



Karnataka State Pollution Control Board

Zonal Office : Bangalore East, Nisarga Bhavan, 3rd Floor, 7th D Cross,
Shivanagar, Bangalore-560010

Tele : 080-23228859

Consent For Establishment (CFE)

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

To

**Proposed Row Houses And Club House Project by Renaissance Holdings
and developer, KASABA HOBLI, DEVANAHALLI TALUK, BENGALURU
RURAL DISTRICT**

for the Facility located at,

**Proposed Row Houses And Club House Project by Renaissance Holdings and
developer, pvt ltd c/o Sobha limited SY. NOS. 73/3, 74/2 & 75 (OLD SY.
, KASABA HOBLI, DEVANAHALLI TALUK, BENGALURU RURAL
DISTRICT**

Bangalore Rural

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-335460	137711	176119	ORANGE/LARGE	11/01/2023

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

Validity : 04/01/2028

Consent Order No. CTE-335460 **PCB ID:** 137711 **Date.** 11/01/2023

To,

The Occupier,

Proposed Row Houses And Club House Project by Renaissance Holdings and developer

Sobha Limited, Sarjapur-
Marthahalli Outer Ring Road
Bellandur Post, Bangalore

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 04/01/2023 at regional Office
2. Inspection of the project site by Regional Officer Hoskote on 06/01/2023

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: Proposed Row Houses And Club House Project by Renaissance Holdings and developer
Address: pvt ltd c/o Sobha limited SY. NOS. 73/3, 74/2 & 75 (OLD SY., KASABA HOBLI, DEVANAHALLI TALUK, BENGALURU RURAL DISTRICT
Industrial Area: Not In I.A, THIMMEGOWDANA HOSAHALLI,
Taluk: Devanhalli , District: Bangalore Rural

1. This consent for establishment is valid up to **04/01/2028** 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	proposed residential "row house (rh) and clubhouse" - 88 rh each of g+1 uf consisting of bua of 28,003.47 smtr	88.0000	Number

I. WATER CONSUMPTION:

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

Particulars	Water consumption(KLD)
Domestic Purpose	77.0

II. WATER POLLUTION CONTROL:

- 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.
- 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.
- Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.
- 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	0.75	1	
2	STP1	C+E	P-Collection cum Equalization	40.70	1	
3	STP1	DEC	P-Decanter	37.10	1	
4	STP1	OGT	P-Oil-Grease Trap	2.85	1	
5	STP1	AER	S-AERATION TANK	56.00	1	
6	STP1	SHT	S-SLUDGE HOLDING TANK	21.70	1	

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	69.000	Wastewater generated will be treated in 80 KLD STP and used for flushing and landscaping.

III. AIR POLLUTION CONTROL:

- The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXURE-II.
- 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.
- 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	Inorganic waste	3.1600 - M.T	OTH
2	Organic waste	4.7500 - 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 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 90 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 mentioned above are not applicable.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Hoskote 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

Chi m.N o.	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	2 X 200 KVA	5	PM,SO2,NOx,CO, NMHC	75,NS,NS,00,0	AEC,GRB,P RT	

Note:

AEC,GR : Accoustic Enclosures
B,PRT

Additional Conditions:

Conditions No. II (1.3.4) are not applicable.

The applicant shall comply with additional conditions as per Annexure - A - uploaded along with CFE order.





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.

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

2. 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.
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.



Annexure – A

M/s. Sobha Limited, Proposed Row House and Club House project Sy.No.73/3, 74/2, & 75 (Old Sy.No.35), Kasaba Hobli, Thimmegowdana Hosahalli Village, Devanahalli Taluk, Bengaluru Rural District-562110.

- I. The applicant has filed CFE application seeking Consent for Establishment of a Residential row houses/Club house with 88 units having total built up area of 28,003.47 Sq. meters.
- II. The EO, Hosakote has inspected the location/unit on 06.01.2023 & forwarded the CFE application along with I/R with recommendations for issue of CFE with conditions, to the Bng-East Zonal Office on 10.01.2023.
- III. Hence, the CFE is hereby issued with the following additional conditions:
 1. The Consent for Establishment is granted to the Applicant, M/s. Sobha Limited, Proposed Row House and Club House project Sy.No.73/3, 74/2, & 75 (Old Sy.No.35), Kasaba Hobli, Thimmegowdana Hosahalli Village, Devanahalli Taluk, Bengaluru Rural District-562110., authorizing them to install Sewage Treatment Plant (STP) of capacity 85 KLD for treatment and discharge of 70 KLD sewage generated from Residential row houses/Club house with 88 units having total built up area of 28,003.47 Sq. meters.
 2. This CFE is issued only from the point of water pollution control only and does not have any relevance over land dispute, any pending cases with any Departments/Hon'ble Courts.
 3. The applicant shall strictly adhere to the Zoning Regulation with respect to buffer zone towards any Lake, Nala, drain or any other water bodies as per by law of the local planning authority and its guidelines.
 4. The applicant shall submit final approval plan from the competent authority to the Board before taking up any construction activities.
 5. The applicant shall seek extension through a letter 45 days in advance of the expiry of validity period of CFE/CFExp order with proper reasons for seeking such extension if required.
 6. The applicant shall obtain Consent for Operation (CFO) from the Board before commissioning of STP.
- IV. Environment aspects and management during the course of construction:
 - a) The applicant shall cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
 - b) The applicant shall arrange services to labourers like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.

- c) The applicant shall control the movement of vehicles carrying construction materials, in order to avoid noise pollution in the surroundings.

V. Water Pollution Control Measures:

1. The quantity of sewage generated from the Residential row houses/Club house shall not exceed **70 KLD** and shall be treated in the **sewage treatment plant (STP) of capacity 85 KLD** with the treatment scheme as submitted in the STP proposal to meet the standards stipulated for Urban Reuse viz., toilet flushing and landscape gardening purposes within the premises.
2. The applicant shall follow applicable guidelines for design and location of STP's as per Board Office Memorandum on STP's vide No.5446 Dt : 01.03.2021. The STP guidelines can be obtained from the KSPCB website. (<https://kspcb.karnataka.gov.in/consent-management/notification-circulars>)
3. The treated sewage shall confirm to the following standards as per **Annexure - 1**

Sl No	Annexure -1	
	Parameter	Prescribed Limit*
1	pH	6.5 – 9.0
2	BOD (mg/l)	Not more than 10
3	COD (mg/l)	Not more than 50
4	TSS (mg/l)	Not more than 20
5	NH4-N (mg/l)	Not more than 5
6	N-Total (mg/l)	Not more than 10
7	Fecal Coliform (MPN/100 ml)	Less than 100

* The above standards are applicable till new notification to be issued from MOEF& C with respect to sewage.

4. The applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/lit to 3 mg/lit.
5. If the treatment plant do not achieve the effluent standards stipulated under condition (3) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
6. The STP in the basement should be avoided as it tends to create vibrations, noise pollution and smell nuisance.
7. All the treatment units shall be made impervious and shall be constructed above ground level.
8. There shall not be any discharge of untreated/treated sewage outside the premises at any point of time.

9. Separate energy meter and flow meter to measure the quantity of sewage shall be provided to STP and a log book shall be maintained.
10. The applicant shall provide dual pipeline system and make provisions of each flat to use the treated sewage for toilet flushing.

VI. Air Pollution Control Measures:

- I. The applicant shall ensure that the air pollution sources and its control measures shall be as follows:

Sl. No	Air Pollution Sources	Type of fuel used	Emission Constituents	Chimney height in mts ARL	APC equipments	Compliance
1	200 KVA DG set (2 Nos)	HSD	SO2	5 mts ARL each	Acoustic enclosure	Before commissioning

VII. Noise Pollution Control:

The applicant shall ensure that the ambient noise levels within its premises to the noise level as tabulated below as per the Noise Pollution (Regulation & Control) Rules, 2000.

Area code	Category of Area/Zone	Limit in dB(A) leq	
		Day Time	Night Time
(A)	Industrial Area	75	70
(B)	Commercial Area	65	55
(C)	Residential Area	55	45
(D)	Silence Zone	50	40

VIII. Solid & Other 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 applicant shall earmark sufficient place for segregation, processing and management of bio-degradable solid waste generated from unit.
3. The Organic solid waste shall be converted into compost within their premises with scientific method.
4. The inorganic waste shall be handed over to the authorized persons only with proper documentation.
5. The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastics ban.

6. The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016.
7. The C & D waste generated during the development/construction phase shall be handed over only to the C & D Waste processing facility which has the valid consent/ Authorization of the Board.
8. The other solid wastes such as papers, plastics etc., shall be collected separately and shall be disposed off to the recyclers.

General Conditions:

1. The applicant shall not change or alter quality or quantity or the rate of discharge or temperature or the route of discharge without the previous consent of the Board.
2. The applicant shall dispose scientifically Bio-Medical waste and Electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement as per new Bio Medical Waste Management Rules, 2016 and E- Waste (Management) Rules, 2016.
3. The applicant shall take all necessary steps not to cover the storm water drains within the vicinity of the project site & are desilted & kept clean at all times.
4. No sewage, Solid waste & C & D waste should be put into the storm water drains and the drains should be encroachment free.
5. The applicant shall arrange for alternate power supply in the form of D.G Set to run and operate the essential units of sewage treatment plants continuously in event of brake down of regular supply from Electricity Board.
6. The applicant shall not change or alter (a) No of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
7. The applicant shall give priority for solar lighting for street lights.
8. The applicant shall maintain adequate greenery within the Residential Apartment. The total landscape/park area shall not less than 1908.57 Sq.mt
9. The applicant shall appoint a qualified Environmental Engineer/Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.
10. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.
11. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.

12. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
13. There shall not be any public complaint against the project on Air, Noise and Water pollution, in case of the any compliant the applicant shall stop the construction activity and shall take appropriate measures before resuming construction activity with due information to the Board.
14. The applicant shall provide 'DANGER' sign board near the STP to maintain safety of the operational personnel & shall maintain operational safety protocol. Proper signages shall be displayed in both Kannada & English at the taps where treated sewage is flowing as not fit for drinking.
15. Caution Board at STPs: Whenever there is maintenance and staff gets into STP, especially in the basements, a display Board "Caution-Danger" shall be put up. The gases generated might choke, create breathlessness and may be fatal. During such activities, the person entering shall do so with all protective equipments including the Oxygen portable cylinder with mask. Two more persons shall be watching from outside and shall immediate evacuate the person inside if such situation arises. A minimum of two sets of such protective gear shall always be kept available in working condition.
16. Failure to comply with any of the conditions mentioned above may result in withdrawal of this CFE.
17. Please note that separate consents of the Board for discharge of liquid effluent shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of Residential Apartment. Issue of consent will be considered only after completion of Water pollution control measures, Solid waste management facilities.


**SENIOR ENVIRONMENTAL OFFICER,
BNG- EAST ZONAL OFFICE**



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KARNATAKA STATE POLLUTION CONTROL BOARD

Online Payment Receipt

XGN_ID	137711
Name of the Organization	Proposed Row Houses And Club House Project by Renaissance Holdings and developer
Correspondence Address	Sobha Limited, Sarjapur-Marthahalli Outer Ring Road Bellandur Post, Bangalore
Inward no	166119
Inward Type	CEF
Name of the Regional Office	Hoskote
Bank Reference Number	YICO1656191990
OrderId	138511
Date Of Payment	04/01/2023 00:00:00
Transaction Amount (In Rs.)	30000.00
Transaction Amount (In Words)	Thirty Thousand Rupees only