



Consent For Establishment (CFE)

Consent No. CTE-333069 Valid upto: 04/09/2027

Karnataka State Pollution Control Board
Zonal Office : Bangalore North,
Urban Eco Park, 3rd Floor, 100 Feet Road, 3rd Phase, Peenya
Industrial Area, Bangalore-560058
Tele : 080-28378716

Industry Colour: ORANGE Industry Scale: LARGE

(This document contains 11 pages including annexure & excluding additional conditions)

Consent Order No. CTE-333069 PCB ID: 133331 Date. 06/09/2022

To,

The Occupier,

Sb Urbanscapes

No.22, Ganapathi Complex,
3rd Floor, 9th 'A' Main Road,
46th Cross, Jayanagar, 5

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 04/08/2022 at regional Office

2. Inspection of the project site by Regional Officer Bangalore on 01/09/2022
Byatarayanapura

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: Sb Urbanscapes

Address: Sy. No. 78/1, Rachenahalli Village, K.R Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District

Industrial Area: Not In I.A, Bengaluru,

Taluk: BBMP- W- 6, District: Bangalore Urban

1. This consent for establishment is valid up to 04/09/2027 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 Apartment & a Club House with 160 Nos. of Units having BUA- 36,887.45 Sqm	160.0000	Number

I. WATER CONSUMPTION:

1. The source of water shall be from **BWSSB** and total water consumption shall be as below.



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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.

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STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	0.90	1	0.6 m X 1.0 m X 1.5 m
2	STP1	EQU	P-Equalization Tank	100.00	1	6.3 m X 4.0 m X 4.0 m
3	STP1	PA-	Primary Aeration tank	18.00	1	Anoxic tank - 1.2 m x 4.0 m x 4.0 m
4	STP1	AER	S-AERATION TANK	42.00	2	SBR Tank - 2.65 m X 4.0 m X 4.0 m
5	STP1	SET	S-SETTLING TANK	36.00	1	Decant Tank - 2.3 m X 4.0 m X 4.0 m
6	STP1	SHT	S-SLUDGE HOLDING TANK	4.00	1	1.0 m X 1.0 m X 4.0 m
7	STP1	CFL	T-CARBON FILTER	0.75	1	0.8 m dia & 1.5 m height
8	STP1	SFL	T-SAND FILTER	0.75	1	0.8 m dia & 1.5 m height
9	STP1	TER	Tertiary	100.00	2	Treated Water Tank - 6.3 m X 4.0 m X 4.0 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 generated sewage will be treated in STP of Capacity 90 KLD, the treated effluent is proposed to be reused for toilet flushing, landscaping on natural earth, car washing, vertical & podium gardening and terrace gardening etc 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.



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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:-

- In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.
- In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.
- In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
- 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:

- The industry shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016, in such manner so as not to cause environmental pollution.
- 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	In-organic waste	7.3500 - M.T	OTH
2	STP Sludge	0.1500 - M.T	OTH
3	Organic Waste	4.8900 - M.T	OTH

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

- The industry shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the conditions of the authorization. The applicant shall apply for authorization along with the consent for operation (CFO) application under the Rules in Form-I to obtain authorization and comply with conditions.



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VII. GENERAL:

1. The industry shall transport and store the raw materials in a manner so as not to cause any damage to environment, life and property. The applicant shall be solely responsible for any damages to environment.
2. The industry shall not commission the proposed plant for trial or regular production unless necessary Water & air pollution control equipments are installed as specified in the Consent Order.
3. The industry shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.
4. The industry shall not change or alter (a) raw materials or manufacturing process, (b) change the products or product mix (c) the quality, quantity or rate of discharge/emissions and (d) install/replace/alter the water or air pollution control equipments without the prior approval of the Board.
5. The industry shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc. in excess of the standards stipulated. And the industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.
6. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
7. This CFE does not give any right to the Party/Project Authority/Industry to forego any other legal requirement, that is necessary for setting/operation of the plant.
8. The industry shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.
9. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at his cost, failing which, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.
10. The Project authorities shall apply and obtain prior consent of the Board for any new air pollution sources in future.

Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.



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Consent Fee paid : Rs. 50000

Note:

The following Conditions Nil mentioned above are not applicable.

COPY TO:

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

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

ANNEXURE- II



Consent For Establishment (CFE)

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Additional Conditions:





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Chi m.No.	Chimney attached to	KVA Rating/ Capacity	Minimum chimney height to be provided above ground level (in Mtr)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Air pollution Control equipment to be installed, in addition to chimney height as per col.(4)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.
1	D.G. Sets	500 KVA - 1 No	7	PM,SO ₂ ,NO _x ,CO, NMHC	75,0,710,0,0	AEC,PRT	

Note:

AEC,PRT : Accoustic Enclosures

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

1. Location of Portholes and approach platform:

Portholes shall be provided for all chimneys, stacks and other sources of emission. These shall serve as the sampling points. The sampling point should be located at a distance equal to 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.

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

- The diameter of the sampling port should not be less than 3". Arrangements should be made so that the porthole is closed firmly during the period when it is not used for sampling.
- An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the portholes shall be provided. Arrangements for an Electric Outlet Point off 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.

FOR AND ON BEHALF OF
KARNATAKA POLLUTION CONTROL BOARD



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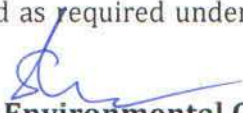
Signature valid

Digitally signed by
Date: 2022.09.06 14:03:27
+05:30

CFE Additional conditions

M/s SB Urbanscapes

1. Alternate power supply to run the STP during power failure, shall be provided.
2. The project shall be in compliance with the local planning authority guidelines.
3. The STP unit shall be above ground level and all units shall be impervious.
4. The treated sewage shall be utilized in the same project and shall not be discharged outside the premises.
5. The proponent has to provide greenery around the project and rain water harvesting system / ground water recharge system.
6. The sewage shall be treated as per the standard stipulated for urban reuse (Annexure-1) and utilized on toilet flushing, landscaping on natural earth, car washing, vertical & podium gardening and terrace gardening etc within the premises.
7. The solid waste generated from the project shall be converted into manure by providing organic waste converter and same shall be used as manure.
8. The applicant shall provide solar water heating and LED lighting facility in the project. The applicant shall adopt energy conservation measures to minimize overall energy consumption.
9. The applicant shall not discharge the treated/ untreated sewage outside the project area. And also sanitary facilities shall be provided for workers during construction time.
10. The applicant shall obtain necessary clearances from the competent authorities.
11. The project proponent has to provide place for STP and solid waste collection area at ground floor.
12. This CFE is issued in respect of Pollution control Acts and Rules. The Board is not responsible for any litigation with land, encroachment of any drain/lake/water body/Kharab land, etc.
13. The project shall not exceed 36887.45 sqm Built up area with 160 flats and sewage quantity shall not exceed 90 KLD
14. The project proponent shall obtain permission from state Ground water authority for extracting ground water.
15. The project proponent shall use treated sewage procuring from neighboring apartment/ BWSSB STP for construction of the complex.
16. Dual plumbing system shall be provided for utilization of treated sewage for toilet flushing. The excess treated sewage shall be utilized for other purposes within the premises.
17. Green Building code shall be adopted.
18. Monthly monitoring the noise level and Ambient Air quality at the construction site be carried out, and results shall be submitted to the Board monthly.
19. There shall not be any damage to the neighboring structure/ properties during construction time.
20. This CFE is issued without prejudice to any pending court cases.
21. The project proponent shall dispose the excess treated sewage to KSPCB authorized venders only.
22. The developer shall ensure that the C& D waste is disposed to KSPCB authorized vender only & submit the manifesto.
23. The applicant shall make agreement with BWSSB and to send sewage for treatment and disposal at BWSSB STP during construction phase and from labour sheds.
24. The applicant shall install sensor for the STP and same shall be informed to Board without fail as per the Board office Memorandum vide No. 4792 dtd 29.01.2021.
25. Along with the other stipulated standards, the applicant shall also provide treatment for nitrates removal from the effluent in order to meet the stipulated standards.
26. Buffer zone towards water body /nala shall be maintained as required under Local Planning Authority Guidelines


Senior Environmental Officer,
Bangalore North

ANNEXURE-1
Treated Sewage Standards

SI No.	Parameters	Standards
1	pH	6.5 -9.0
2	BOD (mg/l)	<10
3	COD (mg/l)	< 50
4	TSS (mg/l)	< 20
5	NH4 - N (mg/l)	< 5
6	N- Total (mg/l)	<10
7	Fecal Coliform (MPN/100 ml)	< 100

Details of STP of Capacity of 90 KLD

SI No	STP Units	Dimension in Meter
1	Bar screen chamber	0.6m x 1.0m x 1.5m
2	Equalization tank	6.3m x 4.0m x 4.0m
3	Anoxic Tank	1.2m x 4.0m x 4.0m
4	SBR Tank	2.65m x 4.0m x 4.0m - 2Nos
5	Decant Tank	2.3m x 4.0m x 4.0m
6	Sludge Collection Tank	1.0m x 1.0m x 4.0m
7	Treated Water Tank	6.3m x 4.0m x 4.0m – 2Nos
8	Pressure sand filter and Activated carbon filter	0.8 m dia x 1.5m Ht
9	Filter press	1 Nos

Solid Waste Management

SI No	Description of waste	Quantity generated per day	Method of disposal
1	Organic waste	163 kg/day	Proposed to compost organic waste in OWC and used as manure
2	Inorganic waste	245 kg/day	Proposed to collect manually and given to BBMP Collection system
3	STP Sludge	5Kgs/day	Proposed to dewater and use it as manure for online gardening


Senior Environmental Officer
Bangalore North



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KARNATAKA STATE POLLUTION CONTROL BOARD

Online Payment Receipt

XGN_ID	133331
Name of the Organization	Sb Urbanscapes
Correspondence Address	No.22, Ganapathi Complex, 3rd Floor, 9th 'A' Main Road, 46th Cross, Jayanagar, 5
Inward no	159531
Inward Type	CEF
Name of the Regional Office	Bangalore Byatarayanapura
Bank Reference Number	YHMP1330332685
OrderId	129392
Date Of Payment	04/08/2022 00:00:00
Transaction Amount (In Rs.)	50000.00
Transaction Amount (In Words)	Fifty Thousand Rupees only