



Karnataka State Pollution Control Board

HEAD OFFICE : "Parisara Bhavan",
No.49, Church Street, Bengaluru-560001
Tel No: 080-25589112/113, 080-25581383/388,
Website: <https://kspcb.karnataka.gov.in>

REGIONAL OFFICE : Bengaluru Mahadevapura
Third Floor, "Nisarga Bhavan", Thimaiah Main Rd,
7th 'D' Main, 3rd Stage, 2nd Block, Shivanagar, Opp
Pushpanjali Theatre, Basaveshwaranagar, Bengaluru-
560079.
Tele : 080-23224002

Consent For Establishment (CFE) - (CfE-Fresh)

As per the provisions of
The Water (Prevention & Control of Pollution) Act, 1974
&
The Air (Prevention & Control of Pollution) Act, 1981

To

**Landcapital Infrastructure Private Limited, Varthur Hobli, Bengaluru East
Taluk, Bengaluru - 560035**

for the Facility located at,

**Landcapital Infrastructure Private Limited, Sy. No.'s 15/10 & 15/12,
Chikkekannelli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru -
560035**

Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-129971	254003	286903	GREEN/LARGE	23/01/2025

**This Consent is granted for the Products/ Activity/Service name indicated
in the annexure along with the terms & conditions attached to this order**

Validity : 22/01/2030

Combined Consent Order No: CTE-129971

PCB ID: 254003

GSC No : PB0XG0000276903

Date: 23/01/2025

To,
The Occupier,
Landcapital Infrastructure Private Limited
Land Capital Primero, Sy. No.
18/1C2/1, Doddakanelli
Village, Opp. To RGA Tech
Park, Bangalore 35

Sir,

Sub: Consent to Establish new activity under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981

Ref: 1.CFE application submitted by the industry/organization on 07/01/2025 at regional Office - Bengaluru Mahadevapura

2. Inspection of the project site by Regional Officer - Bengaluru Mahadevapura on 20/01/2025

With reference to the above, it is to be informed that, the Board hereby accords **Consent for Establishment** for new Activity under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 at the location indicated below subject to the following terms & conditions

Location:

Name of the Industry: Landcapital Infrastructure Private Limited
Address: Sy. No.'s 15/10 & 15/12, Chikkekannelli Village,, Varthur Hobli, Bengaluru East Taluk, Bengaluru - 560035
Industrial Area: Not In I.A, Chikkekannelli Village,
Taluk: BBMP- W- 149, District: Bangalore Urban

1. This consent for establishment is valid up to **22/01/2030** from the date of issue.
2. The applicant shall not undertake expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.
4. This consent is granted considering the following activities:

Sr	Product Name	Applied Qty	Unit
1	Residential Apartment building with 64 units having TBUA of 13933.24 sq.mt.	13933.2400	Meter Square

I. WATER CONSUMPTION:

1. The source of water shall be from **BWSSB** and total water consumption shall be as below.

Particulars	Water consumption(KLD)
Domestic Purpose	43.0

II. WATER POLLUTION CONTROL:

1. The industry shall treat the domestic wastewater from the factory in septic tank with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be designed as per IS 2470 Part – I and Part – II.
- 2(a). The industry shall treat the domestic wastewater in the Sewage Treatment Plant (STP) as per the proposal submitted. It shall meet the standards specified in Annexure-I & shall be used on land for gardening/greenbelt within the factory premises.
- 2(b). Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	35.000	Sewage water shall be treated in STP capacity of 40KLD. After treatment water shall be re-used for toilet flushing and onland gardening.

III. AIR POLLUTION CONTROL:

1. The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXUR-II.

IV. NOISE POLLUTION CONTROL:

The applicant shall ensure that the ambient noise levels within its premises during construction and during operational period shall not exceed w.r.t Area/Zone as per Noise Pollution (Regulation and Control) Rules, 2000 as mentioned below:-

- a) In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.
- b) In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.
- c) In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
- d) In Silence Zone 50 dB(A) Leq during day time and 40 dB(A) Leq during night time.

Note: - * Day time shall mean 6 am to 10 pm and Night time shall mean 10 pm to 6 am.

- * dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.
- * A “decibel” is a unit in which noise is measured.
- * “A”, in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.
- * Leq: It is an energy mean of the noise level over a specified period.

V. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:

1. The industry shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008, in such manner so as not to cause environmental pollution.
2. The details of solid waste generated from the proposed plant and mode of disposal shall be as below.

Sr.No	Solid Waste Name/Type	Qty-Unit
1	Organic Waste	2.6100 - M.T
2	Inorganic Waste	1.7100 - M.T
3	STP Sludge	0.0600 - M.T

VI. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDRY MOVEMENT) RULES 2016:

1. The industry shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the conditions of the authorization. The applicant shall apply for authorization along with the consent for operation (CFO) application under the Rules in Form-I to obtain authorization and comply with conditions.

VII. GENERAL:

1. The applicant shall obtain prior permission from the competent authority for drawing of water from Surface/Ground water source and submit a copy of the same to the Board.
2. The industry shall transport and store the raw materials in a manner so as not to cause any damage to environment, life and property. The applicant shall be solely responsible for any damages to environment.
3. The industry shall not commission the proposed plant for trial or regular production unless necessary Water & air pollution control equipments are installed as specified in the Consent Order.
4. The industry shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.
5. The industry shall not change or alter (a) raw materials or manufacturing process, (b) change the products or product mix (c) the quality, quantity or rate of discharge/emissions and (d) install/replace/alter the water or air pollution control equipments without the prior approval of the Board.
6. The industry shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc. in excess of the standards stipulated. And the industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.
7. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
8. This CFE does not give any right to the Party/Project Authority/Industry to forego any other legal requirement, that is necessary for setting/operation of the plant.
9. The industry shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.
10. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at his cost, failing which, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.
11. The Project authorities shall apply and obtain prior consent of the Board for any new air pollution sources in future.

Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 120 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

Consent Fee paid	: Rs. 25000
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Note:

The following Conditions mentioned above are not applicable.

COPY TO:

1. Master copy (Dispatch).
2. Office copy.

ANNEXURE- I

Slno	Characteristics	Tolerance Limits
1	Colour and Odour	See Note
2	Suspended Solids, mg/l.max	30
3	pH Value	5.5 to 9.0
4	Oil and Grease, mg/l, Max	10
5	Bio-chemical Oxygen Demand, mg/l, max (3 days at 27 deg/Centigrade)	20

Note: All efforts should be made to remove colour and unpleasant odour as far as practicable.

ANN

Additional Conditions:

This CFE is issued to M/s Landcapital Infrastructure Private Limited for establishing Residential Apartment building with 64 units having TBUA of 13933.24 sq.mt. with water consumption of 43 KLD, wastewater generation of 35 KLD and STP of capacity 40 KLD and the CFE is issued from the point of water pollution control and air pollution control & does not have any relevance over and dispute, any pending cases with any Departments/ Hon'ble courts. The applicant shall install STP so that the treated sewage shall conforms with the stipulated standards as enclosed as annexure in uploaded documents and also with specific following additional conditions:

- The applicant shall provide the STP as per the proposal submitted.
- The applicant shall construct all the STP units above the ground level.
- The applicant shall develop good greenery within the project premises.
- The applicant shall adopt good water management within the project premises so that all the rain water shall be harvested.
- The applicant shall provide rain water recharge pits for recharging rain water as per the plan submitted.
- The applicant shall handle the C&D waste as per the C&D Waste Management Rules strictly and submit the compliance to the Board.
- The applicant shall obtain permission for extraction of ground water if any from the statutory organization.
- The applicant shall adopt solar lighting system and solar water heating system in the project premises.





(This document contains 9 pages including annexure & excluding additional conditions)

Chimney No.	Chimney attached to	KVA Rating/ Capacity	Minimum chimney height to be provided above ground level (in Mtr)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Air pollution Control equipment to be installed, in addition to chimney height as per col.(4)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.
1	D.G. Sets	320KVA DG Set's x 01 No's		5 PM, SO ₂ , NO _x , CO, NMHC	0,0,0,0,0	AEC	

Note:

AEC : Accoustic Enclosures

LOCATION OF SAMPLING PORTHOLES, THE PLATFORMS, THE ELECTRICAL OUTLET.

1. Location of Portholes and approach platform:

Portholes shall be provided for all Chimneys, stacks and other sources of emission. These shall serve as the sampling points. The sampling point should be located at a distance equal to at least eight times the stack or duct diameter downstream from any flow disturbance such as bend, expansion, contraction and visible flame. Further, the selected port has to be at least 2 stack/duct diameter before stack/duct exit or from any other flow disturbance. For rectangular stacks, an equivalent diameter can be calculated using following expression.

$$\text{Equivalent Diameter} = \frac{2 (\text{Length} \times \text{Width})}{(\text{Length} + \text{Width})}$$

- The diameter of the sampling port should not be less than 3". Arrangements should be made so that the porthole is closed firmly during the period when it is not used for sampling.
- An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the portholes shall be provided. Arrangements for an Electric Outlet Point off 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.

FOR AND ON BEHALF OF
KARNATAKA STATE POLLUTION
CONTROL BOARD

Signature valid

Digitally signed by
Date: 2025.01.23 16:49:12
+05:30

Forwarding & Undertaking Letter from Industry

Application for consent for establishing / operation the industrial plant / plants under Section 21 of the Air (prevention & Control of Pollution) Act, 1981

Important This Document or its copy does "NOT" serve as a Supporting Document Proof of Industry's Submission of an
Note : Application for a CFE / CFO. This Letter does "NOT" ensure that the Application FEES has been paid.

Application Purpose : CFE for Residential Apartment Building consisting of 64 Units and a total Built-up Area of 13,933.24 Sqm

From : Landcapital Infrastructure Private Limited, Category: GREEN / LARGE

Print Date: 08/01/2025

PLOT NO:Sy Nos. 15/10 & 15/12, ,

varthur hobli, bangalore east taluk. , land capital primo, sy. no. 18/1c2/1,

doddakanelli village, opp. to rga tech park, bangalore 35,

Chikkekannelli Village - 560035

Contact Person: Sheebu, Mob:9880910124, Ph:9880910124

DIST: Bangalore Urban, TAL: BBMP- W- 149, SIDC: Not In I.A

PCB-ID : 254003

INWARD : 276903

Dt:26/12/2024

To,

The Member Secretary,

Karnataka State Pollution Control Board

Parisara Bhavan, #49,4th & 5th Floor,

Church Street, Bengaluru-560001

Scrutinized By: K M RAJU(1542)

I / We here by Submit application for CFE ,Inward No : 276903, Date : 26/12/2024 for CFE(CFE-Fresh) under Water (Prevention & Control of Pollution) Act, 1974 / Air (Prevention & Control of Pollution) Act, 1981 / Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 and enclosed Consent fee Payment details are given below as the Capital investment is 39.98 Crs

Query / Reply	Bank Transaction Id	Amount in Rupees
	ZHDF1M30AA28NQ	25000.00
Total		25000.00

Upload land conversion copy which is converted for residential apartment purpose, village map, contour map, proposed C and D waste and its disposal details. . [30/12/2024-1542]~Make e sign and payment[06/01/2025-1542] *** Reply: Dear Sir,1. land conversion copy has been uploaded under the Tag ".ur"2. village map has been uploaded under the Tag ".D2"3. contour map has been uploaded under the Tag ".D3"4. proposed C and D waste and its disposal details has been uploaded under the Tag ".f3"Thank you sir. [31/12/2024]



