GOVERNMENT OF HARYANA
STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2010 45 Dated: 25-3-10

To

M/S Unitech Ltd,
Unitech House, South city-1,
Gurgaon.

Subject: **Environmental Clearance for proposed Commercial (Office cum Retail) complex Project "Unitech Commercial Centre" at Sector 71, Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.**

Dear Sir,

This has reference to your application No. Nil dated 13.08.2009 received in the office of MS, SEIAA on 13.08.2009 and subsequent letters dated 18.09.2009 and 17.12.2009, seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A & Conceptual Plan and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.4.2008, in its meeting held on 22.10.09 and 21.01.10 awarded **"Gold"** grading to the project.

[2] It is interalia, noted that the project involves construction of proposed Commercial (Office cum Retail) complex Project "Unitech Commercial Centre" at Sector 71, Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana , on a plot area of 54025.45 Sq. mt. The Proposed Built-up area will be 142619.94 sqmt. The proposed building will comprise of 3 blocks, block – 1 having 3 basements + GF + 14 Floors & block 2&3 having 2 basments

+ GF + 12 Floors. The maximum height of the Building will be 70 meters and NOC from Airport Authority of India is awaited. The total fresh water requirement will be 477 M^3 per day. The water requirement will be met from HUDA/Existing 2no. of Bore-wells. The quantity of waste water generated from the project activity will be about 425 M^3 per day which will be treated in the STP by primary, secondary and tertiary treatment. The capacity of STP will be 510 M^3 per day. The entire treated water will be recycled back and utilized for horticulture, cooling of DG; flushing etc leading to zero discharge. Total solid waste generation will be 2513.2 Kg per day which will be disposed off as per Solid Waste Management & Handling Rules. The project proponent has proposed to carry out composting of bio-degradable waste within the project area. The power requirement is 6612 KW which will be supplied by DHBVN. The total parking spaces proposed area for 2268 ECS in basements and surface. Total cost of the project is Rs. 204.12 crores.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority hereby accords necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

[i] A first aid room as proposed in the project report will be provided in both during construction and operation of the project.

[ii] Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the laboures is strictly prohibited. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.

[iii] All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

[iv] 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.

[v] 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 and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

(vi) The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

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

[viii] Ambient noise levels should conform to residential and commercial standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards.

[ix] 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.

[x] Ready mixed concrete must be used in building construction.

[xi] Storm water control and its re-use as per CGWB and BIS standards for various applications.

[xii] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices as referred.

[xiii] Permission from Competent Authority for supply of water shall be obtained prior to operation of the project.

[xiv] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

[xv] 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-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

[xvi] The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be taken from the competent Authority.

[xvii] The project proponent will use the water for construction phase through tankers. However, prior permission from CGWA will be taken before using the bore well water for construction purposes.

[xviii] The project proponent will construct rain water harvesting pits @ 1 pit per acre for recharging the ground water within the project premises.

Operation Phase:

[i] The STP shall be installed for the treatment of the sewage generated to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The STP should be installed at the farthest place in the project area.

[ii] Separation of the gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done ensuring that the re-circulated water should have BOD maximum 10 pm and the recycled water will be used for flushing, gardening and DG set cooling.

[iii] For disinfections of the treated wastewater ultra violate radiation or ozonization should be used.

[iv] The solid waste generated should be properly collected and segregated. Bio-degradable waste will be decomposed at site and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

[v] Diesel power generating sets proposed as source of backup power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets should be in the basement as promised by the project proponent with appropriate stack height i.e above the roof level of the building as per the CPCB norms. The diesel used for DG sets should be of low sulphur contents (maximum 0.25%).

[vi] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Commercial Complex.

[vii] The project proponent should maintain at least 20% as green cover for tree plantation especially all around the periphery of the project and on the road sides preferably with local species so as to provide protection against particulates and noise. The open spaces inside the plot should be preferably landscaped and covered with vegetation/grass. The Project Proponent shall provide green cover in the paved area.

[viii] Weep holes in the compound front walls shall be provided to ensure natural drainage of rain water in the catchments area during the monsoon period.

[ix] The project proponent shall setup rain water harvesting pits @ 1 pit/ acre having 400 mm bore and 200 mm slotted pipe as proposed for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

[x] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

[xi] There should be no traffic congestion near the entry and exist points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.

[xii] 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 SEIAA, Haryana in three months time.

[xiii] 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. 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. Use of solar panels may be done to the maximum extent possible.

[xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be composted at the site ear marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filing after recovering recyclable material.

[xv] The provision of the solar water heating system shall be as per the norms specified by HAREDA and shall be made operational in each building block.

[xvi] The project proponent will use the water from the tube well for domestic purposes and commercial purpose only after getting permission from CGWA or will use water supply from municipality whichever is earlier during operational phase.

[xvii] The traffic plan and the parking plan proposed by the PP should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.

[xix] The Project Proponent shall comply with the EC BC norms.

PART-B. GENERAL CONDITIONS:

[i] The environmental safeguards contained in the EIA/EMP Report should be implemented in letter and spirit.

[ii] Six monthly compliance reports should be submitted to the HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the SEIAA Haryana.

[iii] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project.

[iv] 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, PLPA, 1900, Forest Act, 1927 etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

[v] The Project proponent will not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.

Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

Endst. No. SEIAA/HR/2010 Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, CGO Complex, Lodhi Road, New Delhi.
2. The Regional office, Ministry of Environment & Forests, Govt. of India, Sector 31, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, Pkl.

Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.

From

The Member Secretary,
State Environment Impact Assessment Authority,
Haryana Bays No. 55-58, Paryatan Bhawan,
First Floor, Sector-2, Panchkula.

To

M/s Unitech Limited,
L-Block, South City-1,
Gurgaon, Haryana.

Memo. No. SEIAA/HR/14/1596 Dated. 05-12-2014

Subject: **Extension of Validity of Environmental Clearance for proposed "Unitech Commercial Centre" commercial (office cum retail) complex at Sector-71, Village Fazilpur Jharsa, District Gurgaon, Haryana.**

Please refer to your application dated 20.11.2014 seeking extension of validity of environment clearance granted for "Unitech Commercial Centre" commercial (office cum retail) complex at Sector-71, Village Fazilpur Jharsa, District Gurgaon, Haryana by SEIAA on 25.03.2010. The validity of environment clearance letter was up to 24.03.2015. You have informed that 65% of construction has been achieved and also submitted copy of valid license and certified copy of compliance report issued by RO, MOEF GOI, Chandigarh.

The SEIAA has decided to grant extension of validity of environmental clearance for further five years subject to the compliance of conditions imposed in environmental clearance letter granted by SEIAA on 25.03.2010.

for Member Secretary,
SEIAA, Haryana.