



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
Vrushabadri Developers, , Anekal Taluk, Bangalore District – 562125.

for the Facility located at,
Vrushabadri Developers, Sy No.110/4 and Sy No.110/5 Neriga Village, Sarjapur
Hobli ,, Anekal Taluk, Bangalore District – 562125.
Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
CTE-351510	286565	342183	ORANGE/LARGE	24/11/2025

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

Validity : **11/11/2030**

Combined Consent Order No: CTE-351510

PCB ID: 286565

GSC No : PB0XG0000332183

Date: 24/11/2025

To,

The Occupier,

Vrushabadri Developers

M/s Vrushabadri Developers

Kavalu Road, Near Bhanidhi

Brick Works, Neriga,

Bengaluru, Karnataka 562125

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 05/11/2025 at regional Office

2. Inspection of the project site by Regional Officer Bengaluru on 12/11/2025
Sarjapura

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: Vrushabadri Developers

Address: Sy No.110/4 and Sy No.110/5 Neriga Village, Sarjapur Hobli, , Anekal Taluk, Bangalore District – 562125.

Industrial Area: Not In I.A, Neriga Village,

Taluk: Anekal-Sarjapura Hobli, District: Bangalore Urban

1. This consent for establishment is valid up to **11/11/2030** 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	proposed construction of residential apartment building with 167 flats having 28,347.09 sqm buit up area	28347.0900	Meter Square

I. WATER CONSUMPTION:

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

Particulars	Water consumption(KLD)
Domestic Purpose	113.0

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	1.00	1	
2	STP1	CLA	P-Clarifier	39.58	1	Pre filtration unit (3.63x3.63x3.00)m
3	STP1	EQU	P-Equalization Tank	95.00	1	
4	STP1	HOL	P-HOLDING TANK	79.00	1	Final Holding tank (5.13x5.13x3.00)m
5	STP1	NUE	P-Nuetralization	15.83	1	Anoxic tank (2.30X2.30x3.00)m
6	STP1	PA-	Primary Areation tank	49.48	1	Sequencing Batch Reactor (4.06x4.06x3)m
7	STP1	SHT	S-SLUDGE HOLDING TANK	32.00	1	Sludge holding tank (3.27x3.27x3.00)

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	90.000	Waste water is treated in a STP of capacity 95 KLD

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	90.0000 - MTA	OTH
2	Inorganic waste	61.3200 - MTA	OTH
3	Sludge waste	3.6500 - MTA	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 II 1, 3 & 4 mentioned above are not applicable.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Bengaluru Sarjapura 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:

1. It is a residential project and proposed project attracts EIA Notification 2006 as the built up area is more than 20,000 SQM, but, the project authority has not submitted copy of the EC obtained from SEIAA, GOK. As per the Board notification dated 26.07.2022, CFE, can be accorded subject to condition for obtaining EC.
2. The P/A shall maintain buffer distance for the nala/river/lake as per the planning authority guidelines and as well as Government Notification if any.
3. The P/A has submitted the proposal to utilize treated sewage water for flushing/gardening/floor washing within the premises and excess treated sewage is proposed to use for nearby construction work, hence, the separate conditions may be stipulated to treat sewage generated from the building as per the urban re-use standards and shall utilize the treated sewage for secondary purposes such as gardening/flushing/floor washing etc., within the premises.
4. The P/A shall not discharge of treated/untreated sewage outside the project premises at any point of time.
5. The P/A shall treat the wet organic wastes generated from the building in the premises and treated organic waste shall be used for gardening within the premises.
6. The P/A shall install DG set of sufficient capacity as an alternative power supply to run the STP in case of power failure.
7. A separate conditions may be stipulated in the CFE order stating that, this CFE is valid for only in respect of Pollution control Acts and Rules as per the Board Office circular dated :24.02.2015 and the Board is not responsible for any litigation with land, encroachment of any drain/lake/water body/Kharab land/modification of site plan etc.,
8. The P/A shall obtain necessary permission from competent authority for the extraction of ground water if any.

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

Chim.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	500 KVA DG Set with 6m chimney ARL		6 PM,SO2,NOx,CO, NMHC	100,80,80,-,-	AEC	
2	D.G. Sets	250 KVA DG set with chimney 6m ARL		6 PM,SO2,NOx,CO, NMHC	100,80,80,-,-	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

Digitally signed by
Date: 2025.11.24 15:29:10
+05:30

M/s. Vrushabadri Developers, Sy.No. 110/4 & 110/5, Neriga Village, Sarjapura Hobli,
Anekal Taluk, Bengaluru Urban District

PCB ID: 286565

ANNEXURE – I

1. The Proposed 95 KLD STP shall consist of following units:

Sl. no.	Treatment Units	Dimensions	No of units
1	Screen Chamber	2.0m x 1.0m x 1.0m	1
2	Equalization Tank	5.63m x 5.63m x 3.0m	1
3	Anoxic Tank	2.30m x 2.30m x 3.0m	1
4	SBR Tank	4.06m x 4.06m x 3.0m	1
5	Prefiltration Tank	3.63m x 3.63m x 3.0m	1
6	Pressure Sand Filter	1.8m x Dia x 1.0m	1
7	Activated Carbon Filter	1.8m x Dia x 1.0m	1
8	Sludge Holding Tank	3.27m x 3.27m x 3.0m	1
9	Final Holding Tank	5.13m x 5.13m x 3.0m	1

2. The treated sewage is proposed to use for gardening etc., The treated effluent shall confirm to the standards below:

Sl.no.	Parameters	Standards
1	pH	6.5-9.0
2	BOD ₃ at 27 ⁰ C, mg/l	Not more than 10
3	COD, mg/l	Not more than 50
4	Total Suspended Solids, mg/l	Not more than 20
5	Ammonical Nitrogen, mg/l	Not more than 5
6	Total Nitrogen, mg/l	Not more than 10
7	Fecal Coliform, MPN/100ml	Less than 100


Zonal Senior Environmental Officer
Bangalore South

B. Guidelines for operation and Maintenance Of STP's as per Board office circular No. 1112
dated:16.06.2025.

1. The STP shall not be located in the buffer area of lake/nalla.
2. STP shall not proposed to be located in basement of the building. In case of unavoidable circumstances/inevitable conditions if it is to be provided in the basement then proper ventilation & Air deducting system along with blower shall be provided & this is applicable only for construction projects.
3. Proper air ejection system has to be provided to remove any toxic gases from STP area and it shall be operated continuously & proper air inlet shall be provided at all units of STP to overcome possibility of deficiency of oxygen in the area.
4. All the units of STP shall be cleaned mechanically and no manual cleaning shall be allowed at any point of time. If any repair/maintenance to be carried out then utmost precautions shall be taken for the safety of the worker/operators.
5. All the operators/workers of the STP shall be well trained before deploying them for the STP operation & maintenance work the quantity of treated sewage.
6. No unskilled person shall be appointed for the operation/maintenance of STP's.
7. Suitable flow measuring devices shall be installed at both inlet or outlet of STP to record the quantity of treated sewage.
8. 'Danger' sign board shall be installed at the entrance of ST both in Kannada & English and also shall mention that "treated sewage & is non-portable water" at treated sewage.
9. Access to STP shall be given to only to the authorized persons.
10. Log book shall be maintained to record the parameters of treated water on daily basis.
11. Separate energy meters shall be for day to day operation & maintenance of STP and installed in STP area.
12. Separate flow meter shall be installed to record the quantity of treated sewage used on land for gardening & recycling for flushing & other secondary uses.
13. Proper disinfection of treated sewage shall be followed before recycling of the same for toilet flushing.
14. STP operators/workers shall be provided with safety equipments/kits with viz., gloves, masks, gum boots, oxygen masks etc.,
15. Online continuous effluent monitoring system shall be installed to outlet of STP for real time monitoring of quality of treated sewage.
16. The applicant shall ensure that stand by motors/pumps/equipments are always available in STP area.
17. The applicant shall ensure about the alternative source of power to operate the STP continuously in the eventuality of BESCOM/ CHESCOM/ HESCOM/ GESCOM/ MESCOM power failure.
18. There shall be proper sludge handling system in place viz, sludge drying beds, centrifuge/filter press etc.,
19. Good house-keeping shall be maintained in & around STP area.
20. There shall be no leakages/spillages in STP area and in case of any such problems at STP area shall be attended immediately.
21. There shall be tertiary treatment system for treatment of sewage namely Ultra Filtration in addition to Pressure Sand Filter & Activated Carbon Filter.


Zonal Senior Environmental Officer
Bengaluru-South.

