAA decided to grant Environment Clearance.

  
Member Secretary

  
Chairman