



Karnataka State Pollution Control Board
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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
**Istus Residential Layout Private Limited, Chikkathirupati Village, Lakkur
Hobli, Malur Taluk, Kolar District.**

for the Facility located at,
**Istus Residential Layout Private
Limited,**
**29/2,31/3,57/3,58/1,58/2,58/3,58/5,58/6,58/7,58/9,58/10,58/11,58/12,62/2,62/3,62/4,6
2/5,62/6,62/7,62/8,62/9,30/3,59/2,59/4,59/5,59/6,59/7,57/1,57/4,57/5,60,61/3,61/4,61/
6 ,Chikkathirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.**
Kolar

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-352221	289570	345834	RED/LARGE	08/01/2026

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

Validity : 07/01/2031



ISO 9001:2015 & 14001:2015 Certified

Combined Consent Order No: CTE-352221

PCB ID: 289570

GSC No : PB0XG0000335834

Date: 08/01/2026

To,

The Applicant

Istus Residential Layout Private Limited

No.6/A, 2ND FLOOR , KABRA
EXCELSIOR,7TH CROSS, 1ST BLOCK,
KORMANGALA,BANGLORE 565003

Sir,

Sub: Consent to Establish under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981-reg.,

Ref: 1. CFE application submitted by the industry/organization on 02/01/2026 at Regional Office

2. Inspection of the project site by Regional Officer Kolar on 03/01/2026

3.Proceedings of the ECM dated 07/01/2026 ,held on 07/01/2026

With reference to the above, Karnataka State Pollution Control Board hereby accords **Consent for Establishment** for new Activity 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 following terms & conditions.

Location:

Name of the Applicant: Istus Residential Layout Private Limited

Address: 29/2,31/3,57/3,58/1,58/2,58/3,58/5,58/6,58/7,58/9,58/10,58/11,58/12,62/2,6
2/3,62/4,62/5,62/6,62/7,62/8,62/9,30/3,59/2,59/4,59/5,59/6,59/7,57/1,57/4,5
7/5,60,61/3,61/4,61/6, Chikkathirupati Village, Lakkur Hobli, Malur Taluk,
Kolar District.

Industrial Area: Not In I.A, CHIKKATHIRUPATI VILLAGE,

Taluk: Malur, District: Kolar

Conditions:

1. This consent for establishment is valid up to 07/01/2031 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 layout consisting of 388 plots and club house in an extent of 26 acres 7.75 guntas	388.0000	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	340.0

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 or Rules made there under.
2. The applicant 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
3. The applicant 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.
4. The quantity of domestic waste water and trade effluent generated from the proposed industry shall not exceed the permitted quantity as indicated below

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	306.000	The applicant shall provide STP of 350 KLD as per proposal submitted to treat the sewage generated from layout and shall be utilized for secondary uses within layout premises

5. The applicant shall treat the trade effluent in proposed ETP which consists of the following;

STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	1.13	1	
2	STP1	DEC	P-Decanter	95.00	1	
3	STP1	EQU	P-Equalization Tank	140.00	1	
4	STP1	OGT	P-Oil-Grease Trap	1.13	1	
5	STP1	AER	S-AERATION TANK	35.00	1	Anoxic Tank- 3.9 m x 3.0 m x 3.0 m
6	STP1	SHT	S-SLUDGE HOLDING TANK	14.00	1	
7	STP1	STP	Sewage Treatment Plants	350.00	1	
8	STP1	CFL	T-CARBON FILTER	3.50	1	
9	STP1	SFL	T-SAND FILTER	3.50	1	

6. The applicant shall ensure that the ETP will treat the effluent to the stipulated standards as indicated in Annexure-I
7. The applicant shall not discharge any effluent outside the industry premises.
8. The applicant shall provide separate flow meter for inflow & outflow of effluents through ETP and separate energy meter and shall maintain a logbook for hourly record of meter reading for the verification of inspecting officers
9. The applicant shall discharge the effluents only to the place mentioned in the Consent order.

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 applicant 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 applicant 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 applicant shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous and other 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	IN ORGANIC WASTE	19.0800 - MTA	OTH

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

1. The applicat shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundry Movement) Rules 2016, and comply with the provisions of the said Rules.

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 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.
3. The applicant 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 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.
5. 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.
6. 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 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 applicant 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 in advance an amount equal to the cost estimated by Competent Agency or Committee.
11. The applicant shall comply with all the Conditions and guidelines issued from time to time.
12. The applicant must create structure/facility for rain water harvesting and ground water recharge.
13. The applicant shall develop extensive green belt within the periphery of the plant.
14. This consent is issued without prejudice to Court Cases pending in any Hon'ble Court.

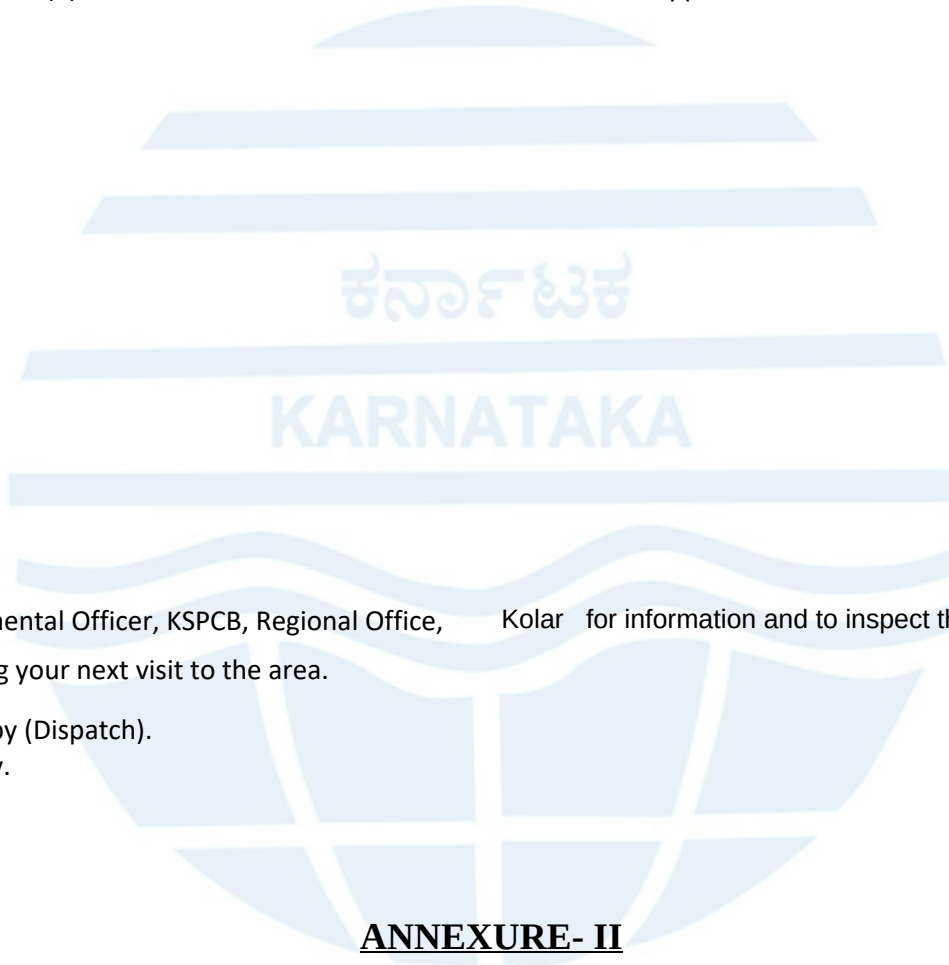
Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions 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.

Consent Fee paid : Rs. 122000

Note:

The Conditions No. II(2) mentioned in the schedule are not applicable.



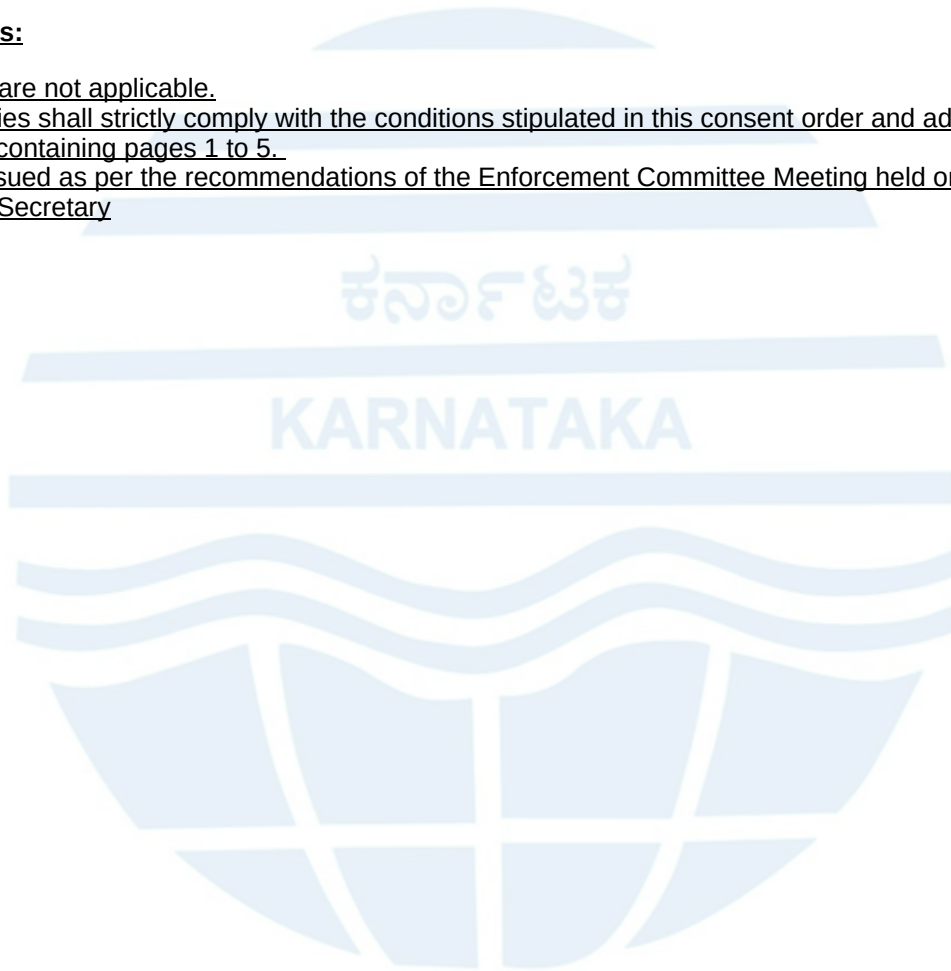
COPY TO:

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

ANNEXURE- II

Additional Conditions:

1. Condition No. II(2) are not applicable.
2. The project authorities shall strictly comply with the conditions stipulated in this consent order and additional conditions attached to this order containing pages 1 to 5.
3. The CFE fresh is issued as per the recommendations of the Enforcement Committee Meeting held on 07/01/2026 duly approved by Member Secretary



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	250 KVA DG Set	7	PM, SO ₂ , NO _x , CO, NMHC	100, 80, 80, 00, 00	DIE	AEC	

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 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 or 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 100mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period.
- 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 of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.
- The ladder shall be provided with adequate safety features so as to approach the monitoring location with ease.

FOR AND ON BEHALF OF
KARNATAKA STATE POLLUTION CONTROL BOARD

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