



Consent For Establishment (CFE)

Consent No. CTE-324803 Valid upto: 20/04/2026

Karnataka State Pollution Control Board

Zonal Office : Bangalore City,

Nisarga Bhavana, 3rd Floor, Thimmaiah Road, 7th D Cross,

Shivanagar Bangalore-560010

Tele : 080-23228864

Industry Colour:
ORANGE

Industry Scale: LARGE

(This document contains

8 pages including annexure & excluding additional conditions

Consent Order No. CTE-324803 PCB ID: 103276 Date. 22/04/2021

To,

The Occupier,

Sky Height Developers

#2, 1st Floor, Corporation
Building, Residency Road,
Bangalore 560 025

Sir,

Sub: Consent to Establish new activity under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981

Ref: 1. CFE application submitted by the industry/organization on 09/04/2021 at regional Office

2. Inspection of the project site by Regional Officer Bangalore City East on 19/04/2021

With reference to the above, it is to be informed that, the Board hereby accords **Consent for Establishment** for new Activity under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 at the location indicated below subject to the following terms & conditions.

Location:

Name of the Industry: Sky Height Developers

Address: BBMP Khatha No. 41, PID No. 94-43-41, Kadugondanahalli, Bangalore

Industrial Area: Not In I.A, Nagawara Main Road,

Taluk: BBMP- W-30, District: Bangalore Urban

1. This consent for establishment is valid up to 20/04/2026 from the date of issue.
2. The applicant shall not undertake expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.
4. This consent is granted considering the following activities:

Sr	Product Name	Applied Qty/Month	Unit
1	cfe for residential apartment consisting of 81 flats and a bua of 10,963.63 sqm	10963.6300	MT2

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I. WATER CONSUMPTION:

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

Particulars	Water consumption(KLD)
Domestic Purpose	54.7

II. WATER POLLUTION CONTROL:

- The industry shall treat the domestic wastewater from the factory in septic tank with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be designed as per IS 2470 Part – I and Part – II.
- The industry shall treat the domestic wastewater in the Sewage Treatment Plant (STP) as per the proposal submitted. It shall meet the standards specified in Annexure-I & shall be used on land for gardening/greenbelt within the factory premises.
- Domestic Sewage shall be discharged to Underground drainage System/ Sewers owned by Local body.
- The trade effluent shall be treated in the Effluent treatment Plant (ETP) to the stipulated standards and the treated trade effluent shall be discharged to the Underground drainage System (UGD) owned by Local body.

STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	1.00	1	
2	STP1	DEC	P-Decanter	18.00	1	
3	STP1	EQU	P-Equalization Tank	50.00	1	
4	STP1	FLO	P-Floculator	100.00	1	Final Treated Water Holding Tank
5	STP1	AER	S-AERATION TANK	60.00	1	Sequencing Batch Reactor
6	STP1	SHT	S-SLUDGE HOLDING TANK	20.00	1	
7	STP1	CFL	T-CARBON FILTER	1.00	1	
8	STP1	SFL	T-SAND FILTER	1.00	1	

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	43.700	-



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III. AIR POLLUTION CONTROL:

1. The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXURE-II.
2. The occupier shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.
3. The Occupier shall upgrade/modify/replace the control equipment with prior permission of the Board.

IV. NOISE POLLUTION CONTROL:

1. The industry shall ensure that the ambient noise levels within its premises shall not exceed the limits i.e. 75 dB(A) Leq during day time and 70 dB(A) Leq during night time as specified in the Environment (Protection) Rules.

V. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:

1. The industry shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016 in such manner so as not to cause environmental pollution.
2. The details of solid waste generated from the proposed plant and mode of disposal shall be as below.

Sr	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	STP Sludge	0.0750 - M.T	OTH
2	Organic Waste	3.3000 - M.T	OTH
3	Inorganic Waste	2.1600 - M.T	OTH

VI. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDARY MOVEMENT) RULES 2016:

1. The industry shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the conditions of the authorization. The applicant shall apply for authorization along with the consent for operation (CFO) application under the Rules in Form-I to obtain authorization and comply with conditions.

VII. GENERAL:

1. The industry shall transport and store the raw materials in a manner so as not to cause any damage to environment, life and property. The applicant shall be solely responsible for any damages to environment.
2. The industry shall not commission the proposed plant for trial or regular production unless necessary Water & air pollution control equipments are installed as specified in the Consent Order.
3. The industry shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.
4. The industry shall not change or alter (a) raw materials or manufacturing process, (b) change the products or product mix (c) the quality, quantity or rate of discharge/emissions and (d) install/replace/alter the water or air pollution control equipments without the prior approval of the Board.



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5. The industry shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc. in excess of the standards stipulated. And the industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.
6. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
7. This CFE does not give any right to the Party/Project Authority/Industry to forego any other legal requirement, that is necessary for setting/operation of the plant.
8. The industry shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.
9. 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.
10. The Project authorities shall apply and obtain prior consent of the Board for any new air pollution sources in future.

Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

Consent Fee paid : Rs. 50000

Note:

The following Conditions mentioned above are not applicable.



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COPY TO:

1. The Environmental Officer, KSPCB, Regional Office, Bangalore City East for information and to inspect the industry during your next visit to the area.
2. Master copy (Dispatch).
3. Office copy.

Note: All efforts should be made to remove colour and unpleasant odour as far as practicable.

ANNEXURE- II

Chimney No.	Chimney attached to	KVA Rating Capacity	Minimum chimney height to be provided above ground level (in Mtr)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Air pollution Control equipment to be installed, in addition to chimney height as per col.(4)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.
1	D.G. Sets	DG Set of 250 KVA	5	PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,0,0	AEC	Before commissioning.

Note:

AEC : Accoustic Enclosures



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Additional Conditions:

The applicant shall comply with the conditions of the Annexure -A enclosed

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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.

FOR AND ON BEHALF OF
KARNATAKA POLLUTION CONTROL BOARD