



Office Dispatch No.: PBIP/PPCB/2024/560

Date: 26/03/2024.

To

**NADEEM KHAN**  
**OPPOSITE HATHI PARK**  
**S.A.S NAGAR, MOHALI - 226018**

**Subject:- Grant of "Consent to Establish"(NOC) for an industrial plants 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 plants 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 plant 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:**

|                   |  |
|-------------------|--|
| PIN               | 230525160                                  |
| Application No.:  | 2312561791                                 |
| Date of Issue:    | 25-Mar-2024                                |
| Date of Expiry:   | 31-Mar-2025                                |
| Certificate Type: | Fresh                                      |
| Certificate No:   | CTE/Fresh/ PBIP/SAS Nagar/ 2024/2312561791 |

**2. Particulars of the Industry:**

|   |   |
|---|---|
| Name & Designation of the Applicant:          | Nadeem Khan, (Authorized Signatory)   |
| Name of Business Entity                       | Unitech Limited   |
| Name of the Project/Unit:                     | Modernisation of Residential Township   |
| Address of Project/Unit:                      | sector- 97, 106 & 107, Mohali, Punjab , Mohali , S.A.S Nagar  |
| Capital Investment of the Industry(in lakhs): | 44637   |
| Category of Industry:                         | Red   |
| Type of Industry:                             | 1063 - Building and construction projects more than 20,000 sq. m built up area and having waste water generation 100 KLD and above.   |
| Scale of the Industry:                        | Large - > Rs. 50 Crore  |
| Office District:                              | SAS Nagar   |
| Consent Fee Details:                          | Rs. 12,60,000/- vide R. no. 706480351 dated 03.01.2024 & Rs. 10,62,000/- vide R. no. 382 dated 20.03.2024 as CTE fee valid upto 31.03.2025  |
| Raw Materials (Name with quantity per day):   | Residential Township Project in total project area of 11,49,470.114 sqm & having built-up area of 13,75,958.676 sqm consisting of Plotted Development (Main Plots - 1168 no), Group Housing (No of Flats-1168 no), Commercial Development & |

|   |   |
|---|---|
|   | Institutional Development   |
| Products (Name with quantity per day):  | Residential Township Project in total project area of 11,49,470.114 sqm & having built-up area of 13,75,958.676 sqm consisting of Plotted Development (Main Plots - 1168 no), Group Housing (No of Flats-1168 no), Commercial Development & Institutional Development   |
| By Products, if any (Name with quantity per day) :                                | --  |
| Details of the machinery and processes:   | As per application form.  |
| Details of Effluent Treatment Plant:  | STP of total 4490 KLD capacity (Modular STP- of 75 KLD based on MBBR and 150 KLD based on SAFF already installed) to be installed within the project premises. Two separate STPs of 2.6 & 1.9 MLD capacity shall be constructed as undertaken by PP.  |
| Mode of disposal of Effluent:   | Domestic effluent@ 3321 KLD wastewater will be generated which will be treated in the STPs of 4490 KLD & Treated waste water to be utilized as per Special Condition no. 9 & 10. However, the treated water, in the first instance, shall be used for irrigation of the open greens and any surplus treated water will be further used in the City Park area of approx. 28 Acres and 9 Acres of Green belt available at Project site as undertaken by PP. |
| Standard to be achieved under Water(Prevention & Control of Pollution) Act, 1974: | As prescribed by the CPCB/PPCB/MoEF&CC, from time to time.  |
| Sources of emissions and type of pollutants:                                      | 5 no. DG Sets of capacity 1010 KVA each: SPM, SOx, NOx  |
| Mode of disposal of emissions with stack height:                                  | 5 no. DG Sets of capacity 1010 KVA each: stack of height as per following formula: $H = h + 0.2 (KVA)^{0.5}$ where h = height of the building in meters where the generator set is installed  |
| Quantity of fuel required in TPD:   | 5 no. DG Sets of capacity 1010 KVA each: HSD only   |
| Type of Air Pollution Control Devices to be installed:                            | 5 no. DG Sets of capacity 1010 KVA each: Canopies to be provided with each DG Set   |
| Standard to be achieved under Air(Prevention & Control of Pollution) Act, 1981:   | As prescribed by the CPCB/PPCB/MoEF&CC, from time to time.  |

Environmental Engineer (PBIP)  
for & on behalf of  
Chief Environmental Engineer (PBIP)

Endst. No.

Dated:

A copy of the above is forwarded to the following for information and necessary action please:

1. Senior Environmental Engineer, Zonal Office-I, Patiala.
2. Environmental Engineer, Regional Office, SAS Nagar

<sup>sl</sup>  
Environmental Engineer (PBIP)  
for & on behalf of  
Chief Environmental Engineer (PBIP)

## 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:-

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

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<br>$H = 14 Q_g^{0.3}$ or<br>$H = 74 (Q_p)^{0.24}$<br>Where $Q_g$ = Quantity of SO <sub>2</sub> in Kg/hr.<br>$Q_p$ = 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 Stack |
|-----------------------------------|------------------------|---------------------|
| 0-50 KVA                          | Height of the building | + 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 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.

12. 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

13. The pollution control devices shall be interlocked with the manufacturing process of the industry.

14. 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

15. 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.


16. 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.
17. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
18. 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.
19. 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.
20. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
21. 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.
22. 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.
23. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
24. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable
25. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
26. 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
27. 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
28. The industry shall submit a detailed plan showing therein, the distribution system for conveying wastewaters for application on land for irrigation along with the crop pattern to be adopted throughout the year
29. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
30. 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.
31. 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.
32. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
33. 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.

34. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.

35. 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.

36. 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

  
Environmental Engineer (PBIP)  
for & on behalf of  
Chief Environmental Engineer (PBIP)

## B. SPECIAL CONDITIONS

1. This NOC is valid for development of Residential Township Project in total project area of 1149470.114 sqm & having built-up area of 13,75,958.676 consisting of Plotted Development (Main Plots - 1168 no), Group Housing (No of Flats-1168 no), Commercial Development & Institutional Development as components at sector- 97, 106 & 107, Mohali on site for which the layout plan approved by the CTP, Punjab dated 04.09.2009, only.
2. The promoter company shall comply with all terms & conditions mentioned in the Environment Clearance granted by the SEIAA, Punjab vide no. SEIAA/PB/MIS/2022/EC(MOD)/01 dated 24/03/2023, in true letter & spirit.
3. In case, there is any change in components of the project such as total area, built-up area, water consumption, wastewater generation, solid waste generation etc. w.r.t. the Environment Clearance granted by the competent authority (if at any stage), then the project proponent shall obtain revised Environment Clearance from the competent authority as well as fresh Consent to Establish from the Board, for the said change.
4. This NOC has been granted strictly in consonance with the terms of the Environment Clearance granted to the project by the competent authority.
5. In lieu to above conditions, the project proponent shall not carry out any construction in aberration to the approved layout plan and shall develop its project strictly in accordance with the layout plans approved by the CTP, Punjab dated 04.09.2009.
6. The project proponent shall comply with the conditions mentioned in the CLU(s) granted by the Competent Authority to it, for different land pockets.
7. The project proponent shall not carry out any activity/ construction at site which obstructs the natural drainage through the site, in wetland and water bodies and the natural drainage system should be maintained for ensuring unrestricted flow of water.
8. The project proponent shall restrict its water consumption, waste water generation and abide by the treatment proposal for wastewater and solid waste, as per the proposal given in the Environmental Clearance issued to the project.
9. The project proponent shall provide necessary arrangements for usage of the treated effluent after STP for flushing purpose @ 326 KLD & for Misc. purposes @ 10 KLD during all seasons; shall develop adequate green/ plantation area for discharge of the treated effluent after STP @ 849 KLD-278 KLD-77 KLD, for cooling purpose @ 100 KLD - 90 KLD - 80 KLD, in the Summer-Winter-Monsoon respectively, in accordance with the Environment Clearance granted to it by the competent authority.
10. For discharge of the remaining treated effluent @ 1970 KLD-2550 KLD-2760 KLD in the Summer-Winter-Monsoon respectively; the project proponent shall connect the sewer of its project to the main sewer line of GMADA leading to their terminal STPs to be provided in near future, after obtaining NOC from respective departments. In case, the permission for discharge of effluent into the sewer line and/ or its disposal to the terminal STP of the concerned authority is denied or not allowed by the concerned authority/ respective department at any stage; then this Consent to Establish (NOC) from pollution angle shall be deemed cancelled and the Board shall not be responsible for any financial liability arising due to cancellation of this CTE (NOC). In such case, the project proponent shall apply for fresh Consent to Establish (NOC) from pollution angle alongwith concrete proof for alternate modes of disposal of treated effluent like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.
11. The project proponent shall not allow occupancy in its project till Sewer Connection and Occupancy Certificate have been issued by the MC authorities.
12. The promoter shall also not allow any occupancy in the project till the time adequate arrangements for effluent treatment & disposal, solid waste handling & disposal are made as well as 'consents to operate' under the Water Act, 1974 & the Air Act, 1981 are obtained.
13. The project proponent will develop the project on its own risk & cost in regard to disposal arrangement. The project proponent shall be entirely responsible for the arrangement of additional land required for the disposal of treated domestic effluent, if any.
14. The project proponent shall not carry out any activity/ construction at site which obstructs the natural



drainage through the site, in wetland and water bodies and the natural drainage system should be maintained for ensuring unrestricted flow of water.

15. The project proponent shall restrict its water consumption, waste water generation and abide by the treatment proposal for wastewater and solid waste, as per the proposal given in the Environmental Clearance issued to the project.

16. The promoter company shall submit the complete drawing and design of the STP(s) and its component at the time of obtaining consent to operate.

17. The project proponent shall obtain permission from the PWRDA for the abstraction of ground water if required & applicable.

18. The project proponent shall utilize treated wastewater from nearby STPs and/ or existing STPs of its project for the construction purpose.

19. The project proponent shall provide separate water meter and energy meter for the STPs and maintain record of the same on daily basis.

20. The promoter shall provide a buffer zone of green belt (dense populated trees with pleasant fragrance) around the sewage treatment plant(s), so as to reduce the effect of odour problem in its vicinity.

21. The promoter company shall explore the possibility of using treated domestic effluent for useful purpose such as construction work, sprinkling on dusty patches/roads, use in nearby construction activities etc.

22. The project proponent shall properly handle and manage the solid waste as per the provisions of the Municipal Solid Waste Management Rules, 2016 and ensure that the solid waste is segregated into biodegradable and non-biodegradable components. The biodegradable component shall be treated by providing mechanical composter of adequate capacity to produce compost, which will be disposed of/reused in an environmentally sound manner and the non-biodegradable solid waste shall also be disposed of in an environmentally sound manner.

23. The project proponent shall also ensure that the hazardous waste and e- waste components of the solid waste shall also be segregated and the same shall be channelized to the authorized facility for such type of waste.

24. The project proponent shall comply with the provisions of the Construction and Demolition Management Rules, 2016.

25. The project proponent shall take adequate steps to the effect that the construction material of any kind that is stored at site shall be fully covered in all respects so that it does not disperse in the air in any form.

26. The project proponent shall ensure that all the construction material and debris shall be carried out in trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get disburse into the air or atmosphere in any form.

27. The project proponent shall take all necessary steps to control the dust emissions to be generated from the construction activities of the project.

28. The project proponent shall ensure that the vehicles carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

29. The project proponent shall provide mask to every worker working on the construction site and involved in loading/ unloading and carrying of construction material and construction debris.

30. The project proponent shall provide all medical help, investigation and treatment of workers involved in construction of building and carrying out construction material and debris related to dust emissions.

31. The project proponent shall install mechanical composter for the treatment of solid waste being a bulk waste generator.

32. The project proponent shall make use of alternatives of single use plastics(SUP) within its premises and will not use any SUP items banned in accordance with MoEF&CC notification no. G.S.R. 571(E) dated 12.08.2021.

33. The Punjab Pollution Control Board shall have the liberty to revoke this consent & take penal action against the industry/project proponent and its responsible/ concerned person(s), in case any information/document provided by the industry/ project proponent is found to be incorrect/false/misleading at any point of time.

34. The Punjab Pollution Control Board shall not be responsible for any financial liability and/ or any other liability of the project proponent, due to grant of this Consent to Establish

  
Environmental Engineer (PBIP)  
for & on behalf of  
Chief Environmental Engineer (PBIP)