



File No: SIA/MH/INFRA2/524188/2025

Government of India

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



Date 11/09/2025



To,

Satish Bhangale
MS TATA MEMORIAL HOSPITAL ACTREC
Plot no. 1,sector 22, Kharghar , Navi-Mumbai - 410210 , RAIGAD, MAHARASHTRA, Next to
CIDCO Central Park, 410210
sbhangale@actrec.gov.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/524188/2025 dated [Date of Submission] for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5368338N
(ii) File No.	SIA/MH/INFRA2/524188/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Environmental Clearance for amendment in existing layout of Tata Memorial Centre – ACTREC campus located at Plot no. 1 and 2, Sector 22, Kharghar, Tehsil Panvel, District Raigad, Maharashtra by Tata Memorial Centre ACTREC.
(viii) Name of Company/Organization	MS TATA MEMORIAL HOSPITAL ACTREC
(ix) Location of Project (District, State)	RAIGAD, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the [Expert Appraisal Committee (EAC) / State Expert Appraisal Committee (SEAC)] under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by [Expert Appraisal Committee (#Sector# -Auto Fetch)/State Level Expert Appraisal Committee] in the meeting held on [#Auto Fetch# Meeting Date from MoM]. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during [EAC/SEAC] are annexed to this EC as Annexure (1).
6. The [_EAC/SEAC_], in its meeting held on [Meeting_held_date], based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Satish Bhangale under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions	
1.1	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 (i) SWM/ Construction and Demolition Waste Management NOC, (vi) Tree NOC. The planning authority shall not grant occupation 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 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
	6.	PP to complete tree plantation within the site during construction phase.
	7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Details of the Project

S. No.	Particulars	Details				
a.	Details of the Project	Environmental Clearance for amendment in existing layout of Tata Memorial Centre – ACTREC campus located at Plot no. 1 and 2, Sector 22, Kharghar, Tehsil Panvel, District Raigad, Maharashtra by Tata Memorial Centre ACTREC.				
b.	Latitude and Longitude of the project site	18.97484908805196,72.9685545018329 19.15488260580034,73.15903603711905				
c.	Land Requirement (in Ha) of the project or activity	<table border="1"> <thead> <tr> <th>Nature of Land involved</th> <th>Area in Ha</th> </tr> </thead> <tbody> <tr> <td>Non-Forest Land (A)</td> <td>24</td> </tr> </tbody> </table>	Nature of Land involved	Area in Ha	Non-Forest Land (A)	24
Nature of Land involved	Area in Ha					
Non-Forest Land (A)	24					

S. No.	Particulars	Details	
		Nature of Land involved	
		Forest Land (B)	
		Total Land (A+B)	
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	117400	
g.	EMP Cost (in lacs)	1515	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Building wise FSI area, Non FSI area, GCBUA:	Product	315165.78	8038.52	323204.3000000005	sq.m	nil
FSI area:	Product	240007.05	0	240007.05	sq.m	nil
total plot area	Product	240007.49	0	240007.49	sq.m	sq.m
non FSI area	Product	75158.73	8038.52	83197.25	sq.m	nil

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/524188/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Tata Memorial Centre ACTREC.
Plot no. 1 and 2, Sector 22, Kharghar,
Tal. Panvel, District Raigad.

Subject : Environment clearance for amendment in existing layout of Tata Memorial Centre –ACTREC campus located at Plot no. 1 and 2, Sector 22, Kharghar, Tehsil Panvel, District Raigad, Maharashtra by Tata Memorial Centre ACTREC

Reference : Application no. SIA/MH/INFRA2/524188/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 244th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 300th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 08th August, 2025.

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

Sr. No.	Description	Details	
1	Whether the project falls within 5km 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 Env.(Protection) Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	No.	
2	Proposal Number	SIA/MH/INFRA2/524188/2025	
3	Name of Project	Proposed Amendment in Existing layout of Tata Memorial Centre ACTREC Campus located at Plot No. 1 & 2, Sector 22, Kharghar, Tehsil Panvel, Dist. Raigad, Maharashtra by Tata Memorial Centre ACTREC - Advanced Centre for Treatment, Research and Education in Cancer	
4	Project category	Category 8 (b) 'B'	
5	Type of Institution	Government	
6	Project Proponent	Name	Tata Memorial Centre ACTREC
		Regd. Office address	Plot No. 1 & 2, Sector 22, Kharghar, Tehsil Panvel, Dist. Raigad, Maharashtra
		Contact number	27405013/9869502468
		e-mail	sbhangale@actrec.gov.in

7	Consultant	Aditya Environmental Services Pvt. Ltd. Accreditation no: NABET/EIA/25-28/RA 0397 Date of validity: 01.05.2028																		
8	Applied for	Amendment Project																		
9	Location of the project	Plot No. 1 & 2, Sector 22, Kharghar, Tehsil Panvel, Dist. Raigad, Maharashtra																		
10	Latitude and Longitude	Latitude : 19°04'4.67" N Longitude : 73°03'44.44" E																		
11	Plot Area (sq.m.)	2,40,007.490 sq.m																		
12	Deductions (sq.m.)	0.00																		
13	Net Plot area (sq.m.)	2,40,007.490 sq.m																		
14	Ground coverage (m ²) & %	23.17% (55,609.033 sq.m.)																		
15	FSI Area (sq.m.)	2,40,007.05 sq.m																		
16	Non-FSI (sq.m.)	83,197.25 sq.m																		
17	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,23,204.30 sq.m																		
18	TBUA (m ²) approved by Planning Authority till date	LOI issued to For Integrated Radiation Oncology Hospital building and NSE multispecialty hospital building vide reference no. CIDCO/BP-15162/TPO(NM)/2024/5725, dated. 18.12.2024. FSI area approved: 45,256.676 sq.m																		
19	Earlier EC details with Total Construction area, if any.	EC identification no. EC24B039MH110605 EC letter date: 6.2.2024 FSI area: 2,40,007.05 sq.m Non FSI area: 75,158.73 sq.m GCBUA: 3,15,165.78 sq.m																		
20	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	90,926.853 sq.m																		
21	<table border="1"> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</th> <th rowspan="2">Reason for Modification / Change</th> </tr> <tr> <th>Building name</th> <th>Building configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </table>	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change	Building name	Building configuration	Height (m)	Building Name	Configuration	Height (m)						
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Building name	Building configuration	Height (m)	Building Name	Configuration	Height (m)															
Compound Wall, Project House & Guard House		Ground	4.20 m	Compound Wall, & Guard House	Ground	4.20 m	Project house will be demolished.													
Staff Quarters Type II B & III C		G+4 floors	14.40 m	Staff Quarters Type II B & III C	No change	No change	No change													
Cancer Research Institute (CRI)		G+3 floors	16.80 m	Cancer Research Institute (CRI)	No change	No change	No change													
Animal House & Service Block		G+4 floors	24.30 m	Animal House & Service Block	No change	No change	No change													
Ward Block		G + 1 floor		Ward Block	No change	No change	No change													
CRC (Clinical Research Centre)		G+3 floors	16.80 m	CRC (Clinical Research Centre)	No change	No change	No change													
Vasundhara Vishramgruha		G+3 floors	14.40 m	Vasundhara Vishramgruha	No change	No change	No change													
Faculty Building		G+4 floors	24.30 m	Faculty Building	No change	No change	No change													
Addition Alteration in Staff Quarter building IIB		G+4 floors	14.40 m	Addition Alteration in Staff Quarter building IIB	No change	No change	No change													
Center for Cancer Epidemiology (CCE, Achieve, Record Storage)		G+3 floors	16.80 m	Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	No change	No change	No change													
Achieve & Record Storage		G+4 floors	19.35 m	Achieve & Record Storage	No change	No change	No change													

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	Entrance gate Structure	Ground	6.30 m	Entrance gate Structure	No change	No change	No change
	Asha Niwas Building	G+11 floors	48.75 m	Asha Niwas Building	No change	No change	No change
	Radiological Research Unit (RRU) and Admin Block	G+7 floors	35.90 m	Radiological Research Unit (RRU) and Admin Block	No change	No change	No change
	Hematolymphoid Block	G+7 floors	38.39 m	Hematolymphoid Block	No change	No change	No change
	Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	Ground	5.10 m, 4.80 m, 4.55 m	Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	No change	No change	No change
	Hadron Project	G+ 1 Upper floor	8.40 m	Hadron Project	No change	No change	No change
	Bio Bank	Ground	3.60 m	Bio Bank	No change	No change	No change
	TMC Child Care Centre (Non-Hospital)	G+12 floors	48.05 m	TMC Child Care Centre (Non-Hospital)	No change	No change	No change
	IROC Building with service block (Hospital)	Gr + 11 floors	53.70 m	IROC Building (Hospital) with service block	Basement + Lower ground + Upper ground + 1st to 11 th UF along with Service Block	53.40 m	Proposed amendment
	Hostel Building	LG+ G+12 floors	42.45 m	Hostel Building	No change	No change	No change
	Centre for New Biology	G+14 floors	54.90 m	Centre for New Biology	G+7 floors	33.6 m	Change in planning
	Shantilal Sanghvi (Hospital)	G+14 floors	56.70 m	Shantilal Sanghvi (Hospital)	No change	No change	No change
	Gate No. 3 (Non-Hospital)	Ground	6.30 m	Gate No. 3 (Non-Hospital)	No change	No change	No change
	Extension of Faculty Building (Non-Hospital)	G+3 floors	24.30 m	Extension of Faculty Building (Non-Hospital)	No change	No change	No change
	MLCP-1	G+10 floors	28.80 m	MLCP-1	No change	No change	No change
	MLCP-2	G+4 floors	21.30 m	MLCP-2	No change	No change	No change
	Multi-Purpose Hall 1	G+3 floors	20.10 m	Multi-Purpose Hall 1	Deleted from the planning	Deleted from the planning	Removed from planning as it is no longer required
	NSE building with service block	Not proposed	--	NSE building with service block	G + 11	49.5 m	Proposed addition of new building
	Animal House	G+2 floors	12.60 m	Animal House	No change	No change	No change
	Service Block (Non-Hospital)	Ground	8.40 m	Service Block (Non-Hospital)	No change	No change	No change
	Substation (Asha Niwas)	Ground	5.10 m	Substation (Asha Niwas)	No change	No change	No change
	Multi-Purpose Hall No. 2	Ground	5.10 m	Multi-Purpose Hall No. 2	No change	No change	No change
	Substation block for Hostel building	Ground	5.10 m	Substation block for Hostel building	No change	No change	No change
	Substation for SSPCC	Ground	5.10 m	Substation for SSPCC	No change	No change	No change
22	No. of Tenements & Shops			Beds: 1000 nos.+ Residential existing: 64 nos. + Residential			

		proposed: 700 nos.		
23	Total Population	12,276 nos.		
24	Total Water Requirements CMD	4068 cmd		
25	Under Ground Tank (UGT) location	IROC: Utility basement floor NSE: Utility basement floor		
26	Source of water	CIDCO + STP treated water		
27	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 3065 cmd % of sewage discharge in sewer line: 47%		
28	STP Capacity & Technology	Total: 6 STPs of 3165 cmd capacity, 2 ETPs of 1 cmd capacity each IROC hospital: STP: 1 no. x 90 cmd and ETP: 1 no. x 4 cmd NSE hospital: STP: 1 no. x 200 cmd and ETP: 1 no. x 24 cmd STP technology: MBBR Technology		
29	STP Location	IROC : Utility basement floor NSE: Utility basement floor		
30	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	18	will be segregated, and recyclable waste will be disposed of to authorized vendors.
		Wet waste	12	
		Construction waste	8000 brass	Surplus material will be disposed off as per C&D 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	4527	will be segregated, and recyclable waste will be disposed off to authorized vendors.
		Wet waste	3000	
		STP Sludge	2.4	The dried STP sludge, after appropriate drying, will be used as manure for gardening to the extent possible.
		Biomedical-Waste	From existing buildings: 2332 kg/day IROC Building : 48.9 kg/day NSE Building : 81 kg/day	Biomedical waste from proposed hospital buildings will also be disposed as per the existing system and compliant with BMW Management Rules, 2016 (amended time to time).
32	R.G. Area in sq.m.	RG required: 24,000.07 sq.m.(10% of Plot area) RG provided on Mother earth: 25,941.74 sq. m. Total: 29,486.55 sq.m Existing trees on plot: 2400 nos. Number of trees to be cut: 229 nos. Number of trees to be transplanted: nil Number of trees to be retained: 2171 nos.		

		<p>Number of trees to be planted:</p> <p>a) In RG area: 1029 nos.</p> <p>b) In Miyawaki Plantation (with area): 1200 Sq.m and 1600 nos.</p> <p>Total Nos. of trees after development: 4800 nos.</p>																								
33	Power requirement	<p>During Operation Phase:</p> <p>Source: MSEDCL</p> <p>Load requirement:</p> <table border="1"> <thead> <tr> <th>Building name</th> <th>Connected load</th> <th>Demand load</th> </tr> </thead> <tbody> <tr> <td>Existing buildings</td> <td>31,948.56 KVA</td> <td>18,034.36 KVA</td> </tr> <tr> <td>IROC building</td> <td>7108 KW</td> <td>2381 KW</td> </tr> <tr> <td>NSE building</td> <td>4314 KW</td> <td>1,773 KW</td> </tr> </tbody> </table> <p>Emergency power back-up:</p> <table border="1"> <thead> <tr> <th>Building name</th> <th>DG sets</th> <th>Transformer</th> </tr> </thead> <tbody> <tr> <td>Existing buildings</td> <td>4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1,500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA DG</td> <td>Nil</td> </tr> <tr> <td>IROC building</td> <td>2 nos. X 2500 KVA</td> <td>2 nos x 2,500 KVA</td> </tr> <tr> <td>NSE building</td> <td>2 nos. x 2500 KVA</td> <td>2 nos x 2,500 KVA</td> </tr> </tbody> </table>	Building name	Connected load	Demand load	Existing buildings	31,948.56 KVA	18,034.36 KVA	IROC building	7108 KW	2381 KW	NSE building	4314 KW	1,773 KW	Building name	DG sets	Transformer	Existing buildings	4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1,500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA DG	Nil	IROC building	2 nos. X 2500 KVA	2 nos x 2,500 KVA	NSE building	2 nos. x 2500 KVA	2 nos x 2,500 KVA
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34	Energy Efficiency	<p>a) Total Energy saving (%): 20.18%</p> <p>b) Solar energy (%): 5.29 %</p>																								
35	D.G. set capacity	<table border="1"> <thead> <tr> <th>Building name</th> <th>DG Sets and capacity (Nos and KVA)</th> </tr> </thead> <tbody> <tr> <td>Existing buildings</td> <td>4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1,500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA DG</td> </tr> <tr> <td>IROC building</td> <td>2 nos. X 2500 KVA</td> </tr> <tr> <td>NSE building</td> <td>2 nos. x 2500 KVA</td> </tr> </tbody> </table>	Building name	DG Sets and capacity (Nos and KVA)	Existing buildings	4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1,500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA DG	IROC building	2 nos. X 2500 KVA	NSE building	2 nos. x 2500 KVA																
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NSE building	2 nos. x 2500 KVA																									
36	No. of 4-W & 2-W Parking with 25% EV	<p>2W – 1940 Nos. (IROC: 70 nos.) 4W- 750 Nos. (IROC: 88 nos. and NSE: 152 nos.) No. of ambulances: 6 nos. 25% of parking on EV</p>																								
37	No. & capacity of Rainwater harvesting tanks /Pits	<p>For entire campus: 20 RWH tanks, Total capacity: 1700 KL (including IROC and NSE block). For IROC: 1 RWH tank of 136 KL capacity For NSE: 1 RWH tank of 90 KL capacity</p>																								
38	Project Cost in (Cr.)	<p>INR. 1174 Crore (Existing development: INR. 640 Cr + Proposed amendment: INR 534 Cr)</p>																								

39	EMP Cost	During Construction phase:			
		Environment Protection Measure	Capital Cost (INR) in lakh	Recurring Cost per annum (INR) in lakh	
		Top soil & Debris management	Nil	4.80	
		Dust control measures	60.00	6.00	
		Barricading around site	30.00	1.00	
		Toilets for labour + Portable STP for labour + drinking water + first aid arrangement	--	10.00	
		Health and Safety of Labourers	--	15.00	
		Monitoring of Environmental Parameters	2.54	10.00	
		Environment monitoring cell	Nil	1.54	
		Disaster Management	200	20.00	
		TOTAL	291.54	68.30	
During Operation Phase:					
		Environment Protection Measure	Capital Cost (INR) in lakh	Recurring Cost per annum (INR) in lakh	
		Sewage Treatment Plant (with sensors)	136.00	31.60	
		Effluent treatment plant	20.00	5.40	
		Water treatment plant	60.00	3.50	
		Solid Waste Management	9.80	8.00	
		Rainwater Harvesting	46.30	1.60	
		Landscape	104.00	1.10	
		DMP (Fire Fighting measures)	1068.00	22.40	
		Energy saving features (including low flow devices)	68.00	1.99	
		Monitoring of Environmental Parameters	3.00	20.00	
40	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	NA			
		Nil			
41.	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil			

Comparative statement details are as below:

Area details-

Sr. No.	Particular	As per Previous EC dt. 06.02.2024	Proposed Amendment	Remarks

1.	Plot area	2,40,007.05 sq.m	No change	No change
2.	FSI area	2,40,007.05 sq.m	No change	No change
3.	Non FSI area	75,158.73 sq.m	83,197.25 sq.m	Increase by 8038.52 sq.m (9.63%)
4.	GCBUA	3,15,165.78 sq.m	3,23,204.30 sq.m	Increase by 8038.52 sq.m (2.49%)
5.	Ground coverage area	42,301.98 sq.m	55,609.033 sq.m	Increase by 13,307.053 sq.m

Building Details: -

Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
Building name	Building configuration	Height (m)	Building Name	Configuration	Height (m)	
Compound Wall, Project House & Guard House	Ground	4.20 m	Compound Wall, & Guard House	Ground	4.20 m	Project house will be demolished.
Staff Quarters Type II B & III C	G+4 floors	14.40 m	Staff Quarters Type II B & III C	No change	No change	No change
Cancer Research Institute (CRI)	G+3 floors	16.80 m	Cancer Research Institute (CRI)	No change	No change	No change
Animal House & Service Block	G+4 floors	24.30 m	Animal House & Service Block	No change	No change	No change
Ward Block	G + 1 floor		Ward Block	No change	No change	No change
CRC (Clinical Research Centre)	G+3 floors	16.80 m	CRC (Clinical Research Centre)	No change	No change	No change
Vasundhara Vishramgruha	G+3 floors	14.40 m	Vasundhara Vishramgruha	No change	No change	No change
Faculty Building	G+4 floors	24.30 m	Faculty Building	No change	No change	No change
Addition Alteration in Staff Quarter building IIB	G+4 floors	14.40 m	Addition Alteration in Staff Quarter building IIB	No change	No change	No change
Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	G+3 floors	16.80 m	Center for Cancer Epidemiology (CCE, Achieve, Record Storage)	No change	No change	No change
Achieve & Record Storage	G+4 floors	19.35 m	Achieve & Record Storage	No change	No change	No change
Entrance gate Structure	Ground	6.30 m	Entrance gate Structure	No change	No change	No change
Asha Niwas Building	G+11 floors	48.75 m	Asha Niwas Building	No change	No change	No change
Radiological Research Unit (RRU) and Admin Block	G+7 floors	35.90 m	Radiological Research Unit (RRU) and Admin Block	No change	No change	No change

Hematolymphoid Block	G+7 floors	38.39 m	Hematolymphoid Block	No change	No change	No change
Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	Ground	5.10 m, 4.80 m, 4.55 m	Hematolymphoid Block Utility Room, Mortuary Room & Gas Bank	No change	No change	No change
Hadron Project	G+ 1 Upper floor	8.40 m	Hadron Project	No change	No change	No change
Bio Bank	Ground	3.60 m	Bio Bank	No change	No change	No change
TMC Child Care Centre (Non-Hospital)	G+12 floors	48.05 m	TMC Child Care Centre (Non-Hospital)	No change	No change	No change
IROC Building with service block (Hospital)	Gr + 11 floors	53.70 m	IROC Building (Hospital) with service block	Basement + Lower ground + Upper ground + 1st to 11th UF along with Service Block	53.40 m	Proposed amendment
Hostel Building	LG+ G+12 floors	42.45 m	Hostel Building	No change	No change	No change
Centre for New Biology	G+14 floors	54.90 m	Centre for New Biology	G+7 floors	33.6 m	Change in planning
Shantilal Sanghvi (Hospital)	G+14 floors	56.70 m	Shantilal Sanghvi (Hospital)	No change	No change	No change
Gate No. 3 (Non-Hospital)	Ground	6.30 m	Gate No. 3 (Non-Hospital)	No change	No change	No change
Extension of Faculty Building (Non-Hospital)	G+3 floors	24.30 m	Extension of Faculty Building (Non-Hospital)	No change	No change	No change
MLCP-1	G+10 floors	28.80 m	MLCP-1	No change	No change	No change
MLCP-2	G+4 floors	21.30 m	MLCP-2	No change	No change	No change
Multi-Purpose Hall 1	G+3 floors	20.10 m	Multi-Purpose Hall 1	Deleted from the planning	Deleted from the planning	Removed from planning as it is no longer required
NSE building with service block	Not proposed	--	NSE building with service block	G + 11	49.5 m	Proposed addition of new building
Animal House	G+2 floors	12.60 m	Animal House	No change	No change	No change
Service Block (Non- Hospital)	Ground	8.40 m	Service Block (Non- Hospital)	No change	No change	No change
Substation (Asha Niwas)	Ground	5.10 m	Substation (Asha Niwas)	No change	No change	No change

Multi-Purpose Hall No. 2	Ground	5.10 m	Multi-Purpose Hall No. 2	No change	No change	No change
Substation block for Hostel building	Ground	5.10 m	Substation block for Hostel building	No change	No change	No change
Substation for SSPCC	Ground	5.10 m	Substation for SSPCC	No change	No change	No change

Resource Requirement:

Sr. No	Particulars	As per previous EC	Proposed amendment	Remarks
1.	Population	12,276 nos.	No change	No change
2.	Water requirement	3,910 KLD	No change	No change
3.	Waste water generation	3,065 KLD	No change	No change
4.	STP Capacity	6 nos. of 3,165 KLD	No change	No change
5.	RWH tank (no. and capacity)	20 nos. of total 1700 KL capacity	No change	No change
6.	Solid waste generation and treatment	Total: 6,467 kg/day Biodegradable: 2,358 kg/day Non-Biodegradable: 4,109 kg/day Biomedical Waste: 2,332 kg/day	Total: 7525 kg/day Biodegradable: 3000 kg/day Non-Biodegradable: 4527 kg/day Biomedical Waste: 2461.9 kg/day	Increase
8.	Power Requirement	Connected load: 32.55 MW Demand load: 18.68 MW	Connected load: 43.37 MW Demand load: 22.188 MW	Increase
9.	D.G set	4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA	4 x 625 kVA, 2 x 500 kVA, 2 x 2000 kVA, 2 x 1500 kVA, 2 x 625 kVA, 1 x 320 kVA, 2 x 910 kVA, 4 x 2000 kVA, 1 x 500 kVA & 3 x 1000 kVA & 2 x 400 kVA, 2 nos. X 2500 KVA, 2 nos. x 2250 KVA	Increase
10.	Transformers	-	2 no. x 2500 KVA, 2 no. x 2000 KVA	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. vide No. EC23B039MH110605 dated 06.02.2024 for total BUA of 3,15,165.78 m². Proposal was considered by SEIAA in its 300th meeting held on 08th August, 2025 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 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 (i) SWM/ Construction and Demolition Waste Management NOC, (vi) Tree NOC. The planning authority shall not grant occupation 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 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.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 24000.75 m² on mother earth. 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. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. 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.
6. SEIAA decided to grant EC for FSI- 2,40,007.05 m², Non FSI- 83,197.25 m², Total BUA- 3,23,204.30 m². (Plan approval No- CIDCO/BP-15162/TPO(NM)/2024/5725 dated 18.12.2024).

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.

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 give 100 % 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, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

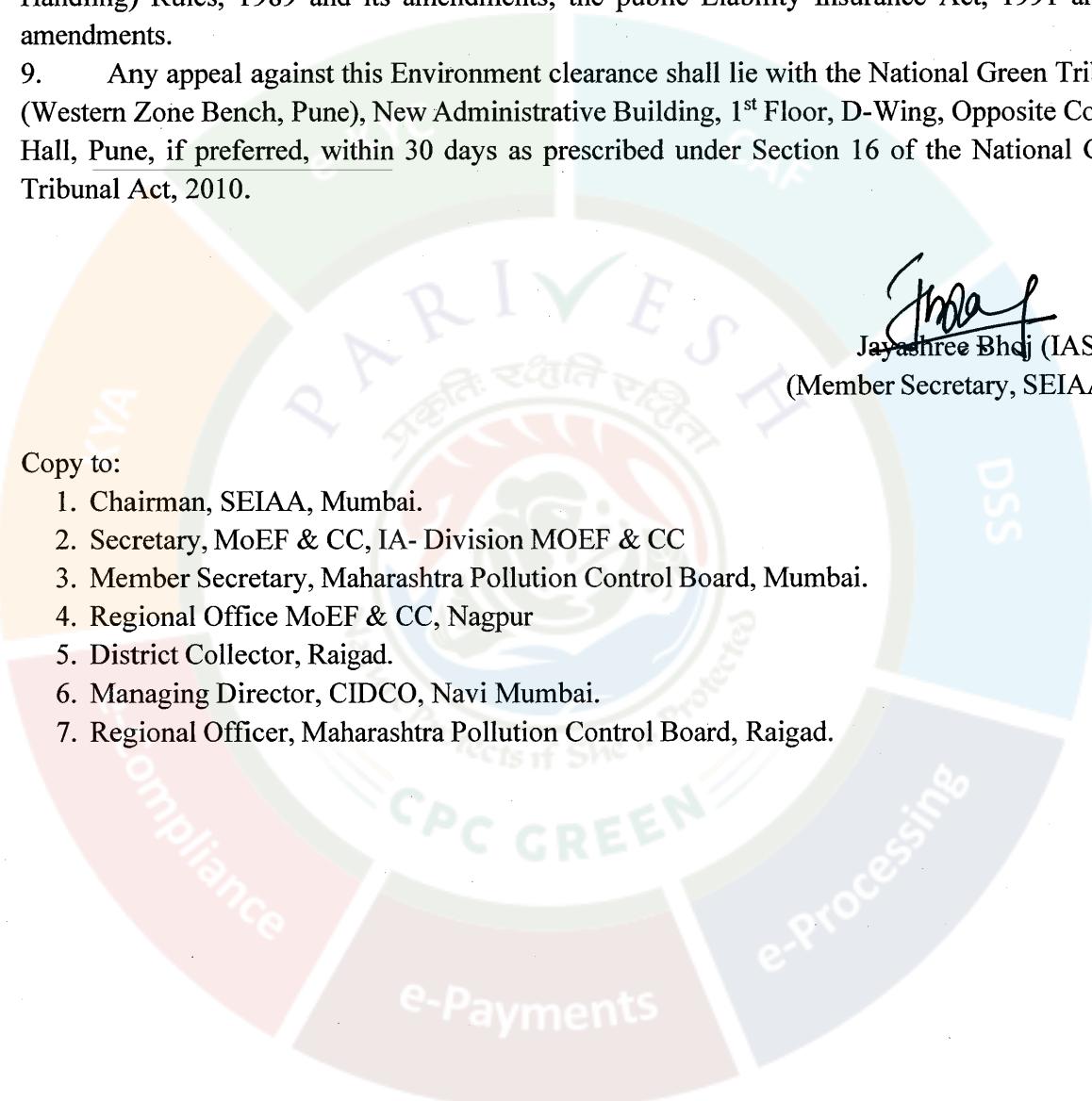
C) General EC Conditions:-

- 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.




Jayashree Bhadj (IAS)
(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, Raigad.
6. Managing Director, CIDCO, Navi Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.