



File No: 21/11/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 12/09/2025



To,

Dr Suneet Marwah
M/s Indian spinal injuries centre
Sector - C, Vasant Kunj , New Delhi - 110070
cao@isiconline.org

Subject: Environment Clearance for Expansion of Indian Spinal Injuries Centre Located in Sector-C, Vasant Kunj, New Delhi-110070 by M/s Indian Spinal Injuries Centre Pvt. Ltd. - For Grant of Environmental Clearance – reg.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Environment Clearance for Expansion of Indian Spinal Injuries Center Located in Sector-C, Vasant Kunj, New Delhi-110070 submitted to Ministry vide proposal number IA/DL/INFRA2/507120/2024 dated 07/02/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3804DL5565649N
(ii) File No.	21/11/2025-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Environment Clearance for Expansion of Indian Spinal Injuries Center Located in Sector-C, Vasant Kunj, New Delhi-110070
(viii) Name of Company/Organization	Indian spinal injuries centre
(ix) Location of Project (District, State)	SOUTH WEST, DELHI
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. The project / activity is covered under category 'B' of item 8(a) 'Building/Construction Projects' of the Schedule to the

EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Delhi As per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 the proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 138th meeting held on 19th February, 2025.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is new.

ii. The proposed project is located in Indian Spinal Injuries Centre, Vasant Kunj, Area, New Delhi and geographical coordinates are Latitude 28°31'57.00"N and longitude 77°8' 30.45"E

iii. The total plot area is 60,702 sq. m, FAR/FSI area is 2,11,698.22 sq. m and total built-up area of 40,856.41 sq. m. The project will comprise of addition of floors in existing Hospital Block and residential block. Total no of Beds will be (200 Existing + 104 Proposed) 304 no. Maximum height of the building is 17.26 m and detailed description given below:

Sl. No.	Description	Existing	Proposed	Total After Expansion
1	Plot Area (sq. m)	44,678.88	16,023.12	60702
2	Proposed Built Up Area (sq. m)	24,944.73	15,912	40,856
3	No of Beds	200	104	304
4	Max Height of Building (as per AAI) (M)	13.5	3.76	17.26
5	Max No of Floors	B+G+2	Addition of 2 Floor in Hospital Block and 3 Floors in Residential	B+G+3
6	Proposed Ground Coverage Area (sq. m)	11492.46	No Change	11492.46
7	Total Parking (ECS)	499	265	764
8	Green Area (sq. m)	18500	No Change	18500
9	DG set backup (KVA)	750	1650	2400
10	STP capacity (KLD)	200	50	250
11	ETP capacity (KLD)	40	No Change	40

iv. This land was allotted by Delhi Development Authority (DDA) for Hospital development and residential. The ownership of land lies with Indian Spinal Injuries Centre.

v. During operational phase, Total water requirement of the project should be 391 KLD which should be met by 182 KLD of fresh water from DJB and 191KLD of treated water. Total wastewater generated from the project should be 192.047 KLD which should be treated in-house STP of 250 KLD capacity. Waste water generated from lab should be 34 KLD which should be treated in in-house ETP of 40 KLD capacity and treated water from ETP should be discharged into in-house STP for further treatment. Treated water from STP should be 209 KLD and reused (166 KLD for flushing, 65 KLD for gardening, HVAC 78 KLD, 7 KLD for filter backwash etc). 18 KLD additional treated water will be sourced from nearby STP.

vi. During construction phase, 5.25 KLD should be the total water requirement for labours, drinking and domestic purpose and flushing. Out of which fresh water should be 3.75 KLD and treated water will be 1.5 KLD which should be taken from nearby STP. Fresh water requirement for Anti-smog guns should be 9.6 KLD and Treated water requirement for construction work should be 5 KLD.

vii. About total solid waste generated from project should be 0.416 TPD. Out of which 0.1664 TPD should be biodegradable waste and 0.2496 TPD should be nonbiodegradable waste. The biodegradable wastes should be composted in an onsite OWC and should be used as manure. The non-biodegradable should be disposed at designated site through authorized vendors. 60.8 Kg/day bio medical waste will be generated and will be disposed as per bio medical waste management and handling rule 2016.

viii. The total power requirement should 2,000 KVA which should be met from BSES. For power back up, DG sets of Capacity 2,400 KVA should be used. Solar photovoltaic power panels (10 % of power requirement) should be provided.

ix. 4 Rain water Harvesting Pits should be provided.

x. Parking facility for 764 ECS is proposed to be provided against the requirement of 764 ECS (according to local norms).

- xi. The project is located 6.43 Km in eco sensitive zone of Asola Bhatti Wildlife Sanctuary NW direction.
- xii. The project is not in Critically Polluted area
- xiii. No NBWL Clearance is required.
- xiv. No Forest Clearance is required.
- xv. No Court case is pending against the project.
- xvi. The Green belt development and Details of tree felling/transplantation are proposed total green area is 18,500 sq. m (32.81% of total plot area). A total of 1,449 trees are present at site out of which 759 trees should be planted at the site.
- xvii. The project should lead to development of the area by providing employment of the local people during construction and operation phase.
- xviii. The project benefit should lead to overall development of the area and improve health status by providing health care facility.
- xix. Total Outlay of the Environment Management Plan is as Capital Cost should be 51.27 Lacs. Recurring Cost during construction phase is 28.73 lakh/year and during operation phase should be 31.39 lakh/year.

6. The committee noted that the land of 15 acres was allotted to M/s Indian Spinal Injuries Centre by DDA vide allotment no. F.11(20)/84-Instl dated 11.09.1986 in which 12.75 Acres for Hospital development and rest 2.25 acres for residential. However, first lease deed was executed only for 11.04 acres out of 15 Acres. Layout plans were approved by the Delhi Development Authority vide no. F13(49)89 dated 16.02.1990. The PP informed the committee that the authorities initiated the activates of construction prior to the implementation of EIA Notification, 1994 as amended, therefore, is exempted from the purview of the EIA Notification and does not require Environmental Clearance (EC) at that time.

7. The committee deliberated that the existing building of the project had commenced its construction activities prior to the year 2004 and, therefore, is exempted from the purview of the EIA Notification and did not required Environmental Clearance (EC) at that time. The Project proponent informed the committee that the construction of M/s Indian Spinal Injuries Centre (ISIC) began in early 90s and the hospital was opened to public on 04.11.1995. As ISIC has been operational before the EIA amended notification of 07.07.2004, in which building and Construction was included. Since the building and construction was not included in EIA Notification 1994, therefore the project did not fall in this notification. Further, the PP has submitted that a copy of registration certificate dated 31.03.2003 under the Delhi Nursing Home Registration Act, 1953 for this project as a legal document demonstrating that all the construction activities related to project were initiated prior to the year 2004.

8. The existing structures of about 24,944.73 sq. m. with addition of floors in existing Hospital Block and residential block. Total no of Beds will be 304 in which 200 already existing. Maximum height of the building is 17.26 m. The committee has noted that total plot area is 60,702 sq. m (44678.88 sq. m existing +16023.12 sq. m proposed) whereas proposed built-up area will be 40,856.41 sq. m (24,944.73 sq. m Existing + 15,911.68 sq. m proposed). The total proposed green belt area is 18,500 sq. m (which is 30.47% of the total area).

9. With respect to the mitigation plan related to the construction activities and its impact on patient and staff residing in the hospital. It was informed that they have separate entry and exit gate available within the proposed area and which should be used specifically for construction activities. PP has ensured that the main access points used by employees, patient and staff residing in the hospital remain unaffected and free from any construction-related disruptions. Further, the committee has suggested that the PP shall provide prepare signage boards and barricades at the construction area.

10. The committee has noted that 1,449 existing trees are present at project site. The PP has assured that all trees will be retained at the same place and 100 trees to be planted for Miyawaki technique. PP shall comply the directions of Hon'ble Supreme Court vide order dated 19.12.2024 in WP No. 4677/1985 regarding permission for tree cutting. As per the order, permission for tree cutting granted by Tree Officers under the 1994 Act, shall not be acted upon unless the same is approved by the Central Empowered Committee (CEC). The committee has noted that the PP has proposed Environment Management Plan of budget construction phase-Capital Cost : Rs. 51.27 Lakhs, Recurring cost : 28.73 Lakhs/Yr and Operation Phase- Capital Cost : Rs. 39.57 Lakhs, Recurring cost : 31.39 Lakhs/Yr.

11. Further, the EAC noted that the project proponent has proposed DG sets with a total capacity of 2400 kVA during the power cuts. The committee suggested that PP should use a gas-based power generator instead of a diesel generator. Further, compliance with regard to ECBC guidelines was discussed and was desired that PP may envisage obtaining Gold or Platinum rating GRIHA certification. In addition, the PP has follow Graded Response Action Plan (GRAP) Guidelines for the Delhi & NCR area and as per extant directions of CPCB/ CAQM with due compliance of directions issued under

GRAP.

12. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to this proposed project, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

13. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the Expansion of Indian Spinal Injuries Centre Located in Sector-C, Vasant Kunj, New Delhi-110070 by M/s Indian Spinal Injuries Centre, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity are enclosed as **Annexure 1**.

14. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Environment Department, Government of National capital territory Delhi, Environment Department 6th Level, C-Wing, IP Estate, Delhi Secretariat, Delhi - 110 002.
2. The DDG (C), Ministry of Environment, Forest and Climate Change, Regional Office (WZ), Kendriya Bhawan, Sector H, Sector-A, Aliganj, Lucknow, Uttar Pradesh – 260 224
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Delhi Pollution Control Committee, Building, 6th floor, C wing, Delhi Secretariat, I P Estate, Delhi – 110 002.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	As per Ministry's OM dated 14th January, 2025, projects shall obtain the environmental safeguards required for the establishment of the Project/Activity, from the concerned SPCB/PCC within 30 days of this OM, after payment of requisite fees. The same shall be appended to the EC later and the project proponent shall file six monthly compliance for the safeguards, along with the EC conditions. SPCB shall follow the provisions of Ministry's OM dated 14 th January, 2025.
1.2	PP shall comply the directions of Hon'ble Supreme Court vide order dated 19.12.2024 in WP No. 4677/1985 regarding permission for tree cutting. As per the order, permission for tree cutting granted by Tree Officers under the 1994 Act, shall not be acted upon unless the same is approved by the Central Empowered Committee (CEC).
1.3	PP has follow Graded Response Action Plan (GRAP) Guidelines for the Delhi & NCR area and as per extant directions of CPCB/ CAQM with due compliance of directions issued under GRAP.
1.4	PP shall provide separate entry and exit gate for construction activities.

S. No	EC Conditions
1.5	PP has ensured that the main access points used by employees, patient and staff residing in the hospital remain unaffected and free from any construction-related disruptions.
1.6	The PP shall provide prepare signage boards and barricades at the construction area.
1.7	The PP strictly comply the committed Environment Management Plan of budget construction phase-Capital Cost : Rs. 51.27 Lakhs, Recurring cost : 28.73 Lakhs/Yr and Operation Phase-Capital Cost : Rs. 39.57 Lakhs, Recurring cost : 31.39 Lakhs/Yr.
1.8	PP should use a Gas-based power generator instead of a Diesel-based power generator.
1.9	The project proponent should follow Graded Response Action Plan (GRAP) Guidelines for the Delhi & NCR area and as per extant directions of CPCB/ CAQM with due compliance of directions issued under GRAP.
1.10	The project proponent is to follow the rules and regulations of CPCB.
1.11	Freshwater requirements shall not exceed 182 KLD during the operational phase. As proposed, wastewater shall be treated onsite in STP of 250 KLD capacity and one ETP of 40 KLD capacity.
1.12	The project proponents would commission a third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.13	Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation / greenery should be 18,500 sq. m which is 30.47% of the total area 60,702 sq. m. The landscape planning should include the plantation of 1549 (1449 existing trees + new 100 trees for Miyawaki plantation) numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves, and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.14	Project Proponent shall strive to enhance the Green Belt beyond 30.47% and that the 1549 (1449 existing trees + new 100 trees) trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.15	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, existing 4 numbers of rainwater harvesting pits shall be provided by PP for rainwater harvesting after filtration.
1.16	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.17	The biodegradable wastes should be composted in an onsite OWC and should be used as manure.

S. No	EC Conditions
	The non-biodegradable should be disposed at designated site through authorized vendors. The recyclable waste shall be sold to authorized vendors/recyclers.
1.18	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.19	Solar photovoltaic power panels (10 % of power requirement) should be provided.
1.20	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals / clearances under any other Acts / Regulations or Statutes as applicable to the project.
1.21	The project proponent shall essentially parking facility for 764 ECS is proposed to be provided against the requirement of 764 ECS (according to local norms) or comply with all parking norms and standards as applicable 20% of total parking area will be provided for EV charging poits.
1.22	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimize the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.23	The project proponent shall ensure that there is more than one entry / exit from different directions however, it should be checked that it does not create road safety hazards.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

S. No	EC Conditions
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or

S. No	EC Conditions
	open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

S. No	EC Conditions
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing

S. No	EC Conditions
	civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall 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 approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority,

S. No	EC Conditions
	compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	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 be operated only during non-peak hours.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Miscellaneous

S. No	EC Conditions
10.1	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 MoEFCC/SEIAA website where it is displayed.
10.2	ii. 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.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for 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. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent 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, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

S. No	EC Conditions
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	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.
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	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.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	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.

Additional EC Conditions

N/A