



Karnataka State Pollution Control Board
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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

M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Pvt Ltd),

for the Facility located at,

**M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Pvt Ltd), various
Survey No's of Hegganahalli, Nagamangala village, KundanaHobli, Devanahalli Taluk,
Bengaluru Rural District and Navarathana Agrahara village, JalaHobli, Bengaluru
North Taluk, Bengaluru Urban District ,
Bangalore Urban**

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-350190	165542	311959	RED/LARGE	16/08/2025

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

Validity : **15/08/2030**



ISO 9001:2015 & 14001:2015 Certified

Combined Consent Order No: CTE-350190 PCB ID: 165542 GSC No : PBOXG0000301959 Date: 16/08/2025

To,
The Applicant,
M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Pvt Ltd)
Embassy point,# 150, Infantry
Road,Bengaluru

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 07/04/2025 at Regional Office KSPCB
2.Inspection of the project site by Regional Officer on 28/04/2025
3.Proceedings of the ECM dated 31/07/2025 held on31/07/2025

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: M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Pvt Ltd)
Address: various Survey No's of Hegganahalli, Nagamangala village, KundanaHobli, DevanahalliTaluk, Bengaluru Rural District and Navarathana Agrahara village, JalaHobli, Bengaluru North Taluk, Bengaluru Urban District,
Industrial Area: Not In I.A, Bengaluru,
Taluk: Not in BBMP Area, 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
1	development of integrated residential township project with school with additional bua of 1,08,778.91 sqm resulting in increase of tbua from 9,62,534 sqm to 10,71,321.91 sqm	962534.0000	0.000 - MES	108778.9100	Meter Square	Proposed
2	mixed use development with 7158 units,1125 plots,school & clubhouse having tbua of 10,71,312.91sq_mt	962534.0000	0.000 - MES	1071312.9100	Meter Square	Proposed

2. This consent for establishment is valid up to 15/08/2030 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 Borewell 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	4691.00	3557.00	Borewell	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. 684000

NOTE:

The Conditions No. II(2) & VII(4) mentioned above are not applicable.

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KARNATAKA STATE POLLUTION CONTROL BOARD
MEMBER SECRETARY - CHIEF/SENIOR ENVIRONMENTAL OFFICER

KARNATAKA

Encl.: Annexure-I & II.

COPY TO:

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

Additional Conditions:

1. Condition No. II(2) & VII(4) 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 6.
3. 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 CFE expansion cum modification is for 5 years or shall be coterminous with validity of EC whichever is higher. The applicant shall not take up proposed expansion cum modification till obtaining modified Environmental Clearance.
4. The water consumption for the Said project including proposed expansion activity shall not exceed 4691 KLD (reduction of 2161 KLD from existing 6852 KLD).
5. The total quantity of sewage including proposed expansion shall not exceed 3557 KLD (reduction of 1925 KLD from existing 5482 KLD)
6. This CFE expansion cum modification issued for installation of DG sets of above capacities having total capacity of 10,722.5 KVA in place of previously consented DG sets of capacities 100 KVA, 125 KVA, 180 KVA, 200 KVA, 250 KVA x 7 nos., 300 KVA x 4 nos., 320 KVA x 2 nos., 500 KVA x 24 nos., 600 KVA x 6 nos., & 1000 KVA x 2 nos.
7. The applicant shall earmark buffer distance as per the bylaws of the local planning authority
8. 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.
9. The Buffer Zone shall be treated as "No Construction Zone" and shall be used only for green belt development.



Chim.N o.	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	DG set:285 KVA x 1 No (Proposed)	3	PM,SO2,NOx,C O, NMHC	0,0,0,0,00	DIE	AEC	Before Commissioning
2	D.G. Sets	DG set: 625 KVA x 6 No's	4	PM,SO2,NOx,C O, NMHC	0,0,0,0,0	DIE	AEC	Before Commissioning
3	D.G. Sets	DG set: 750 KVA x 5 Nos. (Existing-7 x 250 KVA)	4	PM,SO2,NOx,C O, NMHC	0,0,0,0,00	DIE	AEC,PRT	Before Commissioning
4	D.G. Sets	DG set:320 kVA x 4 Nos. (Existing 2 No's and Proposed 2 no's)	4	PM,SO2,NOx,C O, NMHC	0,0,0,0,0	DIE	AEC,PRT	Before Commissioning
5	D.G. Sets	DG set:250 kVA x 3 Nos (Existing)	3	PM,SO2,NOx,C O, NMHC	0,0,0,0,0	DIE	AEC,PRT	Before Commissioning
6	D.G. Sets	DG set: 200 kVA x 2 No (proposed 1 no, existing 1 no).	3	PM,SO2,NOx,C O, NMHC	0,0,0,0,0	DIE	AEC,PRT	Before Commissioning
7	D.G. Sets	DG set - 82.5 KVA x1 No. (Proposed)	3	PM,SO2,NOx,C O, NMHC	0,0,0,0,00	DIE	AEC,PRT	Before Commissioning
8	D.G. Sets	DG set: 125 KVA x 1 No. (Existing)	3	PM,SO2,NOx,C O, NMHC	0,0,0,0,0	DIE	AEC,PRT	Before Commissioning

9	D.G. Sets	DG set: 100 KVA x 3 No's (Proposed 2 no's, Existing 1 no).	3	PM,SO ₂ ,NO _x ,C O, NMHC	0,0,0,00,00	DIE	AEC,PRT	Before Commissioning
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Note:

AEC : Accoustic Enclosures

AEC,PRT : 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.



Additional Conditions

In addition to the Consent for Establishment (expansion cum modification) issued by the Board in electronic format under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 and Section (21) of the Air (Prevention and Control of Pollution) Act, 1981 and the Rules & Orders made there under, to **Authorized Signatory, Nam Estates Private Limited, for Development of Integrated Residential Township Project with school** with additional BUA of **1,08,778.91 sqm** resulting in increase of Total Built up Area from **9,62,534 sqm** to **10,71,321.91 sqm**, installation of STPs of capacity **1000 KLD x 2 nos., 600 KLD x 2 nos., 700 KLD x 1 no., 500 KLD x 1 no, 125 KLD x 2 no & 85 KLD x 1 no = Total 4735 KLD Sullage treatment plants 450 KLD & 350 KLD (Grand total 5535 KLD)** in place of previously consent total STP's capacity of **6350 KLD (200 KLD, 250 KLD, 300 KLD, 500 KLD, 600 KLD x 2 nos. & 1300 KLD x 3 nos)** to treat at their project proposed to come up on various survey numbers of Hegganahalli, Nagamangala Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District and Navarathana Agrahara Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District, and shall comply with following additional conditions.

References:

1. CFExp application submitted at Regional Office, Yelahanka with PCB Id 165542, dated **16.02.2024**.
2. Inspection of the unit by RO- Yelahanka on **05.05.2025** and CFExp Application forwarded to Board Office on **12.05.2025**.
3. **5th SLEC Meeting** held on **31.07.2025** & its Proceedings dated: **31.07.2025**.
4. Project Authorities submitted Environmental Clearance dated: **07.07.2025**

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 CFE expansion cum modification is for 5 years or shall be coterminous with validity of EC whichever is higher. The applicant shall not take up proposed expansion cum modification till obtaining modified Environmental Clearance.**
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 including proposed expansion activity shall not exceed **4691 KLD (reduction of 2161 KLD from existing 6852 KLD)**. The applicant shall obtain No Objection Certificate (NOC) issued by Karnataka Ground Water Authority (KGWA) within 3 Months in respect of abstraction of Groundwater from the existing or proposed borewells. If the water is proposed to be procured through tankers also the copy of the NOCs obtained by the supplier from KGWA shall be furnished.

C. Water Pollution Control:

1. The total quantity of sewage including proposed expansion shall not exceed 3557 KLD (reduction of 1925 KLD from existing 5482 KLD), and shall be treated in the sewage treatment plants of total capacity 4735 KLD (1000 KLD x 2 nos., 600 KLD x 2 nos., 700 KLD x 1 no, 500 KLD x 1 no, 125 KLD x 2 nos., 85 KLD x 1 no.) & sullage treatment plants 450 KLD & 350 KLD (grand total 5535 KLD) in place of previously consented 1080 KLD 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 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 standard stipulated.
3. The applicant shall make provisions 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. Separate energy meter and flow meter shall be provided to STPs with log records maintained in a register.
5. Applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
6. **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.
7. 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 equipment's, 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 if generated. Necessary protective equipment with prescribed calibration shall be made available at all times.
8. 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.
9. 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 50m, 25m, 15m away from the central line of the primary, secondary, Tertiary Rajakaluve respectively.

D. Air Pollution Control:

1. The rate of emissions discharged and the tolerance limits of the constituents forming the emissions in each of the stacks shall not exceed the limits laid down in Annexure. The applicant shall monitor the emission levels as per the frequency schedule indicated in the **Table-1**.
2. All diesel generators sets above the capacity of 125 KVA shall be fixed with a retrofitting emission control device having a minimum specified particulate matter capturing efficiency of at least 70% as per Board Office Addendum Notification No. 1073, dated: 12.06.2024 which in turn is as per directions of the honorable NGT in matters related to OA 681/ 2018, order dated 06.08.2019. Any installation of additional air pollution sources shall be done with prior permission of the Board.
3. The applicant shall deploy suitable dust control measure to suppress the dust generated during the construction activity of the project using minimal quantity of water.

E. 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.
4. Used sanitary napkins shall be stored and disposed scientifically as per prevailing law.
5. Plastic waste shall be handled & disposed as per provisions of Plastic Waste Management (Amendment) Rules, 2021.
6. E waste shall be managed & disposed as per E-Waste (Management) Rules, 2022.
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.

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 explore separation of sullage and sewage and make separate proposal for treatment & utilization for secondary proposes other than drinking usage.
3. The proposed project site is surrounded by the following activities

Towards North	Private Property and Private Layout followed by Nagamanagala Village	Towards East	Private Property & Private Layout followed by Nagamanagala Village
Towards South	Bovipalya Road & MS Engineering College road followed by Navarathna Agrahara Village	Towards West	Proposed developers property followed by Hegganahalli lake followed by village

1. Used oil, oil soaked waste, oil filters generated from servicing the diesel generators shall be disposed to KSPCB authorized handlers.
2. Greenery of shrubs flowering and foliage trees shall be created in the project premises as much as practicably possible.
3. The applicant shall not change or alter the project profile without the prior approval of the Board.
4. 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.
5. The applicant shall take all necessary steps to keep the storm water drains within the project premises clean by keeping the top open along with de silting of the same periodically so as to keep it clean aiding smooth flow of water in it.
6. The applicant shall earmark buffer distance as per the bylaws of the local planning authority.

7. 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.
8. 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.
9. The Board reserves the right to withdraw the consent if non compliances to conditions stipulated are observed.
10. The applicant shall impart awareness on Environmental matters across the township and school, through electronic media installed at vantage places.
11. The applicant shall create awareness on environmental issues and Ozone Depleting Substances and educate about Ozone layer and its importance and ban use of ODS in the premises.
12. The applicant shall switchover to cleaner fuel such as CNG or LNG as soon as the supply skid is available in the area
13. 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.
14. 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
15. The applicant shall earmark buffer distance as per the bylaws of the local planning authority
16. 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.
17. 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 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
Karnataka State Pollution Control Board**

**Senior Environmental Officer, (ILU)
Infrastructure & Lake Development**

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

Table - 1

Sl. No.	Source of Air Pollution (proposed under expansion)	Requisite Air Pollution Control	Emission Constituents to be controlled	Tolerance Limits
1	285 KVA x 1 no	Refer Note 1 below and shall be working condition at all times of Operation of the Air Pollution Source	--	--
2	82.5 KVA x 1 no			
3 to 7	750 KVA x 5 nos			
8 to 11	320 KVA x 4 nos			
12 to 17	625 KVA x 6 nos			
18 to 20	250 KVA x 3 nos			
21 & 23	100 KVA x 3 nos			
24 & 25	200 KVA x 2 nos			
26	125 KVA x 1 no			

Note 1: Individual Chimney height of 6 m ARL of the building housing the DG or 30 m AGL whichever is higher, along with good quality Acoustic Enclosure having minimum Insertion Loss of 25 dB(A)

Note 2: AGL: Above Ground Level: ARL: Above Roof Level

Note 3: The noise levels shall not exceed 65 dB (A) leq. and 55 dB(A) leq. during day time and night time respectively.

Note 4:


* (as NO₂) (at 15% O₂) dry basis in ppmv

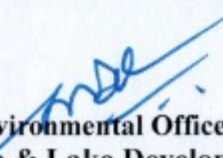
** (as C) (at 15% O₂), mg/Nm³

*** (at 15% O₂), mg/Nm³

**** (at 15% O₂), mg/Nm³

Note: 5: This CFE expansion cum modification issued for installation of DG sets of above capacities having total capacity of 10,722.5 KVA in place of previously consented DG sets of capacities 100 KVA, 125 KVA, 180 KVA, 200 KVA, 250 KVA x 7 nos., 300 KVA x 4 nos., 320 KVA x 2 nos., 500 KVA x 24 nos., 600 KVA x 6 nos., & 1000 KVA x 2 nos.


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ANNEXURE-1

EMBASSY SPRINGS AREA STATEMENT						
Sl.No.	Sy.No.	Old Sy.No.	Extent	Kharab		Village
				A Kharab	B Kharab	
1	42		0.11			Hegganahalli
2	43		0.12			Hegganahalli
3	44/1		3.21			Hegganahalli
4	44/2		5.37			Hegganahalli
5	44/3		5.38			Hegganahalli
6	45/1		2.23		0.03	Hegganahalli
7	45/2		3.02			Hegganahalli
8	46		6.16			Hegganahalli
9	56/1	56	1.20			Hegganahalli
10	56/1	56	2.30			Hegganahalli
11	56/1	56	2.30		0.12	Hegganahalli
12	56/2	56	0.20			Hegganahalli
13	56/3	56	1.00			Hegganahalli
14	56/4	56	0.30			Hegganahalli
15	57/1	57	2.00		0.02 1/2	Hegganahalli
16	57/3	57	2.08 1/2	0.01	0.00 1/2	Hegganahalli
17	57/4	57	1.00			Hegganahalli
18	58/1	58	3.00	0.01		Hegganahalli
19	58/2	58	1.00			Hegganahalli
20	58/3	58	1.00			Hegganahalli
21	58/4	58	0.20			Hegganahalli
22	59/2	59	3.13			Hegganahalli
23	59/3	59	0.21			Hegganahalli
24	59/4	59	0.21			Hegganahalli
25	59/3	59	0.21			Hegganahalli
26	59/6	59	0.21			Hegganahalli
27	59/7	59	1.02			Hegganahalli
28	59/8	59	0.30			Hegganahalli
29	72/2		2.20			Hegganahalli
30	72/3		2.20			Hegganahalli
Total			60.07 1/2	0.02	0.18	
Sl.No.	Sy.No.	Old Sy.No.	Extent	Kharab		Village
				A Kharab	B Kharab	
1	45/1		1.00	0.01		Nagamangala
2	45/2		1.02	0.01		Nagamangala
3	45/7	45/1	1.04	0.01		Nagamangala
4	46/1A		12.11	0.03		Nagamangala
5	46/1B		2.38	0.01		Nagamangala
6	46/1C		2.22	0.01		Nagamangala
7	47/1	47	7.02	0.07	0.19	Nagamangala
8	47/1	47	5.20			Nagamangala
9	47/2	47	3.02	0.04		Nagamangala
10	47/3	47	4.25	0.07		Nagamangala

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

ANNEXURE-I

11	47/4	47	1.36			Nagamangala
12	47/5	47	1.00	0.01		Nagamangala
13	47/6	47	1.00			Nagamangala
14	48/1		14.16			Nagamangala
15	48/2		2.37			Nagamangala
16	48/3		1.37 1/2			Nagamangala
17	48/4		0.38 3/4			Nagamangala
18	48/5		0.38 3/4			Nagamangala
19	48/6		1.15		0.07	Nagamangala
20	48/7		1.05		0.05	Nagamangala
21	48/8		1.15		0.07	Nagamangala
22	49/1A		2.37			Nagamangala
23	49/1B		1.36			Nagamangala
24	49/1C		2.00			Nagamangala
25	49/1D		2.00			Nagamangala
26	49/1E		2.00			Nagamangala
27	49/1F		2.00			Nagamangala
28	49/1G		5.00			Nagamangala
29	49/2		10.00	0.06		Nagamangala
30	49/3	49/1D	2.00			Nagamangala
31	52/1		5.11	0.01		Nagamangala
32	52/2		5.11	0.01		Nagamangala
33	52/3		3.36	0.03		Nagamangala
34	52/6	52/3	1.11	0.01		Nagamangala
35	54/1	54	2.00			Nagamangala
36	73	50	0.20			Nagamangala
37	74	50	0.06			Nagamangala
38	75	50/14	0.30			Nagamangala
39	76	50/13	0.32			Nagamangala
40	77	50/12	0.32			Nagamangala
41	78	50/11	0.32			Nagamangala
42	79	50/10	0.32			Nagamangala
43	80	50/9	0.31			Nagamangala
44	81	50/8	0.30			Nagamangala
45	82/1	50/7	0.15			Nagamangala
46	82/2	50/7	0.20			Nagamangala
47	83	50/6	0.30			Nagamangala
48	84	50/5	0.32			Nagamangala
49	85	50/4	0.32			Nagamangala
50	86	50/3	0.30			Nagamangala
51	87	50/2	0.32			Nagamangala
52	88	50/1	0.32			Nagamangala
53	89	51/46	0.20			Nagamangala
54	90	51/47	0.20			Nagamangala
55	91	51/48	0.20			Nagamangala
56	92	51/49	0.20			Nagamangala
57	93	51/50	0.20			Nagamangala
58	94	51/51	0.20			Nagamangala

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

ANNEXURE - J

59	95	51/52	0.15			Nagamangala
60	96	51/53	0.20			Nagamangala
61	97	51/54	0.15			Nagamangala
62	98	51/45	1.37			Nagamangala
63	99	51/44	0.30			Nagamangala
64	100	51/43	0.33			Nagamangala
65	101	51/40	1.04			Nagamangala
66	102	51/41	1.02			Nagamangala
67	103	51/42	1.00			Nagamangala
68	104	51/37	1.04			Nagamangala
69	105	51/38	1.00			Nagamangala
70	106	51/39	1.08			Nagamangala
71	107	51/36	1.00			Nagamangala
72	108	51/35	1.00			Nagamangala
73	109	51/34	1.04			Nagamangala
74	110	51/31	0.32			Nagamangala
75	111	51/32	0.32			Nagamangala
76	112	51/33	1.26			Nagamangala
77	114	51/28	1.00			Nagamangala
78	115	51/29	1.04			Nagamangala
79	116	51/30	1.04			Nagamangala
80	117	51/25	1.04			Nagamangala
81	118	51/26	1.04			Nagamangala
82	119	51/27	1.04			Nagamangala
83	120	51/22	1.12			Nagamangala
84	121	51/23	0.28			Nagamangala
85	122	51/24	1.24			Nagamangala
86	123	51/19	1.00			Nagamangala
87	124	51/20	0.32			Nagamangala
88	125	51/21	0.33			Nagamangala
89	126	51/18	0.29			Nagamangala
90	127	51/17	0.29			Nagamangala
91	128	51/16	0.29			Nagamangala
92	129	51/13	0.30			Nagamangala
93	130	51/14	0.30			Nagamangala
94	131	51/15	0.30			Nagamangala
95	132	51/10	0.30			Nagamangala
96	133	51/11	0.25			Nagamangala
97	134	51/12	0.25			Nagamangala
98	135	51/7	0.17			Nagamangala
99	136	51/8	0.30			Nagamangala
100	137	51/9	0.30			Nagamangala
101	138	51/4	1.20			Nagamangala
102	139	51/5	0.32			Nagamangala
103	140	51/6	0.32			Nagamangala
104	141	51/1	0.33			Nagamangala
105	142	51/2	1.22			Nagamangala
106	143	51/3	0.30			Nagamangala
Total			177.09	0.39	0.38	
Sl.No.	Sy.No.	Old Sy.No.	Extent	Kharab		Village
				A Kharab	B Kharab	
1	124	3/222	2.00			Navarathna Agrahara
2	129	3/250	1.16			Navarathna Agrahara
3	130	3/237	0.30			Navarathna Agrahara

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



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ

KARNATAKA STATE POLLUTION CONTROL BOARD

Online Payment Receipt

XGN_ID	165542
Name of the Organization	M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Pvt Ltd)
Correspondence Address	Embassy point,# 150, Infantry Road,Bengaluru
Inward no	301959
Inward Type	CEE
Name of the Regional Office	Bengaluru Byatarayanapura
Bank Reference Number	BCH3JBT0HNP8S3
OrderId	182541
Date Of Payment	07/04/2025 00:00:00
Transaction Amount (In Rs.)	684000.00
Transaction Amount (In Words)	Six Lakh Eighty Four Thousand Rupees only



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

"ಪರಿಸರ ಭವನ", 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ. 49, ಚರ್ಚ್ ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ ರಾಜ್ಯ, ಭಾರತ
"Parisara Bhavan", 1st to 5th Floor, # 49, Church Street, Bangalore - 560 001, Karnataka State, India

PCB/386/CNP/2025-26/ 2297

Date: 02 SEP 2025

Corrigendum

Sub: Issue of corrigendum to the CFEexp accorded by the Board to M/s. **Embassy Developments Limited (Formerly Nam Estates Private Limited)**, proposed at various survey numbers of Hegganahalli, Nagamangala Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District and Navarathana Agrahara Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District reg.,

- Ref:** 1) CFEexp order issued by the Board Vide Consent order No.CTE-350190, PCB ID-165542, Dtd: 16.08.2025
2) Request letter submitted by Project authorities to Board Dtd: 18.08.2025 received on 19.08.2025
3) Proceedings of the 5th SLEC meeting held on 25.08.2025

Preamble:

The Project Authorities had applied through XGN Software vide Inward No:301959, PCB Id:165542, dtd:07.04.2025 seeking CFE-exp for **Developments of Integrated Residential Township Project with school**, with additional BUA of 1,08,778.91 sqm resulting in increase of Total Built up Area from 9,62,534 sqm to 10,71,321.91 sqm. P/A's have obtained TOR from SEIAA, GoK vide No. TO2483813KA5779157N, dated: 10.01.2025 in respect of proposed expansion cum modification. In view of the above, the subject was placed before SLEC meeting held on 31.07.2025 for deliberation & decision on disposal of CFEexp application. the committee recommended to issue CFEexp cum modification with conditions. Accordingly the CFEexp was accorded on 16.08.2025. Upon receipt of Consent for Expansion the project Authorities have submitted a letter dated: 18.08.2025 wherein requested to they have mentioned that the CFEexp was sought for sewage generation of 3557 KLD+ sullage generation of 664 KLD (Total 4221 KLD). But the CFEexp is considered only for 3557 KLD and requested to issue CFEexp for 4221 KLD & also to change the name of the unit as Embassy Developments Limited (in the additional condition attached with XGN consent). As verified from the inspection report, Regional Office application form XIII & project report submitted by the P/A's along with CFEexp application, wherein the sewage generation is reported as 4221 KLD (sewage generation 3557 KLD + sullage generation 664 KLD).

In view of the above facts the review subject was placed before the SLEC meeting held on 25.08.2025 & committee recommended to issue of corrigendum with respect to change of name & sewage quantity. Hence, the following order.

ORDER

In the CFEexp order vide ref (1) issued under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 and Section (21) of the Air (Prevention and Control of Pollution) Act, 1981 and to M/s. Embassy Developments Limited (Formerly Nam Estates Private Limited), vide ref(1) wherever the name of the organization mentioned as "Nam Estates Private. Limited" shall be read as M/s. Embassy Developments Limited (Formerly M/s. Nam Estates Private. Limited) and wherever the total sewage generation quantity mentioned as 3557 KLD (reduction of 1925 KLD from existing 5482 KLD) shall be read as 4221 KLD (reduction of 1261 KLD from the existing 5482 KLD).

All other terms & conditions incorporated in the earlier Consent for Expansion cum modification order sited under ref (1) remain unchanged.

The receipt of this letter may please be acknowledged.

**For and on behalf of
Karnataka State Pollution Control Board**

Draft approved by Member secretary


Senior Environmental Officer

To,

**The Authorized Signatory,
M/s. Embassy Developments Limited
(Formerly M/s. Nam Estates Pvt Ltd),
Embassy point, # 150, infantry road,
Bengaluru, Bengaluru – 560001**