



Consent For Establishment -Expand
(CFE-EXP)

Consent No. CTE-330425 Valid
upto: 17/03/2027

Karnataka State Pollution Control Board
Parisara Bhavana, No.49, Church
Street, Bengaluru-560001
Tele : 080-25589112/3, 25581383
Fax: 080-25586321
email id: ho@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

Consent Order No: CTE-330425 PCB ID: 105543 Date: 18/03/2022

To,
The Applicant,
Ms Adarsh Nivaas Pvt Ltd
#10, Vittal Mallya Road,
Bangalore

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 15/09/2021 at Regional Office KSPCB
2. Inspection of the project site by Regional Officer on 22/10/2021
3. Proceedings of the ECM date 01/01/2022 held on 29/12/2021

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: Ms Adarsh Nivaas Pvt Ltd
Address: 111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 124/4, 126/1, 171, 172, Huttanahalli Village, Jala Hobli, Bangalore North Taluk,
Industrial Area: Not In I.A, Bengaluru,
Taluk: BBMP- W- 7, District: Bangalore Urban

CONDITIONS:

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

Sr	Product Name	CFE Qty	CFO Qty	Applied Qty/Month	Units	Existing/Proposed
1	residential villas	146.0000	0.000 - NOS	146.0000	NOS	Proposed

2. This consent for establishment is valid up to 17/03/2027 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 Chikkajala Gramapanchayat 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	241.0	217.0	Borewell	Proposed



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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



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

1. 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.
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 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.

VII. GENERAL CONDITIONS:

1. 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.
2. 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.
3. 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.
4. 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.



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5. 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.
6. 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.
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 applicant shall furnish point wise compliance to the conditions given under this consent for establishment within 30 days.
10. The applicant shall take measures to develop green belt all along the periphery of the factory premises.
11. This consent is issued without prejudice to any Court Cases pending in any Hon'ble Court
12. 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 45 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

Consent Fee paid : Rs. 200000

NOTE:

The Conditions Nil mentioned in the schedule are not applicable.

Additional Conditions:

II(2),(6), III(2), IV(1), V(1), VI(1) & VII(4) these conditions are not applicable.

The project authorities shall strictly comply with the conditions stipulated in Annexure I contains pages.

The CFExp is issued as per the recommendations of the Enforcement Committee Meeting held on 21st, 22nd & 29th of December 2021 & duly approved by Member Secretary & Hon'ble Chairman.

FOR AND ON BEHALF OF

KARNATAKA STATE POLLUTION CONTROL
BOARD

Encl.: Annexure-I & II.



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COPY TO:

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

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		7	PM(mg/NM3), SO2 (PPM), NOx (PPM)	0.001, 0.02, 0.04	DIE	AEC	Before commissioning.
2	D.G. Sets		7	PM(mg/NM3), SO2 (PPM), NOx (PPM)	0.001, 0.02, 0.04	DIE	AEC	Before commissioning.

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.

Signature Not Verified
Digitally signed by
Date: 2022.03.18 18:48:17
+05:30

Additional Conditions

In addition to the expansion of Consent for Establishment issued by the Board in electronic format under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 the applicant shall comply with the following additional conditions also for construction of **Residential Group House with 146 Villas having Total Built up Area of 48,092.2 SMTR**, installation of STP of capacity **220 KLD** for treatment and discharge of sewage effluent from the project by **Adarsh Nivas Private Limited.**, proposed to come up on Sy.No. 111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/4, 126/1, 171, 172 and 173 of Huttanahallia Village, Jala Hobli, Bangalore North Taluk, Bangalore.

References:

1. CFEST applications submitted at Regional Office, **Yelahanka** with PCB Id **105543** dated 15.09.2021.
2. Proceedings of the Enforcement Committee Meeting held on 21st, 22nd & 29th of December 2021.

A. Environmental Aspects and its Management During the Course of Construction:

1. This Consent for Establishment issued from pollution control point of view without prejudice to any case in any court of law is valid for a period of **5 years** or coterminous with the validity of Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority, Karnataka if applicable. Conditions stipulated in the Environmental Clearance shall be completely complied with.
2. 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 14.03.2003.

B. Water Consumption:

1. The water consumption for the Said project activity shall not exceed **241 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. The same shall be submitted if the water is proposed to be procured through tankers, the copy of the NoCs obtained by the supplier shall be furnished.

C. Water Pollution Control:

1. The total quantity of sewage shall not exceed **217 KLD** and shall be treated in the sewage treatment plant of capacity **220 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 need be.

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. The applicant shall follow the guidelines for design and location of STPs (<https://kspcb.karnataka.gov.in/consent-management/notification-circulars>) as per Board Office Memorandum No. 5446, dated 01.03.2021.



3. All the treatment units shall be 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.
4. 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.
5. Separate energy meter and flow meter shall be provided to STPs with log records maintained in a register.
6. Applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/l. to 3 mg/l. In case of excess treated sewage generation an arrangement can be made with the end users such as civic authority parks or nearby construction projects with proper documentation and prior approval of the Board.
7. **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.
8. 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 equipments, 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 generated. Necessary protective equipment with prescribed calibration shall be made available at all times.
9. 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.
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. There shall not be any source of air pollution in the premises of the apartment other than diesel generators, 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 order No. 2887 dated 17.09.2021 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.
2. The applicant shall provide mesh barrier wherever there are likely chances of dust generation which may cause inconvenience to the neighbors. **Mobile Fogging** type dust suppression system using minimal quantity of water shall be deployed at locations prone to dust generation.

E. Noise Pollution Control:

1. The applicant shall ensure that the ambient noise levels within its premises during and operational period is maintained as per provisions of the Noise Pollution (Regulation and Control) Rules, 2000.

F. Solid Waste Management:

1. The applicant shall earmark suitable place with adequate space for management of solid wastes such as segregation, treatment and scientific storage. Organic solid waste shall be treated in in-house organic waste converter system exploring bio gas generation wherever feasible. Inorganic portion shall be handed over to authorized agency or ULB collection system with proper documentation.
2. Biomedical waste, used sanitary napkins, Plastic waste, E waste, Battery waste, Domestic Hazardous wastes & other wastes shall be stored and disposed scientifically as per prevailing law. The Biomedical waste shall be disposed off to common biomedical waste incineration facility as per Biomedical Waste Management Rules, 2016 in case there is a Health Care Facility located in the apartment.

G. Construction & Demolition Waste:

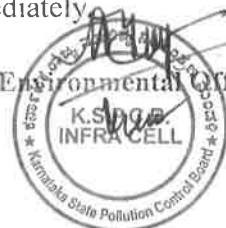
1. The applicant shall strictly follow Construction & Demolition Waste Management Rules published by Ministry of Environment, Forest and Climate Change, New Delhi on 29.03.2016.
2. The applicant shall collect and hand over the wastes generated only to the KSPCB Authorized C & D waste processing facility 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.

H. 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. Wastes such as mask, gloves generated during the pandemic periods shall be packed separately without mixing with the other wastes and handed over to Common Biomedical Waste Management Facilities.
3. Used sanitary napkins, tampons and such allied materials shall be packed separately and handed over to the civic authorities for the safe disposal.

I. 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. Used oil, oil soaked waste, oil filters generated from servicing the diesel generators shall be disposed to KSPCB authorized handlers.
3. Greenery of shrubs flowering and foliage trees shall be created in the premises as much as practicably possible.
4. The applicant shall not change or alter (a) number of Sites (b) Layout plan (c) the quality, quantity or rate of discharge of effluents / emissions and (d) install/replace/alter the water or air pollution sources without the prior approval of the Board.
5. The applicant shall immediately report to the Board 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, along with taking appropriate corrective and preventive action immediately.



6. 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.
7. All necessary steps to keep the storm water drains within the project premises clean shall be taken keeping the top open along with de silting the same to keep it clean aiding smooth flow of water in it.
8. Shall provide necessary electrical charging facilities for battery operated vehicles in the car parking area or at vantage places as per the prevailing policies of the Government.
9. The applicant shall earmark buffer distance as per the bylaws of the local planning authority.
10. All the environmental pollution control measures shall be installed and made operational before handing over the project to others.
11. 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.
12. The applicant shall seek extension of the CFE validity through a letter 30 days in advance of its expiry with proper justification. Failing to do so will render the CFE invalid beyond its expiry making the applicant submit an application afresh along with applicable fee.
13. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

Please note that separate consent for operation of the Board for discharge of liquid effluent shall be obtained by remitting prescribed consent fee. The application for Consent has to be made 45 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 operation. The receipt of CFE may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board

Senior Environmental Officer



Senior Environmental Officer