



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

"ಪರಿಸರಭವನ", 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ.49, ಚರ್ಚ್‌ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ, ಭಾರತ
"Parisara Bhavana", 1st to 5th Floor, # 49, Church Street, Bengaluru - 560 001, Karnataka, INDIA

Ashed Properties

NO. PCB/661/CNP/17/H-48

DATE: 9 APR 2018

/ BY REGD. POST WITH ACK. DUE /

(THIS ORDER CONTAINS 07 PAGES)

To

✓ M/s. Ashed Properties & Investments Pvt. Ltd.,
Sameer House, 154/1, Wheeler Road,
Fraser Town,
Bangalore - 560 005.

Sir,

Sub: Consent To Establishment to construct Residential Apartment with 112 flats having built up area of 35,075.83 Sqm. in the name of "Regency - Silver Whisper" located at Municipal No. 12/13, BTM 1st Stage, 1st Phase, 20th Main Road, Bengaluru by M/s. Ashed Properties & Investments Pvt. Ltd.,

- Ref: 1. Application for consent for establishment received at Regional Office, KSPCB, Bangalore City South on 14.02.2018.
2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bangalore City South on 16.02.2018.
3. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.
4. E.C. issued vide No. SEIAA 125 CON 2017 dated 05.02.2018.
5. Proceedings of the consent committee meeting held on 13.03.2018.

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With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 112 flats having built up area of 35,075.83 Sqm. in the name of "Regency - Silver Whisper" located at Municipal No. 12/13, BTM 1st Stage, 1st Phase, 20th Main Road, Bengaluru by M/s. Ashed Properties & Investments Pvt. Ltd., subject to the following conditions.

1. This consent for establishment shall be valid for a period Co-terminus with validity of Environmental Clearance (E.C.) issued by SEIAA, Karnataka vide dated 05.02.2018.
2. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
3. The applicant shall obtain NOC from the Board before handing over of apartment to residents Association.

(Sd/- Ashed)

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4. The applicant shall maintain utilities including STP for a minimum period of five years.
5. The applicant shall use treated sewage for secondary purposes including construction.
6. 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.
7. Sewage Treatment Plant (STP) and Solid waste processing facility (for organic) shall be provided and operated satisfactorily by the project proponent himself before it is handed over to Association/Company.

i. Environmental Aspects and Management during the course of construction:

1. The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
2. The applicant shall arrange services 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.
3. The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
4. The project proponent shall strictly adhere to the conditions stipulated in the Environmental clearance issued from the State Level Environment Impact Assessment Authority-Karnataka vide No. SEIAA 125 CON 2017 dated 05.02.2018.
5. The project proponent shall strictly adhere to the directions issued in the Judgement given by Hon'ble National Green Tribunal with respect to OA 222 of 2014 dated 04.05.2016.
6. The applicant shall strictly maintain 75 Mtrs as green belt / buffer zone from the periphery of any Lake as per NGT order dtd-04.05.2016 in case of OA 222 of 2014. The buffer/Green zone would be treated as no construction zone for all intent and purpose.
7. The applicant shall maintain 50m from the edges of the primary Rajakaluves, 35m from the edges in the case of Secondary Rajakaluves & 25m from the edges in the case of tertiary Rajakaluves.
8. The applicant shall leave clear buffer zone towards any lake and Nala as per NGT Order dated 04.05.2016 in respect of OA 222/2014.


(Sadik Ahmed)
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9. The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.

10. The applicant shall seek extension through a letter 45 days in advance of the expiry of validity period of CFE/CFExpn order with proper reasons for seeking such extension if required.

II. WATER CONSUMPTION:

1. The project authorities shall use BWSSB tertiary treated water for construction works.
2. The water consumption shall not exceed **78 KLD**. There shall not be drawal of ground water without obtaining permission from CGWA.

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed **74 KLD** and shall be treated in the sewage treatment plant (STP) of capacity **75 KLD** with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing building construction use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development.

Sl. No	Parameter	Parameters Limit.
01.	pH	6.5 – 9.0
02.	BOD (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50
04.	TSS (mg/l)	Not more than 20
05.	NH4-N (mg/l)	Not more than 5
06.	N-Total (mg/l)	Not more than 10
07.	Fecal Coliform (MPN/100 ml).	Less than 100

2. If the treatment plant do not achieve the effluent standards stipulated under conditions (1) 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.
3. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
4. The applicant shall provide separate energy meter to liquid waste treatment plant & STP and also shall provide flow meters. A log book of readings shall be maintained.
5. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

(Sadiq Ahmed)

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6. The applicant shall dispose excess treated sewage i.e. left after using for secondary purposes, to authorized BWSSB transporters for discharge into nearby BWSSB STP. The applicant shall maintain log book and vehicle details in this regard and submit daily disposed details every month to the Regional Office without fail.

IV. AIR POLLUTION CONTROL:

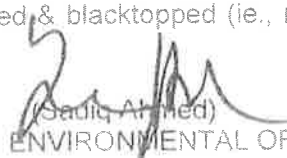
1. The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.
2. The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.
3. The applicant shall provide dust suppression systems with water sprinkling system during construction period.

V. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 55 dB(A) Leq during day time and 45 dB(A) Leq during night time during and after construction.

VI. SOLID WASTE & 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 applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous & other Waste (Management & Transboundary Movement) Rules, 2016.
3. The applicant shall earmark sufficient place for segregation and processing and convert the bio-degradable solid waste generated from unit into compost within their premises with scientific method.
4. The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastics ban.
5. The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016. The applicant shall comply with the following conditions stipulated by MoEF & CC, GoI Notification No. G.S.R. 94 (E) dated 25.01.2018.
 - (a) No building or infrastructure project requiring Environmental Clearance shall be implemented without approved Environmental Management plan inclusive of dust mitigation measures.
 - (b) Roads leading to or at construction sites must be paved & blacktopped (ie., metallic roads).


 (Sadik Ahmed)
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- (c) No excavation of soil shall be carried out without adequate dust mitigation measures in place.
- (d) No loose soil or sand or Construction & Demolition waste or any other construction material that causes dust shall be left uncovered.
- (e) Wind – breaker of appropriate height i.e., 1/3rd of the building height & maximum up to 10m shall be provided.
- (f) Water sprinkling system shall be put in place.
- (g) Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- (h) Grinding & cutting of building materials in open area shall be prohibited.
- (i) Construction material & waste should be stored only within earmarked area & road side storage of construction material & waste shall be prohibited.
- (j) No uncovered vehicles carrying construction material & waste shall be permitted.
- (k) Construction & Demolition waste processing & disposal site shall be identified & required dust mitigation measures be notified at the site.

VII. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers..
2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL :

1. The applicant shall maintain natural nallah & other such feature as in Revenue Survey map & adopting regulations of the concerned Planning authorities.
2. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.
3. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
4. 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 plant, in event of brake down of regular supply from Electricity Board.


(Sadique Ahmed)
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5. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
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 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 applicant shall immediately take appropriate corrective and preventive actions under intimation.
8. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.
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. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
11. 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.
12. The application shall adopt Eco-sanitation system in the project.
13. 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.
14. The project authorities 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.
15. The project authorities shall adopt green building concept.
16. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.


(Sadia Ahmed)
SENIOR ENVIRONMENTAL OFFICER

17. Suitable local tree species shall be selected for greenery and minimum three rows of plant saplings shall be planted all-along the periphery of the site.

18. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.

Please note that 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 to the completion of construction work of project. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board

(Sadig Ahmed)

SENIOR ENVIRONMENTAL OFFICER .

