Karnataka State Pollution Control Board

Parisara Bhavana,No.49, Church Street,Bengaluru-560001

Tele : 080-25589112/3, 25581383/388 Fax:080-25586321 Email id: ho@kspcb.gov.in

Consent For Establishment -Expand(CFE-EXP)

As per the provisions of

The Water (Prevention & Control of Pollution) Act, 1974

&

The Air (Prevention & Control of Pollution) Act, 1981

To

Neobuild Ventures Llp, 18/4, 18/5, 9/3, Heggondanahalli village, Sarjapura hobli, A

for the Facility located at,

Neobuild Ventures Llp,Sy. No. 4/9, 4/10, 5, 59, 60/4P of Chikkavaderapura & 18/1, ,18/4, 18/5, 9/3, Heggondanahalli village, Sarjapura hobli, A

Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-354713	154964	374418	RED/LARGE	08/07/2026

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

Validity : 14/05/2035

ISO 9001:2015 & 14001:2015 Certified

Additional Conditions

In addition to the Consent for Establishment (Expansion) issued by the Board in electronic format under Section (25) of the Water (Prevention &Control of Pollution) Act, 1974 and Section (21) of the Air (Prevention and Control of Pollution) Act, 1981 and the Rules & Orders made thereunder, to **Authorized Signatory, M/s. Neo Build Ventures LLP.,** for **expansion & modification of residential project from 2550 flats (2305 + 245 EWS) to 5151 flats (4,918 flats + 233 EWS) (proposed 2601) with retail** increasing TBUA from **5,42,927.86 sqm to 11,30,693.83 sqm (proposed 5,87,765.97 sqm)** and installation of proposed **STP of capacities** from **1980 KLD to 3,805 KLD (proposed -1825 KLD (20 +600 +550 +610 +540 +1340 +145))** to treat the sewage and **installation of 750 KVA x 9 no's , 500 KVA x 16 nos, 400 KVA x 2 nos & 250 KVA** DG sets in the project proposed to come up **Sy. Nos. 4/2, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 5, 59/1, 59/2, 57/1, 57/2, 57/3, 57/4, 57/5, 57/6, 57/8, 60/4P, 48/2, 48/3, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 52/2, 52/3, 52/4, 52/5, 53/1, 53/2, 53/3, 54/2P, 54/3, 54/4, 54/5, 54/6, 55/2, 55/3, 55/5, 55/6P, 57/9, 58/1, 58/3, 58/5, 58/6, 58/7P & 60/3 of Chikkavaderapura Village, sy. nos. 21/1, 21/2, 21/3, 21/4, 21/5, 22/1, 22/2, 22/3, 22/4, 23/1, 23/2, 24, 25/2, 19/2, 19/3, 19/4, 18/1, 18/2, 18/3, 18/4 & 18/5, of Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore** and shall comply with following additional conditions.

References:

1. CFEexp application submitted at Regional Office, Sarjapura with PCB ID-154964, dated: 03.06.2026.
2. RO- Sarjapura letter to Board Office forwarding the application, vide No. 439, dated: 09.06.2026, received at Board office dated: 10.06.2026.
3. 4th SLEC meeting held on 30.06.2026 and its proceedings dated: 02.07.2026.

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A. Environmental Aspects and its Management During the Course of Construction:

1. This Consent for Establishment is issued from pollution control point of view without prejudice to any case pending in any court of law.
2. The validity of the CFE is coterminous with validity of the Environmental Clearance issued vide No**: SEIAA 02 CON 2026 Dated 15.05.2025.** The conditions stipulated in the Environmental Clearance shall be complied with**.**
3. Any changes to the consent issued, necessary amendment in the consent shall be obtained in accordance with the approval under EIA Notification, 2006.
4. Services such as water supply, sanitation and sewage treatment shall be arranged at the construction site as well as the workforce colony and same shall be maintained without any adverse impact to the environment. Such treated sewage shall be used for the curing non load bearing structures, dust suppression and such allied activities as usage of fresh water for construction activity is banned as per Government Order No: FEE 188 ENV 2003, dated 14.08.2003.

B. Water Consumption:

The water consumption for the said project activity shall not exceed **4200 KLD (Proposed-2020 KLD).** The water source shall be from **local grampanchayath, Roof top rain water and treated water**. The applicant shall obtain NOC from concerned Grama panchayath for assured water supply & submit the NOC to Board Office at the earliest for abstraction of Groundwater from the bore wells, if any and the same shall be submitted to the Board. If the water is intended to be procured through tankers; the copy of the NOCs obtained by the supplier from KGWA shall be furnished to the Board.

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C. Water Pollution Control:

1. The total quantity of sewage shall not exceed **3779 KLD (Proposed-1,817 KLD)** and shall be treated in the sewage treatment plant of capacity **1980 to 3805 (proposed -1825 KLD (20 +600 +550 +610 +540 +1340 +145))** with the treatment scheme (SBR Technology) submitted along with the application in order to meet the standards stipulated below before utilizing the same for secondary urban reuse such as landscape, gardening, toilet flushing, fire protection and heating ventilation and air conditioning. STP shall be constructed on modular basis to cater to phase-wise development if required.

Sl. No	Parameter	Prescribed Standards	Sl. No	Parameter	Prescribed Standards
01.	pH	6.5 – 9.0	05.	NH_4-N (mg/l)	Not more than 5
02.	BOD_3 at 27°C (mg/l)	Not more than 10	06.	N-Total (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50	07.	Fecal Coliform (MPN/100 ml).	Less than 100
04.	TSS (mg/l)	Not more than 20			

2. All the treatment units shall be made impervious and if they do not achieve the standards stipulated above or if it is found to be inadequate, the applicant shall have to modify the units or upgrade the STP with prior consent of the Board, in order to attain standards stipulated.
3. The applicant shall make arrangements for dual piping system to use the treated sewage effluent for toilet flushing, gardening and other secondary purposes. If the treated sewage is used for car or basement or floor wash, a separate treatment unit shall be provided in the STP chain for removal of oil and grease.
4. The applicant shall provide the Ultrafiltration unit to proposed STP as tertiary treatment unit as per conditions imposed under Environmental Clearance.
5. Separate energy meter and flow meter shall be provided to STP and ETP with log records maintained in a register.
6. Applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
7. **DANGER** sign board near the STP shall be installed to maintain safety of the personnel involved in its operation and maintenance. Proper signage shall be displayed in both Kannada and English languages near the taps that discharge treated sewage as **'non-potable water'**. Access to STPs shall be given to authorized persons only with issue of necessary permits.
8. The applicant shall make use of the Mechanical Cleaning Equipment's to clean the STPs, instead of resorting to manual cleaning by contacting the Urban Local Body or any other authorized private agency in this regard in order to make use of Sucking & Jetting Machines. Necessary protective equipment's, safety gadgets, lifesaving oxygen supply shall be made available at the STP at all times in two sets. Precaution shall be taken to avoid any personnel coming in contact with Methane Gas generated. Necessary protective equipment with prescribed calibration shall be made available at all times.
9. Caution Board at STPs: Whenever there is maintenance and staff gets into STP, especially in the basements, a display Board "Caution-Danger" shall be put up. The gases generated might choke, create breathlessness and may be fatal. During such activities, the person entering shall do so with all protective equipments including the Oxygen portable cylinder with mask Two more persons shall be watching from outside and shall immediate evacuate the person inside if such situation arises. A minimum of two sets of such protective gear shall always be kept available in working condition.
10. In event of breakdown of regular power supply alternate source such as a captive diesel generator set to run and operate the essential units of sewage treatment plant shall be provided.

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11. The services of qualified Environmental Engineer or Scientist shall be availed for the management of environmental aspects such as STP operation & cleaning, municipal solid waste management, domestic hazardous waste management, etc. The STP operators shall be trained & certified by a reputed organization such as Environmental Management Policy Research Institute. The STP shall be located 30 m away from the periphery of the Water Bodies such as lakes, tanks etc., and shall be located outside the Nala buffer zone area specified by the Local Planning Authority.
12. **The applicant shall install Online Continuous Effluent Monitoring System (OCEMS) at the outlet of Sewage Treatment Plant(STP) to ensure the compliance of treated sewage quality to meet the stipulated standards before commissioning of Sewage Treatment Plant(STP) at the time of Consent for Operation(CFO) and shall connect to KSPCB server.**
13. **The applicant shall comply with Board Circular no. PCB/CNP/GEN/19/2025-26/1112 dt: 16.06.2025 regarding operation & maintenance of STP's located in private apartment/commercial building/organization.**

D. Air Pollution Control:

1. The rate of emissions discharged and the tolerance limits of the constituents forming the emissions in each of the stacks shall not exceed the limits laid down in Annexure. The applicant shall monitor the emission levels as per the frequency schedule indicated in the **Table-1**,
2. **The diesel generators sets above the capacity of 125 KVA shall be fixed with a retrofitting emission control device having a minimum specified particulate matter capturing efficiency of at least 70% as per Board Office addendum to Notification vide No. KSPCB/NCAP/CEO_3/DG-Retrofitting/2024-25/1073 dated 12.06.2024 which in turn is as per directions of the honorable NGT in matters related to OA 681/ 2018, order dated 06.08.2019.**
3. Any installation of additional air pollution sources shall be done with prior permission of the Board.

E. Solid Waste Management:

1. The applicant shall earmark suitable sufficient place in the project premises to create facility for management of municipal solid waste. The facility shall consist of dry waste collection center, material recovery facility for plastic, cardboard paper, glass, bottles & jars, metals cans & cartons etc., along with composting arrangement by way of natural process or organic waste conversion facility for treatment of organic waste generated.
2. The applicant shall provide a separate waste processing yard of sufficient capacity with separate compartments for collection and safe storage of E-wastes, Biomedical wastes, Hazardous and others wastes, plastic wastes separately till disposal of the same to the authorized/registered waste handling facilities.
3. Biomedical waste shall be handled & disposed as per the provisions of Biomedical Waste Management Rules, 2016. Separate bins shall be provided for the collection of the same.
4. Used sanitary napkins shall be stored and disposed scientifically as per prevailing law. The sanitary napkins shall be collected in separate bins with proper precautions and markings.
5. Plastic waste shall be handled & disposed as per provisions of Plastic Waste Management (Amendment) Rules, 2021. The waste plastic shall be handed over to authorized plastic waste processors duly maintaining appropriate records.
6. E waste shall be managed & disposed as per E-Waste (Management) Rules, 2022. Separate bins shall be kept at appropriate location in the premises for collection of the same with proper notification and markings.
7. Battery waste shall be managed & disposed as per Battery Waste Management, Rules 2022.
8. The applicant shall comply with Solid Waste Management Rules, 2026.

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F. Construction & Demolition Waste:

1. The applicant shall strictly follow Environment (Construction & Demolition) Waste Management Rules, 2025 published by Ministry of Environment, Forest and Climate Change, New Delhi on 02.04.2025 (with effect from 01.04.2026) and is required to register on CPCB Centralized EPR Portal.
2. The applicant shall collect and hand over the wastes generated only to the KSPCB Authorized C & D waste processing facility without causing environmental pollution, ensuring it free from plastics and other organic matter.
3. Records pertaining to generation, transportation of C&D waste, including vehicle numbers, invoices/payment receipts, shall be maintained and furnished to the Board once in 03 months. In case there is no such waste generated or transported **'Nil'** returns with signature of the authorized persons shall be furnished.
4. At no instances the waste shall be disposed illegally by dumping in valley, lakes or any other places directly or indirectly through the transporter. The generator will be held responsible to proceed with legal action for such violations even if the disposal is carried out by the transporter.
5. The applicant shall explore to use sand derived from crushed C& D waste as an alternative instead of using river sand for construction.
6. The trucks entering and exiting the construction site shall be subject to "wheel and trucks bottom washing" with a permanent arrangement and to reuse the waste water again.
7. The data on the management of C&D waste as per CPCB guidelines of March 2017 shall be furnished.

G. Health & Safety:

1. The applicant shall provide all necessary personal protective equipment & healthcare facilities to workers as per the prevailing policies of the competent authorities.
2. Used sanitary napkins, tampons and such allied materials shall be packed separately and handed over to the civic authorities for the safe disposal.

H. General:

1. Applicant shall install Rain Water Harvest System to reduce draft on fresh water along with providing Percolation Pits to augment ground water table. The details with drawings shall be furnished within a month.
2. The applicant shall strictly adhere to the zonal regulations as per RMP 2015/the local planning authority guidelines as per the Hon'ble Supreme Court of India Judgment dated 05.03.2019 in respect of Civil Appeal No.5016 of 2016 with respect to buffer zone towards any Lake, Nala, drain or any other water bodies.
3. The proposed project site is surrounded by the following activities

Towards North	Vacant Land.	Towards East	Tower 1, 2 & 3 of proposed project under construction.
Towards South	Tower 7,8 & 9 of proposed project under construction.	Towards West	Vacant Land.

4. Used oil, oil soaked waste, oil filters generated from servicing the diesel generators shall be disposed to KSPCB authorized handlers.
5. Greenery of shrubs flowering and foliage trees shall be created in the educational institute premises as much as practicably possible.
6. The applicant shall not change or alter the project profile without the prior approval of the Board.
7. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at their cost, failing which, the applicant or occupier as the case may be shall be liable to pay the entire cost

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of remediation or restoration and pay in advance an amount equal cost estimated by Competent Agency or Committee. In case of the any complaint the applicant shall stop the construction activity and shall take appropriate measures before resuming construction activity with due information to the Board.

8. The applicant shall take all necessary steps to keep the storm water drains within the project premises clean with top open along with de silting the same periodically so as to keep it clean aiding smooth flow of water in it. .
9. All the environmental pollution control measures shall be installed and made operational before handing over the project to others with prior approval of the Board.
10. The CFE does not give any right to the applicant to forego any legal requirement which is necessary for setting up or operation of the project.
11. The applicant shall submit Half Yearly Consent Conditions Compliance Report to the Regional & Board Office as per schedule mentioned here in – April to September months to be submitted before 31st December, while October to March to be submitted before 30th June.
12. The Board reserves the right to withdraw the consent if non compliances to conditions stipulated are observed.
13. The applicant shall impart awareness on Environmental matters to prospective occupants.
14. The applicant shall create awareness on environmental issues and Ozone Depleting Substances and educate the inmates of the Residential apartment about Ozone layer and its importance and ban use of ODS in Commercial building and Hospital.
15. The applicant shall switchover to cleaner fuel such as CNG or LNG as soon as the supply skid is available in the area
16. The applicant shall adopt the principles listed in the Mission Life – Lifestyle for Environment List of Actions enlisted on the URL, https://mocf.gov.in/en/mission-life/list-of-actions/, towards an environmentally conscious lifestyle and shall impart training to inmates on the same.
17. The applicant shall obtain all other statutory permissions/clearances under all such Acts whichever is applicable. This consent does not prevent operation of any other law in force. Failing to comply with any such provisions will attract penal actions from such Acts. The applicant shall solely be responsible for such Acts. This consent shall not be used to circumvent any other statutory provisions.
18. The applicant shall strictly adhere to siting guidelines for infrastructure projects vide Government of Karnataka Notification No. FEE 106 EPC 2021 (i) dated 10-12-2021 which is published in Karnataka Gazette dated 20-12-2021/by-laws of local planning authority as applicable under prevailing Rules.
19. The Buffer Zone shall be treated as "No Construction Zone" and shall be used only for green belt development.

Please note that separate consent for operation of the Board for discharge of sewage effluent shall be obtained by remitting prescribed consent fee. The application for Consent has to be made 120 days in advance so as to make necessary inspection of the project to ascertain the pollution control measures provided. Issue of Consent will be considered only after complete installation of all the pollution control measures and its satisfactory testing. The receipt of CFEexp may please be acknowledged.

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Table –1

Sl. No.	Source of Air Pollution	Requisite Air Pollution Control	Emission Constituents to be controlled	Tolerance Limits
1 to 28	750 KVA x 9 no's , 500 KVA x 16 nos, 400 KVA x 2 nos & 250 KVA	Refer Note 1 below and same shall be in working condition at all times of Operation of the Air Pollution Source	--	--

Note 1: Individual Chimney height of 7 m ARL or 30 AGL of the building housing the DG or 30m AGL whichever is higher, along with good quality Acoustic Enclosure having minimum Insertion Loss of 25 dB(A)

Note 2: AGL: Above Ground Level: ARL: Above Roof Level

Note 3: The noise levels shall not exceed 65 dB (A) leq. and 55 dB(A) leq. during day time and night time respectively.

Note 4:

* (as NO_2) (at 15% O_2) dry basis in ppmv

** (as C) (at 15% O_2), mg/Nm3

*** (at 15% O_2), mg/Nm3

**** (at 15% O_2), mg/Nm3

For and on behalf of KSPCB

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PHASE-WISE BIFURCATION DECLARATION

The said project MANA SKANDA THE RIGHT LIFE T14-18, which is going to be developed as a 5-tower project under **M/s. Neobuild Ventures LLP**, is part of a larger development THE RIGHT LIFE, comprising 22 towers, with RERA 1 (T-123), RERA 2 (T-789), RERA 3 (T-45), RERA 4 (T-6), RERA 5 (T-10 and 11) having already received RERA approval and RERA 6 (T12A and T12B) applied for approval, along with the upcoming developments as detailed RERA-wise below.

The current project **MANA SKANDA THE RIGHT LIFE T14-18** is situated at Sy. Nos. 4/2, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 5, 48/2, 48/3, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 52/2, 52/3, 52/4, 52/5, 53/1, 53/2, 53/3, 54/2(P), 54/3, 54/4, 54/5, 54/6, 55/2, 55/3, 55/5, 55/6(P), 57/1, 57/2, 57/3, 57/5, 57/6, 57/7, 57/8, 57/9, 58/1, 58/3, 58/5, 58/6, 58/7(P), 59/1, 59/2, 60/3, 60/4(P) of Chikkavaderapura Village, and Sy. Nos. 18/1, 18/2, 18/3, 18/4, 18/5, 19/2, 19/3, 19/4, 21/1, 21/2, 21/3, 21/4, 21/5, 22/1, 22/2, 22/3, 22/4, 23/1, 23/2, 24, 25/2 of Heggondanahalli Village, Sarajapura Hobli, Anekal Taluk, Bengaluru – 562125.

The building plan approval has been procured from the Bangalore Development Authority vide **BDA Plan Sanction No. ಬೆಂ.ಅ. ಪ್ರಾ/ನಮ/ಅ. ಸ/ಅ. ಅ-4/ತಾ. ಸ-4/ಪೂ/32/2026-27**, Dated: 31st August 2026.

The bifurcation for the 6 RERAs already obtained, and the proposed RERA application of RERA 7 for Tower 14-18, is provided below.

1. Phase-wise Summary of Project Particulars

	RERA-1 (T-1,2,3)	RERA-2 T-4,5	RERA-3 T-6	RERA-4 T-7,8,9	RERA-5 T-10 &11	RERA-6 T-12A&B	RERA-6 T-14-18	Upcoming TOWERS	CA Area	Total
Extent of land (Sqmt)	45,457	36,502	8,746	40,546	22,865	13,648	30,013	26,272	11,806	2,35,855
Open Area (Sqmt)	41,696	34,057	6,905	35,563	18,616	12,250	26,072	10021	11,806	1,96,798
Covered Area (Sqmt)	3,761	2,445	1,841	4,983	4,249	1,398	3,941	16,439	-	39,057
Built-up Area (Sqmt)	1,63,054	1,16,172	59,081	1,60,568	1,39,286	72102	1,92837	211760	-	1114860
Number of Units-Nos	864	592	126	825	707	440	844	753	-	4918
No. of Covered Parking-Nos	838	1187		955	1025	415	1,518	214	-	6152
No. of Open Parking-Nos	39	13		-	-	33	64	95	-	244
Total No. of Car Parking-Nos	877	1200		955	1025	448	1,582	309	-	6396

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2. Towers Considered in Each Phase, with Respective Units

Sr. No.	Tower 1, 2, 3 Units	Tower 4,5,6 Units	Tower 7, 8, 9 Units	Tower 10 & 11 Units	Tower 12A & B Units	Tower 14-18 Units	Upcoming Towers
1	TOWER-1 - 288 Units	TOWER-4 - 296 Units	TOWER-7 - 275 Units	TOWER-10 - 354 Units	TOWER 12A-220 Units	TOWER 14-156	TOWER 19 to 21 - 564Units
2	TOWER-2 - 288 Units	TOWER-5 - 296 Units	TOWER-8 - 275 Units	TOWER-11 - 353 Units	TOWER 12B-220 Units	TOWER 15-156	
3	TOWER-3 - 288 Units	TOWER-6 - 126 Units	TOWER-9 - 275 Units	—	—	TOWER 16-220	TOWER 22 (Senior Living) - 189 Units
4						TOWER 17-156	
5						TOWER 18-156	
TOTAL	3 Towers – 864	3 Towers – 718	3 Towers – 825	2 Towers – 707	2 Towers – 440	5 Towers-844	4 Towers – 753

We declare that the cumulative totals of extent of land, covered area, carpet area, number of units, car parking units and number of towers, as arrived at by aggregating RERA 1, RERA 2, RERA 3, RERA 4, RERA 5, RERA 6, RERA 7 and Upcoming towers above, are in conformity with and do not exceed the parameters sanctioned under the plan approved by the competent authority for this project.

Yours faithfully,

Authorized Signatory
Name: Ar. Yohan Vijayan
Registration No:
CA/2018/92723

NEOBUILD VENTURES LLP BANGALORE

Date:23-10-2026