



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

“ಪರಿಸರಭವನ”, 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ.49, ಚರ್ಚ್ ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ, ಭಾರತ
"Parisara Bhavana", 1st to 5th Floor, # 49, Church Street, Bengaluru - 560 001, Karnataka, INDIA

India heritage Trust & Iskon

NO. KSPCB/CFE-CELL/EIA-278/2004-05/ H1403

DATED 17 JAN 2013

/ BY REGD. POST WITH ACK. DUE /

(THIS ORDER CONTAINS 07 PAGES INCLUDING ANNEXURES)

To
M/s. India Heritage Trust & Iskon Charities,
Gokulam Complex, 8th Mile,
Doddakallasandra, Kanakapura Road,
Bangalore - 560 062.

Sir,

Sub: Consent for establishment to modification and expansion of Residential Apartment (3508 Units - including existing 640 flats) with built up area of 7,19,480.466 Sq.mtrs. consisting of Tower 1 to 12; **Tower-1** (3BF+GF+23UF), **Tower-2** (2BF+GF+22UF), **Tower-3** (3BF+GF+24UF), **Tower-4** (3BF+GF+29UF), **Tower- 5 & 6** (3BF+GF+28UF), **Tower-7 to 12** (3BF+GF+26UF), Club House (GF+5UF) and Club House (Ground Floor) and Commercial Complex with built up area of 1,35,189.45 Sq.mtrs. (2BF+GF+5UF) total built up area of 8,54,669.916 Sq.mtrs. at Sy. No. 39/1, 39/2, 47/1 & 47/2 of Vasanthapura Village and Sy. No. 55/1, 55/2, 56, 57, 58, 59 & 60(P) of Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk by M/s. India Heritage Trust & ISKCON Charities,

- Ref:** 1. Board CFE vide No. CFE-CELL/IHT&IC/EIA-278/2005-2006/99 dated 15.09.2005.
2. Board CFE vide No. CFE/CON-41/2007-08/6083 dated 14.12.2007.
3. Board CFE vide No. CFE/CON-41/2008-09/H-2117 dated 25.03.2009.
4. Application for consent for establishment received at Regional Office, KSPCB, Bangalore West on 12.10.2011.
5. Proceedings of the consent committee meeting held on 18.11.2011.
6. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bangalore West on 12.10.2011.
7. Inspection of proposed project site by Hon'ble Chairman on 11.01.2012.
8. Proceedings of the Technical Presentation held on 11.01.2012.
9. Project proponent letter dated 10.10.2012.
10. Proceedings of the personal hearing held on 21.12.2012.
11. Proceedings of the consent committee meeting held on 22.12.2012.
12. Project proponent letter dated 11.01.2013.

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With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act, 1981 to **modification and expansion of Residential Apartment (3508 Units - including existing 640 flats) with built up area of 7,19,480.466 Sq.mtrs. consisting of Tower 1 to 12; Tower-1 (3BF+GF+23UF), Tower-2 (2BF+GF+22UF), Tower-3 (3BF+GF+24UF), Tower-4 (3BF+GF+29UF), Tower- 5 & 6 (3BF+GF+28UF),**

A. Udaya Kumar
Senior Environmental Officer (I/c)

“ಪ್ಲಾಸ್ಟಿಕ್ ಬಳಕೆ ನಿಲ್ಲಿಸಿ, ಪರಿಸರ ಹಾನಿ ತಪ್ಪಿಸಿ”

AVOID USE OF PLASTICS - BE ECO FRIENDLY

Tower-7 to 12 (3BF+GF+26UF), Club House (GF+5UF) and Club House (Ground Floor) and Commercial Complex with built up area of 1,35,189.45 Sq.mtrs. (2BF+GF+5UF) total built up area of 8,54,669.916 Sq.mtrs. at Sy. No. 39/1, 39/2, 47/1 & 47/2 of Vasanthapura Village and Sy. No. 55/1, 55/2, 56, 57, 58, 59 & 60(P) of Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk by M/s. India Heritage Trust & ISKCON Charities, subject to the following conditions.

I. Environmental Aspects and Management during the course of construction:

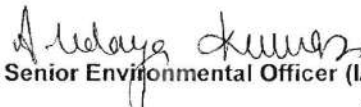
- a) The height of the building shall be restricted to 89.90 Meters from the ground level.
 - b) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
 - c) The applicant shall arrange 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.
 - d) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
1. The validity of this consent for establishment shall be Co-terminous with validity of Environmental clearance to be obtained.
 2. The applicant shall not take expansion/diversification without the prior consent of the Board.
 3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
 4. The applicant shall obtain NOC from the Board before handing over of apartment to residents Association.
 5. The applicant shall maintain utilities including STP for a minimum period of five years.
 6. The applicant shall furnish modified E.C. before considering the issue of CFO.
 7. The applicant shall maintain buffer zone all along the natural nala s per the RCDP 2015 guidelines.

II. WATER CONSUMPTION:

1. The project authorities shall use BWSSB tertiary treated water for construction works.
2. The source of water during operation phase shall be BWSSB and the water consumption shall not exceed 2925 KLD. There shall not be drawal of ground water without obtaining permission from CGWA.

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 2432 KLD and shall be treated in the sewage treatment plant (4 Nos. of STPs) of capacities 1812 KLD, 170 KLD, 225 KLD & 550 KLD respectively with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing building construction use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development.


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Sl.No	Parameter	Standards
1	pH	6-9
2	BOD ₅ mg/l	≤ 10
3	Turbidity, NTU	≤ 2
4	E.coli	None

- Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
- If the treatment plant do not achieve the effluent standards stipulated under conditions (1) 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.
- All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
- The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters as per Water Cess Act, 1977. A log book of readings shall be maintained.
- The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

IV. AIR POLLUTION CONTROL:

- The type of emissions, rate of emissions, tolerance limits, stack heights and the air pollution control equipment for the air pollution control sources to be installed shall be as specified in **Annexure-I**.
- The discharge of emissions from the air pollution sources shall pass through the stacks/chimneys mentioned in **Annexure-I** where from the Board shall be free to collect the samples at any time in accordance with the provisions of the Act and Rules made there under.
- The stacks shall have port holes and platforms as per the guidelines specified in **Annexure-II** to facilitate monitoring of emissions.
- The applicant shall upgrade/modify/replace the control equipments if they are found inadequate to meet the standards stipulated. Prior permission of the Board shall be obtained for the same.
- The applicant during construction shall ensure that the ambient air quality in is premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules, 1986.
- The applicant shall comply with the Environment (Protection) Third Amendment Rules, 2002
- The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.

V. NOISE POLLUTION CONTROL:

- The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.


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VI. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:


1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction if any in such manner so as not to cause environmental pollution.
2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous Waste (Management & Handling) Rules 1989.
3. The applicant shall convert the garbage into compost by providing organic converter.

VII. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers..
2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL :

1. The applicant shall adhere to the Zonal Regulations norms of competent authority.
2. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
3. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.
4. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
5. The applicant shall arrange for alternate power supply to run and operate the essential units of sewage treatment plant, in event of brake down of regular supply from Electricity Board.
6. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
7. 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.
8. 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 applicant shall immediately take appropriate corrective and preventive actions under intimation.
9. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.
10. 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.
11. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

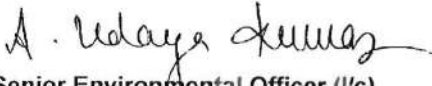

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12. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.
13. The application shall adopt Eco-sanitation system in the project.
14. The applicant is 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.
15. The Guarantee money deposited towards STP and organic converter shall be returned without any interest only after establishment of STP and organic converter and successful operation other-wise the Guarantee money deposited may be subjected to forfeiture.
16. The project authorities shall dispose scientifically Bio-Medical waste and electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement.
17. The project authorities shall adopt green building concept.
18. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.
19. Suitable local tree species shall be selected for greenery and minimum three rows of plant saplings shall be planted all-along the periphery of the site.
20. The CFE is issued without prejudice to the Court case pending in any Hon'ble Courts.

Please note that 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 to the completion of construction work of project. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board


Senior Environmental Officer (I/c)

Note: Since the project attracts provisions of EIA Notification issued under the Environment (Protection) Act, 1986, the proponent is advised to obtain Environmental clearance from the competent authority i.e. State/Central Government. No construction work, preliminary or otherwise, relating to the construction of project shall be undertaken till the environmental clearance is obtained from the competent authority.

ANNEXURE - I

Chim No	Chimney attached to	Minimum chimney height to be provided above ground level	Rate of emission NM ³ /day NM ³ /Hr.	Constituents to be controlled in the emission	Tolerance limits mg/NM ³	Air pollution Control equipment to be installed, in addition to chimney height as per Col.(3)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights	Remarks
1	2	3	4	5	6	7	8	9
1.	DG Set - 2000 KVA-2 Nos.	30 mtrs. AGL (Individual chimneys)	-	NO _x . NMHC** PM *** CO ****	710 100 75 150	Chimney height as per Col. (3) and acoustic measures.	Before commissioning	-
2.	DG Set - 1500 KVA-2 Nos.	30 mtrs. AGL (Individual chimneys)	-	NO _x . NMHC** PM *** CO ****	710 100 75 150	Chimney height as per Col. (3) and acoustic measures.	Before commissioning	-
3.	DG Set - 1010 KVA-1 No.	30 mtrs AGL	-	NO _x . NMHC** PM *** CO ****	710 100 75 150	Chimney height as per Col. (3) and acoustic measures.	Before commissioning	-
4.	D.G.Set - 500 KVA - 8 Nos.	7 mtrs. ARL (individual chimneys)	-	SO ₂	-	Chimney height as per Col.3 with acoustic enclosure.	Before commissioning	-
5	D.G.Set - 380 KVA - 8 Nos.	5 mtrs. ARL (individual chimneys)	-	SO ₂	-	Chimney height as per Col.3 with acoustic enclosure.	Before commissioning	-
6.	D.G.Set - 250 KVA - 1 No.	5 mtrs. ARL	-	SO ₂	-	Chimney height as per Col.3 with acoustic enclosure.	Before commissioning	-
7.	D.G.S - 320 KVA - 3 Nos. (Existing)	5 mtrs. ARL (individual chimneys)	-	SO ₂	-	Chimney height as per Col.3 with acoustic enclosure.	Before commissioning	-

Note:

* (as NO₂) (at 15% O₂) dry basis in ppmv** (as C) (at 15% O₂), mg/Nm³*** (at 15% O₂), mg/Nm³**** (at 15% O₂), mg/Nm³

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



Senior Environmental Officer (I/c).

ANNEXURE –II

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.


 Senior Environmental Officer (I/c).