



Prince Aly Khan Hospital

ISO 9001:2015 Certified

NABL Accredited

Aga Hall, Nesbit Road,

Mazagaon, Mumbai - 400 010.

Tel : 2377 7800 / 2377 7900

Fax : 91 - 22 - 2374 3820

E-mail : info@pakh.net

AHER-LI-MOEF-REF-547

20 May 2025

To,
Ministry of Environmental Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Compliance Report for Proposed redevelopment of existing hospital premises known as "PRINCE ALY KHAN HOSPITAL" to residential project on plot 'A' of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai. By Prince Aly Khan Hospital.

Ref: Environmental Clearance letter no. SEIAA-EC-0000000585 dated 03.01.2019.

Dear Sir,

This is with reference to Environmental Clearance letter no. SEIAA-EC-0000000585 dated 03.01.2019, from Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2024 to March 2025) along with duly filled data sheet.

Thanking you,
Yours faithfully,

For Prince Aly Khan Hospital

Authorized Signatory



Enclosed: Copy of Compliance Report for the period October 2024 to March 2025.

Cc:

1. Regional Office, MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai



QEC 14080

STAT/02

Aug-19/PPP/10,000



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AHER-LI-MOEF-REF-548

20 May 2025

To,
Member Secretary, SEIAA,
Environment Department,
Mantralaya,
Mumbai – 400032

Sub: Submission of Compliance Report for Proposed redevelopment of existing hospital premises known as "PRINCE ALY KHAN HOSPITAL" to residential project on plot 'A' of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai. By Prince Aly Khan Hospital.

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AHER-LI-MOEF-REF-549

20 May 2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 1 st Floor,
Opp. PVR Thetre, Sion (E)
Mumbai-400022.

Sub: Submission of Compliance Report for Proposed redevelopment of existing hospital premises known as "PRINCE ALY KHAN HOSPITAL" to residential project on plot 'A' of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai. By Prince Aly Khan Hospital.

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1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur



QEC 14080

STAT/02

Aug-19/PPP/10,000



Prince Ali Khan Hospital <princealikhanhospital@gmail.com>

Six Monthly Compliance Monitoring Report _October 2024 to March 2025_Prince Ali Khan Hospital.

1 message

Prince Ali Khan Hospital <princealikhanhospital@gmail.com>
To: psec.env@maharashtra.gov.in

Sat, Jun 14, 2025 at 5:48 PM

Dear Sir,

This is with reference to Environmental Clearance letter no. **SEIAA-EC-0000000585 dated 03.01.2019**, from Department of Govt. of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2024 to March 2025** along with duly filled data sheet for Proposed redevelopment of existing hospital premises known as **"PRINCE ALY KHAN HOSPITAL"** to residential project on plot & 39;A & 39; of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai.

Thanks & Regards
For Prince Ali Khan Hospital

**Six monthly Compliance Report_ October 2024 to March 2025.pdf**
3602K



Prince Ali Khan Hospital <princealikhanhospital@gmail.com>

Six Monthly Compliance Monitoring Report _October 2024 to March 2025_Prince Ali Khan Hospital.

1 message

Prince Ali Khan Hospital <princealikhanhospital@gmail.com>

Sat, Jun 14, 2025 at 5:45 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance letter no. **SEIAA-EC-0000000585 dated 03.01.2019**, from Department of Govt. of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2024 to March 2025** along with duly filled data sheet for Proposed redevelopment of existing hospital premises known as **"PRINCE ALY KHAN HOSPITAL"** to residential project on plot & 39;A & 39; of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai.

Thanks & Regards
For Prince Ali Khan Hospital

**Six monthly Compliance Report_ October 2024 to March 2025.pdf**

3605K



Prince Ali Khan Hospital <princealikhanhospital@gmail.com>

Six Monthly Compliance Monitoring Report _October 2024 to March 2025_Prince Ali Khan Hospital.

1 message

Prince Ali Khan Hospital <princealikhanhospital@gmail.com>

Sat, Jun 14, 2025 at 5:47 PM

To: romumbai@mpcb.gov.in

Cc: sromumbai1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance letter no. **SEIAA-EC-0000000585 dated 03.01.2019**, from Department of Govt. of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2024 to March 2025** along with duly filled data sheet for Proposed redevelopment of existing hospital premises known as **"PRINCE ALY KHAN HOSPITAL"** to residential project on plot & 39;A & 39; of property bearing C. S. No. 376 & 1/376 of Mazgaon division at Nesbit Road, Mazgaon, Mumbai.

Thanks & Regards
For Prince Ali Khan Hospital

**Six monthly Compliance Report_ October 2024 to March 2025.pdf**

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COMPLIANCE REPORT

(OCTOBER 2024 to MARCH 2025)

For

PROPOSED RESIDENTIAL REDEVELOPMENT PROJECT

(ENVIRONMENTAL CLEARANCE LETTER NO. SEIAA-EC-0000000585 dated 03.01.2019)

On plot 'A' of property bearing C. S. No. 376 & 1/376 of
Mazgaon Division at Nesbit Road, known as Prince Aly
Khan Hospital, Mazgaon, Mumbai

Proposed By

**PRINCE ALY KHAN
HOSPITAL**

PROJECT DETAILS

Sr. No.	Particulars	Details
1	Project type: River valley/mining/Industry/Thermal/Nuclear/other(specify)	Construction Project
2	Name of the Project	Proposed redevelopment of existing hospital premises known as " Prince Aly Khan Hospital' to residential project
3	Clearance letter(s)/OM and Date	Environmental Clearance Letter No. SEIAA-EC-0000000585 dated 03.01.2019
4	Location	On plot 'A' of property bearing C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, known as Prince Aly Khan Hospital, Mazgaon, Mumbai.
	a) District(s)	Mumbai
	b) State(s)	Maharashtra
	c) Latitude/Longitude	18°58'7.20"N 72°50'10.85"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Vipin Mittal Prince Aly Khan Hospital Aga Hall, Nesbit Road, Mazgaon, Mumbai. E mail : vipin.mittal@akdn.org
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Proposed project will have 2 residential buildings with 612 flats and 1 Jamatkhana building.
	b) of the Environmental Management Plan	STP of total 400 KLD (Wing A & B) + 10 KLD (Wing C), Rain Water Harvesting system and Solid waste management through Mechanical Composting will be done Details of the same is attached in Annexures.
7	Break up of the project area	
	a) submergence area: forest & non-forest	NA
	b) Others	Total Plot area: 16,059.31 m ² Total FSI area : 62,894.16 m ² Total Construction area: 1,47,250.87 m ²
8	Break up of the project affected	

	population with enumeration of those losing houses/ dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of Survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	700 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	289 Lakhs
		Operation & Maintenance Cost	44 Lakhs/Yr.
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	

11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date of commencement (Actual and/or planned)	13 Feb 2022
	b) Date of completion (Actual and/or planned)	13 June 2029
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	
15	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits). (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance Letter No. SEIAA-EC-0000000585 dated 03.01.2019 Received from government of Maharashtra.

WORK STATUS OF PROJECT

Excavation works Completed.

The work of slab casting till 13th (Partial) Habitable floor in Tower B and till 14th (Partial) Habitable floor in Tower A.

COMPLIANCE TO ENVIRONMENTAL CLEARANCE LETTER NO. SEIAA-EC-0000000585 dated 03.01.2019.

CONDITIONS		
Specific Condition: -		
	Conditions	Compliance
I.	PP to upload copy of Notification regarding plot reservation conversion from Hospital to residential.	Complied at the time of appraisal
II.	PP to submit & upload the copy of DP remark.	Complied
III.	PP to upload Debris management NOC.	Complied
IV.	PP to submit & upload the HRC NOC.	HRC NOC is received vide letter no CHE/HRB-777/DPWS dated 15.09.2018
V.	PP to finalize the CER activities after discussing with Environment CSR cell of BMC. Also PP to submit the commitment for the same.	CER is not applicable as per the MoEF & CC OM F.NO. 22-65/2017-IA.III dated 30.09.2020.
VI.	PP to submit CER plan to BMC and acknowledgment to be submitted to Member Secretary, SEIAA.	
GENERAL CONDITIONS		
I.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The household E-waste will be disposed through Authorized vendor as per E- waste (Management and Handling) Rules, 2016.
II.	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.	Noted
III.	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	Not Applicable. The project is located outside the ESZ area of SGNP

	Forestry & Wild life clearance granted to the project which will be considered separately on merit.	
IV.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Yes, we agree
V.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along the survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Building plans are approved by MCGM per norms.
VI.	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.	Consent to establish is obtained from the MPCB vide letter No. Format 1.0/CAC-CELL/UAN No. 0000073861/CE- 2103001251 dated 22.03.2021.
VII.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate sanitary and hygienic measures are provided. Shelters, Drinking water, clean spaces and fuel for cooking, Solid waste disposal bins and toilets are provided at site. These have been maintained in clean and operative condition for complete period of construction.
VIII.	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.	Adequate drinking water and sanitary facilities is provided to Workers. The waste generated from the labour is mostly household waste which is disposed on site. Septic tank with soak pit is provided for the wastewater treatment.
IX.	The solid waste generated should be properly collected and	The solid waste generated has been properly collected,

	segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Segregated. Dry/inert solid waste is send to disposed site through vendor.
X.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	<p>The muck is disposed with the permissions of competent authority at approved site.</p> <p>As a precaution, we have barricaded to create general safety and health aspects of people.</p> <p>Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.</p>
XI.	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines has been separately provided on site. This arrangement shall ensure that storm water and sewage will not mix.
XII.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top layer of soil is not reused for the redevelopment of green belt. However 500 cu.m. of soil was donated to Indian Oil Nagar Garden near Chheda Nagar for landscaping/backfilling
XIII.	Additional soil for leveling 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.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.
XIV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted shall be of local variety.
XV.	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.	<p>Soil and water samples are tested from MoEF recognized laboratory.</p> <p>The monitoring reports are</p>

		<p>attached.</p> <p>As there is no source of the ground water, so ground water samples are not tested.</p>
XVI.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminant watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures have been taken to avoid contamination of water bodies/streams.
XVII.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Project being residential real estate no hazardous waste is expected during construction and operation phase.
XVIII.	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.	DG Set is installed at site of 500 KVA complied to CPCB norms
XIX.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel shall be procured as and when required.
XX.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	<p>✓ Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used.</p> <p>✓ Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.</p>
XXI.	Ambient noise levels should confirm to residential standards both during day and night. Incremental pollution loads on the	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory.

	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.	The monitoring reports are attached.
XXII.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August,2003.(The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations)	Fly ash containing bricks (AAC Type) are used for construction.
XXIII.	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for building construction.
XXIV.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	The provision of Roof top rain water harvesting through collection tank shall be made. The stored water will be utilized for flushing purpose. The overflow of the tank shall be connected to the Municipal Storm Water drains. The Storm water drains shall be constructed as per approval.
XXV.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.
XXVI.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	We are not using the ground water in the project.
XXVII.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100%	STP will be provided to the completed building. Sewage treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose. STP contract is awarded, Vendor is on board

	gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	
XXVIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/ operation of the project.	We are not using ground water in the project
XXIX.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Instead of grey and black water separation, we will make the provision of STP. Dual plumbing lines will be used for recycling water and fresh water.
XXX.	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.	Water efficient sanitary features include showers, low flush, dual cisterns will be provided.
XXXI.	Use of the glass may be reduced up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40%.
XXXII.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Roof is as per the prescriptive requirement specified in Energy Conservation Building Code
XXXIII.	Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed	Solar street lights and solar hot water system will be provided.

	off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters systems. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	
XXXIV.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation 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. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	During operation phase the provision of DG Sets shall be as per EPA-1986 as well as, guidelines for DG Set installation shall be followed. All DG Sets shall be with acoustic enclosures and will be using low Sulphur diesel. The stack heights shall be as per MPCB prescribed norms.
XXXV.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory. The monitoring reports are attached.
XXXVI	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.	Entry & exit to the proposed project are located in such way that it will not affect traffic on the adjoining roads. Also sufficient parking space is provided.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-	The buildings are not air-conditioned, these are Residential buildings hence ECBC code is not applicable in the instant case.

	conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	
XXXVII I.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The Buildings will be have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises.
XXXIX.	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.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
XL.	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.	Noted
XLI.	Six monthly monitoring reports should be submitted to the Regional office MOEF with copy to this Department and MPCB.	The six-monthly Compliance Monitoring Reports to Regional Office, MoEF & CC, Env. Dept. Govt. of Maharashtra and MPCB has been submitted.
XLII.	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 in Para 2. Prior certification from appropriate authority shall be obtained	STP, Green belt facilities, MSW facility will be provided on site before the occupation.
XLIII.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be	Wet garbage will be treated by Organic Waste Converter and treated waste (manure) shall be

	utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	utilized in the existing premises for gardening. And, no wet garbage shall be being disposed outside the existing premises.
XLIV.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	We ensure that, we will provide the STP/ MSW facility provided before Occupation.
XLV.	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	We have submitted all the project details and plans to MPCB while applying to Consent to Establish and accordingly MPCB has granted us Consent to establish.
XLVI.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.
XLVII.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary environmental safeguards.
XLVIII.	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 and year-wise expenditure should reported to the MPCB & this department.	<p>The funds for implementation of environmental protection measures/EMP will be provided as per planned requirement.</p> <p>Expenditure on EMP will be done as planned. The entire environmental infrastructure like STP, Rainwater harvesting and Solar hot water system shall be provided before OC.</p>
XLIX.	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	<p>The advertisement was given in local newspapers.</p> <p>Copy of the advertisement is attached as Annexure.</p>

	clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in	
L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	We have submitted the 6 monthly compliance reports to RO MPCB, Environment Department Mantralaya & Regional office MoEF Nagpur.
LI.	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.	Noted and complied
LII.	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, SO ₂ , NO _x (Ambient level as well as stack emissions) or critical sectorial 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.	<p>We will upload the status of compliance of the stipulated EC conditions, including results of monitored data.</p> <p>We have submitted the six monthly compliance reports to RO MPCB, Environment Department Mantaralya & Regional office MoEF Nagpur.</p>
LIII.	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	We have submitted the six monthly compliance reports to RO MPCB, Environment Department Mantaralya & Regional office MoEF Nagpur

	MoEF, the respective Zonal Office of CPCB and the SPCB.	
LIV.	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 Officers of MoEF by e-mail.	Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities.
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.	We understand the issue and shall be abided accordingly
5	In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted
6	The Environmental department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	We agree

7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	Noted
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any	Noted We agree
9	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.	Noted
10	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec -5, R.K. puram, New Delhi - 110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted

ANNEXURE – I

SOLID WASTE MANAGEMENT PLAN

- Solid waste : 1,578 kg/day
- Wet Garbage: 947kg/day
- Dry Garbage: 631 kg/day
- E Waste: 0.5 T/yr., separate storage place is provided for E Waste
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then Non-biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

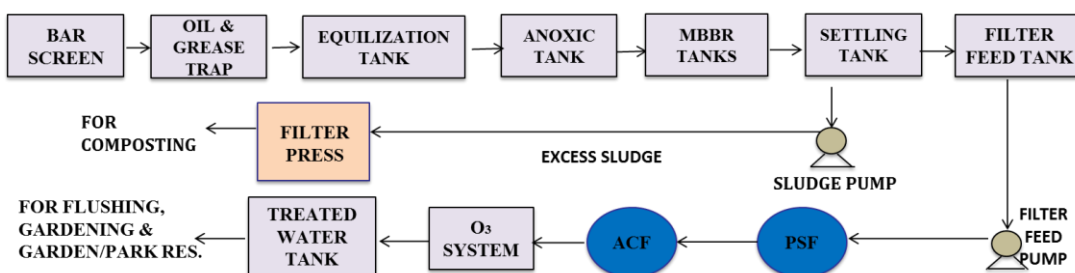
ANNEXURE II

Sewage Treatment Plant

Sewage Generation: 377 KLD

Total STP Capacities: 400 + 10 KLD

Technology Used: MBBR



ANNEXURE III

WATER BUDGET

Water Demand	Quantity	Unit
Water consumption	406	KLD
Sewage generation	377	KLD
STP capacity	400+10	KLD
Recycling		
Treated water is recycled & used for flushing	136	KLD
Treated water used for gardening	15	KLD
Excess Treated Water is disposed in Municipal Sewer Line	222	KLD

Particulars	No of Flats /Area	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Residential Flats (Wing A & B)	612	5	3,060	90	45	135	413
Rehab NR (Jamatkhana)	2407.04	1Person/10 m ²	241	25	20	45	11
Sub-Total	.		3,301				424
Swimming Pool Make-up							2
TOTAL							426
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			396
Sludge				1 % of Sewage Generation			4
Recycling for Flushing							
Residential flats	612	5	3060		45	45	138
Rehab NR (Jamatkhana)	2407.04	1Person/10 m ²	241		20	20	5
Total	.		3,301				143
Recycling for Gardening (m ²)		3,088				5l/m ²	15
Excess Treated Water to Municipal Sewer							234

ANNEXURE IV

Environmental Management Plan during Construction Phase

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.

3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labours are employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps was collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts is compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE V***EMP COST***

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)
STP (Tertiary)	94	17
Solar PV Panels and Solar Hot Water system	95	3
Rain Water Harvesting	28	1
Solid waste Composting plant	40	16
Landscape development	32	3
Environmental Monitoring	--	4
DMP Cost	779.0	45.5
Total Cost	1,068	89.5

ANNEXURE VI

ADVERTISEMENT

“प्रिन्स अली खान हॉस्पिटल”

आमच्या सर्व्हे नं. ३७६ व १/३७६, प्लॉट 'ए' माझगांव डिव्हिजन, नेसबीट रोड, माझगांव, मुंबई, महाराष्ट्र येथील “प्रिन्स अली खान हॉस्पिटल” या पुनर्विकास प्रकल्पाला पर्यावरण विभाग महाराष्ट्र शासन यांच्याकडून पर्यावरण विषयक मंजूरी देण्यात आली आहे.

सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांच्या www.ecmpcb.in या संकेतस्थळावर उपलब्ध आहे.

Navshakti _ Page 9 _ 06 Jan 2019

"PRINCE ALY KHAN HOSPITAL"

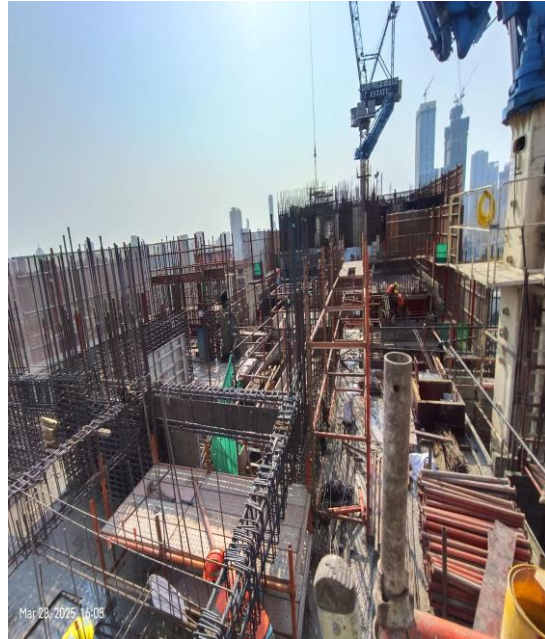
Our proposed redevelopment project on Plot 'A' of property bearing C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, Mazgaon Mumbai Maharashtra Known as **Prince Aly Khan Hospital** was accorded the Environmental Clearance from the Environment Department, Government of Maharashtra.

The copy of the Environmental clearance letter is available with Maharashtra Pollution Control Board web site at www.ecmpcb.in

Free Press _ Page 6 _ 06 Jan 2019

ANNEXURE VII

SITE PHOTOGRAPHS



Age hall Project
Project No. 12282

Personal Details

Name:

Age & DOB:

Blood group:

Designation:

Company:

Date of joining:

Contact address:

Emergency contact number:

Emergency contact person name & relation:

History:

Is there any past/present history of any of the following

Yes No

Severe one sided headache (Migraine)

Head injury/Concussion/Loss of memory

Fits/Epilepsy/Giddiness/Fainting

Diabetes

Hearing Impairment

Ear/Nose/Throat problems

Stomach/Bowel disorders

Cold/Allergy/Chest/asthma disorders

Joints/muscle disorders

Piles/Venous varicose

Is there any past/present history of any of the following

Yes No

Hernia/Hydrocele/Appendicitis

High/Low Blood pressure/Heart disease

Asthma/Chronic/Tuberculosis

Alcohol/Skin disease

Infection/Corticosteroid disease

Addiction to Alcohol/Drug/Tobacco

Fracture/Dislocation/Angioplasty

Major/Misc. Operation

Nervous/Mental disease/Sleep disorder

Malignant disease (Cancer)

General examination:

Height (cm)

Weight (kg)

BP (mmHg)

Pulse (b/min)

RR (b/min)

SpO2 (%)

General condition

Distance Vision

Corrected

Uncorrected

Field of Vision

Colour Vision

Hearing

Left Ear

Right Ear

Systemic examination:

System

Normal

Abnormal

System

Normal

Abnormal

Head/Neck

Eyes

Ear/Nose/Throat

Teeth/Oral cavity

Musculoskeletal system

Nervous system

Respiratory

Skin

Cardiovascular system

Per Abdomen

Genitourinary system

Others

Hernia/Hydrocele

Vascular status

Fracture/Dislocation/Angioplasty

Any Deformity

Physical Fitness

Fit for work

Signature with seal of Medical Officer

Dr. Aemita Manoj Shete

MBBS, MD, DNB (General)

Signature with seal of Medical Officer

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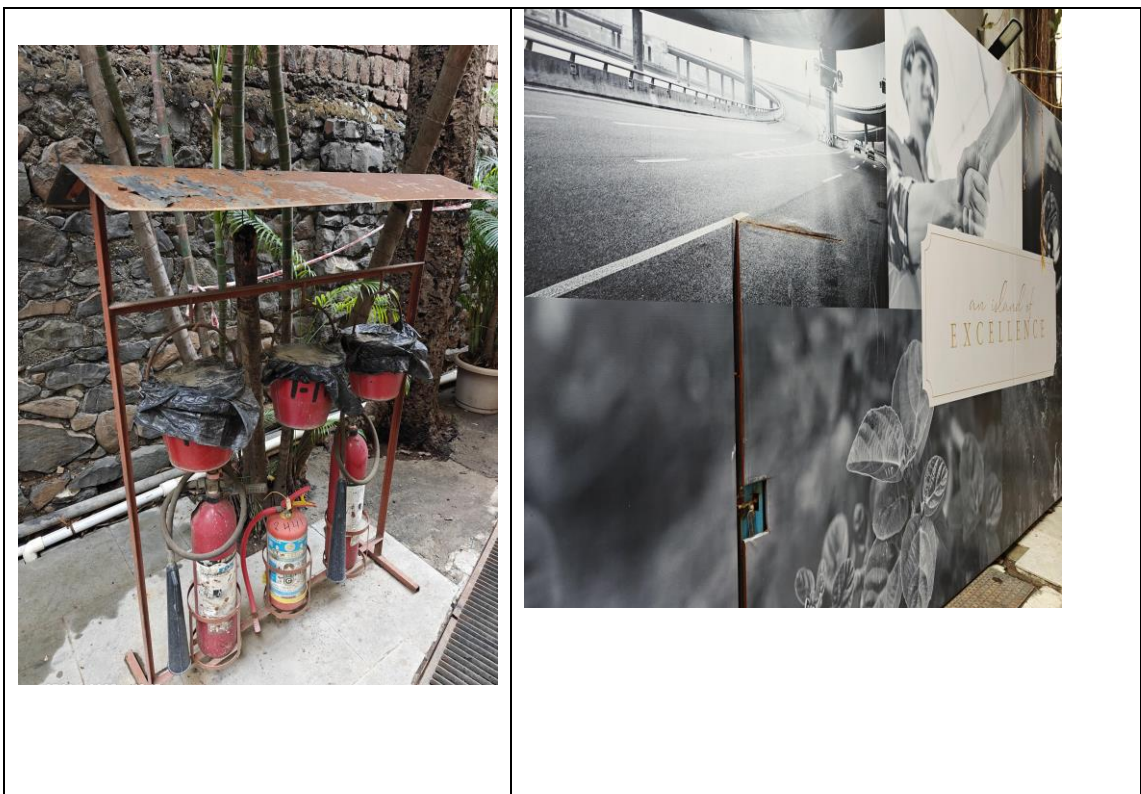
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Signature with seal of Medical Officer

Physical Fitness





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and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: - GESEC/PRO/AAQM/2025-26/03/2319

Sample ID: - GESEC/PRO/AAQM/2025-26/03/2319

Report Date

25.03.2025

Name & Address of the
Customer

Prince Aly Khan Hospital

C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, known as Prince Aly Khan
Hospital, Mazgaon, Mumbai.**AMBIENT AIR SAMPLE DETAILS**

Type

Sampling Location

Sampling done by

Sampling Time (Total Hrs)

Ambient Air

Project Site

Pristine Consultants

8 Hrs.

Date of Sampling

Sample Receipt Date

Analysis Start Date

Analysis End Date

19.03.2025

20.03.2025

20.03.2025

25.03.2025

Parameters

Method

Unit

NAAQ
Standards

Result

Particulate Matter PM₁₀

CPCB Guidelines, Volume I ,36/2012-13, Page no. 11

µg/m³

≤ 100

78.5

Particulate Matter PM_{2.5}

CPCB Guidelines, Volume I ,36/2012-13, Page no. 15

µg/m³

≤ 60

25.2

Sulphur Dioxide (SO₂)

CPCB Guidelines, Volume I ,36/2012-13, Page no. 01

µg/m³

≤ 80

26.8

Oxide of Nitrogen (NO₂)

CPCB Guidelines, Volume I ,36/2012-13, Page no. 07

µg/m³

≤ 80

30.4

Remark-

➤ All above results are within National Ambient Air Quality standards.

*Handwritten signature*Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

END OF REPORT

Page 1 of 1

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6. If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
7. MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.



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TEST REPORT

Test Report No: -

GESEC/PRO/ANLM/2025-26/03/2320

Sample ID: -

GESEC/PRO/ANLM/2025-26/03/2320

Report Date

25.03.2025

Name & Address of the Customer

Prince Aly Khan Hospital

C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, known as Prince Aly Khan Hospital, Mazgaon, Mumbai.

AMBIENT NOISE SAMPLE DETAILS

Type

Ambient Noise

Standard method

As Per IS: 9989:2020

Sample Collected By

Pristine Consultants

Date of Monitoring

19.03.2025

Timing of Monitoring

Unit

Results

CPCB Standards
dB(A)

Location

Project site

Day

dB(A) Leq

56.1

55

Night

dB(A) Leq

45.2

45

Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)



Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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TEST REPORT

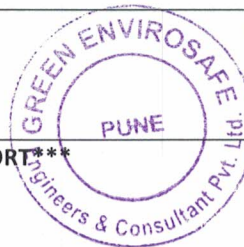
Test Report No – GESEC/PRO/DW/2025-26/03/2321	Date of Reporting	25.03.2025
Sample ID - GESEC/PRO/DW/2025-26/03/2321	Sample Details	Drinking Water
Name & Address of the Customer - Prince Aly Khan Hospital C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, known as Prince Aly Khan Hospital, Mazgaon, Mumbai.	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	19.03.2025
	Analysis start Date	20.03.2025
	Analysis End Date	25.03.2025
	Sample Collected By	Pristine Consultants
	Sampling Location :	Project site

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	102	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH	6.84	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	152	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	104	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	BDL	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	58	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	26.3	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	6.3	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
E.coli.	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.
- BDL – Below Detectable Limit.



V. Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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TEST REPORT

Test Report No: GESEC/PRO/SL/2025-26/03/2322	Date of Report	25.03.2025
Sample ID: GESEC/PRO/SL/2025-26/03/2322	Date of Sampling	19.03.2025
Name and Address of the Customer – Prince Aly Khan Hospital C. S. No. 376 & 1/376 of Mazgaon Division at Nesbit Road, known as Prince Aly Khan Hospital, Mazgaon, Mumbai.	Start Date of Analysis	20.03.2025
	End Date of Analysis	25.03.2025
	Sample Details	soil
	Nature of sample	solid
	Sample Collected By	Pristine Consultants

Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	8.05	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	3.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	5.5	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	6.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	56.8	Meq/100g m	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	61.2	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO4	70.2	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	68.1	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115
Sodium	4.6	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.