

F.No. 23-134/2018-IA-III(V)
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan
Jor Bagh Road, New Delhi - 3

Date: 31st July, 2020

To,

M/s Pushpawati Singhanian Hospital & Research Institute
4th Floor, Link House, 3, Bahardur Shah Zafar Marg,
New Delhi - 110002
E Mail: drsanjeev.gupta@gmail.com

Subject: Expansion of Hospital Complex "Pushpawati Singhanian Hospital & Research Institute" at Press Enclave Marg, Sheikh Sarai, Phase-II, New Delhi by M/s Pushpawati Singhanian Hospital & Research Institute - Environmental Clearance - reg.

Sir,

This has reference to your proposal No. IA/DL/MIS/85531/2018 dated 25.04.2019 from M/s Pushpawati Singhanian Hospital & Research Institute for Expansion of Hospital Complex "Pushpawati Singhanian Hospital & Research Institute" at Press Enclave Marg, Sheikh Sarai, Phase-II, New Delhi, along with the application in prescribed format (Form-I), for consideration under the provisions of S.O. 804 (E) dated 14.03.2017.

2. The said Notification provides for appraisal of projects for grant of terms of reference/environmental clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance, or changed the product mix without obtaining prior environmental clearance under the EIA Notification, 2006.

3. The proposal for environmental clearance was considered by the Expert Appraisal Committee (EAC) for projects relating to violation of the EIA Notification, 2006, in terms of the provisions of the Ministry's Notification dated 14th March, 2017, in its 22nd meeting held during 21-22 May, 2019, 24th meeting held during 22-24 July, 2019 and 27th meeting held during 31st October - 1st November, 2019. The details of the project are as follows:

(i) The project is located at 28°32'0.70"N Latitude and 77°13'31.31"E Longitude. The project is Expansion Project (Violation). The hospital is already having one constructed & Operational block - Tower A since October, 1996, with built-up area of 9,728.93 sqm. As the built-up area of the project was less than 20,000 sqm. Hence, it was exempted from the procedure of Environment Clearance. Construction Status of the hospital is as follows:

Phase I: Tower A was Constructed and Operational since 1996. This phase was exempted from the procedure of Environment Clearance as the built-up area is 9,728.93 sqm which is less than 20,000 sqm.

Phase II: Construction work for Tower B was completed in October 2016; however, this part became operational from 2018 after getting Consent to Operate from DPCC dated 14.07.2018. After construction of this phase the built-up area of the complex increased to 24,982.13 sqm which exceeded 20,000 sqm and thus, this came under the provisions of EIA Notification, 2006. Since, the construction work was started before obtaining Environment Clearance thus, the project falls under violation category. Total (Phase-I + Phase-II) built-up area is 24,982.13 sqm.

- (ii) The total plot area of the project site is 8000 sqm. The FAR achieved is 16,566.87 sqm. The total Non-FAR area is 195.65 sqm, basement area is 5,822.78 sqm and Service Floor area is 2,396.83 sqm. The total built-up area of the project is 24,982.13 sqm. The project is comprised of 2 towers. The no. of IPD beds are 201. Maximum height of the building is 29.3 m.
- (iii) During construction phase, total water requirement was 15 KLD at an average which was met by STP Tanker supply. During the construction phase, waste water generated from the construction site was treated in in-house STP. Mobile toilets were provided during peak labor force.
- (iv) During operational phase, total water demand of the project after full occupancy is 265 KLD and the same is met by 135 KLD fresh water from Delhi Jal Board. Wastewater generation 145 KLD (Domestic & Other: 137KLD & Lab effluent: 8 KLD) is treated in MBBR STP of total 120 KLD & 70 KLD and lab effluent is treated in ETP of capacity 30 KLD. 130 KLD of treated wastewater is reused (31 KLD for flushing, 4 KLD for gardening, 90 KLD for cooling & 5 KLD for Miscellaneous).
- (v) Biomedical waste generated from hospital will be segregated and sent to approved recycler. At peak load, it is estimated to be 0.075 TPD (75 kg/day). 0.317 TPD (317 Kg/day) of solid waste will be generated out of which 0.1272 TPD (127.2 kg/day) of organic waste will be treated in Organic Waste Converter. The non-biodegradable waste of 0.0954 TPD (95.4 kg/day) and 0.0954 TPD (95.4 kg/day) of plastic waste will be handed over to approved recycler.
- (vi) The total power requirement during construction phase was 380 KVA and was met from existing DG set in hospital complex. Total power requirement during operation phase after expansion is 1022 KVA (Existing - 650 KVA & Proposed - 372 KVA) and is being met from BSES.
- (vii) Rooftop rainwater of buildings is being collected in 03 RWH pits of total 150 KLD capacity for harvesting after filtration.
- (viii) Parking facility for 342 ECS four wheelers is provided against the requirement of 331 ECS (according to local norms).
- (ix) Proposed energy saving measures would save about 1% of power.
- (x) It is located within 10 km of Eco Sensitive areas. However, NBWL Clearance is not required since project site is 7.65 km east away from Okhla Bird Sanctuary and 3.47 km away from Asola Wildlife Sanctuary.
- (xi) Forest Clearance is not required.
- (xii) Court case pending against the project: A court case has been filed under violation of EPA, 1986 for violating (Case no. CT case 11999/2017 at Tis Hazari court, Delhi).
- (xiii) Investment/Cost of the project is Rs. 106.21 Crores.
- (xiv) Employment potential- During Construction phase employment to 120 no of labours was provided and during operation phase employment to 1000 nos as staff.
- (xv) **Benefits of the project:** It has provided employment to the people during construction and operation phase directly & indirectly. 120 no. of labour during construction stage and approx. 1000 no. of person during operation stage have been employed after the proposed expansion of the complex. Employment opportunities has led to a rise in the income and improved their standard of living. The Hospital has catered some of the best medical care infrastructure in the country. This has treatment facilities for Liver Transplant, Cardiology, Orthopedics, Neurology, Urology, Gastroenterology, Nephrology

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& Kidney Transplant etc. It also provides 24x7 Ambulance facility. The expansion of the hospital building in the project area has increased in infrastructure development of the area. Energy efficient building material during construction stage has helped in reducing the impact on environment locally & indirectly. Energy efficient measures has been taken to reduce the requirement of natural resources and which ultimately leads to lesser demands and reducing carbon footprints of the project making it eco-friendly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach i.e. C/M/C, Recycling etc will reduce the amount of waste that it sends to landfill. Additional revenue generation to the government is being provided. Major income source to an important section of society and also to the upcoming investors.

4. The said project/activity is covered under Category 'E' of Item 6(a) of the schedule to the EIA Notification, 2009, and requires prior EC based on the approval by SEAC, Delhi. However, due to non-existence of SEIA/SEAC in Delhi, the project has been approved at Central level by Expert Appraisal Committee (EAC-Mumbai).

5. Terms of Reference (TOR) was granted by MoEF&CC vide its letter F.No. 23-1345216-14-D-39 dated 26.07.2018.

6. The proposal for environmental clearance was considered by the Expert Appraisal Committee (EAC) for projects relating to violation of the EIA Notification, 2009, in terms of the provisions of the Ministry's Notification dated 14.03.2017, in its 23rd meeting held during 21-22 May, 2019, 24th meeting held during 23-24 July, 2019 and 27th meeting held during 3rd October - 1st November, 2019 in the Ministry. The committee found the EA/EIA report satisfactory and in accordance with the TOR, and recommended the proposal for environmental clearance with certain conditions in terms of the provisions of the Ministry's Notification dated 14.03.2017.

The project was further referred to Expert Appraisal Committee (EAC) for projects relating to violation of the EIA Notification, 2009 for re-consideration on the number of the activities proposed under remediation as well as natural and community resource augmentation plan. EAC deliberated on the natural activities proposed by the project proponent in its 39th meeting held during 18-19 May, 2020. EAC observed that activities proposed are focused and covers the health, ecology and social aspect with a budgetary provision as recommended by the EAC in its 27th meeting, after duly assessing the damages caused by the project activities undertaken without proper environmental management plan in place. EAC after detailed deliberation recommended the revised activities as tabulated in Table 5 (i) given below, against the activities entered under Specific Condition No. 01, Para no. 27.3.4.5 of the 27th minutes of meeting.

7. Based on recommendations of the EAC and finalization/approval of the bank guarantee for an amount of Rs. 1,02,61,000/- (One Crore Seven Lakh Ninety One Thousand only) by the competent authority towards Remediation Plan and Natural and Community Resource Augmentation Plan, the project proponent has submitted the desired bank guarantee with the Delhi Pollution Control Committee (DPCC). The DPCC vide letter No. DPCC/EA/2019/022173 to 22173-A dated 28.07.2020 has informed the Ministry regarding receipt of the bank guarantee dated 13.05.2020 which is valid up to 1st 09.2025 and as such the set date for payment of claim will be 31.05.2025.

8. Considering the proposal submitted by the project proponent, recommendations of the EAC (Mumbai) and submission of the desired bank guarantee, the Ministry of Environment, Forest and Climate Change hereby accords environmental clearance to the project for Expansion of Hospital Complex "A" renamed "Engenhia Hospital & Research Institute" at Phase

Indrajeet Singh, Shashi Bora, Pheroz H. New Delhi to Ms. Purnpawati Singhania, Hon'ble S. Research Institute, under the provisions of the Ministry's Notification dated 14.08.2017, subject to the compliance of the following specific conditions in addition to all standard conditions applicable to such projects:

- (i) EAC recommended for an amount of Rs. 1,07,91,000 (one Crore Seven Lakhs Ninety One Thousand only) towards Remediation plan and Natural and Community Resource Augmentation plan to be spent within a span of three years. The details are given below:

Table: Remediation Plan, Natural Resource and Community Resource Augmentation Plan along with Budgetary Provisions

Component	Scope Proposed	Responsible	Partner Entity	Total Cost (Lakh)	Year 1	Year 2	Year 3
Proposed Remediation Plan	Groundwater	State and Commission for Environmental	State and Commission for Environmental	15	15	15	15
		Ministry of Environment and Forests	Ministry of Environment and Forests	15	15	15	15
Proposed Natural Resource Augmentation Activities	Water Harvesting	State and Commission for Environmental	State and Commission for Environmental	10	10	10	10
		Ministry of Environment and Forests	Ministry of Environment and Forests	10	10	10	10
Total Proposed Community Resource Augmentation Activities	Water Harvesting	State and Commission for Environmental	State and Commission for Environmental	25	25	25	25
		Ministry of Environment and Forests	Ministry of Environment and Forests	25	25	25	25
Total amount (Lakh)				107.91	107.91	107.91	107.91

- (i) Total budgetary provision with respect to Remediation plan and Natural & Community Resource Augmentation plan is Rs. 1,07,91,000/-.
- (ii) Therefore, project proponent shall be required to submit bank guarantee of an amount of Rs. 1,07,91,000/- towards Remediation plan and Natural and Community Resource Augmentation plan with the SPCB prior to the grant of EC.
- (iii) Remediation plan shall be completed in 3 years whereas bank guarantee shall be for 5 years. The bank guarantee shall be released after successful implementation of the EAP and submission of final carry Audit Report carried out by IIT Delhi, followed by

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recommendations of the EAC and approval of the regulatory authority.

- VI. Fund allocation for Corporate Environment Responsibility (CER) of Rs. 108.00/- lakh to be implemented.
- VII. Approved conservation plan from the Chief Wildlife Warden for Schedule I species shall be implemented.
- VIII. Approval/permission of the CGNP/SBPA shall be obtained before drawing ground water for the project activities, if applicable. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) if the project proponent obtains such permission.
- IX. Effective air pollution mitigation plan submitted to the Ministry shall be implemented in time.
- X. Project proponent shall have necessary other clearances/permissions under various Acts and Rules if any, from the respective authorities / department.
- XI. PP shall implement Rain- water system as per the building code and guidelines.
- XII. PP shall comply with the requirement of Green-leaf (GL) guidelines of MOEF, apart from the committed BE during the meeting.
- XIII. PP shall comply with ECBC of 2017 applicable for commercial buildings.
- XIV. PP shall generate 61% of power from renewable energy, of the total demand.

6. The grant of environmental clearance is subject to compliance of Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity as per Annexure. The grant of environmental clearance is subject to compliance of other general conditions as under:

- (i) The project activities shall adhere to the stipulations made by the State Pollution Control Board, Central Pollution Control Board, State Government and any other statutory authority.
- (ii) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change. In case of deviations or alterations in the project proposal from those submitted to this Ministry for clearance, a fresh clearance shall be made to the Ministry to assess the adequacy of conditions imposed and to take additional environmental protection measures required, if any.
- (iii) The locations of ambient air quality monitoring stations shall be decided in consultation with the State Pollution Control Board (SPCB) and it shall be ensured that at least one station each is installed in the upwind and downwind direction as well as where maximum ground level concentrations are anticipated.
- (iv) The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.O. No. 829/E dated 18.11.2008 shall be followed.
- (v) The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hood, silencers, enclosures etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under Environment (Protection) Act, 1986 (Act, 1986) viz. 70 dBA (day time) and 55 dBA (night time).

- (vi) The Company shall harvest rainwater from the roof tops of the buildings and store water tanks to recharge the ground water and use the same water in the process activities of the project to conserve fresh water.
- (vii) Training shall be provided to all employees on safety and health aspects of chemical handling. Pre-employment and routine set of medical examinations for all employees shall be undertaken on regular basis. Training in all safety aspects on handling of chemicals shall be imparted.
- (viii) The company shall also comply with all the environmental protection measures and safeguards proposed in the documents submitted to the Ministry. All the recommendations made in the EIA/EMP in respect of environmental management and risk mitigation measures relating to the project shall be implemented.
- (ix) The company shall undertake all relevant measures for improving the socio-economic conditions of the surrounding area. ESO activities shall be undertaken by creating job villages and administration.
- (x) The company shall undertake socio-developmental measures including community welfare measures in the project area for the overall improvement of the environment.
- (xi) A separate Environmental Management Cell equipped with hi-teched detection facilities shall be set up to carry out the Environmental Management and Monitoring Functions.
- (xii) The company shall earmark sufficient funds towards capital cost and recurring cost per annum to implement the conditions stipulated by the Ministry of Environment, Forest and Climate Change as well as the State Government along with the implementation schedule for all the conditions stipulated herein. The funds so earmarked for environmental management/pollution control measures shall not be diverted for any other purpose.
- (xiii) A copy of the clearance letter shall be sent by the project proponent to concerned Panchayat, Zila Parishad/Municipal Corporation, Union, Local Body and the local NGOs if any, from whom suggestions/recommendations if any, were received while processing the proposal.
- (xiv) The project proponent shall also submit as monthly reports on the status of compliance of the stipulated Environmental Clearance conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&CC, the respective Zonal Office of CPCB and SPCB. A copy of Environmental Clearance and its monthly compliance status report shall be posted on the website of the company.
- (xv) The environmental statement for each financial year ending 31st March in future as is mandated shall be submitted to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended automatically, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the respective Regional Office of MoEF&CC by e-mail.
- (xvi) The project proponent shall inform the public that the project has been accorded environmental clearance by the Ministry and copies of the clearance letter are available with the SPCB/Committee and may also be seen at Website of the Ministry of Environment etc. This shall be advertised within seven days from the date of issue of the clearance letter, at least in two local newspapers that are widely circulated in the region.

of which one shall be in the vernacular language of the locality concerned and a copy of the same shall be forwarded to the concerned Regional Office of the Ministry.

10. The project authorities shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.


11. The Ministry reserves the right to substitute additional conditions, if found necessary at subsequent stages and the project implementer shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the environmental clearance if implementation of any of the above conditions is not found satisfactory.

12. The issues with approval of the competent authority.


(Dr. Vinod K. Singh)
Scientist E

Copy to:

- 1) The Secretary, Department of Environment, Government of Delhi, New Delhi.
- 2) The Asst. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5th Floor, Sector-11, Anand, Lucknow - 226004.
- 3) The Chairman, Central Pollution Control Board Faridkot Bhawan, CCB-rum Office Complex, East Anand Nagar, New Delhi - 110 002.
- 4) The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4th Floor, IIT Building, Kirti Marg, Connaught Place, Delhi.
- 5) Monitoring Cell, MoEF&CC, Indira Paryashad Bhawan, New Delhi.
- 6) Grand File Record File Notou Item
- 7) MoEFCC website


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