



## Karnataka State Pollution Control Board

**HEAD OFFICE :** “Parisara Bhavan”,  
No.49, Church Street, Bengaluru-560001  
Tel No: 080-25589112/113, 080-25581383/388,  
Website: <https://kspcb.karnataka.gov.in>

**ZONAL OFFICE :** Bengaluru South  
Nisarga Bhavan 3rd Floor, Thimmaiah Road, 7th D  
Main, Shivanagar, Bengaluru-560010  
Tele : 080-23228862

### **Consent For Establishment (CFE) - (CfE-Fresh)**

As per the provisions of  
The Water (Prevention & Control of Pollution) Act, 1974  
&  
The Air (Prevention & Control of Pollution) Act, 1981

To

**Binary Realty, Sarjapura Hobli, Anekal Taluk,**

for the Facility located at,

**Binary Realty, Sy. No. 19, Sompura Village, Sarjapura Hobli, Anekal Taluk,  
Bangalore Urban**

| Consent Order No | PCBID  | INW ID | Industry Colour/Scale | Date of Issue |
|------------------|--------|--------|-----------------------|---------------|
| CTE-338555       | 165404 | 205412 | ORANGE/LARGE          | 12/07/2023    |

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

**Validity : 11/07/2028**

Combined Consent Order No: CTE-338555

PCB ID: 165404

GSC No : PB0XG0000195412

Date: 12/07/2023

To,  
The Occupier,  
Binary Realty  
No. 73/2, Chambenahalli  
Village, Dommasandra Post,  
Near Asset Serene Apartment,

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 29/06/2023 at regional Office  
2. Inspection of the project site by Regional Officer Bengaluru on 04/07/2023  
Sarjapura

With reference to the above, it is to be informed that, the Board hereby accords **Consent for Establishment** for new Activity under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 at the location indicated below subject to the following terms & conditions.

**Location:**

Name of the Industry: Binary Realty  
Address: Sy. No. 19, Sompura Village,, Sarjapura Hobli, Anekal Taluk,  
Industrial Area: Not In I.A, Bengaluru Urban District ,  
Taluk: Anekal-Sarjapura Hobli, District: Bangalore Urban

1. This consent for establishment is valid up to **11/07/2028** 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  | Construction of residential apartment with 153 flats having built up area of 28,848.66sqm | 153.0000    | Flats/Apartments |

**I. WATER CONSUMPTION:**

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

| Particulars      | Water consumption(KLD) |
|------------------|------------------------|
| Domestic Purpose | 104.0                  |

## II. WATER POLLUTION CONTROL:

1. The industry shall treat the domestic wastewater from the factory in septic tank with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be designed as per IS 2470 Part – I and Part – II.
2. The industry shall treat the domestic wastewater in the Sewage Treatment Plant (STP) as per the proposal submitted. It shall meet the standards specified in Annexure-I & shall be used on land for gardening/ greenbelt within the factory premises.
3. Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.
4. The trade effluent shall be treated in the Effluent treatment Plant (ETP) to the stipulated standards and the treated trade effluent shall be discharged to the Underground drainage System (UGD) owned by Local body.



**STP & ETP details**

| SINo | ETP/STP NO | ETP Code | Category Name         | Capacity (Meter Cubic) | Units | Remarks                                                    |
|------|------------|----------|-----------------------|------------------------|-------|------------------------------------------------------------|
| 1    | STP1       | BS-      | Bar Screen            | 0.00                   | 1     | BSC: 0.6 m X 1.0 m X 1.0 m                                 |
| 2    | STP1       | EQU      | P-Equalization Tank   | 50.00                  | 1     | EQT: 3.6 m X 4.0 m X 3.5 m                                 |
| 3    | STP1       | OGT      | P-Oil-Grease Trap     | 0.90                   | 1     | Size: 0.6 m X 1.0 m X 1.5 m                                |
| 4    | STP1       | AER      | S-AERATION TANK       | 42.00                  | 2     | Sequential Batch Reactor: (3.0 m X 4.0 m X 3.5 m) x 2 nos. |
| 5    | STP1       | SHT      | S-SLUDGE HOLDING TANK | 5.00                   | 1     | SHT: 1.0 m X 1.5 m X 3.5 m                                 |
| 6    | STP1       | SEC      | Secondary             | 36.00                  | 1     | Decant tank: 2.6 m X 4.0 m X 3.5 m                         |
| 7    | STP1       | CFL      | T-CARBON FILTER       | 0.61                   | 1     | Activated carbon filter with 0.8 m dia & 1.5 m height      |
| 8    | STP1       | SFL      | T-SAND FILTER         | 0.61                   | 1     | Pressure sand filter with 0.8 m dia & 1.5 m height         |
| 9    | STP1       | TER      | Tertiary              | 50.00                  | 1     | Final sump : 3.6 m X 4.0 m X 3.5 m                         |

**Discharge of effluents under the Water Act:**

| Sl. No. | Description      | Permitted Quantity of discharge in KLD | Mode/Place of disposal                                                                                                                                                                                                                                   |
|---------|------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Domestic Purpose | 83.000                                 | The sewage generated from the apartment shall be treated in the STP of capacity 100KLD and the treated sewage shall be used for secondary purposes such as toilet flushing, gardening, floor washing/vehicle washing etc with in the Apartment premises. |

**III. AIR POLLUTION CONTROL:**

1. The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXURE-II.
2. The occupier shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.
3. The Occupier shall upgrade/modify/replace the control equipment with prior permission of the Board.

**IV. NOISE POLLUTION CONTROL:**

The applicant shall ensure that the ambient noise levels within its premises during construction and during operational period shall not exceed w.r.t Area/Zone as per Noise Pollution (Regulation and Control) Rules, 2000 as mentioned below:-

- a) In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.
- b) In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.
- c) In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
- d) In Silence Zone 50 dB(A) Leq during day time and 40 dB(A) Leq during night time.

Note: - \* Day time shall mean 6 am to 10 pm and Night time shall mean 10 pm to 6 am.

- \* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.
- \* A “decibel” is a unit in which noise is measured.
- \* “A”, in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.
- \* Leq: It is an energy mean of the noise level over a specified period.

**V. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:**

1. The industry shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous Wastes (Management & Transboundary Movement) Rules 2016, in such manner so as not to cause environmental pollution.
2. The details of solid waste generated from the proposed plant and mode of disposal shall be as below.

| Sr | Solid Waste Name/Type | Qty-Unit     | Mode of Disposal |
|----|-----------------------|--------------|------------------|
| 1  | Organic Solid Waste   | 3.7800 - M.T | OTH              |
| 2  | Inorganic Solid Waste | 5.6400 - M.T | OTH              |
| 3  | STP Sludge            | 0.1500 - M.T | OTH              |

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

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



## VII. GENERAL:

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

Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 120 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

FOR AND ON BEHALF OF  
KARNATAKA STATE POLLUTION CONTROL BOARD

Consent Fee paid : Rs. 30000

**Note:**

The following Conditions II,1,3&4 mentioned above are not applicable.

**COPY TO:**

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

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

**ANNEXURE- II**

**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 point at least 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 as follows:

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

2. The diameter of the sampling port should not be less than 3". Arrangements should be made so that the porthole is clearly visible from the approach platform.
3. An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the porthole should be provided at the Porthole location.

**Additional Conditions:**

1. Applicant shall provide the STP as per the proposal submitted along with application before the first occupancy of the Apartment. 2. Applicant shall submit the compliance report to all the conditions of CFE once in six months to the Board regularly regarding the status of the project establishment .3. All the units of the STP shall be constructed above Ground level .





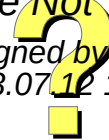




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KARNATAKA STATE POLLUTION CONTROL BOARD

**Online Payment Receipt**

|                               |                                                                                       |
|-------------------------------|---------------------------------------------------------------------------------------|
| XGN_ID                        | 165404                                                                                |
| Name of the Organization      | Binary Realty                                                                         |
| Correspondence Address        | No. 73/2, Chambenahalli Village,<br>Dommasandra Post, Near Asset Serene<br>Apartment, |
| Inward no                     | 195412                                                                                |
| Inward Type                   | CEF                                                                                   |
| Name of the Regional Office   | Bengaluru Sarjapura                                                                   |
| Bank Reference Number         | YHMP1967692859                                                                        |
| OrderId                       | 148754                                                                                |
| Date Of Payment               | 29/06/2023 00:00:00                                                                   |
| Transaction Amount (In Rs.)   | 30000.00                                                                              |
| Transaction Amount (In Words) | Thirty Thousand Rupees only                                                           |