



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

H.D.Reg. No.125195 dated 17.02.17

After the rain
NO. PCB/93/CNP/13

/H-6h

DATE: 28 APR 2017

/ BY REGD. POST WITH ACK. DUE /
(THIS ORDER CONTAINS 09 PAGES)

To
M/s. Pragathi Group
No. 28/2, 2nd Floor,
Cunningham Road,
Bengaluru - 560052.

Sir,

Sub: Consent for establishment to expand 96 Nos of Residential Villas with Club House & Commercial Building to 183 Nos of Residential Villas (Addition of 87 No's of Villas) with Club House & Commercial Building along with 19 Nos of EWS units with an increase in builtup area from 53,929.41 Sq.m to 80,401.38 Sq.m in the name of "After the Rain" at Sy. No. 226/2, 227/2, 228/1, 228/2, 228/3, 229, 230/1, 230/2, 230/3, 230/4, 230/5, 230/6, 239/2B, 240/1, 240/2, 241, 242/1, 242/2, 245/1, 245/2, 246(P), 353, 355 of Bettahalasur Village, Jala Hobli, Bengaluru North Taluk, Bengaluru by M/s. Pragathi Group.,

- Ref: 1. Consent for establishment (CFE) No. PCB/93/CNP/13/H1367 dated 26.10.2013.
2. Application for CFExp received at Regional Office, KSPCB, Yelahanka (Byatarayanapura) on 17.02.2017.
3. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Yelahanka (Byatarayanapura) on 03.03.2017.
4. E.C. issued vide No. SEIAA 140 CON 2013 dated 26.09.2013.
5. Modified E.C. issued vide No. SEIAA 147 CON 2016 dated 25.01.2017.
7. Proceedings of the consent committee meeting held on 31.03.2017.
8. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.

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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 and Air (Prevention and Control of Pollution) Act, 1981 to expand 96 Nos of Residential Villas with Club House & Commercial Building to 183 Nos of Residential Villas (Addition of 87 No's of Villas) with Club House & Commercial Building along with 19 Nos of EWS units with an increase in builtup area from 53,929.41 Sq.m to 80,401.38 Sq.m in the name of "After the Rain" at Sy. No. 226/2, 227/2, 228/1, 228/2, 228/3, 229, 230/1, 230/2, 230/3, 230/4, 230/5, 230/6, 239/2B, 240/1, 240/2, 241, 242/1, 242/2, 245/1, 245/2, 246(P), 353, 355 of Bettahalasur Village, Jala Hobli, Bengaluru North Taluk, Bengaluru by M/s. Pragathi Group., subject to the following conditions.

Senior Environmental Officer

- 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.
 - 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 project proponent shall strictly adhere to the conditions stipulated in the Environmental clearance issued from the State Level Environment Impact Assessment Authority-Karnataka vide No. SEIAA 147 CON 2016 dated 25.01.2017.
 - e) The project proponent shall strictly adhere to the directions issued in the Judgement given by Hon'ble National Green Tribunal with respect to OA 222 of 2014 dated 04.05.2016.
 - f) The applicant shall strictly maintain 75 Mtrs as green belt / buffer zone from the periphery of any Lake as per NGT order dtd-04.05.2016 in case of OA 222 of 2014. The buffer/Green zone would be treated as no construction zone for all intent and purpose.
 - g) The applicant shall maintain 50m from the edges of the primary Rajakaluves, 35m from the edges in the case of Secondary Rajakaluves & 25m from the edges in the case of tertiary Rajakaluves. The buffer/Green zone would be treated as no construction zone for all intent and purpose.
 - h) The applicant shall leave clear buffer zone towards any lake and Nala as per NGT Order dated 04.05.2016 in respect of OA 222/2014.
 - i) The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.
 - j) The applicant shall seek extension through a letter 45 days in advance of the expiry of validity period of CFE/CFExpn order with proper reasons for seeking such extension if required.
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 license/clearance from their relevant agencies before taking up construction.


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4. The applicant shall obtain NOC from the Board before handing over of villas 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. 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.
8. Sewage Treatment Plant (STP) and Solid waste processing facility (for organic) shall be provided and operated satisfactorily by the project proponent himself before it is handed over to Association/Company.

II. WATER CONSUMPTION:

1. The water consumption shall not exceed 390 KLD. There shall not be drawal of ground water without the prior permission of CGWA.
2. The applicant shall use only tertiary treated water (treated sewage) for all non-potable purposes viz., construction of Project, gardening, washings etc.

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 371 KLD and shall be treated in the 2 sewage treatment plants (STP's) of capacities 170 KLD & 210 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 and location of the STP should be above the ground level and should be easily accessible to the inspecting officer.

Sl. No	Parameter	Parameters Limit
01.	pH	6.5 – 9.0
02.	BOD (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50
04.	TSS (mg/l)	Not more than 20
05.	NH4-N (mg/l)	Not more than 5
06.	N-Total (mg/l)	Not more than 10
07.	Fecal Coliform (MPN/100 ml).	Less than 100

The applicant shall make an agreement with BWSSB for disposal of excess treated sewage and submit the same to the Board.

2. The applicant shall not discharge any kind of effluent (untreated/partially treated/treated) outside their premises at any point of time.

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3. 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.
4. 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.
5. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
6. 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.
7. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
8. 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 and submit daily disposed details every month to the Regional Office without fail.

IV. AIR POLLUTION CONTROL:

1. The type of emissions, rate of emissions, tolerance limits, stack heights and the air pollution control equipment for the air pollution control sources to be installed shall be as specified in **Annexure-I**.
2. The discharge of emissions from the air pollution sources shall pass through the stacks/chimneys mentioned in **Annexure-I** where from the Board shall be free to collect the samples at any time in accordance with the provisions of the Act and Rules made there under.
3. The stacks shall have port holes and platforms as per the guidelines specified in **Annexure-II** to facilitate monitoring of emissions.
4. The applicant shall upgrade/modify/replace the control equipments if they are found inadequate to meet the standards stipulated. Prior permission of the Board shall be obtained for the same.
5. The applicant during construction shall ensure that the ambient air quality in is premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules, 1986.
6. The applicant shall comply with the Environment (Protection) Third Amendment Rules, 2002
7. The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.


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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.

VI. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:

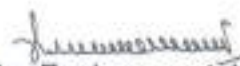
1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction if any in such manner so as not to cause environmental pollution.
2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous & other Waste (Management & Transboundary Movement) Rules, 2016.
3. The applicant shall earmark sufficient place for segregation and processing and convert the bio-degradable solid waste generated from unit into compost within their premises with scientific method.
4. The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastics ban.
5. The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016.

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 maintain natural nallah and other such feature as in the Revenue Survey map and adopt zonal regulations of the concerned Planning Authorities.
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.


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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.
7. The applicant shall not change or alter (a) No.s 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 as per new Bio Medical Waste Management Rules, 2016 and E- Waste (Management) Rules, 2016.
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.


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19. 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.
20. There shall not be any damage/harm to the nearby structure during construction activity.
21. The applicant shall provide a septic tank and soak pit for discharge of domestic sewage to the labor colony during construction time.
22. The applicant shall obtain the NOC from the competent authority to discharge excess treated sewage to UGD/BWSSB sewer.
23. The solid waste generated from the project shall be converted into manure by providing organic waste converter and same shall be used as manure within the premises.
24. The applicant shall provide solar water heating & Led lighting facility in the project. The applicant shall adopt energy conservation measures to minimize overall energy consumption.
25. The applicant shall use the treated sewage from BWSSB STP for construction activities for which the applicant shall have to make an agreement with nearby STP.
26. The applicant shall obtain necessary clearances from the competent authorities.
27. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.
28. Failure to comply with any of the conditions mentioned above may result in withdrawal of this consent.

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 project. 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


Senior Environmental Officer 22/4/17


ANNEXURE – I

Chim. No.	Chimney attached to	Minimum chimney height to be provided above ground level	Rate of emission NM ³ /day NM ³ /Hr	Constituents to be controlled in the emission	Tolerance limits mg/NM ³	Air pollution Control equipment to be installed, in addition to chimney height as per Col.(3)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.	Remarks
1	2	3	4	5	6	7	8	9
1-3	DG Set – 750 KVA-3 No.	30 mtrs. AGL	-	NO _x . NMHC** PM *** CO ****	710 100 75 150	Chimney height as per Col. (3) and acoustic measures.	Before commissioning.	-
4	DG Set – 630 KVA-1 No.	7 mtrs. ARL	-	SO ₂	-	Chimney height as per Col.3 with acoustic enclosure.	Before commissioning.	-

Note:

* (as NO₂) (at 15% O₂) dry basis in ppmv** (as C) (at 15% O₂), mg/Nm³*** (at 15% O₂), mg/Nm³**** (at 15% O₂), mg/Nm³

The noise levels shall not exceed 55 dB(A) leq. and 45 dB(A) leq. during day time and night time respectively.


 Senior Environmental Officer
 

ANNEXURE -II

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.

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

2. 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.
3. 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.


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