

No. 21-660/2006-IA.III
Government of India
Ministry of Environment & Forests

Paryavaran Bhawan,
CGO Complex, Lodi Road,
New Delhi-110003.

Dated: 30th July, 2007

To,
M/s. Unitech Limited,
"Unitech House", South City-I
Gurgaon 122 001, Haryana.

**Subject:- Construction of Residential Township at Sector 97, 106 and 107,
Mohali, Punjab. by M/s Unitech Ltd - Environmental Clearance –
reg.**

Sir,

This has reference to your application No: nil dated 05.12.2006 and subsequent letters dated 21.03.2007 and 11.06.2007 seeking prior environmental clearance for the above project under the EIA Notification, 1994. The proposal has been appraised as per prescribed procedure in the lights of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 22-24 February, 2007, 25-26 May, 2007 and 26-28 June, 2007 and awarded "Gold" grading to the project.

2. It is interalia, noted that the proposal involves the development of a residential colony on a plot area of 135.6 Hectares. Area under plotted development is 51.86 Hectares. Total numbers of main plots are 1275. Area under Group housing is 8.28 Hectares. Area under commercial is 4.69 Hectares and area for EWS is 6.92 Hectares. Area under Green belt is 9.33 Hectares. Total water requirement is 6461 KLD and STP is of 5250 KLD capacity. About 4135 KLD of treated effluent will be available from STP for recycling which will be used for flushing of toilets and for horticulture use. The surplus waste water will be discharged in municipal drain. About 18.5 tonne/day of solid waste is expected to be generated during operation phase. The bio-degradable waste will be disposed of in composting pits. The non-bio-degradable will be disposed on PUDA's approved landfill sites. Total parking proposed is for Group Housing 1-729, Group Housing 2-1338 and for Commercial 570. The total cost of the project is Rs.830 crores.

3. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have accorded environmental clearance as per the provisions of Environmental Impact Assessment Notification – 1994 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:



PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i) "Consent for Establishment" shall be obtained from Punjab Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v) For disinfection of waste water, use ultra violet radiation, not chlorination.
- vi) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- vii) 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.
- viii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- ix) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- x) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xi) 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 August, 2003.
- xii) Ready mixed concrete must be used in building construction.
- xiii) Storm water control and its re-use as per CGWB and BIS standards for various applications



- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xvi) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xvii) Treatment of 100% grey water by decentralised treatment should be done.
- xviii) 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.
- xix) Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xx) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxi) Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

II. Operation Phase

- i) 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. Discharge of treated sewage shall conform to the norms & standards of the Punjab Pollution Control Board, Chandigarh.
- ii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Punjab Pollution Control Board.



- v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- viii) 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.
- ix) A Report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office, Chandigarh.
4. Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Chandigarh.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment 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.
7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.



8. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Chandigarh.

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

10. 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.

11. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.



(Bharat Bhushan)
Director (IA)

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30.07.2007

Copy to: -

1. The Secretary, Department of Environment, Government of Punjab, Chandigarh.
2. The Member Secretary, Punjab Pollution Control Board, Zonal Office, Patiala, Punjab.
3. The CCF, Regional Office, Ministry of Environment & Forests(NZ), Bays No.24-25, Sector 31-A, Dakshin Marg, Chandigarh – 160 030.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

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(Bharat Bhushan)
Director (IA)