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 (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

Residential Apartment By Varishtha Property Developers Private Limited And Other, Hennur village,Kasaba Hobli,Hennur main road,Bangalore North

for the Facility located at,

Residential Apartment By Varishtha Property Developers Private Limited And Other,Sy No. 31/13 ,Hennur village,Kasaba Hobli,Hennur main road,Bangalore North

Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-352232	288916	345338	RED/LARGE	09/01/2026

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

Validity : 08/01/2031

ISO 9001:2015 & 14001:2015 Certified

Combined Consent Order No: CTE-352232 **PCB ID:** 288916 **GSC No :** PB0XG0000335338 **Date:** 09/01/2026

To,

The Applicant

Residential Apartment By Varishtha Property Developers Private Limited And Other

130/1,Ulsoor Road,Bangalore

Sir,

Sub: Consent to Establish under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981-reg.,

Ref: 1. CFE application submitted by the industry/organization on 03/01/2026 at Regional Office

2. Inspection of the project site by Regional Officer Bengaluru Byatarayana pura on 03/01/2026

3.Proceedings of the ECM dated 07/01/2026 ,held on 07/01/2026

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

Location:

Name of the Applicant: Residential Apartment By Varishtha Property Developers Private Limited And Other

Address: Sy No. 31/13, Hennur village,Kasaba Hobli,Hennur main road,Bangalore North

Industrial Area: Not In I.A, Hennur Road,

Taluk: Not in BBMP Area, District: Bangalore Urban

Conditions:

1. This consent for establishment is valid up to 08/01/2031 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 consists of 192units having total BUA of 57,270.30Sq.mtr	192.0000	Flats/Apartments

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	183.0

II. WATER POLLUTION CONTROL:

1.The discharge from the premises of the applicant shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act or Rules made there under.

2. The applicant 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 andPart- II

3. The applicant 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.

4. The quantity of domestic waste water and trade effluent generated from the proposed industry shall not exceed the permitted quantity as indicated below

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	145.000	Sewage effluent shall be taken into STP of capacity 195 KLD and shall be treated to standards stipulated at all times. The treated sewage conforming to standards shall be used for secondary urban reuse such as gardening and toilet flushing within the premises.

5. The applicant shall treat the trade effluent in proposed ETP which consists of the following;

STP & ETP details

SlNo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	EQU	P-Equalization Tank	90.00	1	
2	STP1	AER	S-AERATION TANK	90.75	1	
3	STP1	ANA	S-Anaerobic Digestor	33.00	1	
4	STP1	SHT	S-SLUDGE HOLDING TANK	18.75	1	
5	STP1	TER	Tertiary	109.88	1	

6. The applicant shall ensure that the ETP will treat the effluent to the stipulated standards as indicated in Annexure-I

7. The applicant shall not discharge any effluent outside the industry premises.

8. The applicant shall provide separate flow meter for inflow & outflow of effluents through ETP and separate energy meter and shall maintain a logbook for hourly record of meter reading for the verification of inspecting officers

9. The applicant shall discharge the effluents only to the place mentioned in the Consent order.

III. AIR POLLUTION CONTROL:

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

2. The applicant shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.

3. The applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.

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 applicant shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous and other Wastes (Management & Transboundry Movement) Rules 2016, 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	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	Organic waste	6.4000 - M.T	OTH
2	STP Sludge	0.4000 - M.T	OTH
3	Inorganic waste	9.6000 - M.T	OTH

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

1. The applicat shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundry Movement) Rules 2016, and comply with the provisions of the said Rules.

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 applicant 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 applicant 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 applicant 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 applicant 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 applicant 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 applicant 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 in advance an amount equal to the cost estimated by Competent Agency or Committee.

11. The applicant shall comply with all the Conditions and guidelines issued from time to time.

12. The applicant must create structure/facility for rain water harvesting and ground water recharge.

13. The applicant shall develop extensive green belt within the periphery of the plant.

14. This consent is issued without prejudice to Court Cases pending in any Hon'ble Court.

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. 131000

Note:

The Conditions No. II(2) mentioned in the schedule are not applicable.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Bengaluru Byatarayanapura for information and to inspect the industry during your next visit to the area.
2. Master copy (Dispatch).
3. Office copy.

ANNEXURE- II

Chim.No.	Chimney attached to	Capacity/ KVA Rating	Minimum chimney height to be provided above ground level (in Mts)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Fuel	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	750KVA x 2Nos.	30	PM,SO2,NOx,CO, NMHC	0,0,0,0,0	DIE	AEC	

Note:

AEC : Accoustic Enclosures

Additional Conditions:

1. Condition No. II(2) are not applicable.
2. The project authorities shall strictly comply with the conditions stipulated in this consent order and additional conditions attached to this order containing pages 1 to 5.

LOCATION OF SAMPLING PORTHOLES, PLATFORMS, 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 atleast eight times the stack or duct diameters downstream and two diameters upstream from source of low disturbance such as a Bend, Expansion, Construction Valve, Fitting or Visible Flame or rectangular stacks, the equivalent diameter can be calculated from the following equation.

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

2. The diameter of the sampling port should not be less than 100mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period.
3. 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 of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.
4. The ladder shall be provided with adequate safety features so as to approach the monitoring location with ease.

FOR AND ON BEHALF OF
KARNATAKA STATE POLLUTION CONTROL BOARD

Additional Conditions

In addition to the Consent for Establishment (Fresh) issued by the Board in electronic format under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 & Orders made there under, to **Authorized Signatory, Residential Apartment By Varishtha Property Developers Private Limited and Others.,** for establishment of **Residential Apartment 192 flats having total Built up Area of 57,270.30 sqm,** installation of proposed STP of capacity **195 KLD** to treat the sewage in the project proposed to come up **at Sy. No. 31/13, Hennur Village, Kasaba Hobli, Bengaluru North Taluk, Bengaluru**, and shall comply with following additional conditions.

References:

1. CFEst application submitted at Regional Office, **Yelahanka (Byatarayanapura)** with PCB Id: **288916,** dated: **03.01.2026.**
2. Inspection of the unit by RO- **Yelahanka (Byatarayanapura)** vide no. **1126,** on **06.01.2026** and CFE Application forwarded to Board Office on **06.01.2026.**
3. **11th SLEC** meeting held on **07.01.2026** & its proceedings dated: **07.01.2026.**

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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 applicant shall obtain prior Environmental Clearance from competent authority before taking up any construction work & submit a copy to the Board. The validity of this CFEst is for 5 years or shall be coterminous with validity of EC whichever is higher.**
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:

1. The water consumption for the said project activity shall not exceed **183 KLD**. The water source shall be from proposed **BWSSB**. The applicant shall obtain No Objection Certificate (NoC) from BWSSB & Karnataka Ground Water Authority (KGWA) for abstraction of Groundwater from the borewells 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.

C. Water Pollution Control:

1. The total quantity of sewage shall not exceed **145 KLD** and shall be treated in the sewage treatment plant of capacity **195 KLD (MBR technology)** with the treatment scheme 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

Senior Environmental Officer (A/c)
Infrastructure & Lake Development

Senior Environmental Officer
Karnataka State Pollution Control Board
Bengaluru - 560 001.

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 equipments, safety gadgets, lifesaving oxygen supply shall be made available at the STP at all times. 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. 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.
10. 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.
11. **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) & shall connect to the KSPCB server.**

Senior Environmental Officer (A/c)
Infrastructure & Lake Development

Senior Environmental Officer
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D. 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.

F. Construction & Demolition Waste:

1. The applicant shall strictly follow Construction & Demolition Waste Management Rules published by Ministry of Environment, Forest and Climate Change, New Delhi on 29.03.2016.
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.

Senior Environmental Officer (A/c)
Infrastructure & Lake Development

Senior Environmental Officer
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Bengaluru - 560 001.

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	Jain Apartment & then Residential Houses	Towards East	Residential Houses
Towards South	Commercial Building & Residential Houses	Towards West	Hennur Main Road & then ICL Petrol Bunk, D. Mart & other Commercial Buildings

4. The applicant shall explore separation of sullage and sewage and make separate proposal for treatment & utilization for secondary proposes other than drinking usage.
5. Used oil, oil soaked waste, oil filters generated from servicing the diesel generators shall be disposed to KSPCB authorized handlers.
6. Greenery of shrubs flowering and foliage trees shall be created in the educational institute premises as much as practicably possible.
7. The applicant shall not change or alter the project profile without the prior approval of the Board.
8. 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 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.
9. 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. .
10. 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.
11. 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.
12. 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.
13. The Board reserves the right to withdraw the consent if non compliances to conditions stipulated are observed.
14. The applicant shall impart awareness on Environmental matters to prospective occupants.
15. 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.
16. The applicant shall switchover to cleaner fuel such as CNG or LNG as soon as the supply skid is available in the area
17. The applicant shall adopt the principles listed in the Mission Life – Lifestyle for Environment List of Actions enlisted on the URL, https://moef.gov.in/en/mission-life/list-of-actions/, towards an environmentally conscious lifestyle and shall impart training to inmates on the same.

Senior Environmental Officer (A/c)
Infrastructure & Lake Development

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Karnataka State Pollution Control Board
Bengaluru - 560 001.

18. 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.
19. The applicant shall earmark buffer distance as per the bylaws of the local planning authority
20. 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
21. 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 and liquid 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 CFE may please be acknowledged.

For and on behalf of KSPCB

Manjappa

Senior Environmental Officer (A/c)
Infrastructure & Lake Development

Senior Environmental Officer
Karnataka State Pollution Control Board
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