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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY – DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
4TH FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006
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F.No. DPCC/ SEIAA-SEAC/ 90/ 13/ 1032 Dated: 29/04/14
ENVIRONMENT CLEARANCE NO. DPCC/ SEAC/ 90/ SEIAA/ 59/ 2014

To,

The President,
Batra Hospital & Medical Research Centre,
M/s Ch. Aishi Ram Batra Public Charitable Trust,
1, Tughlakabad, Institutional Area,
Badarpur- Mehrauli Road, New Delhi-110062.

E-mail : albatra_group@vsnl.net
Telephone : 011-29957481, 9910470702
Fax No. : 011-29957661, 41707242

Sub: Environmental Clearance for "Modernization of Batra Hospital & Medical Research Centre" at 1, Tughlakabad Institutional Area, New Delhi-62-reg.

Sir,

1. This has reference to your application submitted on 06.07.2010 and 15.07.2013 to the State Level Expert Appraisal Committee (SEAC), Delhi, constituted vide GOI Notification No. S.O. 1888(E) dated 30.07.2008 and re-constituted vide GOI Notification no. 1845(E) dated 08.08.2011, for seeking Environmental Clearance under the Environmental Impact Assessment Notification, 2006 amended as on date. The matter was discussed in the meetings of SEAC dated 27.01.2011, 26.08.2013 & 24.01.2014. Subsequently, letters for submission of the desired information/ documents were issued to the Project Proponent. On receipt of your responses to the said SEAC, Delhi, the proposal has been appraised on 24.01.2014 as per prescribed procedure in the light of provisions under EIA Notification, 2006 as amended to date on the basis of mandatory documents enclosed with the application along with the additional clarifications furnished in response to the observations of State Level Expert Appraisal Committee.

It is inter-alia noted that the proposal is for grant of Environmental Clearance for "Modernization of Batra hospital and Medical Research Centre" at 1, Tughlakabad Institutional Area, New Delhi. Batra Hospital was established by Ch. Aishi Ram Batra Public Charitable Trust in 1985. The hospital is governed by a Board of Management comprising medical consultants of eminence and operates under the overall guidance of the Ch. Aishi Ram Batra Public Charitable Trust. The land was allotted by DDA for the development of hospital building and the hospital is fully functional. Some of the existing blocks will be demolished and the new buildings will be constructed as a part of the development of hospital.

construction and operation phase, so as to conform to the norms stipulated by CPCB/DPCC. Ambient air and noise monitoring should be done by an accredited lab and data should be submitted along with compliance report in every six month.

(xv) Thick green belt of the adequate width and density, along with adequate tree plantation to create a buffer zone as per plan submitted, shall be raised along the periphery of the plot so as to provide protection against particulates and noise.

(xvi) Natural drainage should be preserved as far as possible.

(xvii) Rain water harvesting, as per plan submitted, for roof top run-off and surface run-off should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The depth of the bore for rainwater recharging should be kept in consultation with DJB. No wastewater (such as sewage, trade effluent, backwash of treatment unit, floor washing wastewater etc) should be discharged into the rainwater harvesting structure in order to avoid groundwater contamination. The collected rainwater, if any, should be properly treated before use.

(xviii) The ground water withdrawal during construction and operation phases should be done only with the prior permission of DJB. Until then, no ground water shall be extracted from the site and is used in construction activities. The ground water level and its quality should also be monitored regularly in consultation with DJB.

(xix) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification dated September 14th, 1999 and as amended upto date.

(xx) Ready Mix Concrete must be used in building construction to minimize the use of water and also by use of pre-mixed concrete, curing agents and other best practices preferred.

(xxi) Fixtures for toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control mechanism.

(xxii) Energy Conservation Building Code to be strictly adopted in all aspects of building design and construction. Requirements of GRIHA rating, if proposed, should be followed.

(xxiii) Approval of Chief Fire Officer and Delhi Urban Arts Commission for Building Plans, approval of Airport Authority of India for Building Height and approval of other authorities viz Land Owning Agency, DJB, MCD, NDMC, DISCOM, etc should be obtained.

(xxiv) NOC for cutting of trees, if any, should be obtained from Department of Forests & Wildlife.

(xxv) Approval of competent authority shall be obtained for structural safety of the building due to earthquake. Adequacy should be ensured for firefighting equipments etc as per National Building Code including protection measures from lightening.

(xxvi) 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 neighbours.

(viii) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be prepared incorporating details about building materials and technology, R & U factors etc and submit a copy to Ministry of Environment & Forests, Regional Office, Chandigarh and DPCC in three months time with intimation to SEIAA.

PART B- GENERAL CONDITIONS

(i) The environmental safeguards and monitoring schedule as contained in the EMP should be implemented in letter and spirit & there will be no departure from the final project proposal.

(ii) Smoke generated due to vehicle movement in parking area should be exhausted and provision for fresh air infusion should be provided as per CPCB norms.

(iii) Green belt development all around the boundary of the project site and tree cover within the site.

(iv) Zero discharge of treated waste water.

(v) No helipad should be allowed as per the MOEF guidelines.

(vi) DG sets should be provided for essential load only and the essential load should be around 40% of the total load.

(vii) DG set capacity should not exceed 50 % of the total load.

(viii) Large girth trees should be saved as far as possible.

(ix) Two rows of trees should be planted around periphery.

(x) As a part of CSR, a separate fund should be maintained for the old age home with 0.4 % of the project cost towards capital works and 0.08 % of the project cost towards annual recurring expenditure.

(xi) Bio-gas from the Bio gas plant, if installed should be utilized appropriately.

(xii) Public awareness training programme regarding fire safety, disaster management and conservation of electricity & water should be conducted at least once in six months.

(xiii) Battery operated vehicles should be made available to patients within the hospital premises.

(xiv) One or more gate(s) should be provided closer to the Emergency Ward.

(xv) STP & ETP should be installed for the existing hospital at the earliest.

(xvi) Rain water falling on roof top should only be used for recharging rain water harvesting pits.

(xvii) Officials from Ministry of Environment & Forests, Regional Office, Chandigarh and Delhi Pollution Control Committee, who would be monitoring the implementation of environmental safeguards, should be given full co-operation to inspect the facilities and documents/data on site by the project proponents during their site inspection. A complete set of all the documents submitted to SEAC should be forwarded to Ministry of Environment & Forests, Regional Office, Chandigarh & DPCC. Six monthly monitoring reports should be submitted to Ministry of Environment & Forests, Regional Office Chandigarh & also to DPCC.

- The total plot area is 39,660.6 sq.mt. (9.80 acres). The existing built-up area is 41,265 sq.mt. The proposed built up area is 1,28,612 sq.mt. Basements of 3 levels are proposed with total area of 68,587 sq.mt. Out of the total basement area, serviceable area will be 17,812.35 sq.mt. and parking area will be 52,750.65 sq.mt. The existing Ground Coverage is 10,382 sq.mt. The proposed Ground Coverage is 9,867.25 sq.mt. The Ground Coverage to be demolished is 8,359.09 sq.mt. Total ground coverage including existing block is 11,890.16 sq.mt. (29.97%). The permissible FAR area is 79,321.2 sq.mt. The existing FAR area is 41,265 sq.mt. The proposed FAR area is 55,024.25 sq.mt. The FAR area to be demolished is 22,038 sq.mt. The total FAR area is 74,251.25 sq.mt. The total number of floors is 2(G+5), 2(G+10) and 1(G+1). The total number of blocks is 5 (existing: 06, demolished: 05 and proposed: 04). Total number of beds proposed is 685. The total population will be 6284. The proposed number of Laboratories is 08. The total parking provided after proposed modernization will be for 1491 ECS (Stilt: 111 ECS, Basement: 1280 ECS, Surface: 100 ECS). The existing green area is 9915 sq.mt. The total green area is 12,120 sq.mt. (Existing: 9915 sq.mt. & Proposed: 2205 sq.mt.). The total water requirement after modernization is 782 KLD, out of which the fresh water will be 281 KLD. The source of water supply will be DJB. The wastewater generation of 435 KLD will be treated in STP with capacity of 522 KLD based on MBBR technology. The treated wastewater will be 413 KLD, which will be used for Flushing (152 KLD), HVAC & DG Cooling (200 KLD) and Horticulture (61 KLD). Approx. 7 KLD waste water from laboratory section will be treated in ETP of 10 KLD capacity. The total waste generation after modernization will be 1260 kg/day. The maximum power requirement after proposed modernization is 6726 KW. The source of power supply is BSES. The existing number of DG sets is 1x1250 kVA, 1x1000 kVA and 1x 500 kVA. 3 D.G. sets of 2000 kVA each have been proposed for power back up. The existing RWH pits are 9 Nos. and the proposed number of RWH pits is 3 Nos. Total cost of the project is Rs. 5668 lakhs. SEIAA has not examined their requirements as the same has been taken into account by SEAC during the appraisal of project.

2. The State Level Environment Impact Assessment Authority, (SEIAA) in its 23rd meeting held on 02.04.2014 hereby accords the Environmental Clearance for the period of 5 years from the date of issuance of this letter to the above said project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to the compliance of the terms and conditions as follows:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

(i) Construction should be started after obtaining prior Consent to Establish from Delhi Pollution Control Committee (DPCC) under Air and Water Acts and a copy shall be submitted to the SEAC-Delhi, failing which project shall be discontinued.

(xviii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC and the Consent to Establish/Operate from DPCC as well.

(xix) In compliance to Hon'ble High Court's Order dated 7th August, 2008, use, sale and storage of all kinds of plastic bags shall be forbidden.

(xx) E-waste generated in the complex should be managed as per E-waste (Management and Handling) Rules, 2011 and disposed through approved e-waste recyclers.

(xxi) State Environmental Impact Assessment Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including the revoking of the Environmental Clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

(xxii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc shall be obtained from the respective competent authorities.

(xxiii) These stipulations would be enforced among others under the provisions of Water (Prevention and Control) Pollution Act, 1974, the Air (Prevention and Control) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006, as amended to date.

(xxiv) The Project Proponent should prominently advertise in at least two local Newspapers widely circulated in the region indicating that the project has been accorded Environmental Clearance and copy of clearance is available with the DPCC and may also be seen on the website of DPCC at http://www.dpcc.delhigovt.nic.in. The advertisement should be made within 10 days from the date of receipt of the Clearance letter.

(xxv) The Project Proponent should submit copy of Environmental Clearance to the Heads of Local bodies, Panchayats and Municipal bodies in addition to relevant offices of Government who in turn has to display the same for 30 days from the date of receipt.

(xxvi) The project proponent shall apply for amendment in EC, if there is change in building plan(s) & layout plan(s) by DUAC or any other authority after the grant of EC.

(xxvii) Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the Project Proponent on its website.

" Any appeal against this environmental clearance shall lie with the National Green Tribunal (NGT), if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal (NGT) Act, 2010".

(Sandeep Mishra)
Member Secretary (SEIAA)

Copy to:

1. **Sh. Kaushal Kumar Mathur, Chairman, State Level Environment Impact Assessment Authority,** 4, Defence Enclave, Vikas Marg, Delhi - 110092.
2. **The Secretary (Environment) cum Chairman (DPCC),** Department of Environment, Government of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi.
3. **The Director, Impact Assessment III– Division, Ministry of Environment &|= Forests,** Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
4. **The Additional Director/Conservator of Forests, Ministry of Environment & Forests,** Regional Office (NZ), Bays No.24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030.
5. **SEE (IT) - (DPCC) for necessary action regarding uploading the EC on the website.**

(Sandeep Mishra)
Member Secretary (SEIAA)

(ii) Provision shall be made for the housing of labourers within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care along with first aid room, crèche etc. The housing may be in the form of temporary structures to be removed after completion of the project.

(iii) Health and safety norms of CPWD should be followed during construction.

(iv) Top soil excavated during construction activities should be stored within the site for use in horticulture/landscape development.

(v) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed of only in approved sites with the approval of competent authority taking the necessary precautions for general safety and health aspects of people.

(vi) Proper measures should be adopted to control dust emissions during construction phase by providing adequate numbers of water sprinklers.

(vii) Soil and water samples of the site should be tested by the Project Proponent from any laboratory recognized by MOEF/DPCC to ascertain that there is no threat to ground water quality by leaching of contaminants, on quarterly basis for inclusion in the six monthly reports.

(viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water. Bulk of the demolition waste should be recycled and minimum possible demolition waste should be dumped at designated dumping site.

(ix) Bio-medical waste, if any, shall be disposed of as per the Bio-medical Waste (Management & Handling) Rules, 1998 and authorization shall be obtained from DPCC as per applicability.

(x) Any hazardous waste generated during construction and operation phase should be disposed of as per applicable rules and norms with necessary authorization from Delhi Pollution Control Committee.

(xi) The diesel generator sets to be used during construction phase should be acoustically treated and operated on low sulphur diesel and should conform to the Environment Protection Rules prescribed for air and noise emission standards.

(xii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.

(xiii) Vehicles hired for bringing construction material to the site should be in good condition, have pollution check certificate, and conform to applicable air & noise emission standards. These vehicles should be operated only during non-peak hours. The material loaded or unloaded should be covered (especially sand, excavated soil, etc.) before transportation to avoid fugitive emissions etc.

(xiv) Ambient noise levels should conform to prescribed residential standards both during day and night hours. Adequate measures should be made to reduce ambient air and noise level during