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NOC

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Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services
No. 1, Annaswamy Mudaliar Road
Bangalore - 560 042

Phone : 25570733
: 22971501
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No. GBC(1)134/2014 13-06-2014

To

The Commissioner,
Bangalore Development Authority,
T.Chowdaiah Road,
Bangalore – 560 020.

Sir,

Sub: Issue of No Objection Certificate for the construction of of High Rise Residential Building at Sy. No. 139/3 (Old-68/3), Gulimangala Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District – reg.

Ref: Letter dated 27-03-2014 of the Authorised Signatory, M/s Sycon Homes LLP, 5 B Sycon Polaris, 1/58, 8th Main,RMV Extension, Sadashivanagar, Bangalore.

With reference to the letter of M/s. Sycon Homes LLP, cited above, the Regional Fire Officer, Bangalore East Range, Bangalore of this Department has inspected the site of proposed High Rise Residential Building with 3 Blocks i.e. Block-A, B & C – joined together at Sy. No. 139/3 (Old-68/3), Gulimangala Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District on 08-04-2014 with reference to the drawings submitted by the applicant and has furnished the details as follows :-

A. Details of the premises.

1. Address of the premises	:	Sy. No. 139/3 (Old-68/3), Gulimangala Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District.
2. Number of Buildings	:	One Building with 3 Blocks i.e. Block-A, B & C – joined together.

3. Number of floors

Block – A, B & C	:	2 Basements, ground & 19 uppert floors.
4. Type of Occupancy	:	Residential.

5. Floor wise details of the Occupancy :-

Block – A, B & C

Lower Basement	:	For parking 134 Cars.
Upper Basement	:	For parking 144 Cars, 1 Pump Room, 3 Electrical Rooms & 1 D. G. Room.
Ground floor	:	8 flats, 3 Lounges & 1 Multipurposae Hall.
1st floor	:	11 flats & 1 Indoor sports.
2nd floor to 17th floor	:	12 flats on each floor x 16 floors= 192 flats.
18th floor	:	8 flats, 1 Gym. & Service area.
19th floor	:	8 flats, 1 Gym & 1 Swimming Pool.
	Total :	**227 flats.**

6. Height of the Building : 59.95 mtrs.

7. Site Area : 7,907.28 Sq. mtrs.

8. Built-up area of each floor :-

Block –A, B & C

Lower Basement	:	4,896.00 Sq. mtrs.
Upper Basement	:	4,873.73 Sq. mtrs.
Ground floor	:	1,737.73 Sq. mtrs.
1st floor	:	1,346.73 Sq. mtrs.

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2nd floor to 17th floor (1,346.73 Sq. mtrs. on each floor x 16 floors)	:	21,547.68 Sq. mtrs.
18th floor	:	1,072.73 Sq. mtrs.
19th floor	:	1,072.73 Sq. mtrs
9. Total Built-up area	:	36,547.33 Sq.mtrs.

10. Surrounding properties:-

East	:	12.20 mtrs. wide Huskur Main Road.
West	:	G+ 1 Residential building and Vacant land.
North	:	Vacant land.
South	:	9.50 mtrs. wide Shanthipur Road.

B. The plan shows the following structural details indicating the fire prevention, fire fighting and evacuation measures. These measures are considered adequate as follows:-

Details (1)		Existing (2)
1. Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45,000 kgs.	:	The premises is abutting 12.20 mtrs. wide Huskur Main Road, located on the Eastern side & 9.50 mtrs. wide Shanthipur Road, located on the Southern side. Both the roads are hardened to carry the weight of 45,000 Kgs
2. Number of entrances and width of each	:	Proposed to provide one entrance of 10.00 mtrs. width with entry & exit from 12.20 mtrs. wide Huskur Main Road, located on the Eastern side.
3. Height clearance over the entrance	:	No arch or any other constructions has been proposed over the entrance.

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(1)		(2)

4. Width of open space (Setbacks):-

Block – A, B & C – joined together

Front (East)	:	Minimum 40.00 mtrs.
Rear (West)	:	Minimum 12.00 mtrs.
Side (North)	:	Minimum 12.00 mtrs.
Side (South)	:	Minimum 12.24 mtrs.

The height of the Building is 59.95 mtrs. for which the required setback is minimum 16.00 mtrs. all around the Building, where as the Builder has allowed minimum 12.00 mtrs. on the Eastern side, & Western side and Minimum 12.24 mtrs on the Southern side of the building, under TDR provision (Total built-up area of 9,176.91 sq.mtrs.), for which he has furnished an undertaking letter dated 28-05-2014. (Copy of the same is enclosed).

5. Arrangement for parking the Cars : Provision has been made to park 134 Cars at lower Basement parking area & 144 Cars at upper Basement parking area.

Proposed to provide 2 ramps for the vehicles to reach each basement parking area.

6. Number of Staircases : 3 (one in each Block with interconnected at 18th & 19th floor level).

7. Location of the staircases : All the staircases have been designed to abut one of its side to the wall and are terminated at ground floor level. 4 separate staircases have been proposed to reach the lower basement parking area from the ground floor. Further provision has been made to enclose all the staircases at each floor level.

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(1)		(2)

8. Staircase size:-

(a)Width of the staircases	:	Each of 1.20 mtrs.
(b) Width of treads	:	27.50 Cms.
(c) Height of riser	:	16.50 Cms.
(d) Number of risers in a flight	:	9 risers per flight.
(e) Height of hand rails	:	1.00 mtr. As proposed, the hand rails should be provided at a height of 1.00 mtr. The gap between two verticals should not exceed 15 cms.
(f) Head room clearance	:	2.40 mtrs.
9. Travel distance from the farthest point and from dead-end of the corridor to the staircase.	:	Maximum 33.00 mtrs. from the farthest point to staircases in Basements. Maximum 21.00 mtrs. from the farthest point and maximum 7.00 mtrs. from the dead end of the corridor to the staircases in upper floors.
10. Number of lifts and capacity	:	6 lifts, one passenger lift of 10 passengers capacity & one service lift of 1,600 Kgs capacity in each Block.

C. While constructing the building the following fire safety measures should be incorporated:-

Details (1)	Existing (2)	Recommendation (3)
1. Condition of the open space.	--	The required setbacks for the height of 59.95 mtrs. is 16.00 mtrs. all around the building. The Builder has intend to claim the TDR and setbacks allowed is minimum 40.00 mtrs. on the Eastern side (Front) , minimum 12.00 mtrs. on the Western side (Rear), minimum 12.00 mtrs. on the Northern side (Side) & minimum 12.24 mtrs. on the

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(1)	(2)	(3)
		Southern side (Side). Out of the allowed setbacks, the setbacks to an extent of minimum 8.00 mtrs. from the Building line should have a RCC slab of 200 mm thickness to carry the load of 45,000 kgs., being the weight of a fire unit. This driveway all around the building, should always be kept free and clear. It would be advantageous to the builders and the users to elevate this portion by a few inches and even provide for a different colour, so that people are aware that this is the emergency route for fire fighting vehicles, ambulances etc. The total setbacks shall be at even level without any structure and projections up to a height of 5.00 mtrs. These setbacks shall be always kept free from any construction or utilization like garden, landscaping parking etc.
2. Structural materials.	---	RCC materials and brick walls of not less than two hours fire resistance should be used for the construction of structures. Only fire resistant materials or materials treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration the fixed fire fighting systems like sprinklers/risers etc., should not be covered or shifted from their original location.
3. Design of the staircases.	Not indicated	All the staircases should be constructed with non-combustible materials and should completely enclosed at each landing to prevent smoke and fire traveling from the lower floors to the upper floors. Enclosures to staircases should be provided with self-closing smoke-stopping swing-door, fitted with door closing devices at the exit to the lobby. These doors should have at least two hours fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage should not open directly to the staircase.

(1)	(2)	(3)
4. Specification of lift.	Not indicated	The brick walls, enclosing the lift shafts, should be of 90 mm thickness and have a fire resistance of not less than two hours. Shaft should have permanent vent of not less than 0.2 sq.mtrs. clear area, immediately under the machine room. Lift motor rooms should be preferably located at the top of the shaft and separated by the enclosing wall of shaft or by the floor of the machine room. Landing doors of lift enclosures should open into a ventilated lobby having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have fire resistance capacity of one hour. Exit from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having one hour fire resistance capacity. This is to prevent smoke and fire traveling from the lower floors to the upper floors. The lift machine rooms should be separate and no other machinery should be installed therein. Each lift should be connected to an alternative source of power (generator). Grounding switches at the ground floor level to enable the Fire & Emergency Services personnel to ground all the lift cars and use them as ' FIRE LIFT' in an emergency should be provided. All lifts extended up to the lower Basement, shall be terminated at the ground floor level or the lift lobby at the basement level shall be enclosed and pressurized with positive pressure.
5. Service ducts/shafts.	---	Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hours fire resistance capacity. A vent, opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution cables and wiring should be laid in a separate duct. All the ducts should be sealed at every alternate floor with non-combustible metal doors having at least two hours fire resistance capacity. Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct, meant for electric cables.

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(1)	(2)	(3)
		The inspection panel doors and any other opening to the shafts should be provided with airtight doors of at least two hours fire resistance capacity.
6. Basements Ventilation	Not indicated	Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outl at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or payment lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at our near the opening. In multi–storey basements, intake ducts may serve all basement level, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts. Mechanical extractors for smoke venting syste from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detector or sprinklers, if installed, but shall have a considerably superior performance compared to the standard units. It shall also be an arrangement to start it manually. Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fan shall stop automatically with the actuation of fire detectors.

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(1)	(2)	(3)
		Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. Mechanical extractors shall have an alternative source of supply.Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrets as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided. Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. If cut outs are provided from basements to the upper floors or to the atmospheres, all sides cut out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
6. Escape route.	Not indicated	Direction in which the inmates should have to move in the event of any emergency have to be indicated in the corridor/passage on each floor as a guide during evacuation. These marking should be in luminous paint.

D. The builder should arrange for the following fire fighting and evacuation measures:-

Details (1)	Existing (2)	Recommendation (3)
1. Electric power supply.	---	Circuits for water pumps, lifts, staircase lighting in the building should be by separate line and independently connected so that they can be operated by one switch installed the ground floor. Dual operated switches should be installed in the service room for terminating the standby supply.

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(1)	(2)	(3)
		As proposed 2 standby generators, one of 350 KVA capacity & another of 250 KVA capacity shall be installed at upper Basement to supply alternative power for staircase lighting, corridor lighting, fire fighting systems and lifts etc., in the event of failure of electricity supply, in the buildings.
2. Wet riser-cum-down comer.	Proposed to provide 3 wet riser-cum-down comer systems (one in each Block).	As proposed 3 Wet riser-cum- down comer systems (one in each Block), near the staircases, should be provided. Each riser should be of 150 mm internal diameter and of G.I. 'C' class pipe. From each riser double headed hydrant outlets should be provided at each landing. Hose reel hose of minimum 19 mm size of adequate length to reach the farthest point of each floor should be provided with a shut off branch having a nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor. A minimum of 2 external hydrants at a suitable locations (adjacent to the compound wall) with adequate space between them should also be provided from the each system. Adequate B.I.S. marked reinforced rubber lined delivery hoses of 63 mm size to reach the farthest point of the floor/setbacks from the system should be provided with a branch pipe near each hydrant outlet in a proper box to protect it from withering. At least two fire service inlets to boost the water in the riser directly from the mobile pump should also be provided. These inlets should be located at an easily accessible position, preferably near the entry point to the premises. Each Wet riser-cum-down comer system should be connected to an overhead tank of 10,000 litres capacity and an underground tank of 75,000 litres capacity. One electrically driven pump & one diesel driven pump, each capable of delivering 2280 liters of water per at 0.3N/mm2 pressure and an jockey pump with a capacity of 180 LPM shall be installed near the combined underground tank. The impeller of all the pumps should be made of bronze.

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(1)	(2)	(3)
3. Manually operated fire alarm system	Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing.	Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of each Block . The call boxes should be of "break glass' type, where the call is transmitted automatically tothe control room when the glass of the system is broken. This system should also be connected to an alternative source of power supply (diesel generator). The call boxes should be so installed that their location can be easily noticed from either direction and should be at a height of one meter from the floor level.
4. Automatic sprinkler system.	Proposed to provide automatic sprinkler system with sprinkler heads as indicated below:-	Adequate. Separate water and pump for sprinkler system to use 10% of the sprinkler system for about 30 minutes shall be provided.

Floor	Sprinkler heads
Lower Basement	244
Upper Basement	249
Ground floor	65
1st floor	68
2nd floor to 17th floor	68 on each floor
18th floor	53
19th floor	53

5. Public address system.	Proposed to provide public address system with two way communication facility.	As proposed a public address system with two way communication facility should be provided at each floor near each staircase landing with its console at the control room, located on the ground floor.
6. Assembly Area	Not marked.	An area at an appropriate place in the allowed/ required setbacks shall be earmarked with a proper board as 'ASSEMBLY AREA' for the occupants to assemble after evacuation during practice drill and in an emergency.

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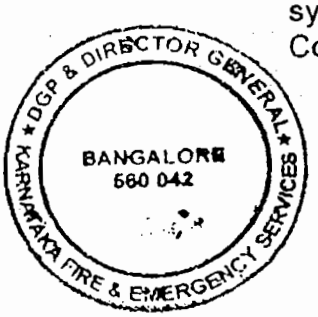
(1)	(2)	(3)
7. Portable fire extinguishers.	Proposed to provide suitable type of portable fire extinguishers as per the requirements.	a) One ABC Powder extinguisher of 6 kgs. capacity for every 8 Cars at each Basement parking area. b) One ABC extinguisher of 2 kgs. capacity should be provided near the entrance to each main switch board room, inside each lift machine room and inside each kitchen. c) One ABC Powder extinguisher of 6 kgs. capacity should be provided near the transformer, if installed and near the entrance to each D. G. Room. d) One ABC Powder extinguisher of 6 Kgs. capacity should be kept near each staircase landing on every floor of each Block. e) All the extinguishers suggested above should be with B.I.S. markings and should be located at an easily accessible position without obstructing the normal passage.
8. Fire safety plan.	---	A Fire safety plan for preventing and extinguishing any accidental fire in each Block and action to be taken by the occupants in case of such fire should be prepared in advance and got approved by the Director, Karnataka Fire & Emergency Services. The fire safety plan, so approved, should contain the telephone numbers of the nearest Fire Control i.e., 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants and employees in each Block and should be displayed on every floor. A Fire Command Station should be established in the lobby of the Building on the entrance floor and such command station should be adequately illuminated. The main control of the public address system and fire alarm system should be at the Fire Command Station.



(1)	(2)	(3)
		A Fire Safety Director should be nominated for each Block. He should conduct fire and evacuation drills periodically. He should nominate a Fire Warden for each floor and ensure that no individual of the building does anything which causes or stimulates an accidental fire and in case of lapses in respect of fire prevention measures, he should take action as deemed fit to ensure the safety from the fire point of view. If the action is beyond his capacity he should inform the Fire & Emergency Services department.
9. Training	Not indicated	40% of the occupant/employees should be got trained in fire prevention & fire fighting at the R.A. Mundkur Fire & Emergency Services Academy. Bannerghatta Road, Bangalore – 560 029 within 6 months from the date of occupation of the building. For this purpose, before approaching this department for final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding the maintenance of the fire prevention and fire fighting measures suggested above and arranging training of 40% of the occupants in fire prevention and fire fighting within 6 months from the date of issue of the clearance certificate.

E. General:-

1) All the fire prevention, fire fighting and evacuation measures suggested / recommended in B, C & D shall be strictly adhered to adopted.

2) Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of the building.

3) Refuse dumps or storage should not be permitted in any of the floors.

4) Liquefied petroleum gas should not be stored in the building, except limited quantity required for each kitchen.

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5) Plan & occupancy should not be changed without informing the Fire & Emergency Services and without taking clearance.

6) The occupancy certificates should not be issued without obtaining the clearance certificate from the Fire & Emergency Services department as per Chapter 3.16 (v) of the Zoning Regulation 2007 of the Bangalore Development Authority.

7) Such reasonable changes/modifications as may be found necessary, after the building is fully constructed, will have to be agreed to be done by the builder/occupants of the building.

8) All the metal fittings of wet riser system and all the extinguishers suggested above should have B.I.S markings.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of High Rise Residential Building with 3 Blocks i.e. Block-A, B & C – joined together at Sy.No.139/3 (Old-68/3), Gulimangala Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District may please be considered.

Note: The applicant has submitted an undertaking letter to produce the TDR/DRC Certificate to BBMP, before the commencement certificates is issued. This NOC is subject to the condition that the applicant produces the TDR/DRC Certificate of 9,176.91 sq.mtrs. to the BBMP before the commencement certificate is issued. In case the applicant fails to produce the TDR/DRC Certificate as mentioned above, the NOC may be deemed cancelled.

DGP & DIRECTOR GENERAL * KARNATAKA FIRE & EMERGENCY SERVICES * BANGALORE 560 042

Yours faithfully,

Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

Copy to

1) M/s. Sycon Homes LLP, 5 B Sycon Polaris, 1/58, 8th Main, RMV Extension, Sadashivanagar, Bangalore.
2) The Regional Fire Officer, Bangalore East Range, Bangalore.

ಫ್ಯಾಕ್ಸ್ / Fax : 080-25586321
ಈಮೇಲ್ / E-mail : ho@kspcb.gov.in
ವೆಬ್‌ಸೈಟ್ / Website : http://kspcb.gov.in

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

27 JAN 2015

Sycon Homes LLP-211
NO. PCB/456/CNP/13/ 5269 DATED:

/ BY REGD. POST WITH ACK. DUE /

(THIS ORDER CONTAINS **06** PAGES)

To
Sri. Anil R. Bagalvadi – Partner,
M/s. Sycon Homes LLP,
5B, Sycon Polaris, Fifth Floor, 1/58,
8th Main, RMV Extension,
Sadashivanagar,
BENGALURU – 560 080.

Sir,

Sub: Consent for establishment to construct Residential Apartment with 211 flats having built up area 36,562 Sq.mtrs. at Sy. No. 139/3, Gulimangala Village, Attibele Hobli, Anekal Taluk, Bengaluru District by M/s. Sycon Homes LLP.

Ref:
1. Application for consent for establishment received at Regional Office, KSPCB, Sarjapura on 10.03.2014.
2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Sarjapura on 12.03.2014.
3. Proceedings of the consent committee meeting held on 06.12.2014.
4. Board Office Memorandum No. 3954 dated 21.10.2013.
5. This Office Memorandum No.4894 dated 05.01.2015.
6. Project proponent letter dated 13.01.2015.

<<<<< >>>>>

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 211 flats having built up area 36,562 Sq.mtrs. at Sy. No. 139/3, Gulimangala Village, Attibele Hobli, Anekal Taluk, Bengaluru District by M/s. Sycon Homes LLP.,** 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.

22/1/15
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 (E.C.)

1. This consent for establishment shall be valid for a period of Five years from the date of issue of this Order.
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 obtain Environmental Clearance before applying for consent for operation.
7. The applicant shall use treated sewage for secondary purposes including construction.
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) and 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 **142 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 **114 KLD** and shall be treated in the sewage treatment plant (STP) of capacity **120 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.

22/1/15

Senior Environmental Officer.

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.

3. If the treatment plant do 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 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 Sl. 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 during and after construction.

22/1/15

Senior Environmental Officer.

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.
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 applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
3. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.
4. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
5. 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.
6. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.

22/1/15

Senior Environmental Officer.

7. 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.

8. 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.

9. 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.

10. 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.

11. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

12. 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.

13. The application shall adopt Eco-sanitation system in the project.

14. 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.

15. 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.

16. The project authorities shall adopt green building concept.

17. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.

18. 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.

19. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.

22/1/15

Senior Environmental Officer.

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

22/1/15

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.*

सत्यमेव जयते

State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No.SEIAA 41 CON 2014 Date : 17-03-2015

To,

M/s. Sycon Homes LLP
5B Sycon Polaris, 1/58, 5th Floor,
8th Main RMV Extension,
Sadashaivanagar
Bengaluru

Sir,

Sub: Construction of Residential Apartment Building project at Sy. No. 139/3 (Old Sy .No.68/3) of Gulimangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Ru ral District by M/s. Sycon Homes LLP - Issue of Environment Clearance – Reg.

*****

This has reference to your application dated 5th November 2014 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in its meetings held on 19th, 20th and 21st January 2015.

2. It is, inter-alia, noted that M/s. Sycon Homes LLP have proposed for construction of Residential Apartment Building on a total plot area of 9,248 Sqm. The total built up area is 26,477.61 Sqm. The proposed building consists of 160 units with 2Basement +Ground floor +14 Upper floors and a club house. Total parking space proposed is for 222 Nos. of cars. (Approved site plan / layout drawing is annexed). Total water consumption is 132KLD (Fresh water + Recycling water). The total wastewater discharge is 86KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 100KLD. The project cost is Rs.40Crores.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in its meeting held on 25th February 2015 accorded Environmental

Clearance as per the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows: -

Part A- SPECIFIC CONDITIONS

I. Construction Phase

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.
8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.

11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
14. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
20. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on August 2003.
21. Ready mixed concrete must be used in building construction.
22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
23. Water demand during construction should be r educed by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003.

24. No ground water is to be drawn without permission from the Central Ground Water Authority.
25. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
26. Treatment of 100% grey water by decentralized treatment should be done.
27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
28. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
29. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
30. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
32. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
33. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
34. The project authority shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
35. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
36. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
37. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightening etc.
38. The project authorities shall ensure that no water bodies are polluted due to project activities.

39. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
40. The project Authorities shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
41. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
42. The project authority shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the Fire and Emergency Services Department.
43. The project Authorities shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different activities involved in construction work.
44. The proponent shall take up the construction activity only after obtaining NOC from BWS&SB or clearance from the competent authority for assured supply of water as the case may be.
45. The project authorities shall ensure that the construction activity is undertaken strictly in accordance with the approved site plan / layout drawing annexed to this Environmental Clearance letter. However, it is subject to compliance to the provisions of local authorities regarding setbacks, FAR etc. Shall be adhered to.
46. The natural sloping pattern of the project site shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water.
47. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
48. The Proponent shall donate Rs.4Lakhs to Samarthnam Trust at Bidadi by the end of 2015 towards the Corporate Social Commitment made vide letter dated 10-03-2015 and report be submitted to the Authority.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 100 KLD should be carried out before the construction of the second floor of the main structure is commenced and the plant shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA immediately. Discharge of treated sewage shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc. as proposed, using dual plumbing line.
2. Rainwater harvesting for roof run-off with 20 Cum capacity of tanks at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented with 10 Nos recharge

pits and pre-treatment must be done to remove suspended matter, oil and grease before recharging the surface run off.

3. Ensure that the excess runoff rainwater from the greenbelt area, which is irrigated by treated water, does not get into recharge pits and contaminate the ground water. Such excess flow should be safely let in to the storm water drains.
4. The solid waste generated should be properly collected and segregated insitu. The Biodegradable organic waste be composted by installing bio-converter in site and used. The non-biodiegradeble waste be disposed to the authorized recyclers.
5. Any hazardous waste including biomedical waste should be disposed-off as per the applicable Rules and norms with necessary approvals of the Karnataka State Pollution Control Board.
6. The project proponent shall develop a minimum of 33 % of the project area for green belt. The proposed Greenscape is 2668.20 Sqm (33 % of total plot area). The proponent shall undertake plantation of heavy foliage indigenous tree species such as Mahagoni, Honge, Neem, Akash Mallige, Kadamba, Ficus and Ashoka, etc at an espacement of 3 mts x 3 mts i.e. 1111 plants/hectare.

   The green belt design along the periphery of the plot shall achieve attenuation factor confirming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
7. Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
8. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for the complex should be provided. Details in this regard should be submitted to the SEIAA.
9. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
10. A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA in three months time.
11. All toilets should have dual plumbing line for using treated water and no wastewater is discharged from the unit.

12. The Environment Management Plan including the human health and Safety management plan and Fire Safety and Protection plan proposed by the proponent shall be strictly implemented.
13. The proposed building shall have D.G. Set of 2 Nos X 320 KVA as an alternate power supply source as proposed.

PART - B. GENERAL CONDITIONS:

1. The Environmental safeguards contained in the application should be implemented in letter and spirit.
2. All commitments made by the proponents in their application, and subsequent letters addressed to the SEAC/SEIAA should be accomplished before the construction work of the project is completed.
3. Half yearly monitoring reports should be submitted to the SEIAA and the APCCF, Regional Office, MoEF, Bengaluru.
4. Officials from the Department of Environment and Ecology, Bengaluru / APCCF, Regional Office of MoEF, Bengaluru who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF / SEIAA should be forwarded to the APCCF, Regional Office of MoEF, Bengaluru / Department of Environment and Ecology, Bengaluru.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
6. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environmental (Protection) Act, 1986.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.
9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Karnataka State Pollution Control board and may also be seen on the website of the SEIAA, Karnataka at http://www.seiaa.kar.nic.in. The

advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the APCCF, Regional Office of the MoEF at Bengaluru/ Department of Environment and Ecology, Bengaluru.

10. The project proponent should display the conditions prominently at the entrance of the project on a suitable size board for the information of the public.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
13. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.
14. The issuance of Environment Clearance doesn't confer any right to the project proponent to operate/run the project without obtaining Statutory clearances/sanctions from all other concerned authorities.

Yours faithfully,

19/2/15

(RAMACHANDRA)
Member Secretary,
SEIAA, Karnataka.

Copy to:

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi - 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bengaluru - 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bengaluru - 560 034.
5. Guard File.

BANGALORE ELECTRICITY SUPPLY COMPANY LIMITED

(Wholly owned Government of Karnataka Undertaking)

No: SEE/RMGC/EE(O)/AEE(O)/14-15/ **Encl:** 5555-56 **E-mail**:seramnagara@bescom.co.in: **Mobile No.** 9449841655	**Office of the** **Superintending Engineer (El)** Ramanagara Circle BESCOM, Kengeri TTMC Building, Bangalore – 560 001.

27 JAN 2015

To,
M/s Sycon homes LLP
5B Sycon Polaris,1/58
8th Main,RMV Extention,
Sadashiva NAgara ,
Bangalore-58

Sir,

Sub:- Issue of NOC to your Proposed High rise residential apartment of M/s Sycon Homes LLP ,5B Sycon Polaris, survey No.139/3(old 68/3),Gilimangala village,Surjapura Hobli, Anekal Taluk ,Bangalore District.

Ref:- 1. . EEE/CDP/AEE(O)/AE(T)/6813/dtd: 05.01.2015.

With reference to the above, **"No Objection Certificate"** from BESCOM side is hereby issued for your proposed residential apartment of M/s Sycon Homes LLP ,5B Sycon Polaris, survey No.139/3(old 68/3),at Gilimangala Village, Anekal Taluk of Chandapura Sub-Division subject to the following conditions.

1. The Power supply to your proposed residential apartment will be arranged from the proposed new feeder.
2. You will have to meet the cost of developing infrastructure which includes the cost of drawing 11KV lines, providing RMU erection of switchgear panel etc., if any. The work has to be carried out on self execution basis through class-I LEC by paying necessary supervision charges to BESCOM.
3. You have to shift the existing 11KV lines and secondary lines, passing through your premises if any. Sufficient horizontal clearance(Corrido) shall be maintained from the existing EHT lines, and there shall not be any constructions underneath the existing EHT lines, if any.
4. While applying for power supply to your proposed residential apartment, all formalities as per KERC Electricity supply and distribution code shall be observed.
5. Power Supply will be arranged to the proposed residential apartment that may come up in the above premises as per the provisions or regulations of BESCOM prevailing at that time.

6. The existing installations if any , should be surrendered by clearing all the arrears before taking up infrastructure work in the premises.
7. NOC is issued only for the purpose of obtaining sanction for the plan of propose residential apartment from the BDA/CMC/Competent authority and it is not a commitment for power sanction from BESCOM. Power supply will be sanctioned when applied for subject to the feasibility prevailing at that time.
8. The approximate load requirement for the above proposed residential apartment is 1175 KW.
9. The NOC is valid for a period of one year from the date of issue of this letter.

Yours faithfully,

27/1/15

(N.R.M. Nagarajan)
Superintending Engineer (Ele),
Ramanagara Circle.