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# PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No : 2831

Registered/Speed Post

Date: 12-5-17

Industry Registration ID: 014SAS985204

Application No : 4636230

To,

Unitech Limited  
Unitech Limited, Unitech House, L-Block South City-I, Gurgaon  
Gurgaon, Haryana-122007

Subject: Grant of 'Consent to Establish'(NOC) for an industrial unit u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.

With reference to your application for obtaining fresh 'Consent to Establish'(NOC) an industrial plant u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are, hereby, permitted to establish the industrial unit to discharge the effluent(s) & emission(s) arising out of your premises subject to the Terms and Conditions as specified in this Certificate.

## 1. Particulars of Consent to Establish (NOC) granted to the Industry

Certificate No.	CTE/Fresh/SAS/2017/4636230
Date of issue :	12/05/2017
Date of expiry :	31/03/2018
Certificate Type :	Fresh

## 2. Particulars of the Industry

Name & Designation of the Applicant	N Datta Gupta, (GM-Environment)
Address of Industrial premises	Uniwold mohali, residential township development project with amenities by unitech limited, Sector 97, 106 & 107 mohali, Mohali, Sas nagar-160055
Capital Investment of the Industry	63520.0 lakhs
Category of Industry	Red
Type of Industry	Building, Const. projects, Township & Area development ..... covered under EIA notification dated 14/9/06
Scale of the Industry	Medium
Office District	Sas nagar
Consent Fee Details	Rs. 4,70,000/- deposited online Rs. 2,35,000/- vide R. No. 61/4044 dated 27/4/2017
Raw Materials (Name with quantity per day)	--
Products (Name with quantity per day)	Residential township in an area of 272.97 acre (built up area : 16,19,849 sqm)

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Uniwold mohali, residential township development project with amenities by unitech limited, Sector 97, 106 & 107 mohali Mohali, Sas nagar-160055

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By-Products, if any, (Name with quantity per day)	--
Details of the machinery and processes	--
Details of the Effluent Treatment Plant	Domestic Effluent @ 4408.0 KLD
Mode of Disposal of Effluent	Treated wastewater shall be used for flushing purposes / HVAC cooling / plantation / horticulture / green lawns & construction activities (upto maximum extent) and balance, if any, shall be discharged into sewer conforming to the effluent standards prescribed by the Board. Ministry of Environment and Forests & Climate Change.
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	As prescribed by the Board / Ministry of Environment and Forests & Climate Change.
Sources of emissions and type of pollutants	DG set(s)
Mode of disposal of emissions with stack height	As per NOC application submitted by the industry.
Quantity of fuel required in TPD	HSD
Type of Air Pollution Control Devices to be installed	--
Standards to be achieved under Air (Prevention & Control of Pollution) Act, 1981	As prescribed by the Board / Ministry of Environment and Forests & Climate Change.

*For & on behalf*  
*[Signature]*  
(Punjab Pollution Control Board)

Enclst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:  
Environmental Engineer, Punjab Pollution Control Board, Regional Office, S.A.S. Nagar.

*SAI-*  
*For & on behalf*  
of  
(Punjab Pollution Control Board)



# A. GENERAL CONDITIONS

1. The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.
2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.
3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.
4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.
5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.
6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952.
7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate.
8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets.

Specifications of the port-holes shall be as under:-

- i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter ( $D_e$ ) shall be calculated from the following equation to determine upstream, downstream distance:-  

$$D_e = 2 L W / (L + W)$$

Where L = length in mts. W = Width in mts.
  - ii) The sampling port shall be 7 to 10 cm in diameter
9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

## (i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building which ever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr	15 meters
4.	More than 10 ton/hr. to 15 ton/hr	18 meters
5.	More than 15 ton/hr. to 20 ton/hr	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where $Q_g$ = Quantity of SO <sub>2</sub> in Kg/hr. $Q_p$ = Quantity of particulate matter in Ton/day.

Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.

(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.

(iii) Stack height for diesel generating sets:

Capacity of diesel generating set	Height of the building	Height of the Stack
0-50 KVA		+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt
100-150 KVA	-do-	+ 2.5 mt
150-200 KVA	-do-	+ 3.0 mt
200-250 KVA	-do-	+ 3.5 mt
250-300 KVA	-do-	+ 3.5 mt

For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

$$H = h + 0.2 (KVA)^{0.5}$$

where h = height of the building in meters where the generator set is installed.

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
11. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
  - (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
12. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.
13. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
  - (i) Once in Year for Small Scale Industries.
  - (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
14. The pollution control devices shall be interlocked with the manufacturing process of the industry.
15. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
16. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.
17. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
18. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
19. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
20. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
  - (i) Where unavoidable to prevent loss of life or some property damage or
  - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
21. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.



22. The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
23. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified
28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
34. The industry shall maintain the following record to the satisfaction of the Board :-
  - (i) Log books for running of air pollution control devices or pumps/motors used for it.
  - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
  - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry

  
For & on behalf  
of

(Punjab Pollution Control Board)

- 1) The project has been approved by the Board from pollution angle and the promoter shall obtain the approval of site from other concerned departments and valid for an area of 272.97 acre (built up area : 16,19,849 sqm).
- 2) The N.O.C. is valid upto 31/3/2018 or till the complete development of residential complex, whichever is earlier.
- 3) The promoter shall obtain revised environmental clearance under the provisions of the EIA notification dated 14/9/2006 depicting all the components to be constructed / being constructed at the site and shall also ensure the compliance of conditions of environmental clearance granted vide no. 21-660/2006/1A-III dated 30/7/2007.
- 4) The promoter shall not allow any occupancy in the project till such time revised environmental clearance under the provisions of the EIA Notification dated 14/9/2006 and 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.
- 5) The promoter shall develop its residential complex strictly in accordance with the plans approved by the Competent Authority.
- 6) The adequacy and efficacy of the sewage treatment plants will be the entire responsibility of the promoter.
- 7) The promoter shall regularly operate and maintain its sewage treatment plants and ensure that the treated sewage conforms to the effluent standards prescribed by the Board / Ministry of Environment and Forests & Climate Change for such discharges.
- 8) The promoter shall lay down pucca distribution network / pipe grid from the STPs to the various green lawns / stretches / sewer / dual plumbing system for flushing purposes / HVAC cooling / for construction activities and shall not allow it to stagnate anywhere inside or outside the residential complex.
- 9) The treated wastewater shall be used for flushing purposes / HVAC cooling / plantation / horticulture / green lawns & construction activities (upto maximum extent) and balance, if any, shall be discharged into sewer conforming to the effluent standards prescribed by the Board / Ministry of Environment and Forests & Climate Change.
- 10) The promoter shall not discharge the treated effluent into any drain.
- 11) The promoter will lay the sewer line upto the manhole of GMADA / MC sewerage system, in case sewerage system of GMADA / MC is not laid upto the project site before the completion & commissioning of the project.
- 12) The promoter shall obtain sewer connection from authorities concerned, in case sewerage system in the area is laid, before applying for 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 of the Board.
- 13) The promoter shall irrigate the green belt / area to be developed within the township with the treated wastewater only and no fresh water will be used for this purpose as well as for construction activities within the residential complex. The promoter shall make adequate arrangements i.e. lay down separate network of pipelines for this purpose simultaneously, alongwith the development of the township.
- 14) The promoter shall install separate energy meter for its sewage treatment plants and maintain the record on daily basis of consumption of energy for the running and maintenance of sewage treatment plants.
- 15) The promoter shall not consume any fuel except HSD in DG set(s) without obtaining prior written permission from the Board.
- 16) The promoter shall obtain the authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
- 17) The promoter shall ensure the compliance of the Solid Waste Management Rules, 2016 as well as the Construction and Demolition Rules, 2016.
- 18) The promoter shall ensure the provisions contained in the guidelines / criteria for abstraction of ground water, notified by the Central Ground Water Authority (CGWA) from time to time and obtain permission from authorities concerned in this regard.
- 19) The promoter shall place adequate no. of storage bins at outside of its main entry from where the municipal solid waste shall be got lifted and transported by the operator of the integrated MSW management facility as and when the facility is established and made operational.
- 20) The promoter shall obtain permission from the Government of India, Ministry of Defence, Airport



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Authority of India for maximum allowable height of the building and shall ensure the compliance of conditions to be stipulated by the Government of India while granting above permission.

21) The promoter shall comply with the bye laws of the Master Plan of the area notified by the Government.

22) In case the promoter fails to comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and/or any other environmental law applicable to the project and Rules, Circulars & Directions issued by the Board from time to time, action as deemed fit shall be taken against the promoter.

  
For & by behalve

(Punjab Pollution Control Board)

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