



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>

ZONAL OFFICE : Bengaluru South
Nisarga Bhavan 3rd Floor, Thimmaiah Road, 7th D
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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

**Icon Developers And Promoters, Ramanayakanahalli Village, Sarjapura
Hobli, Anekal Taluk**

for the Facility located at,

**Icon Developers And Promoters, Sy. No. 31, 55, 59/2, 60/1, 60/2, 60/6, 60/7, 60/8
& 71/1, Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk
Bangalore Urban**

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-342501	211206	221416	ORANGE/LARGE	18/03/2024

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

Validity : 11/03/2029

Combined Consent Order No: CTE-342501

PCB ID: 211206

GSC No : PB0XG0000211416

Date: 18/03/2024

To,
The Occupier,
Icon Developers And Promoters
No. 47/9, Jai Symphony Plaza,
Sector-6, HSR Layout,
Bengaluru

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 12/03/2024 at regional Office
2. Inspection of the project site by Regional Officer Bengaluru on 12/03/2024
Sarjapura

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: Icon Developers And Promoters
Address: Sy. No. 31, 55, 59/2, 60/1, 60/2, 60/6, 60/7, 60/8 & 71/1, Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk
Industrial Area: Not In I.A, Bengaluru ,
Taluk: Anekal-Sarjapura Hobli, District: Bangalore Urban

1. This consent for establishment is valid up to **11/03/2029** 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 layout with 166plots in an site area of 67,278.46SQM (16.25.00acres/guntas)	166.0000	Number

I. WATER CONSUMPTION:

1. The source of water shall be from **Neriga Gram Panchayath** and total water consumption shall be as below.

Particulars	Water consumption(KLD)
Domestic Purpose	112.0

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. 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.
3. Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.
4. 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	0.60	1	0.6 m X 1.0 m X 1.0 m
2	STP1	EQU	P-Equalization Tank	50.00	1	3.6 m X 4.0 m X 3.5 m
3	STP1	OGT	P-Oil-Grease Trap	0.90	1	0.6 m X 1.0 m X 1.5 m
4	STP1	PA-	Primary Aeration tank	18.00	1	Anoxic tank: 1.3 m x 4.0 m x 3.5 m
5	STP1	AER	S-AERATION TANK	42.00	2	SBR Tank: 3.0 m X 4.0 m X 3.5 m
6	STP1	SET	S-SETTLING TANK	36.00	1	Decant tank: 2.6 m X 4.0 m X 3.5 m
7	STP1	SHT	S-SLUDGE HOLDING TANK	5.00	1	1.0 m X 1.5 m X 3.5 m
8	STP1	CFL	T-CARBON FILTER	0.75	1	0.8 m dia & 1.5 m height
9	STP1	SFL	T-SAND FILTER	0.75	1	0.8 m dia & 1.5 m height
10	STP1	TER	Tertiary	50.00	1	Treated water tank: 3.6 m X 4.0 m X 3.5 m

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	90.000	The sewage generated from the layout shall be treated in STP of capacity 100 KLD & treated sewage shall be used for flushing/gardening/floor washing etc., purposes within the premises.

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 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	Organic Waste	3.9900 - M.T	OTH
2	Inorganic Waste	5.9700 - M.T	OTH
3	STP Sludge	0.1350 - M.T	OTH

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

1. The industry shall apply and obtain authorization under Hazardous 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.

FOR AND ON BEHALF OF
KARNATAKA STATE POLLUTION CONTROL BOARD

Consent Fee paid	: Rs. 30000
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Note:

The following Conditions mentioned above are not applicable.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Bengaluru Sarjapura 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

Additional Conditions:





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

1. Location of Portholes and approach platform:

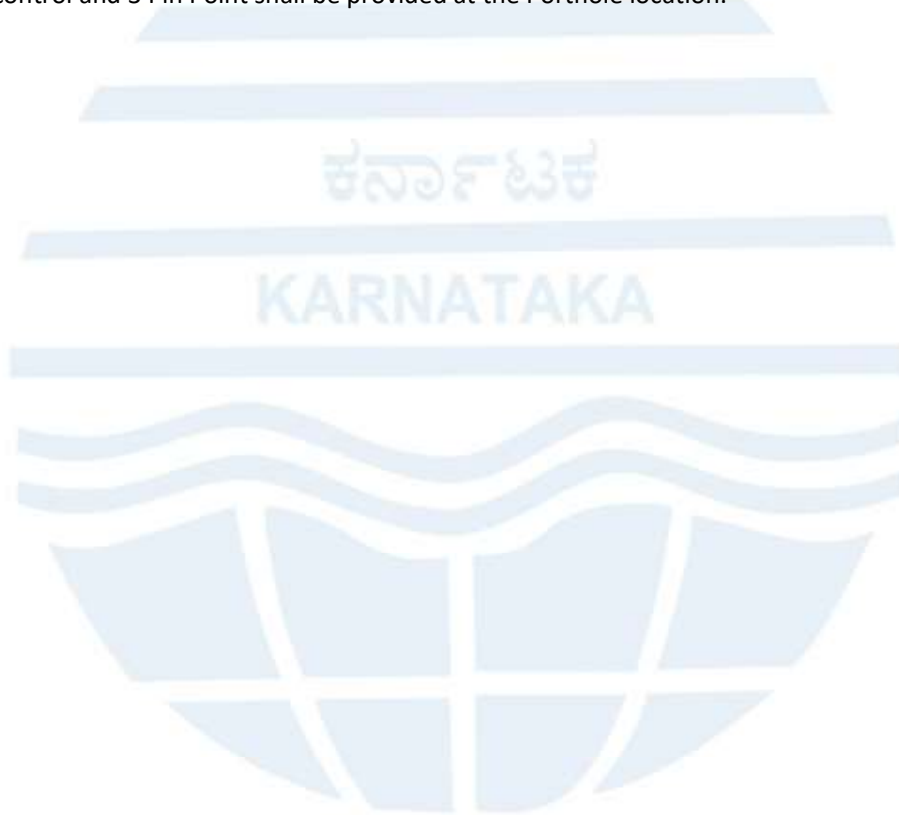
Portholes shall be provided for all chimneys, stacks and other sources of emission. These shall serve as the sampling points. The sampling point should be located at a distance equal to atleast eight times the stack or duct diameters downstream and two diameters upstream from source of low disturbance such as a

Bend, Expansion, Construction Valve, Fitting or Visible Flame for rectangular stacks, the equivalent diameter can be calculated from the following equation.

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

2. 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.

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 off 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.



Signature valid

Digitally signed by
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+05:30

Annexure – A.

**M/s. Icon Developers and Promoters, Sy.No. 31, 55, 59/2, 60/1, 60/2, 60/6, 60/7 60/8 & 71/1,
Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District
PCB ID: 211206**

- I. The Project Authority has filed CFE application seeking 'Consent for Establishment' for Residential layout consisting of 166 plots, with site area of 67,278.46 sqm (16.25.00 acres/guntas) and STP of capacity 100 KLD.
- II. The Regional Officer - Sarjapura has inspected the location of proposed project site and forwarded the CFE application along with detailed inspection report with recommendations for issue of CFE with conditions to the Bng-South Zonal Office on 15.03.2024
- III. Hence, the CFE is hereby issued with the following additional conditions:
 1. The Consent for Establishment is granted to the Applicant, Icon Developers and Promoters, Sy.No. 31, 55, 59/2, 60/1, 60/2, 60/6, 60/7, 60/8 & 71/1, Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, STP of capacity 100 KLD designed based on SBR technology for treatment and discharge of 90 KLD sewage generated from Residential Layout, consisting of 166 sites having site area of 67,278.46 Sq mtrs and STP of capacity 100 KLD.
 2. This CFE is issued from the point of water pollution control and does not have any relevance over land dispute, any pending cases with any Departments/Hon'ble Courts.
 3. The applicant shall obtain Consent for Operation (CFO) from the Board before first occupancy & before commissioning of STP.
 4. The applicant shall seek extension through a letter 45 days in advance of the expiry of validity period of CFE order with proper reasons for seeking such extension if required.
 5. The applicant strictly adheres to the Zoning regulations/guidelines with respect to the Buffer Zone towards Lake, Nala, Drain or any other Water Bodies as per the bylaw of the local planning authority.
 6. The applicant strictly adheres to the GoK Notification No. FEE.106 EPC 2021 (i), dt: 10.12.2021 with respect to the Buffer Zone towards the Water Body (river and lake).
 7. This Consent for Establishment issued is related only to the pollution aspects of the said project w.r.t to the said location and is no way be constructed to give away right in any nature to the applicant whatsoever, in this regard.
 8. **Environment aspects and management during the course of construction:**
 - a) The applicant shall cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
 - b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
 - c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
 - d) The applicant shall dispose C & D waste to Board authorized processing units and to submit the details to Regional Office, Sarjapura.



IV. Water Pollution Control Measures:

1. The quantity of sewage generated from the **Residential layout** shall not exceed **90 KLD** and shall be treated in the **sewage treatment plant (STP) of capacity 100 KLD** with the treatment scheme as submitted in the STP proposal to meet the standards stipulated for Urban Reuse i.e flushing, landscaping and car & floor washing purposes within the premises.
2. The applicant shall follow applicable guidelines for design and location of STP's as per Board Office Memorandum on STP's vide No.5446, dt : 01.03.2021. The STP guidelines can be obtained from the KSPCB website. (<https://kspcb.karnataka.gov.in/consent-management/notification-circulars>)
3. The treated sewage shall confirm to the following standards as per **Annexure - 1**.

Sl. No	Annexure -1	
	Parameter	Permissible Limit
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

* The above standards are applicable till new notification to be issued from MOEF & CC with respect to sewage.

4. The applicant shall provide the treated water tank having 1day holding capacity and to include nutrient removal treatment.
5. The applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1mg/l to 3mg/l.
6. If the treatment plant do not achieve the effluent standards stipulated under condition (3) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
7. All the treatment units shall be made impervious and there shall not be any discharge of untreated/treated sewage outside the premises at any point of time.
8. Separate energy meter and flow meter to measure the quantity of sewage shall be provided to STP and a log book shall be maintained.
9. The applicant shall make provisions for dual piping system to use the treated sewage water for toilet flushing.

- V. **Noise Pollution Control:** The authority shall ensure that the ambient noise levels within its premises to the noise level as tabulated below as per the Noise Pollution (Regulation & Control) Rules, 2000.

Area code	Category of Area/Zone	Limit in dB(A) leq	
		Day Time	Night Time
(A)	Industrial Area	75	70
(B)	Commercial Area	65	55
(C)	Residential Area	55	45
(D)	Silence Zone	50	40

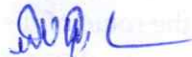
VI. Solid & Other Waste Disposal:

1. The applicant shall collect, treat and dispose off all solid waste generated i.e., general Garbage in such manner so as not to cause environmental pollution.
2. The applicant shall earmark sufficient place for segregation and processing of bio-degradable solid waste generated from unit.
3. The applicant shall provide organic waste converter for management of organic solid waste generated from the Apartment before occupancy.
4. The inorganic solid waste shall be handed over to authorized persons only with proper documentation.
5. The applicant shall install adequate capacity Organic Waste Converter for organic waste management before occupancy and operate scientifically.
6. The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastic ban.
7. The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016.
8. The applicant shall provide STP and organic waste converter in an open area AGL as far as possible.

VII. General Conditions:

1. The applicant shall complete the STP work in all aspects viz., install flow meter to the STP, display STP flow diagram, submit STP as-built drawing and to provide STP sludge handling system and provide 2 sets of blower and motors.
2. The applicant shall maintain Lake Buffer Zone as per GoK Notification No. FEE.106 EPC 2021 (i) & (ii), dt: 10.12.2021 and maintain 30 meters Buffer Zone as 'No Development Zone' and submit compliance within 15 days from the date of issue of CFE to Regional Office, Sarjapura.
3. The applicant shall not change or alter quality or quantity or the rate of discharge or temperature or the route of discharge without the previous consent of the Board.
4. The applicant shall dispose scientifically Bio-Medical waste and Electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement as per new Bio Medical Waste Management Rules, 2016 and E- Waste (Management) Rules, 2016.
5. The applicant shall take all necessary steps not to cover the storm water drains within the vicinity of the project site & are desilted & kept clean at all times.
6. No sewage, Solid waste & C & D waste shall be put into the storm water drains and the drains shall be encroachment free.
7. There shall be not be any nala/water bodies in the buffer zone as mentioned in the CDP-2015 & the applicant shall comply with the same.
8. The applicant shall create structure/facility for rain water harvesting and ground water recharge.
9. The applicant shall arrange for alternate power supply in the form of D.G Set to run and operate the essential units of sewage treatment plants, in the event of brake down of regular supply from Electricity Board.
10. The applicant shall not change or alter (a) No. of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
11. The applicant shall adopt green building codes in design & construction.
12. The applicant shall provide the danger sign Board at the STP area

13. The applicant shall obtain CGWA/SGWA permission /NOC if the PA's intend to use Borewell water.
14. The applicant shall use the treated sewage obtained from neighboring projects or from BWSSB STP for construction purpose.
15. The applicant shall appoint a qualified Environmental Engineer/Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.
16. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.
17. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.
18. The applicant shall provide 'DANGER' sign board near the STP to maintain safety of the operational personnel & shall maintain operational safety protocol. Proper signages shall be displayed in both Kannada & English at the taps where treated sewage is flowing as not fit for drinking.
19. 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 immediately 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.
20. Failure to comply with any of the conditions mentioned above may result in withdrawal of this CFE.
21. Please note that separate Consent of the Board for discharge of liquid effluent/sewage shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of STP, Solid Waste Management facility.


**SENIOR ENVIRONMENTAL OFFICER
BENGALURU SOUTH**