



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

G Crop Spaces

H.D. Reg. No.76782 dated 6.8.2014

NO. PCB/218/CNP/14/ H1398

Dated: 2 JAN 2015

/ BY REGD. POST WITH ACK. DUE /

(This order contains 05 pages)

To:

Sri Ramesh N., Senior Vice President
M/s. G Crop Spaces Pvt. Ltd.,
No.21/19, Craig Park Layout
Off M.G Road, Bengaluru - 560 001.

Sir,

Sub: Consent for Establishment (CFE) to construct Residential Apartment with 350 Flats with built up area of 74,415 Sq. m at Sy. No.101-112, Shanthinagar House Building Co-operative Society (SHBCS) Layout, Srinivagalu Amanikere, Begur Hobli, Bengaluru, by M/s. G Crop Spaces Pvt. Ltd.,

- Ref:
1. Board Office Memorandum No.3954 dated 21.10.2013.
 2. Application for CFE received at Regional Office, KSPCB, Bengaluru City-South, on 6.8.2014.
 3. Inspection of the proposed project site by Deputy Environmental Officer, KSPCB, Bengaluru City-South, on 13.8.2014.
 4. Proceedings of the Consent Committee Meeting held on 22.9.2014.
 5. Regional Officer, KSPCB, Bengaluru City-South, letter No.10610 dated 10.11.2014.
 6. Proceedings of the Consent Committee Meeting held on 11.11.2014.
 7. This office letter No.4181 dated 19.11.2014.
 8. Project proponent letter dated 22.11.2014.

ಶಾಂತಿನಗರ

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 350 Flats with built up area of 74,415 Sq. m at Sy. No.101-112, Shanthinagar House Building Co-operative Society (SHBCS) Layout, Srinivagalu Amanikere, Begur Hobli, Bengaluru, by M/s. G Crop Spaces Pvt. Ltd., subject to the following conditions.

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

- a) 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.

Senior Environmental Officer

- b) 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.
 - c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
 - d) **The applicant shall not start the construction of the project without obtaining Environmental Clearance (EC).**
1. The validity of this consent for establishment is valid for five years from the date of issue.
 2. The applicant shall not take expansion/diversification without the prior consent of the Board.
 3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
 4. The applicant shall obtain NOC from the Board before handing over of apartment to residents Association.
 5. The applicant shall maintain utilities including STP for a minimum period of five years.
 6. The applicant shall use treated sewage for secondary purposes including construction.
 7. **The applicant shall obtain EC before applying for Consent for Operation (CFO).**
 8. 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.
 9. Sewage Treatment Plant (STP) & Organic Waste Converter (OWC) shall be provided and operated satisfactorily by the project proponent himself before it is handed over to Association/Company.

II. WATER CONSUMPTION:

1. The project authorities shall use BWSSB tertiary treated water for construction works.
2. The water consumption shall not exceed 270 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 189 KLD and shall be treated in the sewage treatment plant (STP) of capacity 240 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	Standards
1	pH	6-9
2	BOD ₅ mg/l	≤ 10
3	Turbidity, NTU	≤ 2
4	E.coli	None

2. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.


 Senior Environmental Officer

3. If the treatment plant does 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.
4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
5. The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters as per Water Cess Act, 1977. A log book of readings shall be maintained.
6. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other secondary purposes.
7. 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.

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 SI. 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.
2. The applicant shall maintain the ambient noise standards as prescribed below during construction and after construction.

Category of Area/Zone	Limits in dB(A) Leq.	
	Day Time	Night Time
Industrial Area	75	70
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

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 Waste (Management & Handling) Rules 1989.

 29/12/14
Senior Environmental Officer

3. The applicant shall convert the garbage into compost by providing organic converter.

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 adhere to the Zonal Regulations norms of competent authority.
2. The building should be constructed strictly in accordance with the plan approved by the local authority without any deviation.
3. The applicant shall take all necessary precautions to keep the surrounding area free from the dust & noise pollution during the construction & operation phase.
4. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
5. The applicant must create structure/storage facility for rain water harvesting in the project area and ground water recharge.
6. 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.
7. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
8. 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.
9. 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.
10. 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.
11. 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.
12. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
13. 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.
14. The application shall adopt Eco-sanitation system in the project.

 29/12/14
 Senior Environmental Officer

15. 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.
16. The Guarantee Money deposited towards STP & Organic Converter shall be returned without any interest only after establishment of STP & Organic Converter and successful operation otherwise the Guarantee Money deposited may be subjected to forfeiture.
17. 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.
18. The project authorities shall adopt green building concept.
19. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.
20. 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.
21. The applicant shall provide solar water heating & Led lighting facility in the project. The applicant shall adopt energy conversion measures to minimize overall energy consumption.
22. 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 **Residential Apartment**. 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

 29/12/14
Senior Environmental Officer

Note: Since the project attracts provisions of EIA Notification issued under the Environment (Protection) Act, 1986, the proponent is advised to obtain Environmental clearance from the competent authority i.e. State/Central Government. No construction work, preliminary or otherwise, relating to the construction of **Residential Apartment** shall be undertaken till the environmental clearance is obtained from the competent authority.



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ನಂ. 49, ಪರೇಶರ ಭವನ, ಚರ್ಚಾ ಸ್ಪೀಡ್, ಬೆಂಗಳೂರು - 560 001

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27/11/14

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M.B.G. Corp Spaces Pvt Ltd

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(Signature)

Finance Officer
ಮುಖ್ಯ ಕಛೇರಿ
Karnataka State Pollution Control
27/11/14
Bengaluru-560 001.