



BANGALORE ELECTRICITY SUPPLY COMPANY LIMITED

No: EEE/CDP/AEE (O)/AE (T) 3689-90

Office of the
Executive Engineer (Ele)
C. O & M Division, Chandapura
Date: 19.05.2015

To,
M/s Aryan Hometec Pvt. Ltd.,
Sy. No. 321, 319/2, 320, 291/1
Bidaraguppe Village,
Anekal Taluk.

Sir,

Sub:- Issue of NOC to your proposed residential Apartment of M/s Aryan Hometec Pvt. Ltd.
Sy. No. 321, 319/2, 320, 291/1 Bidaraguppe Village, Chandapura Sub-Division.
Anekal Taluk.
Ref: 1) AEE/CDP/AE(T)/1810 Dated: 19.05.2015

With reference to the above, "No Objection Certificate" from BESCOM side is hereby issued for your proposed residential Apartment in the name of M/s Aryan Hometec Pvt. Ltd. at Sy. No. 321, 319/2, 320, 291/1 Bidaraguppe Village, Chandapura Sub-Division, Anekal Taluk.

1. The power supply to your proposed residential Apartment for power requirement of 842 KWs as requested will be arranged from proposed new feeder of Suryacity MUSS to a distance of around 3.5 Kms **under self execution scheme**.
2. The existing LT line which is passing through your premises is to be shifted at your own cost before commencement of the work. Sufficient horizontal clearance (Corridor) shall be maintained from the existing EHT lines, and there shall not be any construction underneath the existing EHT lines if any.
3. While applying for power supply to your proposed residential apartment all formalities as per KERC Electricity Supply and Distribution Code 2004 shall be observed.
4. Power supply will be arranged to the proposed residential apartment that may come up in the above premises as per provision or regulations in BESCOM, Prevailing at that time.
5. The existing IP set installation in your premises should be surrendered by clearing all the arrears, before taking up infrastructure work in the premises.
6. NOC is issued only for the purpose of obtaining sanction for the plan of proposed residential apartment from the BDA/BMRDA/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.
7. The approximate load requirement for the above proposed residential apartment is 842 KWs.
8. The applicant has paid necessary Service Charges Rs. 5000/- Rt. No. 20140008364 dated 19.05.2015
9. BESCOM will not be held responsible for any liability arising from the issue of NOC.
10. This NOC is valid for a period of One (1) year from the date of issue of this letter.

Yours faithfully,

(K. Ravindra)

Executive Engineer (Ele)
C. O & M Division, Chandapura



State Level Environment Impact Assessment Authority - Karnataka

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

No. SEIAA 61 CON 2015

Date: 04-03-2016

To,

Sri S G Bharat Reddy
Managing Director,
M/s. Aryan Home Tec Pvt. Ltd.,
No.617, JP Nagar, 6th Phase,
Bengaluru-560078

Sir,

Sub: Construction of Residential Apartment Building called
"Golden Arena" project at Survey No's. 320, 321, 319/2
and 291/1 of Bidaraguppe Village, Arifele Hobli,
Bengaluru District by M/s. Aryan Home Tec Pvt. Ltd., -
Issue of Environmental Clearance - Reg.

This has reference to your application dated 19th March 2015 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 13th & 14th July 2015.

2. It is, inter-alia, noted that M/s. Aryan Home Tec Pvt. Ltd., have proposed for construction of Residential Apartment Project on a plot area of 24,553.96 Sqm. The total built up area is 87,697.09 Sqm. The proposed building consists of 816 No's of Residential units in 11 Blocks with Basement + Ground floor + 9 Upper floors. Total parking space proposed is for 892 No's of Cars. (Approved site plan / layout drawing is annexed). Total water consumption is 546KLD (Fresh water + Recycling water). The total wastewater discharge is

State Level Environment Impact Assessment Authority Karnataka
(Constituted by MoEF, Government of India under section 3(3) of EIA Act, 1986)

SEIAA 61 CON 2015

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryan Home Tec Pvt. Ltd.,

436KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 450KLD. The project cost is Rs.136 Crores.

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 8th February 2016 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions:-

Part A- SPECIFIC CONDITIONS

I. Construction Phase

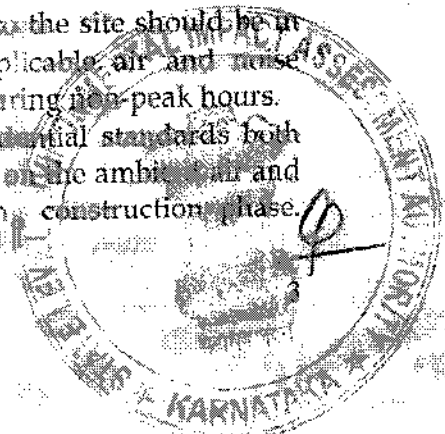
1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective 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 toilet/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 area during construction and operation of the project.

State Level Environment Impact Assessment Authority, Karnataka
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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 disinfection 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.

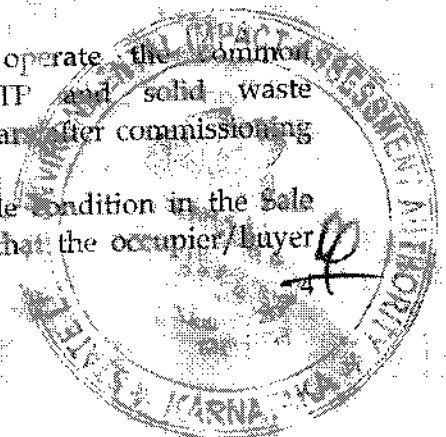


State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P). Act, 1986)

SEIAA 61 CON 2013

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryan Home Tec Pvt. Ltd.,

- 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 reduced 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 /State 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



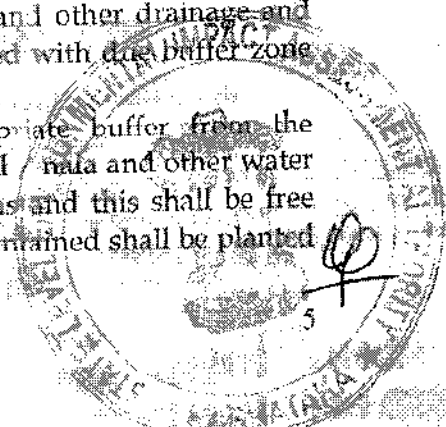
State Level Environment Impact Assessment Authority - Karnataka

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

SEIAA/61 CON 2015

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryan Home Tec Pvt. Ltd.,

- 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, if Applicable.
 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 existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
 47. The project authorities shall leave the appropriate buffer from the boundary of lake and on either side of the channel / nala and other water bodies as per the local planning Authority norms and this shall be free from any permanent structures. The buffer so maintained shall be planted



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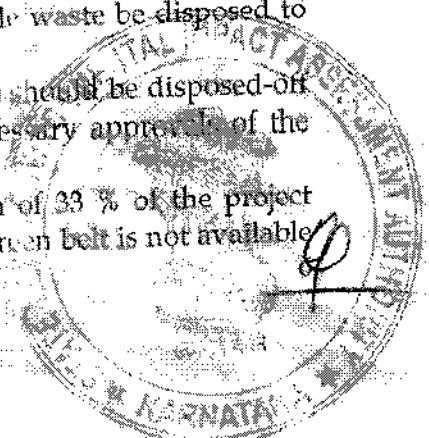
SEIAA 61 CON 2015

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryan Home Tec Pvt. Ltd.,

- with indigenous tree species such as Neem, Akash Mallige, Mahagoni, Honge, Kadamba Ficus, etc. and maintained as green belt.
48. The natural sloping pattern of the project site other than the area excavated for the purpose of construction of proposed building shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water
49. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
50. The project proponent shall undertake construction of public toilet at a cost of not less than Rs. 3 Lakhs with immediate effect as committed towards the Corporate Social Commitment made vide letter dated 18-02-2016 and report be submitted to the Authority.
51. This clearance is subject to final outcome of the original application no.222 of 2014 before the Hon'ble National Green Tribunal, Principal Bench New Delhi.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 450 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 11 No's x 50 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 23 No's 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-biodegradable 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 approval of the Karnataka State Pollution Control Board.
6. The project proponent shall develop a minimum of 33 % of the project area for green belt. If the area for increasing the green belt is not available



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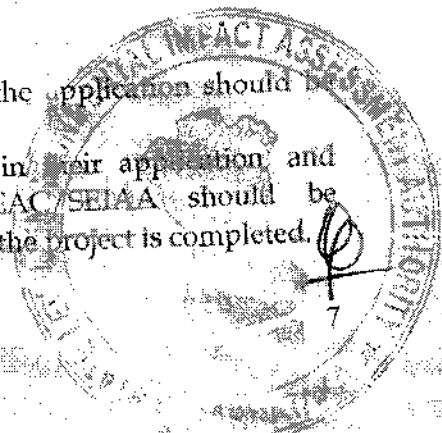
then the proponent shall compensate by undertake planting in the civic amenity area such as school, play ground and avenue plantation in addition to the proposed in house area of 7,744.41 Sqm (31.56% of the total plot area). The proponent shall undertake plantation of heavy foliage indigenous tree species 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 3 No's X 380 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.

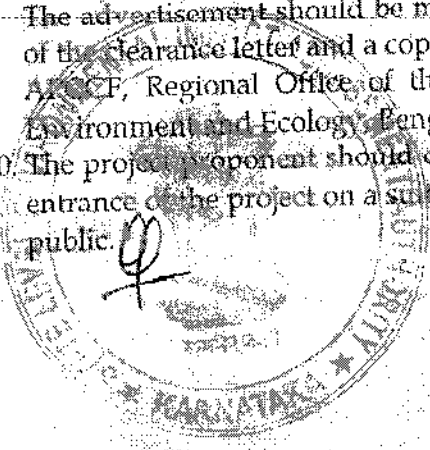


State Level Environment Impact Assessment Authority - Karnataka
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SEIAA-61/CON/2015

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryau Home Tec Pvt. Ltd.,

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> or <http://seiaa.karnataka.gov.in> or <http://environmentclearance.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.

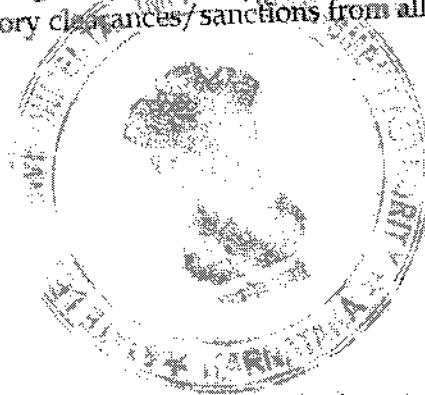


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SEIAA 61 CON 2015

Construction of "Golden Arena", Residential Apartment
Project By M/s. Aryan House Tec Pvt. Ltd.,

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,

[Signature]
(RAMACHANDRA) 7/3/16
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 Member Secretary, Anekal planning Authority Anna, #430, Hennagara Gate, Hosur main road, Bengaluru-560099.
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.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/KIA/ATM/NOC/ 3594-97

Date: 27/8/2015

M/s. Aryan Homotech Pvt Ltd

M.D Sri S.G. Bharath, No. 617, 100 Feet Ring
Road, J.P. Nagar 6th Phase, Bangalore - 560 078**NO Objection Certificate for Height Clearance**

This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1. References:

NOCID BANG/SOUTH/B/071515/147560

Applicant Letter 15/07/2015

AAI Reference BL-269/2015

2. NOC Details for Height Clearance:

Applicant Name M/s. Aryan Homotech Pvt Ltd

Type of Structure Building

Site Address Sy. No. 291/1, 319/2, 320 & 321, Bidaraguppe Village, Attibele Hobli,
Bangalore Bidaraguppe Village, BangaloreSite Coordinates 12 48 27.18N -77 46 59.88E 12 48 30.18N -77 46 56.16E 12 48 22.38N -77 46 57.06E
12 48 23.04N -77 46 55.02ESite Elevation
AMSL in Mtrs 881.0 Mtrs Eight Eight One Decimal Zero Meters AMSL.Permissible
height above
Ground Level in
Mtrs 36.95 Mtrs Three Six Decimal Zero Meters AGL.Permissible Top
Elevation AMSL
in Mtrs 917.95 Mtrs Nine One Seven Decimal Zero Meters AMSL.**3. This NOC is subject to the terms and conditions as given below:**

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.
- No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the **Permissible Top Elevation 917.95 Mtrs**, indicated in para 2.
- The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.
- The certificate is valid for a period of **5 years** from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.
- No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building.

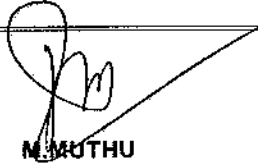
g. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of 'to ensure the safe and regular aircraft operations' and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc

j. This NOC has been issued w.r.t. the Civil Airports as notified in S0 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 917.95 Mtrs.


M. MUTHU
GENERAL MANAGER (ATM)
Airports Authority Of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003

2. GM(NOC)/Airport Director(Bundle).

3. Guard File

4. Regional Executive Director(Southern Region), AAI, Chennai Airport, Chennai-600027.

5. Member Secretary, BIAAPA, Devanahalli/Commissioner, BBMP, Bangalore.

6. Director Operations, BIAL.

7. The Director I/C, Govt. Flying Training School, Jakkur Aerodrome, Yelahanka Post, Bangalore-64.



भारत संचार निगम लिमिटेड BHARAT SANCHAR NIGAM LIMITED

भारत सरकार डायम (A Government of India Enterprises)
मुख्य महाप्रबंधक का कार्यालय कर्नाटक पोस्टल टेलीग्राफ भवन से 1 स्वामी विवेकानंद रोड अलसूर बेंगलूर 8
% Chief General Manager Telecom, Karnataka Telecom Circle,
"Doorasamparka Bhavan", 1, Swamy Vivekananda Road,
Halasuru, Bangalore-8.

से To

SRI.S.G.BHARAT, Managing Director
M/s ARYAN HOME TEC PVT. LTD., No.617,
100 Ring Road, J.P. Nagar 6th Phase, BENGALURU

No.AGM (TP) / S-35 / 2015-16 / 34 dtd @ BG-8 the 29.04.2015

Subject: No Objection Certificate (NOC) High rise Building.

Ref : Your application recd dated 10.04.2015

The Microwave Survey division, Karnataka Telecom Circle, Bangalore-8 has No Objection for issuing clearance for proposed construction of RESIDENTIAL BUILDING by SRI.S.G.BHARAT, Managing Director M/s ARYAN HOME TEC PVT. LTD., No. 617, 100 Ring Road, J.P. Nagar 6th Phase, BG., herein after referred to as the applicants at property bearing Sy.No.291/1, 319/2, 320 & 321 Bidaraguppe Village, Attibele Hobli, BG

STE Co-ordinates: Latitude: 12 48' 27.18" / Longitude 77 46' 59.88" to a maximum height of 34.675 mts (Thirty Four point Six Seventy Five meters only) above the ground level, so that the top of the proposed structure when erected shall not exceed 915.675 mts above Mean Sea Level i.e 881.00 MSL in meters (Site Elevation) + 34.675 (Height of the Structure)

Composition of the Building: One Basement + Ground Floor + Nine Upper Floors + Lift Machine Room + Over Head Water Tank + Lightening Arrestor at the above premises with a maximum height of 34.675 meters only

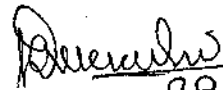
2. This No Objection Certificate is being issued on the express understanding that the Site-elevation reduced level (height above Mean Sea Level) viz 881.00 MSL relative location of the proposed building/ Structure & its distances and Bearings as tendered by the applicant(s) are correct and the proposed building will not cause any physical obstruction to Bharat Sanchar Nigam Ltd., 2G/ 3G/ 4G/ 5G working/ planned schemes at Karnataka Telecom as on date. If, however, at any stage it is established that the said data as tendered by the applicant is actually different from the one tendered and which could adversely affect BSNL Operations, the structure or part(s) thereof in respect of which this "NOC" is being issued will have to be demolished at his own cost as may be directed by BSNL authorities. The applicant(s) is/ are therefore advised in his/ their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

3. No radio/ TV antenna, lightening arresters, Staircase, Muntree, Overhead water Tank and attachments or Fixtures of any kind shall project above the height indicated in PARA 1.

4. The certificate is valid for a period of Five Years from the date of its issue. If the building/ structure/ chimney is not constructed and completed within the above-mentioned period of Five years he / they will be required to obtain a fresh "No Objection Certificate" from the department. The date on completion of the building/ structure/ chimney should be intimated to us.

5. This "NOC is for Height clearance only" Any clarification/ dispute arising later for the above construction / NOC, will not be entertained.

6. This certificate is issued with the approval of Competent Authority.


29/4/2015

प्र. म. प्र. (रणस्मरण योजना) AGM (Transmission Planning)

कृते सु.म.प्र.दु.सं. कर्ना.परि., बेंगलूर - 8

for CGM, Telecom, KTK Circle, Bangalore-8

Copy to: 1. Sr.GM, NPCM, KTK Circle, BG for information, & for arrangement of coverage during expansion
2. GM (M/W) Projects, Sanchar Complex, WMS Compound, Jayanagar, Bangalore



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/KIA/ATM/NOC/ 3594-97		Date: 27/8/2015
M/s.Aryan Homotech Pvt Ltd		
M.D Sri S.G. Bharath, No. 617, 100 Feet Ring Road, J.P. Nagar 6th Phase, Bangalore - 560 078		
NO Objection Certificate for Height Clearance		
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References:		
NOCID	BANG/SOUTH/B/071515/147560	
Applicant Letter	15/07/2015	
AAI Reference	BL-269/2015	
2. NOC Details for Height Clearance:		
Applicant Name	M/s.Aryan Homotech Pvt Ltd	
Type of Structure	Building	
Site Address	Sy. No. 291/1, 319/2, 320 & 321, Bidaraguppe Village, Attibele Hobli, Bangalore Bidaraguppe Village, Bangalore	
Site Cordiates	12 48 27.18N -77 46 59.88E 12 48 30.18N -77 46 56.16E 12 48 22.38N -77 46 57.06E 12 48 23.04N -77 46 55.02E	
Site Elevation AMSL in Mtrs	881.0 Mtrs Eight Eight One Decimal Zero Meters AMSL.	
Permissible height above Ground Level in Mtrs	36.95 Mtrs Three Six Decimal Zero Meters AGL.	
Permissible Top Elevation AMSL in Mtrs	917.95 Mtrs Nine One Seven Decimal Zero Meters AMSL.	
3. This NOC is subject to the terms and conditions as given below:		
a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid. b. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994. c. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 917.95 Mtrs, indicated in para 2. d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point. e. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period. f. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building.		

- g. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of 'to ensure the safe and regular aircraft operations' and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc
- j. This NOC has been issued w.r.t. the Civil Airports as notified in SO 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for **"HEIGHT CLEARANCE ONLY"** with the approval of Competent Authority for **Permissible Top Elevation 917.95 Mtrs.**


M. MUTHU
GENERAL MANAGER (ATM)
Airports Authority Of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
2. GM(NOC)/Airport Director(Bundle).
3. Guard File
4. Regional Executive Director(Southern Region), AAI, Chennai Airport, Chennai-600027.
5. Member Secretary, BIAAPA, Devanahalli/Commissioner, BBMP, Bangalore.
6. Director Operations, BIAL.
7. The Director I/C, Govt. Flying Training School, Jakkur Aerodrome, Yelahanka Post, Bangalore-64.

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
Fax : 22971512

No. GBC(1)88/2015

17-06-2015

To

The Member Secretary,
Anekal Planning Authority,
Anna Building,
No. 430, Hennagara gate,
Hosur Main Road,
Bangalore - 560 099.

Sir,

Sub: Issue of No Objection Certificate for the construction of
2 High Rise Residential Buildings i.e. Building-1 & Building-2
at Sy. Nos. 29/1, 320, 321, 319/2 & 291/1, Bidaraguppe
Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District.

Ref: Letter dated 12-01-2015 of the Managing Director,
M/s. Aryan Home Tec Pvt. Ltd., No. 617, 15th Cross,
100 feet Ring Road, J.P. Nagar 6th Phase, Bangalore.

AAAAAAA

With reference to the letter of the Managing Director, M/s. Aryan Home Tec Pvt. Ltd., cited above, the Regional Fire Officer, Bangalore South Range of this Department has inspected the site of proposed 2 High Rise Residential Buildings i.e. Building-1 with one Block i.e. Block-L and Building-2 with 10 Blocks i.e. Block-A, B, C, D, E, F, G, H, J & K- interconnected at each floor at Sy. Nos. 29/1, 320, 321, 319/2 & 291/1, Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District on 09-02-2015 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. Nos. 29/1, 320, 321, 319/2 & 291/1,
Bidaraguppe Village,
Attibele Hobli,
Anekal Taluk,
Bangalore Urban District. |
| 2. Number of Buildings | : | 2 Buildings i.e. Building-1 with one Block i.e.
Block-L and Building -2 with 10 Blocks i.e. Block-A,
B, C, D, E, F, G, H, J & K - interconnected at each
floor. |

3. Number of floors

Building – 1 (Block-L)	:	Basement, ground & 9 upper floors.
Building – 2 (Block-A, B, C,D, E, F, G, H, J & K)	:	Each with common Basement, ground & 9 upper floors.

4. Type of Occupancy : Residential.

5. Floor wise details of the occupancy :-

Building – 1 (Block-L)

Basement	:	For parking 45 Cars.
Ground floor	:	For parking 50 Cars.
1 st floor to 9 th floor	:	10 flats on each floor x 9 floors = 90 flats.

Building – 2 (Block-A, B, C,D, E, F, G, H, J & K)

Common Basement	:	For parking 422 Cars & 3 Electrical Rooms.
Ground floor	:	For parking 361 Cars & 5 Electrical Rooms.
1 st floor to 9 th floor	:	80 flats on each floor x 9 floors = 720 flats.

Total : 810 flats.

6. Height of the Building

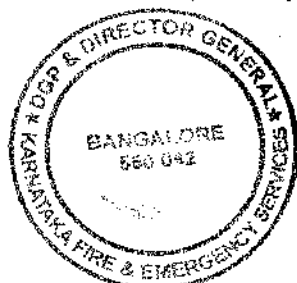
Building-1 & 2	:	Each of 29.95 mtrs.
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7. Site Area : 23,307.22Sq. mtrs.

8. Built-up area of each floor :-

Building – 1 (Block-L)

Basement	:	1,551.71 Sq. mtrs.
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Ground floor	:	1,061.18 Sq. mtrs.
1 st floor to 9 th floor (883.75 Sq. mtrs. on each floor x 9 floors)	:	7,953.75 Sq. mtrs.

Building – 1

(Block-A, B, C,D, E, F, G, H, J & K)

Basement	:	12,293.59 Sq. mtrs.
Ground floor	:	8,106.56 Sq. mtrs.
1 st floor to 9 th floor (6,147.40 Sq. mtrs. on each floor x 9 floors)	:	55,326.60 Sq. mtrs.

9. **Total Built-up area** : **86,293.39 Sq. mtrs.**

10. **Surrounding properties:-**

East	:	30.00 mtrs. wide Attibele – Sarjapur Road.
West	:	Open land.
North	:	Residential & Celebaratary structures.
South	:	Kharab land & 9.20 mtrs. wide Road thereafter.

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 30.00 mtrs. wide Attibele – Sarjapur Road, located on the eastern side & 9.20 mtrs. wide 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 3 entrances, one of 12.00 mtrs. width with entry & exit and one of 9.06 mtrs. width exit from 30.00 mtrs. wide Attibele– Sarjapur Road, located on the eastern side and another of 12.00 mtrs. width with entry & exit from 9.20 mtrs. wide Road, located on the southern side



(1)	(2)
3. Height clearance over the entrance :	No arch or any other constructions has been proposed over the entrances.

4. Width of open space (Setbacks):-

Building – 1
(Block-L)

Front (East)	:	Minimum 13.38 mtrs.
Rear (West)	:	Minimum 10.00 mtrs.
Side (North)	:	Minimum 12.00 mtrs.
Side (South)	:	Minimum 10.00 mtrs.

Building – 2
(Block-A, B, C, D, E, F, G, H, J & K)

Front (East)	:	Minimum 10.00 mtrs.
Rear (West)	:	Minimum 10.24 mtrs.
Side (North)	:	Minimum 10.00 mtrs.
Side (South)	:	Minimum 10.07 mtrs.

5. Arrangement for parking the Cars : Provision has been made to park 45 Cars at Basement parking area & 50 Cars at ground floor parking area of Building -1 and 422 Cars at Basement parking area & 361 Cars at ground floor parking area of Building-2 and 16 Cars on the open space available on the eastern side of Building-2. This open space parking shall be after leaving 6.00 mtrs. wide driveway from the Building line.

Proposed to provide a ramp –cum-driveway with entry & exit for Building-1 and a ramp-cum-driveway with 8 entry/exits for Building-2 for the Cars & Two wheelers to reach the Basement parking area of each Building.



(1)	(2)
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6. Number of Staircases

Building – 1	:	2.
Building – 2	:	10 (one in each Block with common terrace).

7. Location of the staircases : All the staircases have been designed to abut one of its side to the external wall and are terminated at ground floor level. 2 separate staircases have been proposed to reach the Basement parking area of Building-1 and 10 separate staircases have been proposed to reach the Basement parking area of Building-2 from the ground floor. Further provision has been made to enclose all the staircases of each Building at each floor level.

8. Staircase size:-

(a) Width of the staircases	:	Each of 1.20 mtrs.
(b) Width of treads	:	30 Cms.
(c) Height of riser	:	15 Cms.
(d) Number of risers in a flight	:	10 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 the dead-end of the corridor to the staircases.

Building-1	:	Maximum 19.50 mtrs. from the farthest point to staircases in Basement. Maximum 21.00 mtrs. from the farthest point and maximum 10.50 mtrs. from the dead end of the corridor to the staircases in upper floors.
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(1)	(2)
Building-2	: Maximum 30.00 mtrs. from the farthest point to staircases in Basement. Maximum 21.75 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

Building - 1	: 2 lifts, each of 8 passengers capacity.
Building - 2	: 10 lifts (one in each Block), each of 8 passengers capacity.

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.	—	Out of the required and allowed setbacks of minimum 10.00 mtrs. around each Building, setback to an extent of minimum 6.00 mtrs. from each 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 each 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 5.50 mtrs. These setbacks shall be always kept free from any construction or utilization like garden, landscaping parking etc.

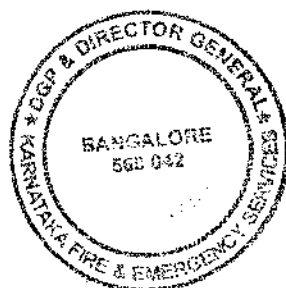
2. Structural materials.

—

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.



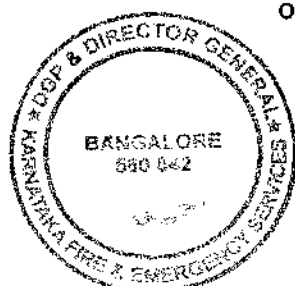
(1)	(2)	(3)
3. Design of the staircases.	Not indicated	All the staircases should be constructed with non-combustible materials and should be completely enclosed at each landing to prevent smoke and fire traveling from the lower floors to the upper floors. Enclosures to staircases should be provided with 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.
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. Shafts 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 the lifts extended up to the 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.



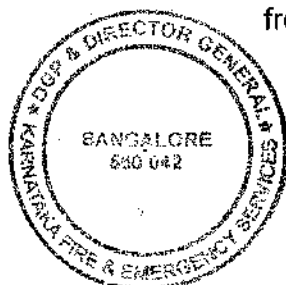
(1)	(2)	(3)
5. Service ducts/shafts.	---	Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hrs fire resistance capacity. A vent, opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution 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. 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. 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:-

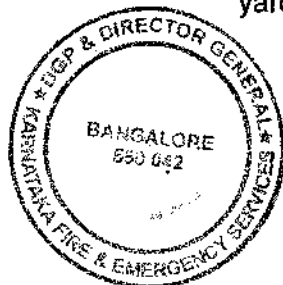
Details (1)	Existing (2)	Recommendation (3)
1. Electric power supply.	---	Circuits for water pumps, lifts, staircase lighting in the building should be by separate line and independently connected so that they can be operated by one switch installed the ground floor. Dual operated switches should be installed in the service room for terminating the standby supply. As proposed 2 standby generators, each of 500 KVA capacity shall be installed on the open space available between Block- L & Block-A to supply alternative power for staircase lighting, corridor lighting, fire fighting systems, lifts etc., in the event of failure of electricity supply, in the building.



(1)	(2)	(3)
2. Wet riser-cum-down comer.	Proposed to provide 12 down comer systems (2 in Building-1 & 10 in Building-2).	As proposed 12 Down comer systems (2 in Building-1 and 10 in Building-2), near the staircases, shall be provided. Each down comer should be of 100 mm internal diameter and of G.I. 'C' Class pipe. From each down comer single 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. 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 down comer system of each Building should be connected to an overhead tank of 25,000 litres capacity with an electrically driven pump, capable of delivering 900 litres of water per minute at 3N/mm² pressure (total 12 overhead tanks and 12 booster pumps). The impeller of all the pumps should be made of bronze.
3. Manually operated fire alarm system	Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing of each Building.	Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of each Building. The call boxes should be of "break glass" type, where the call is transmitted automatically to the 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.



(1)	(2)	(3)
4. Automatic sprinkler system.	Proposed to provide automatic sprinkler system with 65 sprinkler heads at Basement parking area & 65 sprinkler heads at ground floor parking area of Building-1 and 643 sprinkler heads at Basement parking area & 548 sprinkler heads at ground floor parking area of Building-2.	The sprinkler system should be connected to the down comer systems. To meet this requirement the capacity of each overhead tank shall be increased from 25,000 ltrs. to 30,000 ltrs.
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 of each Building.
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.
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 basement & ground floor parking area of each Building and also on the open space parking area under shelter. b) One ABC powder 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 yard, if installed and near the diesel generators.



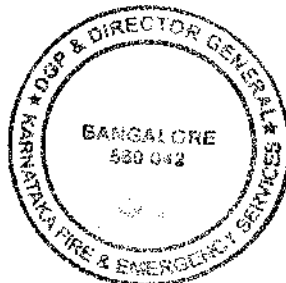
(1)	(2)	(3)
		d) One ABC Powder extinguisher of 6 kgs. capacity should be kept near each staircase landing on every floor of each Building. e) All the extinguishers suggested above should be with B.I.S. markings and should be located at an easily accessible position without obstructing the normal passage.
8. Fire safety plan.	---	A Fire safety plan for preventing and extinguishing any accidental fire in each Building 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, The plan should be distributed to all the occupants and employees in each Building and should be displayed on every floor. A Fire Command Station should be established in the lobby of each 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. A Fire Safety Director should be nominated for each building. He should conduct fire and evacuation drills periodically. He should nominate a Fire Warden for each floor and ensure that no individual of each 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.



(1)	(2)	(3)
9. Training	Not indicated	40% of the occupant/employees should be got trained in fire prevention & fire fighting at 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.
- 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 clause 3.16(v) of 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 down comer system and all the extinguishers suggested above should have B.I.S markings.
- 9) Apart from the above the Building shall be constructed by following all the rules & conditions stipulated in Part-III & IV of NBC & local zoning regulations strictly, failing which the NOC issued will not valid.
- 10) The NOC is issued from the Fire Prevention and Fire Fighting point of view. Karnataka State Fire & Emergency Services Department will not endorse the ownership of the premises and not responsible for any disputes which may arise in a due course.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of 2 High Rise Residential Buildings i.e. Building-1 with one Block i.e. Block-L and Building-2 with 10 Blocks i.e. Block-A, B, C, D, E, F, G, H, J & K- interconnected at each floor at Sy. Nos. 29/1, 320, 321, 319/2 & 291/1, Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District may please be considered.



Yours faithfully,

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

Copy to:

- 1) The Managing Director, M/s. Aryan Home Tec Pvt. Ltd., No. 617, 15th Cross, 100 feet Ring Road, J.P. Nagar 6th Phase, Bangalore.
- 2) The Regional Fire Officer, Bangalore South Range, Bangalore.



1828

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

H.D.Reg. No. 85707 dated 27.01.2015.

NO. PCB/ 424/CNP/14/ 1828

/ BY REGD. POST WITH ACK. DUE /

DATED:

- 6 MAR 2015

(THIS ORDER CONTAINS 06 PAGES)

To

Sri. S.G. Bharat – Managing Director,
M/s. Aryan Hometec Pvt. Ltd.,
No. 617, 100 Feet Ring Road,
J.P. Nagar, 6th Phase,
Bengaluru – 560 078.

Sir,

Sub: Consent for establishment to construct Residential Apartment with 810 flats having built up area 87,479.35 Sq.mtrs. at Sy. No. 291, 319/2, 320 & 321 of Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District by M/s. Aryan Hometec Pvt. Ltd.,

- Ref:**
1. Application for consent for establishment received at Regional Office, KSPCB, Sarjapura on 27.01.2015.
 2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Sarjapura on 30.01.2015.
 3. Proceedings of the consent committee meeting held on 21.02.2015.
 4. Board Office Memorandum No. 3954 dated 21.10.2013.
 5. This Office Memorandum No.4894 dated 05.01.2015.

<<<<<<>>>>>>

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 810 flats having built up area 87,479.35 Sq.mtrs. at Sy. No. 291, 319/2, 320 & 321 of Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District by M/s. Aryan Hometec 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

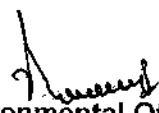
- b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
 - c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
 - d) The applicant shall not start the construction of the project without obtaining Environmental Clearance (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 **547 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 **437 KLD** and shall be treated in the sewage treatment plant (STP) of capacity **450 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.


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.


 Senior Environmental Officer.

- 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:

- 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.
- The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous Waste (Management & Handling) Rules 1989.
- The applicant shall convert the garbage into compost by providing organic converter.

VII. HEALTH & SAFETY:

- The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers..
- The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL :

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


Senior Environmental Officer.

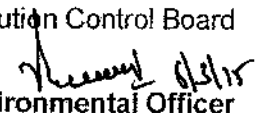
7. The applicant shall not change or alter (a) No. of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
8. The applicant shall immediately report to the Board 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.


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


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.