

By Speed Post

No. 21-741/2006-IA.III
Government of India
Ministry of Environment & Forests
(IA Division)

Paryavaran Bhawan
CGO Complex, Lodi Road
New Delhi-110 003
Dated: July 11, 2007

To

✓ M/s UNITECH Ltd.
UNITECH House,
South City-I
Gurgaon 122001
Haryana

**Subject: Environmental clearance for construction of Commercial Complex
"Arcadia" (5.99 acres) at South City-II, Phase-I, Gurgaon,
Haryana.**

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., Form 1, Form 1A and conceptual plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its 16th meeting held on May 18-19, 2007.

2. It is interalia, noted that Arcadia-Commercial Project (24,240.36 SQ.M.) at South City-II, Phase-I, Gurgaon, Haryana is being developed by M/s Unitech Limited. The proposed project will have 2 towers ranging from ground plus seven to ground plus thirteen floors. Total Plot area is 24,240.36 Sq.m. Total Built up area is 1,80,246 Sq.m. (excluding basement). Total water requirements is 417 m3/d and sewage generation is about 197 m3/d. The sewage will be treated in STP of 250 kld capacity. The excess treated sewage will be disposed off into the H.U.D.A. main sewer line. The solid waste generated (1,114 kg/d) will be disposed off to landfill site in consultation with municipal authority.

3. The EIA report submitted along with the application predict that there will be slightly adverse impact on air quality during construction phase whereas during operation phase the impact of the project on the air quality will be negligible. There will be minor negative impact on ambient noise during construction as well as operation phase. There will be negligible impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. 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 recommended environmental clearance as per the provisions of Environmental Impact Assessment Notification 2006, Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Necessary approval of the State Forests Department shall be obtained before commencing construction of the project.
- 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. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- vi. Disposal of Muck, including excavated material during construction phase should not create any adverse effects on neighboring communities and should be disposed off necessary precautions for general safety and health aspects.
- vii. The diesel generator sets to be used during construction phase should be enclosed type and should conform to E(P)A Rules prescribed for air and noise emission standards.
- viii. 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.
- ix. 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.

II. Operation Phase


- i) A sewage treatment plant of adequate capacity shall be installed. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert for adequacy and efficiency and a report in this regard should be submitted to the Ministry before the project is commissioned for operation.
- ii) The solid waste generated should be properly collected & segregated. The bio degradable solid waste will be composted and non-bio degradable/inert waste will be sent for land filling.

- iii) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana State Pollution Control Board.
- iv) Diesel generator sets proposed as back up power for lifts and common area illumination should be of enclosed type and conform to E(P)A Rules prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be raised to 4 meters above the rooftop.
- 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 land use. 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.
- 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 confirming to energy conservation norms finalize 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.
- x) Rain water harvesting and ground water recharging shall be practiced. The ground water levels and its quality should be monitored regularly in consultation with the Central Ground Water Authority
- xi) Specific action on the following must be taken and the report submitted within 3 months;
 - The solid waste management must also make a specific provision /scheme for segregating and handling hazardous wastes / e-waste from the complex.
 - Construction of STP

PART — B. GENERAL CONDITIONS

- i. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- ii. Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iii. All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
- iv. Six monthly monitoring reports should be submitted to the Ministry and it's Regional Office Chandigarh.
- 5. 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.
- 6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. 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.
8. 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, Wildlife Act 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.
9. A copy of the environment & clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.
10. 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 Haryana State 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.
11. 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 and the Public Liability (Insurance) Act, 1991.
12. The project authority will enter in to MOU with all buyers of the property, to ensure operation and maintenance of the assets handed over to the society formed by the owners of the building.
13. 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 had started without obtaining environmental clearance.


(K.C.Rathore)
Additional Director (IA)
Tele: 24360789
rathore27@yahoo.com

Copy to: -

1. The Secretary, Government of Haryana, Department of Environment, Secretariat, Panchkula, Haryana
2. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office. Ministry of Environment & Forests, Chandigarh.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(K.C.Rathore)
Additional Director (IA)

प्रमेत

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NOTICE

This is for information that Unitech Group Housing Projects "THE CLOSE" & "FRESCO" at Sector 50, South City-II, "NIRVANA COUNTRY" at South City-II, "UNITECH ESCAPE" at Sector 50, Vill. Badshah Pur and two Commercial Projects "UNITECH INFOSPACE" - IT & IT SEZ Project at Sector 21, Vill. Dundahera and "ARCADIA" at South City-II, Phase-I, Gurgaon, Haryana have been accorded Environmental Clearance respectively by the Ministry of Environment & Forests (MoEF) vide EIA Notification dated 14.09.2006.

Copy of the said Environmental Clearances is available with Haryana State Pollution Control Board and may also be seen on the website of Ministry of Environment & Forests
<http://www.envfor.nic.in>

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Marriage Act in accordance with law
Given under my hand and seal of the
Court on this 24th day of July, 2007

Marriage Officer,
U.T., Chandigarh

unitech^o
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NOTICE

This is for information that Unitech Group Housing Projects 'THE CLOSE' & 'FRESCO' at Sector 50, South City-II, 'NIRVANA COUNTRY' at South City-II, 'UNITECH ESCAPE' at Sector 50, Vill. Badshah Pur and two Commercial Projects 'UNITECH INFOSPACE' - IT & IT SEZ Project at Sector 21, Vill. Dundahera and 'ARCADIA' at South City-II, Phase-I, Gurgaon, Haryana have been accorded Environmental Clearance respectively by the Ministry of Environment & Forests (MoEF) vide EIA Notification dated 14.09.2006.

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<http://www.envfor.nic.in>

Qualifications and paya preferred for faculty. F persons eligible.

• Diploma/ITI Workshop

Please come with bio-da alongwith original certificate job upto 1st August, 2007

CHAIRMAN



IN



Last date for receipt of application is 7th Aug 2007

**Ref: Arcadia/MoEF-NRO/PR14/2305/2014****The Director(IA)
Ministry of Environment & Forests
Paryavaran Bhavan
CGO Complex, Lodhi Road
New Delhi - 110 003
India****Date: 23.05.2014****The Director (S),
Northern Regional Office,
Ministry of Environment & Forests
Bays No.24-25, Sector-31-A
Dakshin Marg, Chandigarh -160030****Ref: EC letter no. 21-741/2006-IA.III dated 11.07.2007****Subject: Submission of 14th Six monthly compliance report along with environmental monitoring report (with soft copy in CD) for commercial complex project "Arcadia" at South City II, Phase I, Gurgaon, Haryana developed by M/s Unitech Ltd.****Dear Sir,**

This is with reference to point no. iv of the Part B- General conditions of Environmental Clearance (EC) letter no. 21-741/2006-IA.III dated 11.07.2007 received from Ministry of Environment & Forests (MoEF), New Delhi. Please find enclosed the 14th six monthly EC Compliance Report along with Environmental Monitoring report (with soft copy in CD) for the above said project

In this regard, we would like to inform you that the construction work for the project is already completed and we have obtained Consent to Operate under Water Act, Air Act & Hazardous Waste Management Rule, 2008 from Haryana State Pollution Control Board for the project.

Hope, you will find the EC Compliance Report in order and it will help to assess the point wise implementation status of environmental safeguard measures for the above said project.

**Thanking you in anticipation,
Yours faithfully,****For Unitech Ltd.**
Authorised Signatory**Encl: 14th EC compliance report along with all relevant annexure (with Soft copy in CD).**

**HARYANA STATE POLLUTION CONTROL BOARD,
C - 11, SECTOR- 6, PANCHKULA**

Regd.A.D.

No. HSPCB/2007/TAC/253

Dated 7/3/07

To

M/s Unitech House
L-Block, South City-II,
Gurgaon-122001

Sub.: Issue of "No Objection Certificate" from pollution angle to M/s Arcadia Commercial Complex, South City-II (Unitech Limited), Gurgaon.

Please refer to your NOC application vide letter dated 19.09.2006 on the subject cited above.

Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.4.83 sanction to the issue of "No Objection Certificate" with respect to pollution control of Water and Air is hereby accorded for setting up construction project of **M/s Arcadia Commercial Complex, South City-II (Unitech Limited), Gurgaon** for the construction of **Commercial Complex**, with the following terms and conditions:-

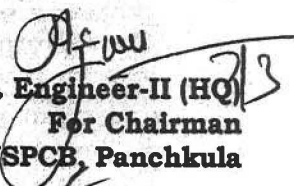
1. The Construction Project has declared that the quantity of effluent shall be **210 KL/D** i.e. **210 KL/D** for domestic effluent & **NIL** for trade effluent and the same should not exceed mentioned herein.
2. The unit will obtain consent before commission of the project, if covered.
3. The officer/official of the Board shall have the right to access and inspection of the project in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery.
4. That necessary arrangement shall be made by the project proponent for the control of Air Pollution before commissioning. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time
5. The UHBVN/DHBVN will give only temporary connection and permanent connection to the unit will be given by the UHBVN/DHBVN after verifying the consent granted by the Board both under Water Act and Air Act.
6. The project proponent unit will raise the stack height of DG Set as per CPCB norms.
7. Unit will maintain proper log book of Water meter/sub meter before/after commissioning.
8. That in the case of a project is located in an area is sited in a residential or institutional or commercial or agricultural area, the necessary permission for siting such project in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and will be submitted in original with the request for consent to operate.
9. That there is no discharge directly or indirectly to the surface water body or the process into any interstate river or Yamuna River or River Ghaggar or any other river or either through a direct flow or indirectly without any treatment
10. The unit will use only non-ozone depleting substances in Air Conditioning unit of the project.
11. That the project or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution Control Board and Haryana State Pollution Control Board.
12. That the project shall use the treated effluent for horticulture/Green belt and undertaking to recycle the treated effluent and remaining with treatment, if any can be discharged into public sewer and obtain permission of the authority concerned.
13. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this No Objection Certificate (NOC)(Consent to Establish). Unit will attach proofs of such deposits with consent to operate.
14. That the unit will comply with all the Hazardous & Solid Waste Management Rules as applicable relating to Handling, Storage and Disposal as required by Central Pollution Control Board and Haryana State Pollution Control Board and MOEF, GOI.
15. Green belt of adequate area (approx 30%) including tree plantation shall be provided by the project before commissioning.
16. Project Proponent should adopt water conservation measures to ensure minimum recycling consumption of water in their Process. Ground water based proposals of new projects should get clearance from Central Ground Water Authority for conservation of precious resource.
17. This NOC would be invalid if it is established in the non-conforming area or any area where such activities are prohibited.
18. That the unit will take all other clearances from concerned agencies whenever required.
19. The above NOC is further subject to the conditions that the unit comply with all the laws/ rules/ decisions and competent directions of Govt. of India/State Government/HSPCB in all respects before commissioning of the project and during its actual working strictly.

M/s Arcadia Commercial Complex, South City-II (Unitech Limited), Gurgaon

20. That the unit will provide rain water harvesting facility.
21. The unit will recycle 25% of domestic effluent for horticulture purpose.
22. The unit if commencing will provide 3 Ambient air Quality stations within premises at an angle 120° for monitoring of ambient Air Quality.
23. The project Proponent will provide fire fighting system including storage of water in reservoirs, water hydrants, sprinklers, fire alarm, smoke detector etc. in accordance with National Building Code which should be fool proof.
24. The Project Proponent shall provide the stack height of DG set stacks which shall be higher than the proposed building as per CPCB norms based on CPCB formula for proper dispersion of gaseous emissions. The unit will install acoustic Chamber/acoustically treated room for controlling noise.
25. The fuel used in DG set should of low sulphur i.e. 0.25% or lower sulphur content.
26. The Project Proponent will take adequate measure for controlling NOX emission such as low NOX burner, NCCR System so as to achieve/keep Npx within permissible limits. The Standard of less than less 75 PPM Nox in DG Sets stack as CPCB Norms shall be followed.
27. The Project proponent will obtain permission from Central Ground Water Authority for tubewells installed or proposed to be installed.
28. The project proponent will submit water balance/energy balance and statement there of.

Other specific conditions:

- That the unit will obtain consent /Authorization from the Board after completion of construction work.
- That the unit will submit the copy of EIA clearance to this office as and when obtained from the MOEF, if required.
- That the unit will provide air pollution control measures for SO2 emissions from DG set.
- That the unit will arrange its own facility for the disposal of Municipal solid waste.
- That the unit will provide Acoustic treatment for controlling Noise form DG set.
- Project proponent will sprinkler water for controlling dust emission during construction.
- Unit will not create nuisance during construction and manage traffic properly.
- That the unit will comply with all the orders / rules / notifications of other Govt. Departments or Govt. undertakings as applicable.
- Unit will not disrupt the natural drainage boundaries of storm water.
- Unit will obtain permission from forest department for cutting the trees.
- Unit will obtain all other clearances from all other departments.
- The HSPCB reserves the right to add any conditions, if required, in future.
- Unit will use solar & other renewable source of energy.
- The Project Proponent will submit approval of building from local authority.
- The Project proponent will obtain permission from Forest Department and also give proof that area does not fall in Aravali area. Unit will obtain clearance from concerned authority if in Aravali area.
- The project proponent will submit construction schedule for example (CPM/PERT Chart).
- The Project proponent will submit vehicle parking management plan and ensure that there is no parking disorder/mismanagement due to the project.
- **The unit will submit affidavit to comply with all the general as well as specific conditions of the NOC along with a copy of contract given to person/ authority for the management and disposal of Municipal Solid Waste within 30 days.**


Env. Engineer-II (HQ)
For Chairman
HSPCB, Panchkula

Endst.No.HSPCB/2007/TAC

Dated:

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

- 1 The Regional Officer, **Gurgaon.**
- 2 Executive Engineer,(OP) Division, DHBVN, **Gurgaon.**
- 3 Director, Environment Department, Haryana, Sec-17, Chandigarh
- 4 Secretary, MOEF, CGO Complex, Lodhi Road, New Delhi

**Env. Engineer-II (HQ)
For Chairman**



Haryana State Pollution Control Board,

C-11, Sector-6, Panchkula

Website – www.hspcb.gov.in

E-Mail - hspcb.pkl@sifymail.com

Tele No. – 0172-2577870-73

Regd. No. HSPCB/2013/

To

2610

Dated:

31/7/13

M/s Utitech Ltd., for the Project,
"Arcadia at South City-II, Phase-I,
Gurgaon,

Sub: Extension of validity period of consent under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and authorization under Hazardous Waste (MH&TM) Rules, 2008 for the period upto 2013-15.

Kindly refer to your application for extension of consent under Water Act, 1974, Air Act, 1981 and authorization under HWM Rules, 2008 received through Regional Officer, Gurgaon (N) vide his letter No 13220 dt. 22.03.2013.

In this connection, it is intimated that the request made by you for extension of consent and authorization under the above said Acts/Rules has been considered and it has been decided by the Competent Authority that the validity period of consent and authorization already granted has been extended for further period as mentioned below:-

- 1) **Consent granted vide letter No. HSPCB/754 dt. 20.07.2012 under Water (Prevention and Control of Pollution) Act, 1974 has been extended for another period upto 2013-15.**
- 2) **Consent granted vide letter No HSPCB/756 dt. 20.07.2012 under Air (Prevention and Control of Pollution) Act, 1981 has been extended for another period upto 2013-15.**
- 3) **Authorization granted vide letter No HSPCB/758 dt. 20.07.2012 under Hazardous Waste (MH&TM) Rules, 2008 has been extended for another period upto 2013-15.**

The terms & conditions of consents and authorization so granted will remain the same as already granted last year, with the following additional and specific conditions:-

1. The unit will submit analysis reports of effluent/ air emissions and noise monitoring report for DG sets, as applicable, within three months and will comply with all the norms/standards prescribed under Environment (Protection) Rules, 1986 for discharge of pollutants and other directions/policy decisions of the Board.
2. The unit will maintain and operate the Sewage Treatment Plant/Effluent Treatment Plant/Air Pollution Control Measures regularly/effectively and will keep all the parameters within permissible limits.
3. The unit will maintain the Acoustic enclosures on the DG sets to keep the noise levels within prescribed standards.
4. The unit will comply with provisions of all environmental laws including Water Act, Air Act, HWM Rules etc. and comply with the directions issued by the MOEF/CPCB/State Govt./HSPCB/Hon'ble Courts from time to time in this regard.
5. Unit will submit details regarding cess verifications regularly and will deposit the cess amount assessed by the Board under Water Cess Act, 1977 alongwith Cess arrears, if any, within 30 days after issue of assessment orders.
6. The industry shall pay the balance consent fee in case it is found due from the industry at any time later on.
7. The unit will recycle/reuse treated effluent based on cleaner technology and endeavor to achieve zero discharge.
8. The unit will submit the Environment Statement for the year 2011-12 on Form-V within 15 days, if not submitted so far and for the year 2012-13 by 30th September, 2013.
9. The unit will maintain non-leachate hazardous waste storage facility properly within their premises and will store their Hazardous Waste temporarily only for a period of three months.
10. The Hazardous Waste generated from the unit which is covered under schedule-IV of the Hazardous Waste (Management, Handling & Transboundary Movement) Rules, 2008, will be sold only to the recyclers/re-processors registered under these rules with CPCB or SPCBs and other categories of Hazardous Waste will be disposed off in the Common Treatment, Storage and Disposal facility developed at Pali, Distt. Faridabad through its authorized operator.
11. The unit will submit the Annual Report under Hazardous Waste (MH & TM) Rules, 2008 for the year 2011-12 within 15 days, if not submitted so far and for the year 2012-13 by 30th June, 2013 positively.
12. The Hazardous waste suitable for co-processing will be sold to the authorized co-processing unit of Hazardous waste having permission/approval from Central Pollution Control Board and concerned State Pollution Control Board.
13. The unit shall apply for consent to operate and authorization under the above said Acts/Rules for the year 2015-16 at least 03 months before the date of expiry of the consent to operate and authorization.
14. That the consent and authorization so granted is without prejudice to the action to be taken in respect of past violations, if any.
15. In case if at any stage the unit is found violating the pollution norms and fails to adhere to any of the conditions of the consent and authorization, the consent and authorization so granted shall become invalid and further action shall be taken as per law and provisions of Water Act, 1974 and Air Act, 1981 and EPA, 1986.

Sr. Environmental Engineer-II (HQ)

For Chairman

Dated :

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Endst. No. HSPCB/2013/

A copy of the above is forwarded to the Regional Officer, Gurgaon (N) for information and necessary action w.r.t his letter referred above. He is asked to ensure the compliance of the conditions of the consent and authorization as mentioned above.

Sr. Environmental Engineer-II (HQ)

For Chairman