



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 East
Nisarga Bhavan 3rd Floor, Thimmaiah Road, 7th D
Main, Shivanagar, Bengaluru-560010
Tele : 080-23228859

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

Urban Nest Builders Pvt Ltd Row House Villa, Huskur Village, Bidarahalli
Hobli, Bengaluru East Taluk

for the Facility located at,

Urban Nest Builders Pvt Ltd Row House Villa, Sy. No. 53, 55/1, 55/2, 55/3, 56/2,
56/3, Huskur Village, Bidarahalli Hobli, Bengaluru East Taluk
Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-348200	255863	289117	ORANGE/LARGE	25/03/2025

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

Validity : 20/03/2030

Combined Consent Order No: CTE-348200

PCB ID: 255863

GSC No : PB0XG0000279117

Date: 25/03/2025

To,

The Occupier,

Urban Nest Builders Pvt Ltd Row House Villa

M/S. URBAN NEST
BUILDERS PVT. LTD. #318/A,
100 FEET ROAD,
BINNAMANGALA,
INDIRANAGAR, 1ST STAGE,
BENGALURU-560038

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 03/03/2025 at regional Office
2. Inspection of the project site by Regional Officer Bengaluru on 18/03/2025
Mahadevapura

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: Urban Nest Builders Pvt Ltd Row House Villa
Address: Sy. No. 53, 55/1, 55/2, 55/3, 56/2, 56/3, Huskur Village, Bidarahalli Hobli, Bengaluru East Taluk
Industrial Area: Not In I.A, Huskur Village,
Taluk: BBMP- W- 53, District: Bangalore Urban

1. This consent for establishment is valid up to **20/03/2030** 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 development (row house-villa) with club house consisting 112 units having bua of 43.493.58 sq.mt	112.0000	Number

I. WATER CONSUMPTION:

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

Particulars	Water consumption(KLD)
Domestic Purpose	72.0

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	1.13	1	1.5 m x 1.0 m x 0.75 m
2	STP1	EQU	P-Equalization Tank	30.00	1	2.5 m x 4.0 m x 3.0 m
3	STP1	OGT	P-Oil-Grease Trap	1.13	1	1.5 m x 1.0 m x 0.75 m
4	STP1	PRI	Primary	8.00	1	Anoxic Tank - 2.0 m x 2.0 m x 2.0 m
5	STP1	AER	S-AERATION TANK	60.00	2	SBR Tank - 5.0m x 4.0m x 3.0m
6	STP1	SET	S-SETTLING TANK	25.00	1	Decant Tank - 2.5 m x 3.3 m x 3.0m
7	STP1	SHT	S-SLUDGE HOLDING TANK	4.00	1	1.5 m x 1.5 m x 2.0 m
8	STP1	CFL	T-CARBON FILTER	0.75	1	0.8 m Dia x 1.5m ht
9	STP1	SFL	T-SAND FILTER	0.75	1	0.8 m Dia x 1.5m ht
10	STP1	TER	Tertiary	70.00	1	Treated water tank- 5.8 m x 4.0 m x 3.0 m

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	65.000	Sewage water shall be treated in STP capacity of 70KLD. After treatment water shall be re-used for toilet flushing and onland gardening.

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 waste	3.7000 - M.T	OTH
2	In-organic waste	2.5000 - M.T	OTH
3	STP Sludge	0.1200 - M.T	OTH

VI. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDRY 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

(This document contains 9 pages including annexure & excluding additional conditions)

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
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Note:

The following Conditions mentioned above are not applicable.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Bengaluru Mahadevapura 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

Additional Conditions:

CFE is issued to "M/s Urban Nest Builders Pvt. Ltd." for Establishing Residential Development (Row House-Villa) with Club House consisting 112 units having BUA of 43,493.58 sq.mt., with water consumption of 76 KLD, wastewater generation of 68 KLD and STP of capacity 70 KLD with the following additional conditions:

1. The applicant shall provide buffer from the nala/water bodies as per the local planning authority.
2. The applicant shall not construct STP in the buffer area. There shall not be discharge of untreated/treated water to the water bodies at any point of time.
3. The applicant shall relocate the STP from the proposed South Eastern side to North Western side as the proposed location is very near to the lake buffer.
4. The applicant shall take all precautionary measures to prevent entry of sewage into the nala/lake as these water bodies are located adjacent to the proposed site.
- The applicant shall adopt good water management plan within the project premises.
5. The applicant shall provide the STP as per the proposal submitted.
6. The applicant shall construct all the STP units above the ground level.
7. The applicant shall plant saplings along the periphery of the project site.
8. The applicant shall adopt good water management within the project premises so that all the rain water shall be harvested.
9. The applicant shall provide rain water recharge pits for recharging rain water as per the plan submitted.
10. The applicant shall handle the C&D waste as per the C&D Waste Management Rules strictly and as per the proposal submitted and submit the compliance to the Board.
11. The applicant shall obtain permission for extraction of ground water if any from the statutory organization.
12. The applicant shall adopt solar lighting system and solar water heating system in the project premises.

(This document contains 9 pages including annexure & excluding additional conditions)

Chimney No.	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	250 KVA DG set of 1 No.'s		4 PM, SO ₂ , NO _x , CO, NMHC	710, 100, 75, 0, 0	AEC	

Note:

AEC : Accoustic Enclosures

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.

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

- 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.
- 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.

Signature valid

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