

**Consent For Establishment (CFE)**

Consent No. CTE-326833 Valid upto: 15/09/2026

Karnataka State Pollution Control Board
Zonal Office : Bangalore City,
Nisarga Bhavana, 3rd Floor, Thimminiah Road, 7th D Cross,
Shivanagar Bangalore-560010
Tele : 080-23228864

Industry Colour: ORANGE Industry Scale: LARGE

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

Consent Order No. CTE-326833 **PCB ID:** 106164 **Date:** 17/09/2021To,
The Occupier,
M/s Vaishnavi Premiere by M/s. Vaishnavi B1 Infrastructure LLP
No. 2/2, Walton Road, Off
Vittal Mallaya Road, Bangalore
- 560001

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 02/09/2021 at regional Office

2. Inspection of the project site by Regional Officer Bangalore City East on 16/09/2021

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: M/s Vaishnavi Premiere by M/s. Vaishnavi B1 Infrastructure LLP
Address: Municipal Katha No 12 , Ward No. 90, Municipal Katha No 12 of St. Johns Road, Ulsoor, Bangalore
Industrial Area: Not In I.A, St. Johns Road, Ulsoor,
Taluk: BBMP- W-90, District: Bangalore Urban

1. This consent for establishment is valid up to 15/09/2026 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/Month	Unit
1	proposed residential apartment - vaishnavi premiere with total built up area 10416.34 sq.mtr having building configuration bf+gf+13ef tlf and club house	35.0000	TON

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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	30.3

II. WATER POLLUTION CONTROL:

- 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.
- 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.
- Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.
- The trade effluent shall be treated in the Effluent treatment Plant (ETP) to the stipulated standards and the treated trade effluent shall be discharged to the Underground drainage System (UGD) owned by Local body.

STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	0.36	1	0.6 m x 0.6 m
2	STP1	COL	P-Collection Tank	17.99	1	5.4 m x 1.55 m x 2.15 m (SWD)
3	STP1	DEC	P-Decanter	10.50	1	4.5 m x 1.30 m x 1.8 m (SWD)
4	STP1	EQU	P-Equalization Tank	10.60	1	2.25 m x 2.1 m x 2.25 m (SWD)
5	STP1	HOL	P-HOLDING TANK	44.11	1	
6	STP1	AER	S-AERATION TANK	41.60	1	5 m x 3.2 m x 2.6 m (SWD)
7	STP1	SHT	S-SLUDGE HOLDING TANK	6.70	1	2.15 m x 1.20 m x 2.6 m (SWD)

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	25.750	-



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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 occupier 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 Occupier 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 industry shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous & other Wastes (Management & Transboundary 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	Domestic Solid Waste	2,9100 - M.T	OTII



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**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 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
7. 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.
8. The industry shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.
9. 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.
10. The Project authorities shall apply and obtain prior consent of the Board for any new air pollution sources in future.



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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 45 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

Consent Fee paid : Rs. 29000

Note:

The following Conditions mentioned above are not applicable.

COPY TO:

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

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

ANNEXURE- II



Consent For Establishment (CFE)

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Additional Conditions:

1. The condition No. A.2a, 3a and 3(b) are not applicable.
2. The applicant shall comply with additional conditions stipulated in the Annexure.



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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	DG Set - 2 x 250 KVA	7	PM(mg/NM3), SO2 (PPM), NOx(PPM)	100,80,80	AEC	Before commissioning.

Note:

AEC : Acoustic 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 diameters downstream and two diameters upstream from source of low disturbance such as a Bend, Expansion, Construction Valve, Fitting or Visible Flame for rectangular stacks, the equivalent diameter can be calculated from the following equation.

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

- 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 POLLUTION CONTROL BOARD



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ANNEXURE-A

Additional conditions to the XGN consent order issued in respect M/s. Vaishnavi Premier by M/s. Vaishnavi 81 Infrastructure LLP, Municipal Katha No.12, St.Johns Road, Ulsoor, Ward No.90, Bengaluru-560 042.

The Consent to Establish sought for Residential Apartment with 35 flats at Municipal Katha No.12, St.Johns Road, Ulsoor, Ward No.90, Bengaluru-560 042, having built up area of 10416.34 Sq.mtr consisting Sewage treatment plant of capacity 30 KLD for the Treatment & Disposal of sewage effluent generating from the said Residential Apartment is issued subject to comply with the following additional conditions.

I. Water Pollution Control:

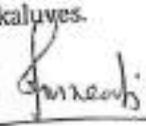
1. The source of water is from BWSSB, the consumption of water and discharge of sewage effluent shall be 30.3 KLD and 25.75 KLD respectively.
2. As per revised NB Code, the applicant shall treat the sewage generated from the Residential Apartment and shall be utilized for toilet flushing, gardening and other secondary application purpose.
3. The Proposed STP shall consisting of following units :

Sl.No.	Treatment Units	Dimensions in mtr	Before Commissioning
1	Bar Screen Chamber	0.6 m×0.6m	
2	Equalization tank	2.25m×2.1m×2.25m (SWD)	
3	SBR Tank	5.0×3.2×2.60m (SWD)	
4	Decant tank	4.5m ×1.30m×1.8m (SWD)	
5	Dual Media Filter	1 No (0.6m ×1.8m HOS)	
6	Sludge holding tank	2.15m ×1.20m×2.6m (SWD)	
7	Final Holding tank	5.4m×3.8m×2.15m (SWD)	

4. The applicant shall ensure that the treated sewage effluents from outlet of STP of capacity 30 KLD shall confirm to the following Urban reuse standards:-

Sl.No	Parameters	Standards
1	pH	6.5-9.0
2	BOD (mg/l)	Not more than 10
3	COD (mg/l)	Not more than 50
4	TSS (mg/l)	Not more than 20
5	NH4-N (mg/l)	Not more than 5
6	N-Total (mg/l)	Not more than 10
7	Fecal Coliform (MPN/100 ml)	Less than 100.

5. The applicant shall operate the Sewage treatment plant and treated effluents shall confirm to the standards prescribed the Board at all times.
6. The applicant shall provide a Danger Sign Board in front of STP as per the directions Hon'ble High Court of Karnataka.
7. The applicant shall provide separate energy meter to the STP.
8. The applicant shall provide flow meter at inlet and outlet of the STP.
9. As per RMP 2015, the Project proponent shall maintain 50m from the center of the Primary Rajakaluves, 25 m from the center in the case of Secondary Rajakaluves & 15 m from the centers in the case of Tertiary Rajakaluves.



10. The applicant shall collect and dispose the construction/demolition debris in accordance with the C&D Rules 2016.
11. The applicant shall provide rain water harvesting system.
12. The applicant shall provide Dual Piping system for recycling the treated sewage for toilet flushing.
13. Rain Water Harvesting System, shall include Rain Water Collection tank and reuse for secondary purposes.
14. The applicant shall submit monthly monitoring reports.
15. The applicant shall provide ground water recharge system to recharge the ground water during rainy season.
16. The applicant shall obtain all the required license/permits/registration from the competent authorities for the activity.
17. The applicant shall construct the Residential Apartment in accordance with the plan approved by the competent authority.
18. The applicant shall comply with standards prescribed under Noise Rules, 2000 at the boundary of the Residential Apartment. In addition the applicant shall comply with all the standards prescribed under EP Act, 1986.
19. The Board reserves the right to review, revoke, change/alter the terms and conditions or impose additional conditions.

III. **Solid Wastes (Non-hazardous):** The details of solid waste generation and its way of disposal shall be as follows :

Sl No	Type of Solid Waste	Quantity of Generation	Mode of Collection & Disposal	Compliance
1	a) Inorganic waste	58 Kg/day	Inorganic waste shall be handed over to authorized recyclers	Before Commissioning
	b) Organic waste	42 Kg/day	Organic Waste shall be compost by providing in-house Bio converter.	
	c) STP Sludge	1.2 Kg/day	Shall be collected and used as manure for gardening within the premises.	


 SENIOR ENVIRONMENTAL OFFICER(I/C)
 BENGALURU CITY.



BANGALORE ELECTRICITY SUPPLY COMPANY LIMITED

No.EE/SND/AEE(O)/2021-22/2101-2102

Office of the :
Executive Engineer, Ele.,
C, O & M, Shivajinagar Dvn,
Nandidurga Road, BESCOM,
Bangalore - 560 046.
Eeadnleast.work@gmail.com
Date: 19.08.2021

To,
M/s. Vaishnavi 81 Infrastructures LLP,
No.12, St. Johns Road,
Bengaluru.

Sir,

Sub : Issue of NOC to the proposed Residential Apartment for arranging LT -2
Power Supply to an extent of 498 KVA in favour of M/s. Vaishnavi 81
Infrastructures LLP, No.12, St. Johns Road, Bengaluru, - Reg

Ref : Asst. Executive Engineer, Ele., E2 Sub Division, Office Letter No . 635:
dtd 18.08.2021

Anent to above, "No Objection Certificate" from Shivajinagara Division, BESCOM, is hereby issued for Arranging LT / HT Power Supply to an extent of 498 KVA in favour of M/s. Vaishnavi 81 Infrastructures LLP, No.12, St. Johns Road, Bengaluru, in Bharthi Nagar O&M, E-2 sub division Subject to the following conditions:-

1. Power Supply to your proposed Residential / Commercial building will be arranged with the following arrangements up to your premises.
 - a. Regular Source: -
 - It is proposed to tap 11 KV power supply from existing F2 feeder of Pottery Road MUSS.
 - b. Alternate Source: -
 - It is proposed to tap 11 KV power supply from existing F18 feeder of 'B' MUSS.