

Additional Conditions

In addition to the Consent for Establishment (Fresh) issued by the Board in electronic format under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 to **The Authorized Signatory, M/s. Habulus Homes Private Limited**, for construction of **Residential Apartment having in total Built up Area of 1,49,703.10 SQM with 880 flats**, installation of STP of capacity **550 KLD** for treatment and discharge of sewage effluent from the said project proposed to come up on Sy. No. 69/1, 70/4, 72/1, 72/2 & 73/1, Maragondanahalli Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, shall comply with the following additional conditions.

References:

1. CFEST applications submitted at Regional Office, **Anekal** with PCB ID **287559** dated: 21.11.2025.
2. Inspection of the unit by RO- **Anekal** on 25.11.2025 and report dated: 01.12.2025.
3. 13th SLEC Meeting held on 11.02.2026 and its proceedings dtd 11.02.2026.

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

1. This Consent for Establishment is issued from pollution control point of view without prejudice to any case pending in any court of law.
2. **The applicant shall obtain prior Environmental Clearance from competent authority before taking up any construction work & submit a copy to the Board. The validity of this CFEST is for 5 years or shall be coterminous with validity of EC whichever is higher.**
3. Any changes to the consent issued, necessary amendment in the consent shall be obtained in accordance with the approval under EIA Notification, 2006.
4. 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 14.08.2003

B. Water Consumption:

The water consumption for the said project activity shall not exceed **614 KLD**. The water shall be sourced from Gramapanchayath. The applicant shall obtain No Objection Certificate (NOC) issued by Karnataka Ground Water Authority (KGWA) for abstraction of Groundwater from the bore wells and the same shall be submitted to the Board. If the water is proposed to be procured through tankers, the copy of the NOCs obtained by the supplier from KGWA shall be furnished to the Board.

C. Water Pollution Control:

1. The total quantity of sewage shall not exceed **522 KLD** and shall be treated in the sewage treatment plant of capacity **550 KLD** with the treatment scheme submitted (SBR Technology) 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 etc., The 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. All the treatment units shall be made 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, in order to attain standard stipulated.
3. 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.
4. Separate energy meter and flow meter shall be provided to STPs with log records maintained in a register.
5. Applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
6. **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.
7. 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 by making 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.
8. 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.
9. 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.
10. 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.
11. **The applicant shall install Online Continuous Effluent Monitoring System(OCEMS) at the outlet of Sewage Treatment Plant(STP) to ensure the compliance of treated sewage quality to meet the stipulated standards before commissioning of Sewage Treatment Plant(STP) at the time of Consent for Operation(CFO) and shall connect to the KSPCB server.**

C. Air Pollution Control:

The applicant shall deploy suitable dust control measure to suppress the dust generated during the activity of the project using minimal quantity of water.

D. Solid Waste Management:

1. The applicant shall earmark suitable sufficient place in the project premises to create facility for management of municipal solid waste and shall provide in house Municipal waste processing facility. The facility shall consist of dry waste collection center, material recovery facility for plastic, cardboard paper, glass, bottles & jars, metals cans & cartons etc., along with composting arrangement by way of natural process or organic waste conversion facility for treatment of organic waste generated.
2. Biomedical waste shall be handled & disposed as per the provisions of Biomedical Waste Management Rules, 2016. Separate bins shall be provided for the collection of the same.
3. Used sanitary napkins shall be stored and disposed scientifically as per prevailing law. The sanitary napkins shall be collected in separate bins with proper precautions and markings.
4. Plastic waste shall be handled & disposed as per provisions of Plastic Waste Management (Amendment) Rules, 2021. The waste plastic shall be handed over to authorized plastic waste processes duly maintaining appropriate records.
5. E waste shall be managed & disposed as per E-Waste (Management) Rules, 2022. Separate bins shall be kept at appropriate location in the premises for collection of the same with proper notification and markings.
6. Battery waste shall be managed & disposed as per Battery Waste Management Rules, 2022.

F. 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.

G. 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. Used sanitary napkins, tampons and such allied materials shall be packed separately and handed over to the civic authorities for the safe disposal.

H. 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. The prospective buyers shall be notified about existing surrounding schedule of the property.
3. The proposed project site is surrounded by the following activities

Towards North	Vacant private property	Towards East	Road followed by private buildings
Towards South	Private establishments	Towards West	Private establishments
4. All pages of the Consent for Establishment (CFE) obtained by the Board shall be displayed at prominent places Viz, marketing office, model apartment for the information of customers.
5. The applicant shall explore separation of sullage and sewage and make separate proposal for Treatment & utilization for secondary proposes other than drinking usage.
6. Used oil, oil soaked waste, oil filters generated from servicing the diesel generators shall be disposed to KSPCB authorized handlers.
7. Greenery of shrubs flowering and foliage trees shall be created in the premises as much as practicably possible.
8. The applicant shall not change or alter the project profile without the prior approval of the Board.
9. 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.
10. The applicant shall take all necessary steps to keep the storm water drains within the project premises clean by keeping the top open along with de silting the same periodically so as to maintain smooth flow of water in it.
11. The applicant shall earmark buffer distance as per the bylaws of the local planning authority and shall comply.
12. All the environmental pollution control measures shall be installed and made operational before handing over the project to others with prior permission from the Board.
13. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
14. The applicant shall submit Half Yearly Consent Conditions Compliance Report to the Regional & Board Office as per schedule mentioned here in – April to September months to be submitted before 31stOctober, while October to March to be submitted before 30thApril.
15. The Board reserves the right to withdraw the consent if non compliances to conditions stipulated are observed.
16. The applicant shall create awareness on environmental issues and Ozone Depleting Substances and educate the residents about Ozone layer and its importance and ban use of ODS in the apartment premises.
17. The applicant shall switchover to cleaner fuel such as CNG or LNG as soon as the supply skid is available in the area.
18. The applicant shall adopt the principles listed in the Mission Life – Lifestyle for Environment List of Actions enlisted on the URL, <https://moef.gov.in/en/mission-life/list-of-actions/>,

towards an environmentally conscious lifestyle and shall impart training to inmates on the same.

19. The applicant shall obtain all other statutory premises/clearness under all such Acts whichever is applicable. This consent does not prevent operation of any other law in force. Failing to comply with any such provisions will attract penal actions from such Acts. The applicant shall solely be responsible for such Acts. This consent shall not be used to circumvent any other statutory provisions.
20. The applicant shall strictly adhere to siting guidelines for infrastructure projects vide Government of Karnataka Notification No. FEE 106 EPC 2021 (i) dated 10-12-2021 which is published in Karnataka Gazette dated 20-12-2021
21. The Buffer Zone shall be treated as "No Construction Zone" and shall be used only for green belt development.

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 120 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 testing. The receipt of CFE may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board


Senior Environmental Officer

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My dear Sir,
I have the honor to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

I am, Sir, very respectfully,
Your obedient servant,
J. H. [Signature]

I am, Sir, very respectfully,
Your obedient servant,
J. H. [Signature]

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