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 -1

VINOD SAWANTWADKAR

M/s Jehangir hospital, CTS No. 34,35.35/1. Sassoon Road , Haveli, Pune -411001

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/INFRA2/429153/2023 dated 13 May 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038MH174709**
2.	**File No.**	SIA/MH/INFRA2/429153/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed Expansion of Hospital building by M/s Jehangir Hospital
7.	**Name of Company/Organization**	VINOD SAWANTWADKAR
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: 05/01/2024

(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/INFRA2/429153/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Jehangir Hospital,
CTS No. 34, 35, 35/1,
Sangamvadi, Pune.

Subject : Environmental Clearance for Proposed Expansion of Hospital building at CTS No. 34, 35, 35/1, Sangamvadi, Pune by M/s Jehangir Hospital

Reference : Application no. SIA/MH/INFRA2/429153/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3rd November, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/429153/2023	
2.	Name of Project	Proposed Expansion of Hospital building by M/s Jehangir Hospital	
3.	Project category	B2	
4.	Type of Institution	Public Charitable Trust.	
5.	Project Proponent	Name	Vinod Narayan Sawantwadkar
		Regd. Office address	CTS No. 34, 35, 35/1, Sangamvadi, Pune, Maharashtra, 411001.
		Contact number	9764449998
		e-mail	vinodsawantwadkar@jehangirhospital.com
6.	Consultant	M/s SGM Enviro (I) Pvt Ltd Accreditation No. QCI/NABET/ENV/ACO/21/1976 Validity: July 19, 2024	
7.	Applied for	Expansion Project	
8.	Details of previous EC	--	
9.	Location of the project	CTS No. 34, 35, 35/1, Sangamvadi, Pune, Maharashtra, 411001.	
10.	Latitude and Longitude	Latitude: 18Degree 31' 50.57"N, Longitude: 73 Degree 52'32.86"E. Latitude: 18 Degree 31'52.71" N, Longitude: 73	

		Degree 52'35.07"E
11.	Total Plot Area (m2)	19950.57
12.	Deductions (m2)	1699.46
13.	Net Plot area (m2)	18251.11
14.	Proposed FSI area (m2)	33233.33
15.	Proposed non-FSI area (m2)	7842.41
16.	Proposed TBUA (m2)	41075.74
17.	TBUA (m2) approved by Planning Authority till date	TBUA approved by PMC : 35999.31 Sq. m
18.	Ground coverage (m2) & %	Ground Converge 5378.19 Sq. m and 30% of net plot area
19.	Total Project Cost (Rs.)	Total Project Cost: 62609 Lacs.
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017- IA.III dated 30 September, 2020 and OM file No. 22-65/2017- IA.III dated 25/02/2021.

21 Details of Building Configuration :
<Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>

Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name & No.	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Special building	Gr. Fl	3.0	Main Building (Extension of Phase II A MRI Building at one corner)	2nd to 4th Floor	19.26	--
General Ward	Gr + 2 Fl	6.10	Annex Building	LB+UB+Gr+ 14 Fl	60.0	
Nursing Home	Gr + 1 Fl	7.95				
Main Building (Phase II)	B +Gr + 6 Fl	23.25				
Main Building (Phase II A)	B+ Gr.+ 4 Fl	19.26				
Laundry	Gr. Fl	3.0				
Auditorium	Gr. Fl	4.45				
NMW	Gr + 3 Fl	16.15				

22.	Total number of tenements	Existing JH beds- 335 Nos. Existing NMW beds- 57 Nos. Proposed JH beds- 139 Nos. Total Beds - 531 Nos.

		Dry Season (CMD)	Exist		Prop	Wet Season (CMD)	Exist		Prop
23	Water Budget		JH	NMW			JH	NMW	
		Fresh Water	125	20	153	Fresh Water	125	20	158

		Domestic	85	20	122	Domestic	85	20	122
		Recycled (HVAC)	0	0	126	Recycled (HVAC)	0	0	126
		Recycled (Landscape)	0	0	16	Recycled(Landscape)	0	0	0
		Recycled (Flushing)	0		33	Recycled (Flushing)	0	0	33
		Process	40	0	31	Process	40	0	31
		Total water Requirement	125	20	328	Total water Requirement	125	20	312
		STP waste water generation	85	18	152	STP waste water generation	85	18	152
		ETP Waste Water generation	40	0	30	ETP Waste Water generation	40	0	30
24.	Water Storage Capacity for Firefighting / UGT	Exiting JH Building: • Domestic tank: 124 CMD • Flushing Tank : 63 CMD • Fire Fighting Tank= 90CMD Existing NMW building : • Domestic & Flushing Tank: 30 CMD • Fire Fighting Tank= 10 CM Proposed JH Building: • Domestic Tank : 160 KLD CMD • Flushing Tank= 100 KLD CMD • Fire Fighting Tank= 200 CMD							
25.	Source of water	PMC water supply							
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:				Summer Season – 12.50 m. to 18.00 m. BGL. (15.25 M. Average) Rainy Season – 6.00 m. to 8.50			

				BGL. (7.25 M. Average) Winter Season – 9.25 m. to 13.25 m. BGL. (11.25 M. Average)
		Size and no of RWH tank(s) and Quantity:		NA
		Quantity and size of recharge pits:		• No of recharge pit with size: Total 5 Nos. (3 no of existing recharge well (Depth of recharge well is 100 m) & 2 No of Proposed recharge pit (size- 1.5 m dia & 4.3 M depth) • Harvesting Capacity: 46.44 m3/ Day i.e 2262 m3/year
		Details of UGT tanks if any:		Given in point no. 24
27.	Sewage and Wastewater	Sewage generation in CMD:	Total Sewage Generation : 255 KLD (JH: 85 KLD(Existing) + 152 KLD (Proposed) + 18 KLD (NMW) Total effluent Generation : 70 KLD (40 KLD (Existing) + 30 (Proposed)	
		STP technology:	MBR technology for STP and flocculation and Coagulation method for ETP	
		Capacity of STP (CMD):	STP Capacity : JH : 290 KLD , NMW : 20 KLD ETP Capacity : 40 KLD(Existing) + 35 KLD (Proposed)	
28.	Solid Waste Management during Construction Phase	**Type**	**Quantity (kg/d)**	**Treatment / disposal**
		Dry waste:	7.5 kg/day	Shall be segregated and handed over to authorized vendor
		Wet waste:	17.5 kg/day	It will be treated in existing OWC system
		Construction waste	Excavation quantity = 10500 cum. approx.	2500 cum material will be used for back filling and road work of the plot and remaining will be given to PMC plot.
29.	Solid Waste Management during Operation Phase	**Type**	**Quantity (kg/d)**	**Treatment / disposal**
		Wet Waste	115 kg/D	Composting through OWC No. of OWC unit – 1 , Capacity: 126 kg/day, Location – Ground Disposal: used for garden as a fertilizer
		Dry Waste	81 kg/D	Segregated/Sale/Collected by Authorized vendor of PMC Collection method – Door to door
		Paper waste	142 kg/D	Handover to the authorized recycler –Swach
		Plastic waste	19.16 kg/d	Handover to the authorized recycler –Swach
		Hazardous	ETP Sludge - 7	Handover to the authorized

		waste:	kg/D	CHWTSDF –MEPL
			Used oil - 200 lit/A	Handover to the authorized recycler –Super Lube
		Biomedical waste	JH - 117.11 TPA	Handover to CBMWTSDF-Passco
			NMW - 19.16 TPA	Handover to CBMWTSDF-Passco
		E waste	E waste - 5 Kg/A	Handover to the authorized recycler –Swach
			Batteries waste - 10 Kg/A	
		STP Sludge	47 kg/D	Use as manure
30.	Green Belt Development	Total RG area (m2):		1825.11 Sq. m
		Existing trees on plot:		96
		Number of trees to be planted:		182
		Number of trees to be cut:		50
		Number of trees to be transplanted:		0
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		80 KVA
		During Operation phase (Connected load):		4467 KVA
		During Operation phase (Demand load):		3413 KVA
		Transformer:		2000 KVA X 2 Nos. 1500 KVA x 1 No, 1600 KVA x 1No, 315 KVA x 1 No
		DG set:		Standby arrangements (details of DG Sets): Total 9 number of DG Sets with the capacities 500 KVA, 437.5 KVA x 2 Nos., 750 KVA, 62.5 KVA , 1500 KVA x 2 no's and 285/325 KVA (NMW)
		Fuel used:		HSD
32.	Details of Energy saving	Measures to reduce energy consumption : •LED lights for low power consumption. Use of low loss electronic converter. •Maximum multiple circuits of lights to save energy. •Cascading of multiple lifts operations to land nearest lift to come to floor when call button is pressed. •Smart metering and monitoring for energy analysis. •Use of low loss capacitors, APFC relays. •Proper selection & sizing of cables considering de-rating factors so as to minimize losses.		
33.	Environmental Management plan budget during Construction phase	Type	Details	Capital Cost (Lacs)	O&M (Lacs)
		Drinking Water		1.00	0.10
		Sanitation		3.0	0.75
		Health check up		2.00	0.25
		Labour Camp Management		3.00	0.50
		Environmental Monitoring		1.5	-

		Component	Details	Capital (Rs.)	O&M (Rs./Y)
34.	Environmental Management plan Budget during Operation phase	Storm Water	300 mm wide storm water gutter, SW RCC Hume Pipe -450 mm Dia provided	4,00,000	10,000
		Sewage treatment	STP -290 KLD, ETP - 35	83,00,000	5,00,000
		RWH	RWH System	10,00,000	50,000
		Swimming Pool	--	0	0
		Solid Waste	Organic waste convertor	20,00,000	3,50,000
		Hazardous waste	Collection and Handover to authorized dealer	0	36,00,000
		e-waste	Handover to authorized dealer	0	5000
		Green belt development	Plantation	21,00,000	2,00,000
		Energy saving	Energy saving measures	55,00,000	2,75,000
		Environmental Monitoring	--	-	3,00,000
		CER cost	CER activity cost	313,04,500	--
		Disaster Management	Management for flood, earthquake, lightening & fire	7,82,000	3,42,000

		Type	Required as per DCR	Actual Provided	Area per parking (m2)
35.	Traffic Management	4-Wheeler	113	194	12.5
		2-Wheeler	449	450	2.0
		Bicycles	592	592	-

36.	Details of Court cases / litigations w.r.t. the project and project location if any.	There is no any case relating to project.

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 269th (Day-2) meeting held on 3rd November, 2023 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 the Aviation NOC.
2. PP to submit the Copy of IoD.
3. PP to ensure to dispose the biomedical waste as per Biomedical Waste Management Rules 2016.
4. PP to submit the fire NoC

5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1825.15 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 41.25 m height for annex building as per CFO NOC.
3. PP to plant as many trees as cumulative age of trees to be cut and transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI-28214.36 m2, Non FSI-7784.95 m2, total BUA- 35999.31 m2. (Plan approval No-Zone-4/1792,dated-31.08.2023) (Restricted as per approval)

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, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 1/5/2024 1:22:11 PM