



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

**Residential Apartments With Club House By Apg Community Development
Pvt Ltd, Parappana Agrahara Village, Begur Hobli, Bengaluru South**

for the Facility located at,

**Residential Apartments With Club House By Apg Community Development Pvt Ltd,5/1
(Old No. - 5), 6, 7, 8/1, 8/4, 8/5 and Sy. No. 5/4 (Old 5/2), 5/5, 173/1, 173/2, 175, 176,
177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 ,Parappana Agrahara
Village, Begur Hobli, Bengaluru South
Bangalore Urban**

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-351388	249510	340002	RED/LARGE	15/11/2025

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

Validity : **14/11/2030**



Combined Consent Order No: CTE-351388 **PCB ID:** 249510 **GSC No :** PBOXG0000330002 **Date:** 15/11/2025

To,
The Applicant,
Residential Apartments With Club House By Apg Community Development Pvt Ltd
Kudlu Village, Sarjapura Hobli, Anekal
Taluk, Bengaluru Urban

Sir,

Sub: Consent for Expansion of the unit in the Existing premises under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1.CFE expansion application submitted by the organization on 05/11/2025 at Regional Office KSPCB

2. Inspection of the project site by Regional Officer on 30/10/2025

3. Proceedings of the ECM dated 10/11/2025 held on 10/11/2025

With reference to the above, Karnataka State Pollution Control Board hereby accords **Consent for Expansion** of the unit in the existing premises 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 terms & conditions indicated in Schedule Annexed.

Location:

Name of the Industry: Residential Apartments With Club House By Apg Community Development Pvt Ltd

Address: 5/1 (Old No. - 5), 6, 7, 8/1, 8/4, 8/5 and Sy. No. 5/4 (Old 5/2), 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203, Parappana Agrahara Village, Begur Hobli, Bengaluru South

Industrial Area: Not In I.A, Parappana Agrahara Kudlu Villa,

Taluk: BBMP- W- 191, District: Bangalore Urban

CONDITIONS:

1. The Consent for Expansion is granted considering the following activities:

Sr	Product Name	CFE Qty	CFO Qty	Applied Qty	Units	Existing/Proposed
I	residential apartment with 1312 (1164 + 148ews) flats with club house having in tbua of 3,27,521.03 sqm	110129.8800	0.000 - MES	327521.0300	Meter Square	Proposed

2. This consent for establishment is valid up to 14/11/2030 from the date of issue.

3. The applicant shall not undertake further expansion/diversification without the prior consent of the Board.

4. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.

I. WATER CONSUMPTION:

1. The source of water shall be from BWSSB and shall obtain prior permission from the concerned authority. Total water consumption shall not exceed as indicated below:

Particulars	Water Consumption(KLD)	Water Discharge(KLD)	Water Source	Existing/Proposed
Domestic Purpose	1097.00	987.00	BWSSB	Proposed

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/Rules made there under.
2. The sewage/domestic effluent shall be treated in Septic Tank with Soak pit. No overflow from the soak pit is allowed. The septic tank and Soak pit shall be as per IS 2470 Part-I & Part-II.
3. The Effluent Treatment Plant proposal is generally agreeable and shall be constructed as per the specifications mentioned in the proposal and it shall consist of following units.
4. 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.
5. If the treatment plant does not achieve the effluent standards stipulated in this consent order and/or if it is found to be inadequate, then the industry shall have to modify the units so as to meet the standards with prior consent of the Board.
6. All the treatment units shall be totally impervious.
7. The applicant shall provide separate flow meter for measuring the quantity of effluents through ETP and separate energy meter and shall maintain a logbook for the verification of inspecting officers.
8. The applicant shall operate and maintain Treatment Plant continuously and maintain at all times to achieve the stipulated standards as per Annexure-I & also maintain regular log-books/operation records.
9. There shall not be any increase in generation of Domestic sewage due to proposed expansion.
10. There shall be no bypass or discharge of effluents either within or outside the factory premises under any circumstances.
11. There shall not be any discharge of untreated trade/domestic sewage inside/outside the industry premises.
12. The applicant shall explore the possibility of reducing freshwater consumption & adopt recycling/ reuse.

III. AIR POLLUTION CONTROL:

1. The type of emissions, stack heights and the air pollution control equipment for the air pollution control sources to be installed as specified in **Annexure-II**.
2. The discharge of emissions from the air pollution sources shall pass through the stacks/chimneys mentioned in **Annexure-II** 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.
3. The stacks shall have port holes and platforms as per the guidelines specified in **Annexure-II** to facilitate monitoring of emissions.
4. The applicant shall upgrade/modify/replace the control equipments if they are found inadequate to meet the standards stipulated with prior permission of the Board shall be obtained for the same.
5. There shall not be any other sources of air pollution from the proposed expansion.
6. If there is going to be any new air pollution sources in future, the project authorities shall apply and obtain consent for establishment for the same from the Board.
7. Any fugitive emission has to be controlled to meet the ambient air quality standards.

IV. SOLID WASTE (OTHER THAN 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 details of solid waste generated from the expansion activity shall be as follows

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

1. The industry shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundry 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.
2. There shall not be any Hazardous Waste generation from the proposed expansion project.

VI. NOISE POLLUTION CONTROL:

The applicant shall ensure that the ambient noise levels within its premises during construction and 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.



VII. GENERAL CONDITIONS:

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 pollution control measures are installed as specified in this 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.
7. 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.
8. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
9. 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.
10. The applicant shall furnish point wise compliance to the conditions given under this consent for establishment within 30 days.
11. The applicant shall take measures to develop green belt all along the periphery of the factory premises.
12. This consent is issued without prejudice to any Court Cases pending in any Hon'ble Court
13. The applicant shall comply with all the Conditions and guidelines issued by the Board from time to time.

Please note that this is only consent for establishment issued to you to proceed with the formalities for expansion of the industry and does not give any right to proceed 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. 625000

NOTE:

The Conditions No. II(2), (3) & (9) mentioned above are not applicable.

FOR AND ON BEHALF OF
KARNATAKA STATE POLLUTION CONTROL BOARD

MEMBER SECRETARY - CHIEF/SENIOR ENVIRONMENTAL OFFICER

Encl.: Annexure-I & II.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office Bengaluru Bommanahalli for information and necessary action.
1. Master copy (Dispatch).
2. Office copy.

Additional Conditions:

1. Condition No. II(2), (3) & (9) 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.

3. The CFExp is issued as per the recommendations of the Enforcement Committee Meeting held on 10/11/2025 duly approved by Member Secretary



Chimney 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	500 KVA x 4 Nos	86	PM,SO ₂ ,NO _x ,C O, NMHC	0,0,0,0,0	DIE	AEC	
2	D.G. Sets	650 KVA x 4Nos	86	PM,SO ₂ ,NO _x ,C O, NMHC	0,0,0,0,0	DIE	AEC	
3	D.G. Sets	625KVA x 1no	30	PM,SO ₂ ,NO _x ,C O, NMHC	75,100,710,0,0	DIE	AEC	
4	D.G. Sets	500KVA x 3 Nos	30	PM,SO ₂ ,NO _x ,C O, NMHC	75,100,710,0,0	DIE	AEC	

Note:

AEC : Accoustic Enclosures

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 at least eight times the stack or duct diameter downstream from any flow disturbance such as bend, expansion, contraction and visible flame. Further, the selected port has to be at least 2 stack/duct diameter before stack/duct exit or from any other flow disturbance. For rectangular stacks, an equivalent diameter can be calculated using following expression.

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

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 off 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.