

Date: 18.05.2026

To,
Member Secretary,
SEIAA, Karnataka
Department of Forest Ecology and Environment,
7th Floor, 4th gate, M.S. Building,
Dr. Ambedkar Veedhi,
Bengaluru - 560 001

Sub: Submission of six-monthly compliance report to the conditions of environmental clearance.

Ref: Environmental clearance copy of File No. SEIAA 64 CON 2023 dated 13.11.2023.

Dear Sir,

With respect to the above subject, State Level Environmental Impact Assessment Authority, Karnataka has issued Environmental Clearance for Construction of "**Embassy Business Hub**" commercial development Project at Survey No's 25/1 P, 25/2, 25/3, 26, 42/5 & 42/6 Venkatahalla Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka by **M/s. Embassy Construction Private Limited**. In this regard, here with we are submitting six monthly compliance report along with Annexures for the period of **October 2025 to March 2026**.

Kindly consider and acknowledge the same.

Thanking you,

Yours faithfully,

For **M/S. Embassy Construction Private Limited**



(Authorized Signatory)

PARIVESH ACKNOWLEDGEMENT

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/KA/INFRA2/439189/2023
Compliance ID	1228094205
Compliance Number(For Tracking)	EC/M/COMPLIANCE/1228094205/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	21-05-2026
RO/SRO Name	Shri S Senthil Kumar
RO/SRO Email	jk083.ifs@nic.in
State	KARNATAKA
RO/SRO Office Address	Integrated Regional Offices, Bengaluru
Note:- SMS and E-Mail has been sent to Shri S Senthil Kumar, KARNATAKA with Notification to Project Proponent.	

EC COPY



State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 112 CON 2019

Date: 28.07.2021

CORRIGENDUM

Para 2 in the Environmental Clearance letter No. SEIAA 112 CON 2019, dated 10.12.2019 issued to H N Ravindra, Assistant Vice President, M/s. Embassy Construction Private Limited, Embassy Point, 1st floor, #150, Infantry Road, Bengaluru – 560 001 for Proposed Construction of “Embassy Business Hub” Commercial Development Project at Sy. Nos. 25/2, 25/3 and 26 Venkata Village, Yalahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, Karnataka shall be corrected and read as follows.

“2. It is, inter-alia, noted that M/s Embassy Construction Private Limited have proposed for construction of “Embassy Business Hub” Commercial Development Project on a plot area of 30,148.83 Sqm. The total built up area is 91,528.29 Sqm. The proposed project comprising of 3 Basements + Ground floor + 13 Upper floors + Terrace Floor. Total parking space proposed is for 821 No's of Cars. Total water consumption is 410 KLD (Fresh water + Recycled water). The total wastewater discharge is 332 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 350 KLD. The project shall have DG sets of 1500 KVA x 3 No's and 2000 KVA x 2 No's as alternative source of power supply. The project cost is Rs.378 Crores.”

Rest of the contents and the conditions of the Environmental Clearance letter No. SEIAA 112 CON 2019, dated 10.12.2019 remains unchanged.



Brijesh Kumar 28/7/2021
(Brijesh Kumar)
Member Secretary,
SEIAA, Karnataka

To,

H N Ravindra
Assistant Vice President
M/s. Embassy Construction Private Limited,
Embassy Point, 1st floor,
#150, Infantry Road,
Bengaluru– 560 001.

Copy to:

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



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), KARNATAKA)

To,

The assistantvicepresident
EMBASSY CONSTRUCTION PRIVATE LIMITED
Embassy point 1st floor no 150 Infantry Road Bangalore 560001 -560001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/KA/INFRA2/439189/2023 dated 04 Sep 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039KA198458
2. File No.	SEIAA 64 CON 2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	'Embassy Business Hub'
7. Name of Company/Organization	EMBASSY CONSTRUCTION PRIVATE LIMITED
8. Location of Project	KARNATAKA
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 13/11/2023

(e-signed)
Sri. B. P. Ravi., IFS
Member Secretary
SEIAA - (KARNATAKA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.





State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 64 CON 2023

To,

M/s. Embassy Construction Private Limited,
Embassy Point, 1st Floor, No. 150,
Infantry Road, Bangalore – 560 001

Sir,

Sub: Proposed Expansion of “Embassy Business Hub” - Commercial development project – Office facility Project at Sy. No's 25/1P, 25/2, 25/3, 26, 42/5 & 42/6 of Venkata village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District by M/s. Embassy Construction Pvt. Ltd. - Issue of Environmental Clearance – Reg.

This has reference to your online application dated 3rd March 2023 bearing proposal No. SIA/KA/INFRA2/420198/2023 and proposal No. SIA/KA/INFRA2/439189/2023 received on 4th September 2023 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, EIA report and the additional clarifications furnished in response to the observations of the SEAC, Karnataka.

2. It is inter-alia noted that Environmental Clearance was issued by SEIAA, Karnataka to this project vide letter No. SEIAA 112 CON 2019, dated 10.12.2019 CORRIGENDUM DATED 28.07.2021 which was contemplated for construction of “Embassy Business Hub” Commercial Development Project at Sy. Nos. 25/2, 25/3 and 26 Venkata Village, Yalahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, Karnataka on a plot area of 30,148.83 Sqm. The total built up area was 91,528.29 Sqm. The proposed project comprising of 3 Basements + Ground floor + 13 Upper floors + Terrace Floor. Total parking space proposed was for 821 No's of Cars. Total water consumption was 410 KLD (Fresh water + Recycled water). The total wastewater discharge was 332 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 350 KLD. The project shall have DG sets of 1500 KVA x 3 No's and 2000 KVA x 2 No's as alternative source of power supply. The project cost was Rs.378 Crores.”

Handwritten signature

3. It is, inter-alia, noted that now, M/s. Embassy Construction Private Limited have proposed for construction of Commercial Development Project - Office Facility Project on a plot area of 57,414.79 sq m (14 Acres 7.5 Guntas). The total built up area is 2,92,017.80 sq m. The proposed project consists of Building 1 - 3B + G + 13 UF + E, Building 2 - Common Basements for all 4 Wings and Utility block: Wing 1 - 3B + GF + 14 UF, Wing 2 - 3B + GF + 14 UF, Wing 3 - 3B + GF + 14 UF, Wing 4 (Amenity block) - 3B + GF + 2 UF, Utility Block - 3B + GF + 1 UF, Building 3 (Information Centre) - GF + 3 UF. Total parking space proposed is for 2381 No's of Cars. Total water consumption is 1255 KLD (Fresh water + Recycled water). The total wastewater generated is 1093 KLD. The project proponent has proposed to construct Sewage Treatment plant with capacity of 350 KLD & 770 KLD. The Project shall have DG sets of 12 No's x 2000 kVA, as alternate source of power supply. The project cost is Rs. 1055 Crores.

4. The project proposal was granted Standard ToR by SEIAA, Karnataka vide letter No SEIAA 64 CON 2023 dated 07.03.2023.

5. It is inter-alia, noted that M/s. Embassy Construction Pvt. Ltd got the EIA study conducted by SAMRAKSHAN, Swastik Manandi Arcade, F- 4, I Floor, S C Road, Sheshadripuram, Bangalore - 560 020 who have been accredited from NABET vide certificate No: NABET /EIA/2225/RA 0265 (Rev.01) dated 07.06.2023. The final EIA report Submitted on 07.08.2023 to the SEIAA Karnataka.

6. Based on the information submitted by you, presentation made by you and your consultant, who have been accredited, the State Level Expert Appraisal Committee (SEAC) appraised the proposal in the meeting held on 7th & 8th September 2023 and has recommended for issue of Environmental Clearance.

7. 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 their meeting held on 19th October 2023, 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: -

I. Statutory Compliance.

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.



- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non forest purpose involved in the project.
- iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.
- xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.



- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.
- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii) Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) 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.
- xx) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
- iv) The project proponent 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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

On 11/11/2023

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall 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.
- iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016, Ready mixed concrete must be used in construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x) Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) A minimum of 1 tree for every 80 Sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for

every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).

- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) 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

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce
- iii) For indoor air quality the ventilation provisions as per National Building Code of India.



- iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi) Occupational health surveillance of the workers shall be done on a regular basis.
- vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 20th October 2020, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Development /Maintenance of Yelahanka Lake after obtaining approval from competent Authority and Development of School, Shree Kumaralingeshwara Education Society, in remote place, Shanthalli, Somwarpet Taluk, Kodagu District, as submitted vide letter dated 02.11.2023.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants 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.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.

XI. Miscellaneous

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded



environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

- ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii) The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
- iv) The project proponent 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.
- v) The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.
- vi) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vii) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- viii) The Half Yearly Compliance Reports (HYCRs) with its contents of a covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No & date, period of submission and to be sent to the Regional Office of MOEF&CC by email only at email ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.
- ix) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- x) The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- xi) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.



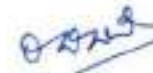
- xiii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- xiv) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xv) The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xvi) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvii) The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xviii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xix) Any appeal against this EC 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.
- xx) In case of any material supported by documents/ court orders which is contrary to the claim of the applicant and material facts produced, the SEIAA reserves the right to withdraw the EC at any point of time.

XII. Additional Condition

1. Assured water supply, commensurate with the ultimate occupancy envisaged in the project, shall be ensured before commencement of the project.
2. The project proponent shall provide adequate electrical charging stations/booth for charging E Vehicles commensurate with its usage.
3. The PP shall strictly adhere to the local Planning Authority Bye-Laws.
4. The PP shall undertake plantation in the early stage of construction.
5. The PP shall carry out Lake rejuvenation.
6. The PP shall source external water from KGWA approved water sources.
7. The PP shall comply with the observations in CCR issued by MoEF&CC
8. The PP shall grow 1000 numbers of indigenous fruit yielding trees in the early stages of construction. [Example: Mango, Jackfruit, Jamoon, champaca (Sampige), Ficus racemosa (Hattu mara), Sandalwood and Rosewood].

9. The PP shall ensure that the EC is transferred to the occupant at the time of handing over and advice the occupant to adhere to all the conditions of the EC during occupancy phase and also ensure submission of half Yearly Compliance report.
10. The STP shall be provided with Mechanical Ventilation system with appropriate provision for fresh air and exhaust.
11. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.
12. The observation in the CCR to be complied before taking up of proposed expansion.

Yours faithfully,



(B.P. Ravi)

Member Secretary,
SEIAA, Karnataka.

Copy to:

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

Signature Not Verified

Digitally signed by: Sri B. P. Ravi., IFS
Designation: Member Secretary
Date and Time: 13/11/2023 12:31:21 PM

EC COMPLIANCE REPORT

SIX MONTHLY COMPLIANCE REPORT FOR STIPULATED CONDITIONS TO ENVIRONMENTAL CLEARANCE

(MONITORING PERIOD: OCTOBER 2025 TO MARCH 2026)

Prepared for
"EMBASSY BUSINESS HUB"

AT

SURVEY NUMBER 25/1 P, 25/2, 25/3, 26, 42/5 AND 42/6 OF
VENKATALA VILLAGE, YELAHANKA HOBLI, BENGALURU
NORTH TALUK, BANGALURU URBAN DISTRICT, KARNATAKA.

PROJECT BY,

M/s. EMBASSY CONSTRUCTION PRIVATE LIMITED,

EMBASSY POINT, 1st FLOOR, #150,
INFANTRY ROAD, BENGALURU 560001

Prepared By,



AM ENVIRO ENGINEERS

[ISO 9001-2015 CERTIFIED COMPANY]

(QCI/NABET Accreditation No. NABET/EIA/2326/RA
0306_Rev01)

No. 90/1, 2nd FLOOR, RATHNAVILAS ROAD, BASAVANAGUDI,
BENGALURU - 560 004
PH. NO.: 080 2657 6577

DETAILS OF THE PROJECT

1	File No.	SEIAA 112 CON 2019 dated on 10-12-2019 & EC Corrigendum dated on 28-07-2021	SEIAA 64 CON 2023 dated on 13-11-2023
2	Project name & Type	Construction of Commercial Development Project	Construction of Commercial Development Project - Office Facility Project
3	Project Location	Survey number 25/1 P, 25/2, 25/3, 26, of Venkatahalla Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Survey number 25/1 P, 25/2, 25/3, 26, 42/5, & 42/6 of Venkatahalla Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.
4	Name of the project proponent	M/s. Embassy Construction Private Limited. Embassy Point, 1 st Floor, #150, Infantry Road, Bengaluru – 560 001.	M/s. Embassy Construction Private Limited. Embassy Point, 1 st Floor, #150, Infantry Road, Bengaluru – 560 001.
5	Total Site Area	30,148.83Sqm	57,414.79 Sqm
6	Total Built-up area	91,528.29 Sqm	2,92,017.80 Sqm
7	Project description	Comprises of 3B+G+13UF+Terrace Floor	Comprises of Building 1: 3B+G+13UF+Terrace Floor Building 2: Common Basements for all 4 Wings and Utility block, Wing 1: 3B+GF+14UF, Wing 2: 3B+GF+14UF, Wing 3: 3B+GF+14UF, Wing 4(Amenity Block): 3B+GF+2UF, Utility Block: 3B+GF+1UF, Building 3(Information Centre): GF+3UF.
8	Cost of the project	378 Crores	1055 Crores
9	STP capacity	350 KLD	350 KLD & 770 KLD
10	DG Set	3 ×1500 KVA 2 ×2000 KVA	12 ×2000 KVA
11	Monitoring period	October 2025 to March 2026.	
12	Status of the project	under operation	under Construction

COMPLIANCE TO EC CONDITIONS

Sl. No.	Condition	Compliance to Condition	
		Under Operation	Under Construction
I.	STATUTORY COMPLIANCE		
i)	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	All the approvals with respect to project development have been obtained clearance from the relevant department before construction of the proposed building which includes Environmental clearance, Consent for Establishment. Electrical NOC from BESCOM, Water Supply and underground drainage facility NOC from BWSSB and Height Clearance NOC from AAI, NOC from Fire and Emergency Rescue Services has been obtained and are attached as Annexure-1, Annexure-2, Annexure-3 and Annexure-4 respectively. Construction will be done by considering local building byelaws.	
ii)	The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	As per the National Building Code (NBC) approvals structural safety for the project has been obtained from competent authority and attached as Annexure-5 .	
iii)	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non-forest purpose involved in the project.	Not Applicable.	
iv)	The proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable.	
v)	The project proponent shall obtain Consent to Establish / Operate under the	Noted. The project proponent has obtained Consent to Establishment and Consent to	Noted.

	provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	operation under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board and the copy of the same is attached as - Annexure-6 and Annexure-7	
vi)	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	No Objection Certificate from BWSSB for providing water supply and underground drainage facilities is issued and is attached as Annexure - 2 .	No Objection Certificate from BWSSB for providing water supply and underground drainage facilities is issued and is attached as Annexure - 2 .
vii)	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	No objection Certificate from BESCOM for arranging power supply to residential & commercial building has been obtained and is attached as Annexure -1 .	No objection Certificate from BESCOM for arranging power supply to residential & commercial building has been obtained and is attached as Annexure -1 .
viii)	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	The PP states that "requirement of explosives are not envisaged for this project". However, the site houses massive backup power infrastructure: three 1500 KVA DG sets for the operational phase and twelve 2000 KVA DG sets for the expansion. The diesel storage required to run fifteen high-capacity DG sets will almost certainly exceed standard threshold limits, necessitating a Petroleum and Explosives Safety Organization (PESO) license	The PP states that "requirement of explosives are not envisaged for this project". However, the site houses massive backup power infrastructure: three 1500 KVA DG sets for the operational phase and twelve 2000 KVA DG sets for the expansion. The diesel storage required to run fifteen high-capacity DG sets will almost certainly exceed standard threshold limits, necessitating a Petroleum and Explosives Safety Organization (PESO) license

ix)	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.	Noted and will be followed.	Noted and will be followed.
x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Project proponent has obtained a LEED-Platinum Certificate on August 2022, which certifies that this building has adequate provisions for solar energy and the construction is undertaken as per ECBC provisions of Bureau of Energy Efficiency. Further, PP has also provided a Energy Analysis Report and Daylight Analysis Report from EN3.	Project proponent has obtained a LEED-Platinum Certificate on August 2022, which certifies that this building has adequate provisions for solar energy and the construction is undertaken as per ECBC provisions of Bureau of Energy Efficiency. Further, PP has also provided a Energy Analysis Report and Daylight Analysis Report from EN3.
II.	Air quality monitoring and preservation		
i)	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Dust mitigation measures are being adopted during the construction phase. There is no existing building in the project site and hence demolition activity is not applicable
ii)	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	Noted and followed.	Management plan will be drawn and implemented to contain the current exceedance if any in ambient air quality at the site.

iii)	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Noted and followed.	The air quality monitoring has been conducted at the project site. The ambient air quality monitoring reports are attached as Annexture -8.  <u>AAQ Monitoring Device</u>
iv)	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Noted. The height of the stacks is provided according to prescribed norms by using diesel of low Sulphur is being used as power back-up during operation phase and provided acoustic enclosures to DG set.	Noted and will be provided during operation phase.

v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (atleast 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Precautionary Measures have been taken by installing metal sheet barricades which surrounds the project site. Vehicles hired for bringing construction material to the site will be in good condition. All construction material is brought to the site only during daytime. <u>Barricade Photos</u>
vi)	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Vehicles hired for bringing construction material to the site are in good condition. All construction material is

			brought to the site only during daytime which are being covered by tarpaulin to avoid dust emission.
vii)	Wet jet shall be provided for grinding and stone cutting.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Noted and is being followed.
viii)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	STP treated water is used to sprinkle on the land to avoid dust emission.
ix)	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	All construction and demolition debris waste generated from the project site was stored separately and were reused for backfilling and unused construction and demolition debris waste will be disposed through KSPCB authorized vendors.
x)	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Diesel generator set which is used during construction phase are of low Sulphur content diesel type.
xi)	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used.	The gaseous emissions from DG set are dispersed through adequate stack height as per CPCB standards. Acoustic enclosure is provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel is used. The location	The gaseous emissions from DG set are dispersed through adequate stack height as per CPCB standards. Acoustic enclosure is provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel is used. The location of

	The location of the DG set, and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	of the DG set, and exhaust pipe height is as per the provisions of the Central Pollution Control Board (CPCB) norms.	the DG set, and exhaust pipe height is as per the provisions of the Central Pollution Control Board (CPCB) norms.
III.	WATER QUALITY MONITORING AND PRESERVATION		
i)	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	Construction activities will not affect the natural drainage
ii)	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	The condition was followed during construction and is not applicable as the project is under Operation Phase.	Construction activity carried out doesn't affect the natural topography and minimum cutting and filling carried out and the same will be followed in the next phase.
iii)	Total freshwater use shall not exceed the proposed requirement as provided in project details.	Care is being taken to ensure that the freshwater requirement will be as provided in the project details.	Care will be taken to ensure that the freshwater requirement will be as provided in the project details.
iv)	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted	Noted and the record will be submitted along with the compliance once the project comes under fully operation phase.
v)	A certificate shall be obtained	Noted and will be followed as per the local authority. NOC	

	from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.	from BWSSB for assured supply of water for this project is attached in Annexure -2 .	
vi)	At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted and sufficient area has been reserved for landscape to develop trees by providing native species.  <u>Green Belt Area</u>	
vii)	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual pipe plumbing has been installed for the project of operational units; fresh water is being used for drinking and recycled water for flushing, landscape irrigation, HVAC and car washing purpose.	Noted and will be followed.
viii)	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project	Water Efficient Green Sanitary Fixtures is being used to reduce water consumption.	Water Efficient Green Sanitary Fixtures will be used to reduce water consumption.

	area.		
ix)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Dual plumbing system has been implemented. Wastewater will be treated in STP and the treated water will be used for non-portable purposes.	Noted and will be followed.
x)	The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so, the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	STP treated water is being used for construction purposes.
xi)	The local bye-law provisions on rainwater harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.	Rainwater harvesting system is implemented by provision of tank and recharge pits to recharge ground water.  <u>Rainwater Tank Photos</u>	Noted will be followed.

xii)	A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Provisions for rainwater harvesting will be given. The ground water will not be withdrawn without approval from the Competent Authority.	Provisions for rainwater harvesting will be given once the project comes into operation phase. The ground water will not be withdrawn without approval from the Competent Authority.
xiii)	All recharge should be limited to shallow aquifer.	Recharge structures provided are of shallow aquifer.	Recharge structures provided will be limited to shallow aquifer.
xiv)	No ground water shall be used during construction phase of the project.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	Noted and STP treated water is used in the construction process.
xv)	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Noted.	Noted.
xvi)	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring	Rainwater harvesting tank of capacities 150 cum and 300 cum, the report of the same is being submitted along with six monthly Monitoring reports	Noted and will be followed once the project comes under operation.

	reports.		
xvii)	Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.	The generated Sewage is being treated in the STP based on SBR Technology with tertiary treatment i.e. Ultra-Filtration. The treated effluent from STP will be re-used for flushing, landscaping and HVAC. No treated water will be discharged to the municipal drain.	Noted.
xviii)	No sewage or untreated effluent water would be discharged through storm water drains.	Untreated effluent water is not discharged through storm water drains.	Untreated effluent water is not discharged through storm water drains and the same will be followed.
xix)	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.	Noted. There is no water body within or adjacent to the project site. (Yelahanka Lake is present at a distance of 610 m from the project site)	Noted. There is no water body within or adjacent to the project site.
xx)	Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and	Sewage treatment plant of 350 KLD capacity has been installed at the project site. Treated wastewater will be reused on site for landscape, flushing and HVAC.  <u>HVAC Tank</u>	Proposed 770 KLD capacity will be installed at the project site. Treated wastewater will be reused on site for landscape, flushing and HVAC.

	Climate Change Natural treatment systems shall be promoted.		
		<u>STP Plant</u>	
xxi)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the Odour problem from STP.	Water is treated and monitored regularly Also necessary mitigation measures are taken to avoid Odour problem from STP.	Water is treated and monitored regularly Also necessary mitigation measures will be taken to avoid Odour problem from STP when the project comes under operation.
xxii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	STP sludge will be used for gardening as manure.	Noted. STP sludge will be used for gardening as manure.
IV. NOISE MONITORING AND PREVENTION			
i)	Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be	Noted and followed.	All construction works are being carried out during day shift only. Barricades have been raised all along the boundary of the project site to avoid dust movement outside the project site. We will take utmost care and ensure that there is no noise nuisance.

	made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.		 <u>Barricade photo</u>
ii)	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noted and followed.	Noise level survey had been carried out and Noise level report is attached as Annexure-8.  <u>Noise Monitoring Photo</u>
iii)	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Noted and followed.	Proper mitigation measures is taken to avoid noise nuisance created during construction phase and Acoustic enclosures has been installed to the DG sets.
iv)	The project proponent shall ensure the time specification prescribed by the Honorable High Court of Karnataka in WP. No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different	Noted and project proponent is complying with this direction of Honorable High Court of Karnataka ensuring time specification of workers.	Noted and project proponent is complying with this direction of Honorable High Court of Karnataka ensuring time specification of workers.

	activities involved in construction work		
V. ENERGY CONSERVATION MEASURES			
i)	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Project proponent has obtained a LEED-Platinum Certificate on August 2022, which certifies that this building has adequate provisions for solar energy and the construction is undertaken as per ECBC provisions of Bureau of Energy Efficiency. Further, PP has also provided a Energy Analysis Report and Daylight Analysis Report from EN3.	
ii)	Outdoor and common area lighting shall be LED.	A LED light has installed in common areas and outdoors.	
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted, Energy Conservation Building code, 2007 will be fully complied.	
iv)	Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted, Energy Conservation Building code, 2007 will be fully complied with. LED lights are installed in common areas and outdoor before commissioning of project.	
v)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1%	Solar power panels are installed in the terrace area to generate power and same will be used within the project to	Noted, Energy Conservation Building code, 2007 will be fully complied with. LED lights are installed in

	of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	reduce power demand on the grid.  <u>Solar Panels Installation</u> <u>Photos</u>	common areas and outdoor before commissioning of project.
vi)	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted and solar power is used for lighting to reduce the power load on grid.	Noted.
VI.	Waste Management		

i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Model test report of Organic waste converter from Luminique Innovations Private Limited is being obtained.	Noted, when the project is comes under operation will obtaining the certificate from competent Authority.
ii)	Disposal of muck during construction phase shall 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.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	The construction debris are laid along the proposed interconnected roads as base layers. This could marginally save on the construction of road and solve the problem of the disposable of construction debris. Unusable cement bags are collected manually and returned to them.
iii)	Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted. Dry and wet waste are segregated separately and is followed by providing separate bins.  <u>Dry and Wet waste sorting</u>	Noted and will be followed.
iv)	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Organic Waste Converter is installed within the premises to treat organic waste generated from the project.	Noted, will be installing the Organic waste Converter within the premises.
v)	All non-biodegradable	All non-biodegradable waste	All non-biodegradable

	waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	is handed over to KSPCB authorized recyclers.	waste will be handed over to KSPCB authorized recyclers.
vi)	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	Waste oil from DG set is the only hazardous waste generated during construction and operation phase. Which will be disposed off safely to KSPCB authorized recycler.
vii)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.
viii)	Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in construction.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	PP is using RMC as construction material and RMC will invariably have 15-18% of fly ash in the same.
ix)	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	Waste from construction and demolition activities follows the Construction and Demolition waste management rules, 2016.

	Management Rules, 2016.		
x)	Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Used CFLs/TFLs/LED will be properly collected and disposed off for recycling as per the normal guidelines/ rules of the regulatory authority to avoid mercury contamination.	Used CFLs/TFLs/LED will be properly collected and disposed off for recycling as per the normal guidelines/ rules of the regulatory authority to avoid mercury contamination.
VII.	GREEN COVER		
i)	No tree cutting/transplantation should be carried out unless exigencies demand. Where necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted and is being followed.	Noted and is being followed.
ii)	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Noted and sufficient area has been reserved for landscape to develop trees by providing native species. The land will be planted with native species. The species with heavy foliage, broad leaves and wide canopy cover will be planted.	Noted.

iii)	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).	Noted.	Noted.
iv)	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	During construction phase the construction activities involve excavation and land filling which adversely affects the soil erosion. To avoid this, top layer of soil was stored and covered with tarpaulin and same has been reutilized for landscape development within the project site.
VIII.	TRANSPORT		
i)	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. - Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. - Traffic calming	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI) will be prepared to include motorized, non-motorized, public, and private networks. Road will be designed with due consideration for environment, and safety of users.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI) will be prepared to include motorized, non-motorized, public, and private networks. Road will be designed with due consideration for environment, and safety of users.

	measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.		
ii)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	During construction phase the Vehicles hired for bringing construction material to the site is in good condition and well maintained. All construction material is brought to the site only during daytime. 
iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management	Noted and will be followed.	Noted and will be followed.

	plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.		
iv)	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.	Traffic movement has taken care at the project site during the operation phase and security person is engaged to regulate the traffic movement from the project site	Traffic movement has taken care at the project site during the construction phase and security person is engaged to regulate the traffic movement from the project site.
IX.	HUMAN HEALTH ISSUES		
i)	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris on working in any area with dust pollution shall be provided with dust mask.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	All workers are working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution is provided with dust mask.
ii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	A labour colony was maintained in nearby location. It was seen that necessary facilities like toilets, RO drinking water, First Aid Room with a Doctor and Nurse is also made available in the project along with an emergency vehicle to address any eventuality in the project site during construction phase.
iii)	For indoor air quality the ventilation provisions as	Ventilation and indoor air quality will be properly	Ventilation and indoor air quality will be properly

	per National Building Code of India.	maintained as per National Building Code of India.	maintained as per National Building Code of India.
iv)	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	We have well-defined EHS Policy and have constituted an EMC for overseeing all environment related issues. We have submitted a copy of the Emergency Preparedness Plan on Hazard Identification and Risk Assessment and Disaster Management Plan prepared by their internal team. EHS policy is Attached aa Annexture-9 .
v)	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	The conditions were followed during construction and is not applicable as the project is under Operation Phase.	A labour colony was maintained in nearby location. It was seen that that necessary facilities like toilets, RO drinking water, First Aid Room with a Doctor and Nurse is also made available in the project along with an emergency vehicle to address any eventuality in the project site during construction phase.
vi)	Occupational health surveillance of the workers shall be done on a regular basis.	The applicant established a First Aid Facility with a doctor and a nurse to look after health-related issues of workers. Annually	The applicant established a First Aid Facility look after health-related issues of workers. Annually
vii)	A First Aid Room shall be provided in the project both during construction and operations of the project.	undertaking health surveillance programs and also maintaining records as per Rules. Further, prior to engagement of these workers in the site, PP is conducting pre-employment medical check up's and records maintained. Further, PP has kept an emergency vehicle available with First Aid Facility to address any eventuality in the project site.	undertaking health surveillance programs and also maintaining records as per Rules. Further, prior to engagement of these workers in the site, PP is conducting pre-employment medical check up's and records maintained. Further, PP has kept an emergency vehicle available with First Aid Facility to address any eventuality in the project site.

		 <u>First Aid Room</u>	
X.	CORPORATE ENVIRONMENT RESPONSIBILITY		
i)	The project proponent shall comply with provision contained in OM vide F.No; 22-65/2017-IA.III dated 1st May 2018, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Development /Maintenance of Yelahanka Lake after obtaining approval from competent Authority and Development of School, Shree Kumaralingeshwara Education Society, in remote place, Shanthalli, Somwarpet Taluk, Kodagu District, as submitted vide letter dated 02.11.2023.	Noted. The CER activities has been conducted as per the requirement and documents. The project proponent has taken Corporate Environment Responsibility towards providing the education facilities and development of Sri Kumaralingeshwara Education society, Shanthalli, Somwarpet Taluk.	Noted. The CER activities has been conducted as per the requirement and documents.

ii)	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation Of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	The company is having a well laid down environmental policy duly approved by the Board of Directors.	The company is having a well laid down environmental policy duly approved by the Board of Directors.
iii)	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, Who Will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants 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	Environmental engineer has been assigned to take care of the environmental aspects and he will be updating the same with the management which will be executing the project.	Environmental engineer has been assigned to take care of the environmental aspects and he will be updating the same with the management which will be executing the project.

	fund to maintain the environment cell.		
iv)	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six-Monthly Compliance Report.	Noted and will be complied.	Noted and will be complied.
XI.	MISCELLANEOUS		
i)	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Noted.	Noted.

ii)	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Noted and followed.	Noted and followed.
iii)	The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.	Noted and followed.	Noted and is followed.
iv)	The project proponent shall not use Kharab land 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.	Noted and will be followed.	Noted and will be followed.
v)	The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/ commercial purpose and DG set and shall ensure that PNG is supplied for both	Noted and will be followed.	Noted and will be followed.

	commercial and for DG sets instead of other type of fuels.		
vi)	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and is being followed, we are being submitting the status of compliance of the stipulated environment clearance conditions, including results of monitored data.	Noted and is being followed, we are being submitting the status of compliance of the stipulated environment clearance conditions, including results of monitored data.
vii)	The project proponent shall submit six- monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Six- monthly compliance report is being submitted on a regular basis.	Six- monthly compliance report is being submitted on a regular basis.
viii)	The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance report, and environmental monitoring date has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No. & date, period of submission and to be sent to the Regional Office MOEF&CC by email only at email ID rosz.bng- mefcc@gov.in Hard copy of HYCRs shall not be acceptable.	Noted and here we are submitting The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance report and environmental monitoring reports with other annexures.	Noted and here we are submitting The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance report and environmental monitoring reports with other annexures.

ix)	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted and is followed.	Noted and is followed.
x)	The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Financial closure and final approval of the project by the concerned authorities will be submitted to Regional Office as well as the Ministry of Environment, Forest and Climate Change.	Financial closure and final approval of the project by the concerned authorities will be submitted to the Regional Office as well as the Ministry of Environment, Forest and Climate Change.
xi)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noteds.	Noted.
xii)	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Noted and followed.	Noted and will be followed.
xiii)	No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent	No further expansion or modifications in the plan will be carried out without prior Environmental Clearance from the competent authority.	No further expansion or modifications in the plan will be carried out without prior Environmental Clearance from the competent authority.

	authority.		
xiv)	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted. We will always abide to the terms and conditions of the concerned authorities.	Noted. We will always abide to the terms and conditions of the concerned authorities.
xv)	The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted. We will always abide to the terms and conditions of the concerned authorities.	Noted. We will always abide to the terms and conditions of the concerned authorities.
xvi)	The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.	Noted.
xvii)	The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Complete cooperation will be extended to the officials during their inspection.	Complete cooperation will be extended to the officials during their inspection.
xviii)	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act,	Noted. We will always abide to the terms and conditions of the concerned authorities.	Noted. We will always abide to the terms and conditions of the concerned authorities.

	1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.		
xix)	Any appeal against this EC 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.	Noted.	Noted.
xx)	In case of any material supported by documents/ court orders which is contrary to the claim of the applicant and material facts produced, the SEIAA reserves the right to withdraw the EC at any point of time.	Noted and We will always abide to the terms and conditions of the concerned authorities.	Noted and We will always abide to the terms and conditions of the concerned authorities.
XII.	ADDITIONAL CONDITIONS		
1	Assured water supply, commensurate with the ultimate occupancy envisaged in the project, shall be ensured before commencement of the project.s	Noted and will be followed.	Noted and will be followed.
2	The project proponent shall provide adequate electrical charging stations/booth for	Noted	Noted.

	charging E Vehicles commensurate with its usage.		
3	The PP shall strictly adhere to the local Planning Authority Bye-Laws	Noted and will be followed as per the condition.	Noted and will be followed as per the condition.
4	The PP shall undertake plantation in the early stage of construction	Noted and followed.	Noted and is followed.
5	The PP shall carry out Lake rejuvenation	Noted and will be followed.	Noted and will be followed.
6	The PP shall source external water from KGWA approved water sources.	Noted and will be followed.	Noted and will be followed.
7	The PP shall comply with the observations in CCR issued by MoEF&CC.	Noted and will be followed.	Noted and will be followed.
8	The PP shall grow 1000 numbers of indigenous fruit yielding trees in the early stages of construction. [Example: Mango, Jackfruit, Jamoon, champaca (Sampige), Ficus racemosa (Hatti mara), Sandalwood and Rosewood].	Noted and fruit yielding trees are grown in the early stages of construction.	Noted and fruit yielding trees are grown in the early stages of construction.
9	The PP shall ensure that the EC is transferred to the occupant at the time of handing over and advice the occupant to adhere to all the conditions of the EC during occupancy phase and also ensure submission of half Yearly Compliance report.	Noted and will be followed.	Noted and will be followed.
10	The STP shall be provided with Mechanical Ventilation system with appropriate provision for fresh air and exhaust.	Noted. STP has been provided with Mechanical Ventilation system.	Noted. STP will be provided with Mechanical Ventilation system.

11	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.	Management of Solid waste, e-waste and plastic waste are carried out according to rules, 2016.	Management of Solid waste, e-waste and plastic waste are carried out according to rules, 2016.
12	The observation in the CCR to be complied before taking up of proposed expansion.	Noted and will be followed.	Noted and will be followed.

ANNEXURE - 1



ಬೆಂಗಳೂರು ವಿದ್ಯುತ್ ಸರಬರಾಜು ಕಂಪನಿ ನಿಯಮಿತ

(ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಪೂರ್ಣ ಸ್ವಾಮ್ಯಕ್ಕೆ ಒಳಪಟ್ಟಿದೆ)

ಸಂಖ್ಯೆ: ಮುಇ(ಎ)/ಬೆಂಉವ/ಅಇ(ಎ)/ಸಇಂ(ಎ)-1/19-20/
ಲಗುತು:

5677-80

ಮುಖ್ಯ ಇಂಜಿನಿಯರ್ (ಎ) ರವರ ಕಛೇರಿ,
ಬೆವಿಕಂ ಬೆಂ.ಮ.ಕ್ಷೇ. ಉತ್ತರ ವಲಯ,
#8, ನಂದಿದುರ್ಗ ರಸ್ತೆ,
ಬೆನ್‌ಸನ್ ಟೌನ್, ಬೆಂಗಳೂರು-46.

ಇ-ಮೇಲ್: ceenz@bescom.co.in
cebmaznorth@gmail.com

ದಿನಾಂಕ: 23 MAR 2020

ಗೆ,

ಶ್ರೀಮತಿ ಸುರೇಖಾ ಮತ್ತು ಇತರರು,
ಪ್ರತಿನಿಧಿಸುತ್ತಿರುವವರು ಮೆ|| ಎಂಬಿಸಿ ಕನ್‌ಸ್ಟ್ರಕ್ಷನ್ ಪ್ರೈ. ಲಿ.,
ಸ.ನಂ. 25/2, 25/3 & 26, ವೆಂಕಟಾಲ ಗ್ರಾಮ,
ಯಲಹಂಕ ಹೋಬಳಿ, ಬೆಂಗಳೂರು.

ಪಾಸ್ಕರೇ,

ವಿಷಯ: ಹೆಚ್ಚಾಳ ವಿಭಾಗದ, 3-7 ಉಪವಿಭಾಗ ವ್ಯಾಪ್ತಿಯ, ಯಲಹಂಕ ಹೋಬಳಿ, ವೆಂಕಟಾಲ ಗ್ರಾಮದ ಸರ್ವೆ ಸಂ. 25/2, 25/3 & 26 ರಲ್ಲಿ ಶ್ರೀಮತಿ ಸುರೇಖಾ ಮತ್ತು ಇತರರು, ಪ್ರತಿನಿಧಿಸುತ್ತಿರುವವರು ಮೆ|| ಎಂಬಿಸಿ ಕನ್‌ಸ್ಟ್ರಕ್ಷನ್ ಪ್ರೈ. ಲಿ., ರವರು ನಿರ್ಮಿಸಲುದ್ದೇಶಿಸಿರುವ ಪಾಣಿಚ್ಚ ಕಟ್ಟಡಕ್ಕೆ ಒಟ್ಟು 5373 ಕೆ.ವಿ. ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ಹೆಚ್.ಟಿ. ಆಧಾರದ ಮೇಲೆ ನೀಡುವ ಸಂಬಂಧ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ನೀಡಲು ಅನುಮೋದನೆ ಕೋರಿ ಸಲ್ಲಿಸಿರುವ ಪ್ರಸ್ತಾವನೆಯ ಕುರಿತು.

- ಉಲ್ಲೇಖ: 1. ಶ್ರೀಮತಿ ಸುರೇಖಾ ಮತ್ತು ಇತರರು, ಪ್ರತಿನಿಧಿಸುತ್ತಿರುವವರು ಮೆ|| ಎಂಬಿಸಿ ಕನ್‌ಸ್ಟ್ರಕ್ಷನ್ ಪ್ರೈ. ಲಿ., ರವರ ಪತ್ರ ದಿನಾಂಕ: 20.08.2019.
2. ಅಧೀಕ್ಷಕ ಇಂಜಿನಿಯರ್(ಎ), (ವಾ. ಕಾ & ಪಾ), ಬೆಂಗಳೂರು ಉತ್ತರ ವೃತ್ತ, ಬೆವಿಕಂ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ: SEE/BCN/EEE(O)/AEE-2/5338-40 ದಿ: 23.10.2019.
3. ಈ ಕಛೇರಿ ಪತ್ರ ಸಂಖ್ಯೆ: CEE/BMAZ-N/SEE(O)/AE-1/19-20/3246-47 ದಿ: 23.10.2019.
4. ಮುಖ್ಯ ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು(ಎ), ಆಪರೇಷನ್, ಬೆ.ವಿ.ಕಂ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ: ಬಿ-18/ ಮುಪ್ರವ್ಯ(ಕಾ)/ ಉಪ್ರವ್ಯ-3/ಸಪ್ರವ್ಯ-3/ಬಿ-18/ಕ-533(87)/19-20/11513 ದಿ: 18.03.2020

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಹೆಚ್ಚಾಳ ವಿಭಾಗದ, 3-7 ಉಪವಿಭಾಗ ವ್ಯಾಪ್ತಿಯ ಯಲಹಂಕ ಹೋಬಳಿ, ವೆಂಕಟಾಲ ಗ್ರಾಮದ, ಸ.ನಂ. 25/2, 25/3 & 26, ರಲ್ಲಿ ಶ್ರೀಮತಿ ಸುರೇಖಾ ಮತ್ತು ಇತರರು, ಪ್ರತಿನಿಧಿಸುತ್ತಿರುವವರು ಮೆ|| ಎಂಬಿಸಿ ಕನ್‌ಸ್ಟ್ರಕ್ಷನ್ ಪ್ರೈ. ಲಿ., ರವರು ನಿರ್ಮಿಸಲುದ್ದೇಶಿಸಿರುವ ಪಾಣಿಚ್ಚ ಕಟ್ಟಡಕ್ಕೆ ಒಟ್ಟು 5373 ಕೆ.ವಿ. ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ಹೆಚ್.ಟಿ. ಆಧಾರದ ಮೇಲೆ ನೀಡುವ ಸಂಬಂಧ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ನೀಡುವ ಪ್ರಸ್ತಾವನೆಗೆ, ಮುಖ್ಯ ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು(ಎ), ಆಪರೇಷನ್, ಬೆ.ವಿ.ಕಂ ರವರು ಉಲ್ಲೇಖ-4 ರ ಪತ್ರದಲ್ಲಿ ಅನುಮೋದನೆ ನೀಡಿರುವಂತೆ, ಈ ಕೆಳಕಂಡ ಪರದ್ದಿಗೆ ಒಳಪಟ್ಟ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

- ತಾವು ಒಟ್ಟು 5373ಕೆ.ವಿ. ನಿಯತ ವಿದ್ಯುತ್ ಸಂಪರ್ಕ ಪಡೆಯುವ ಸಂಬಂಧ ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ 220/66/11 ಕೆ.ವಿ. ಮಟ್ಟಿನಹಳ್ಳಿ ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರದಲ್ಲಿ ನೂತನ 11 ಕೆ.ವಿ. ಸೂಕ್ತ ಟ್ರೇಸರ್ ಅನ್ನು ಅಳವಡಿಸಿ, ಅಲ್ಲಿಂದ ಮುಂದಕ್ಕೆ ನೂತನ 11 ಕೆ.ವಿ. ಮಾರ್ಗವನ್ನು 3*400 ಚ.ಮಿ.ಮೀ. ಹೆಚ್.ಟಿ. ಭೂಗತ ಕೇಬಲ್‌ನೊಂದಿಗೆ ತಮ್ಮ ಆವರಣದವರೆಗೆ ಸುಮಾರು 8.0 ಕಿ.ಮೀ. ಗಳಷ್ಟು ದೂರ ಅಳವಡಿಸುವುದು ಹಾಗೂ ಭೂಗತ ಕೇಬಲ್‌ನ ಮಾರ್ಗದಲ್ಲಿ 08 ಸಂಖ್ಯೆಯ ಒಡಗಿಗಳನ್ನು ಅಳವಡಿಸುವುದು.
- ತಾವು ಒಟ್ಟು 5373ಕೆ.ವಿ. ವರ್ಯಾಯ ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ಪಡೆಯುವ ಸಂಬಂಧ ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ 66/11 ಕೆ.ವಿ. ಕೆ.ಹೆಚ್.ಬಿ ಯಲಹಂಕ ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರದಲ್ಲಿ ನೂತನ 11 ಕೆ.ವಿ. ಸೂಕ್ತ ಟ್ರೇಸರ್ ಅನ್ನು ಅಳವಡಿಸಿ, ಅಲ್ಲಿಂದ ಮುಂದಕ್ಕೆ ನೂತನ 11 ಕೆ.ವಿ. ಮಾರ್ಗವನ್ನು 3*400 ಚ.ಮಿ.ಮೀ. ಹೆಚ್.ಟಿ. ಭೂಗತ ಕೇಬಲ್‌ನೊಂದಿಗೆ

ತಮ್ಮ ಆವರಣದವರಿಗೆ ಸುಮಾರು 8.0 ಕಿ.ಮೀ ಗಳಷ್ಟು ದೂರ ಅಳವಡಿಸುವುದು ಹಾಗೂ ಭೂಗತ ಕೇಬಲ್‌ನ ಮಾರ್ಗದಲ್ಲಿ 08 ಸಂಖ್ಯೆಯ ಒಡಿಗಳನ್ನು ಅಳವಡಿಸುವುದು.

3. ತಾವು ತಮ್ಮ ಆವರಣದಲ್ಲಿ DAS Compatible 2ಒಡಿ+1ವಿಎಲ್ ಆರ್.ಎಮ್.ಯು ಉಪಕರಣವನ್ನು ನಿಯತ ಮತ್ತು ಪರ್ಯಾಯ ವಿದ್ಯುತ್ ಮಾರ್ಗದ ಸಂಪರ್ಕವನ್ನು ಜೋಡಣೆ ಮಾಡಲು ಅಳವಡಿಸಿಕೊಳ್ಳುವುದು.
4. ಸದರಿ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರದ ಸಿಂಧುತ್ವದ ಅವಧಿಯು ಅನುಮೋದನೆ ನೀಡಿದ ದಿನದಿಂದ 2 ವರ್ಷಗಳಿಗೆ ಮಾತ್ರ ಸೀಮಿತವಾಗಿದ್ದು, ವಿದ್ಯುತ್ ಸರಬರಾಜು ಮಾಡಲು ಮಂಜೂರಾತಿ ನೀಡುವ ಅವಧಿಯಲ್ಲಿ ನಿಯತ ಹಾಗೂ ಪರ್ಯಾಯ ವಿದ್ಯುತ್ ಸರಬರಾಜು ವ್ಯವಸ್ಥೆ ಕುರಿತು ಮರುಪರಿಶೀಲಿಸಲಾಗುವುದು.
5. ಭವಿಷ್ಯದಲ್ಲಿ ತಮ್ಮ ಕೋರಿಕೆಯು 7500 ಕೆ.ವಿ.ಎ ಮೀರಿದಲ್ಲಿ ತಾವು ತಮ್ಮ ಆವರಣದಲ್ಲಿ ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ 66/11 ಕೆವಿ ವಿದ್ಯುತ್ ವಿತರಣಾ ಕೇಂದ್ರವನ್ನು ಸ್ಥಾಪಿಸಿಕೊಳ್ಳುವುದು. ತಮ್ಮ ಆವರಣದಲ್ಲಿ 50X80 ಮೀಟರ್ ಅಳತೆಯ ಸ್ಥಳವನ್ನು 66/11ಕೆವಿ ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರವನ್ನು ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ/ಕವಿಪ್ರನಿ ನಿ ವತಿಯಿಂದ ಸ್ಥಾಪಿಸಲು ಮೀಸಲಿಡತಕ್ಕದ್ದು.
6. ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರದಿಂದ ಬರುವ ಯಾವುದೇ ಭಾದ್ಯತೆಗಳಿಗೆ ಬೆವಿಕಂ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.
7. ತಮ್ಮ ಆವರಣದಲ್ಲಿ ಯಾವುದೇ ಬೆವಿಕಂ/ಕೆಪಿಟಿಸಿಎಲ್ ವಿದ್ಯುತ್ ಮಾರ್ಗಗಳು ಹಾದು ಹೋಗುತ್ತಿದ್ದಲ್ಲಿ ಅವುಗಳನ್ನು ಭಾವಿ ಗ್ರಾಹಕರೇ ಬೆವಿಕಂ ನಿಯಮಗಳಿಗೆ ಅನುಸಾರವಾಗಿ ತಮ್ಮ ಸ್ವಂತ ವಿರ್ಚಿನಲ್ಲಿ ಸ್ಥಳಾಂತರಗೊಳಿಸುವುದು.
8. ತಮ್ಮ ಆವರಣದಲ್ಲಿ, ಮುಂಬರುವ ದಿನಗಳಲ್ಲಿ ವಿದ್ಯುತ್ ಸಂಪರ್ಕಕ್ಕಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದಾಗ ನಿಯತ ಹಾಗೂ ಪರ್ಯಾಯ ವಿದ್ಯುತ್ ವ್ಯವಸ್ಥೆಯನ್ನು ಅಂದಿನ ಕಾರ್ಯಸಾಧ್ಯತಾವರದಿಗೆ ಅನುಗುಣವಾಗಿ ಪರಿಗಣಿಸಲಾಗುವುದು.
9. ಮೇಲ್ಕಂಡ ಆವರಣದಲ್ಲಿ ಬರುವ ವಿವಿಧ ಕಟ್ಟಡಗಳಿಗೆ ಬೆವಿಕಂ ನಿಯಮಗಳಿಗೆ ಅನುಸಾರವಾಗಿಯೇ ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ಒದಗಿಸಲಾಗುವುದು ಹಾಗೂ ಭಾವಿ ಗ್ರಾಹಕರು ಹಾಲಿ ಚಾಲ್ತಿಯಲ್ಲಿರುವ ಕರ್ನಾಟಕ ಕೆ.ಇ.ಆರ್.ಸಿ ನಿಬಂಧನೆಗಳನ್ನು ಮತ್ತು ವಿದ್ಯುತ್ ಸರಬರಾಜು ನಿಯಮಾವಳಿಗಳನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಪಾಲಿಸತಕ್ಕದ್ದು.
10. ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ತಾವು ಬಿಡಿಎ/ಬಿಬಿಎಂಪಿ ಅಥವಾ ತತ್ಸಂಬಂಧ ಇಲಾಖೆಗಳಿಂದ ಬಹುಮಹಡಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ನಕ್ಷೆ ಪಡೆಯಲು ನೀಡಲಾಗಿದೆ ವಿನಹ ಬೆವಿಕಂ ಯಾವುದೇ ವಿದ್ಯುತ್ ಮಂಜೂರಾತಿ ನೀಡಲು ಬದ್ಧವಾಗಿರುವುದಿಲ್ಲ. ವಿದ್ಯುತ್ ಕೋರಿಕೆಯನ್ನು ಆ ವೇಳೆಯಲ್ಲಿ ತಾಂತ್ರಿಕ ಕಾರ್ಯ ಸಾಧ್ಯತೆಯನ್ನು ಪರಿಶೀಲಿಸಿ ನೀಡಲಾಗುವುದು.

ತಮ್ಮ ದಿಕ್ಸಾಸಿ,

ಮುಖ್ಯ ಇಂಜಿನಿಯರ್ (ವಿ),

ಬೆಂ.ಮ.ಕ್ಷೇ.ದ (ಉತ್ತರ), ಬೆವಿಕಂ, ಬೆಂಗಳೂರು.

ANNEXURE - 2



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

NO OBJECTION CERTIFICATE (NOC)

To

Embassy Construction Pvt Ltd
Embassy point 1st floor
150 Infantry road, Bangalore
Infantry road
560001

Sir,

Sub: Issue of No Objection Certificate for the proposed Commercial Building at No1368 Sy no 25/2,25/3 and 1339 Sy no 26, Venkatal, Yelahanka, Bangalore 560064

Ref: 1) Application Number: BWSSB-NOC-2020-5-52-052811412652

2) Date of Application: 2020-05-28

3) Demand Note Generation Date: 2020-06-16

4) NOC Generation Date: 2021-02-18

The "No Objection Certificate" from BWSSB for providing water supply and underground drainage facilities is issued subject to the following conditions:

1. The NOC (no objection certificate) document issued shall not be considered as the substitution for any statutory rules governing the state and can't set aside the competent authorities to enforce / impose the restrictions with respect to rules under town/country planning, Buffer zones of lakes and drains etc.
2. The NOC issued is solely on the information provided by applicant while submitting the NOC application online without inspection of site by BWSSB. If any discrepancies/ malafide information are found in the submitted application BWSSB is not responsible and the NOC issued is not valid/and it is Null & Void
3. The builder/ developers should abide the "Acts, Rules and Regulations of BWSSB" issued time to time.
4. The builder/ developer has to pay the necessary prorata and other charges towards the building as specified by the Board prevailing at the time of sanction of water supply and sanitary connection.
5. Builder/ developer has to bear the cost of pipeline estimate for both water supply and U.G.D lines, if there is no network near by the premises or requires up gradation of existing system at the time of sanctioning of connection.
6. NOC issued should be produced at the time of availing connection along with plan.
7. The difference in amount collected towards NOC and GBWASP charges, between the proposed area & actual construction area shall be paid at the time of seeking water supply and sanitary connections.
8. Under any circumstances, the NOC charges collected will not be refunded.
9. The treated water shall be used for construction purposes.
10. As per BWSSB Act Section 72(A) and relevant regulations, Rain Water Harvesting is mandatory, the applicant has to make necessary provisions for harvesting rain water. Letting out rain water into the Board sewer line is strictly prohibited as per Sec 72. The builder/developer should not provide sanitary points in cellar or Basement floor.
11. As per Bangalore Sewerage regulation 4(A) Adoption of STP & dual piping system is mandatory for the below mentioned buildings
 - i) Residential buildings consisting of 20 and above apartments or measuring 2000 sqm and above whichever is lower; or
 - ii) Commercial building measuring 2,000 sqm and above; or
 - iii) Buildings of educational institutions measuring 5,000 sqmtrs and above.Accordingly the owner / developer has to set up suitable sewage treatment plant as per KSPCB and NGT orders for treating the waste water generated in their premises to achieve the standards. Consent for operation of STP from KSPCB is mandatory.
12. This NOC is issued subject to condition that applicant/builder/owner should not discharge the treated sewage into BWSSB sewer network and should not discharge the untreated sewage into storm water drain and the applicant is solely responsible for any environmental pollution due to the same.
13. The owner / developer is abide to the notification regarding Environment Impact Assessment issued from department of Forest, Ecology and environment from time to time and the directions issued in the NGT orders.
14. The orders of the National Green Tribunal (NGT) original application No.222/2014. Principal Bench New Delhi, Forward Foundation and others vs. State of Karnataka and others should be followed stringently
15. Owner / Developer has to provide internal meters and Automatic water level control system as per the BWSSB regulation 43(A)-Obligation

- to provide internal meters and 43(B) - Obligation to provide Automatic water level control system
16. The building including basement should be above the High Flood level of adjacent valleys, storm water drain, low lying area.
 17. STP operation log book should be maintained duly incorporating other details such as test results etc.,
 18. Chartered energy meter should be installed for STP duly obtaining permission from BESCOM.
 19. Authorized personnel from Board & other Government Departments are empowered to inspect the STP without prior intimation & randomly at any time.
 20. For NOC to layouts, the applicant has to ear-mark the land if required for construction of GLR, OHT, sump tank, pump house service station etc., and land should be handed over to BWSSB "free of cost".
 21. If any BWSSB lines are passing through the premises, the necessary shifting charges has to be borne by the builder/ developers. Further, set back has to be provided as directed by Board for safety of the pipelines.
 22. BWSSB reserves the right to sanction or reject the water supply or UGD Connections without assigning any reasons. The quantity and pressure of water will not be assured.
 23. Land acquired or notified for BWSSB infrastructure development or earmarked for BWSSB works should not be encroached or any structures constructed. If violated, penal action will be initiated.
 24. Necessary approval should be obtained from BWSSB/Karnataka Ground Water Authority before sinking Borewells in the premises.

The Proposed project is for Commercial Purpose and Building consists of 3BF+GF+14 Upper floors with the total Builtup area 93458.37 Smt. The premises comes under CMC/TMC area

The Developer has paid an amount of **Rs. 32,71,044/-** towards No Objection Certificate charges.

The NOC issued to the above premises based on Interim order of Hon'ble High Court of Karnataka in the Writ Petition vide No.12836/2020 dated:13.11.2020. The Advance Probable Prorata charges Rs.84,11,254/- and GBWASP / BCC Charges of Rs.1,40,83,803/- shall be payable based on the final outcome of the Hon'ble Court Order in said Writ Petition.

Note:

1. The NOC is issued on the condition that the Advance Probable Prorata charges and GBWASP/BCC charges shall be payable based on the final outcome of the Hon'ble High Court Order in said Writ Petition.
2. Water supply to your premises can be assured subject to availability.
3. The current NOC shall be only for the plan submitted for the above property & the applicant shall obtain the revised NOC from BWSSB for any modification in the plan.
4. The cost of additional strengthening work or change in tapping / disposal point has to be borne by the builder / owner, at the time of sanctioning the water supply & UGD connection as per the prevailing rules and regulation.
5. NOC issued by the Board will be valid for three (3) years only from the date of issue of NOC. NOC issued will be revoked if any dispute arises at any stage.

Yours faithfully

Signature Not Verified

Signed By:Devaraja M
Signing Time: 18-02-2021 17:41:56
Signing Reason: NOC Approval
Location: Bangalore Water Supply and Sewerage Board,
Bangalore

Chief Engineer(West)

BWSSB

ANNEXURE - 3



मालिक का नाम एवं पता

OWNERS Name & Address

M/s.EMBASSY CONSTRUCTIONS PRIVATE LIMITED
Represented by its Authorized Signatory H.N.Ravindra.
#150, 1st Floor, Embassy Point, Infantry Road, Bangalore,
Infantry Road Bangalore Karnataka 560081

दिनांक/DATE:

16-11-2021

वैधता/ Valid Up to:

15-11-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (नो.ओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाहन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिवृत्तना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. 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 GSR 751 (E) dated 30th Sep.2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	BIAL/SOUTH/R/101/21/628319
आवेदक का नाम / Applicant Name*	M/s.EMBASSY CONSTRUCTIONS PRIVATE LIMITED Represent
स्थल का पता / Site Address*	Katha no-1368, Sy no-25/2 and 25/3(25/2, 25/3, and 26), Venkatula Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District-560064, Venkatula Village, Bangalore, Karnataka
स्थल के निर्देशांक / Site Coordinates*	13 06 34.22N 77 36 09.15E, 13 06 36.43N 77 36 09.75E, 13 06 38.83N 77 36 10.34E, 13 06 33.52N 77 36 11.31E, 13 06 36.49N 77 36 13.17E, 13 06 39.19N 77 36 13.53E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL, as submitted by Applicant*	905.37 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	1035.37 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमत्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक की सत्यता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणित करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विकरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्ष आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जाएगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमत्य अधिकतम ऊँचाई (एएमएसएल) से स्थल की ऊँचाई को घटाकर की जाएगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमत्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.



च। अनापति प्रमाण पत्र जारी करना: भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994) भवन, दुर्घों अदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any modifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

छ। कोई भी रेडियो, टीवी एंटीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमति अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mummy, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज। विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point.

झ। यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवैलिडेशन की अनुमति दी जा सकती है, यशर्त कि इस तरह का अनुरोध एनओसी की समझौती की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट। भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक प्रउड़ लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. 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. No activity shall be allowed which may affect the safe operations of flights.

ठ। आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत दावा नहीं किया जाएगा।

j. 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.

ड। डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमान आदेशिकाएं श्रृंखला 'बी-पार्ट'। सेक्शन-4 के पैरेटर 6 तथा अनुलमक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

k. 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

ड। भवन के नक्शे के अनुबेदन सहित अन्य सभी वैधानिक अनापति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामिन् आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण। इस अनापति प्रमाणपत्र आईडी का न्यूमंकन BIAL_House विमानक्षेत्रों के संबंध में किया गया है। यह अनापति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो बी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-1), अनुसूची - IV (भाग-2) केवल RCS हवाई अड्डे और अनुसूची. VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the BIAL_House Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-1), Schedule- IV (Part-2), RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E).

त। यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसे कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची. IV (भाग-2) आरसीएस हवाई अड्डों के अलावा, के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR 770(E). As per rule 13 of GSR 751 E amended by GSR 770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2) other than RCS airports) of GSR 751 E amended by GSR 770(E).

थ। अनापति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्यवस्था की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy interpretation of NOC letter, English version shall be valid.

द। स्थल की ऊँचाई और या संरचना की ऊँचाई के किसी भी विवाद में अनुम्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



16/11/2021



16/11/2021





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

BIAL/SOUTH/B/101121/628319

क्षेत्र का नाम / Region Name: दक्षिण/SOUTH

पदनामित अधिकारी/Designated Officer	के. अन्बरसु / K. ANBARASU महाप्रबंधक (सौकर्य) / General Manager (CIC) भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India एटीएस कॉम्प्लेक्स, के. आई. ए. / A.T.S. Complex, K.I.A. देवनहल्ली, बेंगलूरु / Devanahalli, Bengaluru - 560 300
नाम/ पदनाम दिनांक सहित हस्ताक्षर Name/Designation/Signs with date	
द्वारा तैयार Prepared by	P. Venkatasubramanian 16-11-2021 P. Venkatasubramanian, DEU (JFM)
द्वारा जांच गया Verified by	Sajeeth Kumar 16/11/21 SAJEETH KUMAR JFM (AFM)

ईमेल आईडी / EMAIL ID : vobl.noc@aai.acn
फोन/ Ph: 080-22019003

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
BIAL	14718.72	227.96
Hosur	52375.81	340.03
NOCID	BIAL/SOUTH/B/101121/628319	

Street View



प्रशासक/समन्वय प्रभारी : कप्तान आर.एस. मेघनाथ रेड्डी, विलेज अन्वर्षीय इन्फ्रास्ट्रक्चर डेवेलपर्स, बेंगलूरु - 560300

दूरभाष संख्या : 080-22019003

General Manager(Coordination in charge), A.T.S. Complex, Bengaluru International Airport, Devanahalli, Bengaluru-560300
Tel No:080-22019003



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

BIAL/SOUTH/3101121/62E319

Satellite View



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

$$\begin{aligned} \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) &= \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) = \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) \\ &= \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) = \frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d}{dt} \right) \end{aligned}$$

ANNEXURE - 4

**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

KARNATAKA STATE FIRE & EMERGENCY SERVICES

REVISED NO OBJECTION CERTIFICATE

No. KSFES/GBC(1)/376

Docket No. KSFES/NOC/114/2021

Dated : 12/08/2021 12:32

To,

The Commissioner,
BBMP,
Corporation circle,
Hudson Circle,
Bangalore - 560 002.

Sir

Sub : Issue of Revised No Objection Certificate for the construction of Commercial building at Sy. No. 25/2, 25/3 & 26, Venkata Village, Yelahanka Hobli, Bangalore North, BANGALORE - 560064

Ref:

1. This Office NOC No.KSFES/GBC(1)/376 dated 24/02/2020
2. Letter dated 12/05/2021 of the Authorized Signatory, M/s.Embassy Construction Private Limited 1st Floor, Embassy Point, No. 150, Infantry Road, Bangalore East, BANGALORE - 560001

With reference to the letter of the M/s.Embassy Construction Private Limited 1st Floor, Embassy Point, No. 150, Infantry Road, Bangalore East, BANGALORE - 560001 cited above, the of this department has inspected the site of proposed Commercial buildings at Sy. No. 25/2, 25/3 & 26, Venkata Village, Yelahanka Hobli, Bangalore North, BANGALORE - 560064 on 05/07/2021 12:25 with reference to the drawings furnished by the builder and the details are as follows:

Part-A: General Building requirements.	
1 Address of the Applicant	<u>M/s. Embassy Construction Pvt. Ltd.</u> Sy. No. 25/2, 25/3 & 26, Venkata Village, Yelahanka Hobli, Bengaluru
2 Address of the Premises.	M/s. Embassy Construction Pvt. Ltd, Sy. No. 25/2, 25/3 & 26, Venkata Village, Yelahanka Hobli, Bengaluru
3 Number of Buildings.	One Building.
4 Number of floors. Ex: Basements, Ground floor and upper floors	3 Basements, ground & 13 upper floors.
Type of Occupancy <i>Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 2.46</i> <i>Occupancy or Use Group:— The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.</i> <i>Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 3.1.2 classification of Business buildings.</i> <i>3.1.2 Group E Business Buildings</i>	



These shall include any building or part thereof which is used for transaction of business for keeping of accounts and records and similar purposes, professional establishments, service facilities, etc, city halls, town halls, courthouses and libraries shall be classified in this group so far as the principal function of these is transaction of public business and keeping of books and records.

Buildings under Group E shall be further sub divided as follows:

Sub division E-1: Offices, banks, professional establishments, like offices of architects, engineers, doctors, lawyers, post offices and police stations.

Sub division E-2: Laboratories, outpatient, clinics, research establishments, libraries and test houses.

Sub division E-3: Electronic data processing centres, computer installations, information technology parks and call centres.

Sub division E-4: Telephone exchanges.

Sub division E-5: Broadcasting stations, T.V. stations and air traffic control towers.

Office

Sub Division E-1

6 Floor wise details of the occupancy :-

Basement Parking & services. (details to be provided)	Basement-3	:	For parking 284 Cars,
		:	For parking 272 Cars &
	Basement-2	:	Sewage treatment plant.
		:	For parking 267 Cars,
Upper floors Details of occupancy. (details to be provided)		:	Fire, raw water & treated water sumps, pump room, Chiller plant, main electrical & transformer room & DG room.
	Basement-1	:	
	Ground floor	:	Office space & fire command centre.
	1 st floor	:	Office space & 2 AHU rooms.
	2 nd , 3 rd , & 4 th floor	:	Office space & 2 AHU rooms on each floor.
	5 th floor	:	Office space & 2 AHU rooms
	6 th floor	:	Office space, 2 AHU rooms & refuge area
	7 th floor	:	Office space & 2 AHU rooms
	8 th floor	:	Office space & 2 AHU rooms
	9 th floor	:	Office space, 2 AHU rooms & 2 refuge areas.
	10 th floor	:	Office space & 2 AHU rooms
	11 th floor	:	Office space & 2 AHU rooms
	12 th floor	:	Office space & 2 AHU rooms

		3	
	13 th floor	:	Office space, 1 AHU rooms & refuge area.
	Terrace floors Over head tanks, lift Machine room. (details to be provide)	Terrace	Staircase head rooms, lift machine rooms & overhead tanks.
7	Height of the building.(In Mtrs.) As per Part 3 Development Control Rules and General Building Requirements clause 2.16 of NBC 2016 Building Height of ~ 2.10 Building Height of --- The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of the liveable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.	58.325 mtrs.	
8	Site Area.(In Sq.Mtrs.) As per Part 3 Development Control Rules and General Building Requirements clause 2.75 of NBC Site (Plot) --- A parcel (piece) of land enclosed by definite boundaries.	7 Acres - 31 Guntas	
9	Built up area of each floor.(Block wise)(In Sq.Mtrs.)	Basement-3 : 9156.83 Sq. mtrs. Basement-2 : 9043.77 Sq. mtrs. Basement-1 : 9585.34 Sq.mtrs. Ground floor : 3540.28 Sq.mtrs. 1 st floor : 4208.26 Sq. mtrs. 2 nd floor : 5316.97 Sq.mtrs 3 rd floor : 5316.97 Sq.mtrs 4 th floor : 5316.97 Sq.mtrs 5 th floor : 5316.97 Sq.mtrs 6 th floor : 5044.05 Sq.mtrs 7 th floor : 4272.59 Sq.mtrs 8 th floor : 3602.99 Sq.mtrs 9 th floor : 3976.78 Sq.mtrs 10 th floor : 3602.99 Sq.mtrs 11 th floor : 3602.99 Sq. mtrs 12 th floor : 3602.99 Sq. mtrs 13 th floor : 3810.16 Sq. mtrs Terrace floor : 3210.39 Sq. mtrs	
10	Total Built-up area.(In Sq.Mtrs.)	91528.29 Sq. mtrs.	
11	Surrounding Properties.		



- These shall include any building or part thereof which is used for transaction of business for keeping of accounts and records and similar purposes, professional establishments, service facilities, etc, city halls, town halls, courthouses and libraries shall be classified in this group so far as the principal function of these is transaction of public business and keeping of books and records.

Buildings under Group E shall be further sub divided as follows:

Sub division E-1: Offices, banks, professional establishments, like offices of architects, engineers, doctors, lawyers, post offices and police stations.

Sub division E-2: Laboratories, outpatient clinics, research establishments, libraries and test houses.

Sub division E-3: Electronic data processing centres, computer installations, information technology parks and call centres.

Sub division E-4: Telephone exchanges.

Sub division E-5: Broadcasting stations, T.V. stations and air traffic control towers.

- 6 Floor wise details of the occupancy :-

Basement Parking & services. (details to be provided)	Basement-3 : For parking 284 Cars, For parking 272 Cars & Basement-2 : Sewage treatment plant. For parking 267 Cars, Fire, raw water & treated water sumps, pump Basement-1 : room, Chiller plant, main electrical & transformer room & DG room.
Ground floor Details of occupancy. (details to be provided)	Ground floor : Office space & fire command centre.
Upper floors Details of occupancy. (details to be provided)	1st floor : Office space & 2 AHU rooms. 2nd, 3rd, & 4th floor : Office space & 2 AHU rooms on each floor. 5th floor : Office space & 2 AHU rooms 6th floor : Office space, 2 AHU rooms & refuge area 7th floor : Office space & 2 AHU rooms 8th floor : Office space & 2 AHU rooms 9th floor : Office space, 2 AHU rooms & 2 refuge areas. 10th floor : Office space & 2 AHU rooms 11th floor : Office space & 2 AHU rooms 12th floor : Office space & 2 AHU rooms

		3	
	13 th floor	:	Office space, 1 AHU rooms & refuge area.
	Terrace floors Over head tanks, lift Machine room. (details to be provide)	Terrace	Staircase head rooms, lift machine rooms & overhead tanks.
7	Height of the building.(In Mtrs.) As per Part 3 Development Control Rules and General Building Requirements clause 2.16 of NBC 2016 Building Height of ~ 2.10 Building Height of --- The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of the liveable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.	58.325 mtrs.	
8	Site Area.(In Sq.Mtrs.) As per Part 3 Development Control Rules and General Building Requirements clause 2.75 of NBC Site (Plot) --- A parcel (piece) of land enclosed by definite boundaries.	7 Acres - 31 Guntas	
9	Built up area of each floor.(Block wise)(In Sq.Mtrs.)	Basement-3 : 9156.83 Sq. mtrs. Basement-2 : 9043.77 Sq. mtrs. Basement-1 : 9585.34 Sq.mtrs. Ground floor : 3540.28 Sq.mtrs. 1 st floor : 4208.26 Sq. mtrs. 2 nd floor : 5316.97 Sq.mtrs 3 rd floor : 5316.97 Sq.mtrs 4 th floor : 5316.97 Sq.mtrs 5 th floor : 5316.97 Sq.mtrs 6 th floor : 5044.05 Sq.mtrs 7 th floor : 4272.59 Sq.mtrs 8 th floor : 3602.99 Sq.mtrs 9 th floor : 3976.78 Sq.mtrs 10 th floor : 3602.99 Sq.mtrs 11 th floor : 3602.99 Sq. mtrs 12 th floor : 3602.99 Sq. mtrs 13 th floor : 3810.16 Sq. mtrs Terrace floor : 3210.39 Sq. mtrs	
10	Total Built-up area.(In Sq.Mtrs.)	91528.29 Sq. mtrs.	
11	Surrounding Properties.		



	4 73.85 mtrs wide Front (South) : Bangalore to Hyderabad NH 7 road
Front	
Rear	Rear (North) : Vacant land,
Side 1	Side (East) : Residential building thereafter vacant land
Side 2	Side (West) : Residential building,
B. Structural details indicating the fire prevention, fire fighting and evacuation measures to be indicated in the drawings Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45000 kgs. As per Part 3 Development Control Rules and General Building Requirements clause 2.83 of NBC 2016 <i>Street : Any means of access, namely; highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.</i> 1. Name of the Road 2. Width of the Road (mtrs) 3. Type of Road (Asphalted or Kaccha road) 4. Is road a Dead end	Name of the Road: Bengaluru to Hyderabad NH 7 road Width of the Road:- 73.85 mtrs. wide Bangalore to Hyderabad NH 7 road Type of Road :- Asphalted road. Is road a Dead end: NO
Number of entrances and width of each entrance to the premises & height, clearance over the entrance. As per Part 3 Development Control Rules and General Building Requirements clause 4.6 (d) of NBC 2016 1) The main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case shall it measure less than 6 m. 2) The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire tender. 3) If the main entrance at the boundary wall is built over, the minimum clearance shall be 4.5 m. As per Part 3 Development Control Rules and General Building Requirements clause 4.6 of NBC 2016 a) The width of the main street on which the building abuts shall not be less than 12 m	Main entrance width: Proposed to provide One entry & exit, each of 9.00 mtrs width from 73.85 mtrs wide Bangalore - Hyderabad NH 7 road located on Southern side. Is Entrance gate provisioned:- Yes provisioned. Is any Parabola planned : No



and one end of this street shall join another street not less than 12 m in width.

b) The road shall not terminate in a dead end, except in the case of residential building up to a height of 30 m.

1. Main entrance width (metres)
2. Is Entrance gate provisioned
3. Is any Parashola planned

Width of open space (Setbacks)

As per Part 3 Development Control Rules and General Building Requirements of NBC 2016

Clause 2.57 Open Space: — An area, forming an integral part of the plot, left open to the sky. **NOTE** — The open space shall be the minimum distance measured between the front, rear and side of the building and the respective plot boundaries.

2.58 Open Space, Front — An open space across the front of a plot between the building line and front boundary of the plot.

2.59 Open Space, Rear — An open space across the rear of a plot between the rear of the building and the rear boundary of the plot.

2.60 Open Space, Side — An open space across the side of the plot between the side of the building and the side boundary of the plot.

As per Part 3 Development Control Rules and General Building Requirements clause of NBC 2016 Table 4 Side and Rear Open spaces to be left around the Building (Clause 2.2.3.1)

Sl No.	Height of the Building	Side and rear open spaces to be left around the building
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55	16
13.	70	17
14.	120	18
15.	Above 120	20

NOTES:

- 1 For buildings above 24 m in height, there shall be a minimum front open space of 6 m.
- 2 Where rooms do not derive light and

Height of the building:- 58.325 mtrs.

Setback space left:- Minimum 16.00 mtrs. all around the Building

The allowed setback is :-

Front(South): Minimum 16.00 Mtrs.

Rear (North): 16.00 Mtrs.

Side (East): 16.00 mtrs.

Side (West): 16.00 mtrs.

Driveway space left : 8.00 mtrs. all around each Building from each Building line with a turning radius of minimum 9.00 Mtrs. for the easy movement of fire vehicles.

a. 6.00 mtrs. upto 30.0 m height



ventilation from the exterior open space, the width of such exterior open space as given in col 3 may be reduced by 1 m subject to a minimum of 3 m and a maximum of 5 m. No further projections shall be permitted.

3. If the length or depth of the building exceeds 40 m, add to col (3) ten percent of length or depth of building minus 4.0 m subject to maximum requirement of 20 m.

As per Part 3 Development Control Rules and General Building Requirements clause of NBC 2016

Clause 4.6 (C):

1) The approach to the building and open spaces on all its sides shall be not less than 6 m in width, and a turning radius of minimum 9 m shall be provided for fire tender movement of fire tenders weighing up to 45 t.

2) The same shall be hard surface capable of taking the mass of fire tender, weighing up to 45 t maximum. For heavier fire tenders, the minimum width, turning radius and the hard surface capable of taking the fire under loads shall be as per the requirement laid down by the Fire Department. The layout for the open space for fire tender movement shall be done in consultation with the Chief Fire Officer of the city, which shall be kept free of obstructions and shall be motorable. The compulsory open spaces around the building shall not be used for parking.

3) If the main entrance at the boundary wall is built over, the minimum clearance shall be 4.5 m.

1. Height of the building (mtrs)

2. Setback space (ft/mtrs)

3. Driveway space left (mtrs.)

a. 6.00 mtrs. upto 30.0 m height

b. 8.00 mtrs. above 30.0 m height.

Note: Any specific claims on relaxation of setback to be notified with necessary supporting documents.

Width of means of access

As per Part 3 Development Control Rules and General Building Requirements of NBC 2016

Clause 4.3.1 Width of Means of Access

For all assembly buildings like theatres, cinema houses, assembly halls, stadia; educational buildings; markets; hospitals; industrial buildings and other buildings which attract large crowd, the means of access shall not be less than the following:

Sl no.	Width of means of access	Length of means of access
(1)	(2)	(3)
i.	12.0	200
ii.	15.0	400
iii.	18.00	600

b. 8.00 mtrs. above 30.0 m height.

Note: Any specific claims on relaxation of setback to be notified with necessary supporting documents.

Street/ Road width:- The Building is directly abutting to 73.85 mtrs wide Bengaluru to Hyderabad NH 7 road located on Southern side.



Further, in no case shall the means of access be lesser in width than the internal access ways to layout and subdivision.

1. Street/ Road width (mtrs)

Please mention if applicable.

Arrangement for parking the cars and ramps.

As per Part 3 Development Control Rules and General Building Requirements of NBC 2016

Clause 2.63: Parking Space — An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

Arrangement for parking the cars and ramps and conditions for buildings on podium.

4.6.1 Buildings on Podium

4.6.1.1 Podium is a horizontal projection (platform) extending beyond the building footprint on one or more sides, and may consist of one or more levels (see Fig. 8A).

4.6.1.2 Uses permitted Podium may be used for the following purposes:

a) Parking of vehicles: When used for parking, one WC, two urinals and two wash basins for every 500 cars or part thereof, shall be provided on each podium floor. At least one accessible toilet complying with the requirements given in B-9 shall be provided preferably near the accessible parking. Provision for drivers rest room for non-residential building shall be made.

b) Fire and building services/utilities in accordance with the provisions of other Parts/ Sections of the Code.

c) Topmost podium slab which is open to sky may be landscaped and/or be used as recreational open space, subject to provision of 1.6 m high parapet wall.

d) Other habitable uses may be allowed by counting it in FAR subject to light, ventilation and fire safety requirements.

Uses proposed in (a) to (c), shall not be counted towards FAR.

4.6.1.3 Requirements

Following requirements shall be satisfied for buildings constructed on podium.

a) A podium may be permitted in a plot of area 1 500 m² or more.

b) A podium, if provided with ramp, may be permitted in one or more levels, however the total height shall not exceed 30.0 m above ground level.

c) In case a podium is not provided with ramp, but provided with car lift only, the same may also be permitted in one or more levels, however, the total height shall not exceed 9.0 m above ground level.



d) Requirements for ramp for vehicles (see Fig. 8B):

1) One way ramp of clear width of minimum 3.0 m and two way ramp with clear width of minimum 6.0 m shall be provided for LMV.

2) One way ramp of clear width of minimum 4.5 m and two way ramp with clear width of minimum 9.0 m shall be provided for LCV.

3) One way ramp of clear width of minimum 6.0 m and two way ramp with clear width of minimum 12.0 m shall be provided for HMV.

4) Ramp slope shall be maximum 1 in 8.

5) After a 40 m length of continuous ramp, a flat surface of minimum 6.0 m length shall preferably be provided (see Fig. 8B).

6) If podium is accessible to fire tender, minimum 7.5 m wide ramp shall be required for fire engine access with maximum slope of 1 in 10.

e) Podium shall not be permitted in required minimum foot open space.

f) Podium, if accessible to fire tender, shall be so designed so as to take the load of fire tender weighing up to 45 t minimum or as per the requirement laid down by the Fire Department.

g) Requirement of accessibility for elders and persons with disabilities shall be ensured in compliance with the provisions of Annex B which may require providing ramps with specified gradient or accessible lifts for access to different levels.

4.6.1.4 Requirements for fire tender movement

a) Buildings having height more than 15 m above ground level shall necessarily be accessible by fire tender, as follows (see Fig. 9A):

1) For buildings having floor area less than 10 000 m², fire tenders shall have access to at least one-third of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m turning radius.

2) For buildings having floor area more than 10 000 m², fire engine shall have an access to at least half of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m turning radius.

b) If podium is not accessible by fire tender, the podium may be such that it is not extended beyond the building footprint to an extent more than 11.0 m on the side where fire tender access is provided (see Fig. 9B and Fig. 9C). Such restriction shall not apply in case podium is accessible by fire engine (see Fig. 9D).

c) Minimum 6.0 m driveway width and 9.0 m width at turning shall be available for fire tender movement all around the podium. NOTE: The width and turning radius of ramp for fire tender access, and requirements of motorable open space for fire tender movement given above pertain to fire tender weighing up to 45 t and its operability. For heavier fire tenders, these shall be as per the requirement laid down by the Fire

Provision has been made to park 284 Cars at Basement-3 parking area, 272 Cars at Basement-2 parking area, 207 Cars at Basement - 1 and 58 Cars on the open space available on the Northern & Western side, after leaving 8.00 mtrs. wide driveway from the Building.

Width of Ramp: 3 ramps, each of 04.00 mtrs. width have been provided to reach the basement parking area.

Type of Ramp: One way

Location of Ramp: one ramp located on the Northern, One on Western & another one on Eastern side of the building.

Gradation : 1 : 10



Department [see also 4.6 (2)].

4.7 Cul-de-sacs giving access to plots and extending from 150 m to 275 m in length with an additional turning space at 150 m will be allowed only in residential areas, provided cul-de-sacs would be permissible only on straight roads and further provided the end of cul-de-sacs shall be higher in level than the level of the starting point of such dead end road. The turning space, in this case shall be not less than 81 m² in area, with no dimension less than 9 m.

1. No. of car parkings

2. No. of ramps

3. Width of Ramp (mtr)

4. Type of Ramp Single or double (one way/two way)

5. Location of Ramp

6. Gradation

Staircases.

As per NBC 2016, Part 4, Fire and Life Safety clause 4.4.2.4.3 Staircases,

As mentioned in Part 4, Fire and Life Safety clause 1.2 All buildings, shall have a minimum of two staircases.

The provisions of this Part are applicable to,

a) all high rise buildings; where any of these buildings have floor area more than 300 m² on any one or more floors,

b) Buildings with two basements or more, or with one basement of area more than 300 m² unless otherwise mentioned specifically in the provisions,

The minimum width of tread without nosing shall be 250 mm for staircase of business buildings. The treads shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm. The number of risers shall be limited to 12 per flight. The staircases may be internal staircases or external staircases.

4.4.2.4.3.2 Internal staircases

The internal staircases may be constructed with an external wall, or otherwise, and shall comply with the following:

a) Internal stairs shall be constructed of non-combustible materials throughout, and shall have fire resistant rating of minimum 120 min.

b) A staircase shall not be arranged round a lift shaft.

c) Exits shall not be used as a portion of a supply, return or exhaust air system serving adjoining areas. Any opening(s) shall not be permitted in walls or in doors, separating exits from adjoining areas.

d) No fire chimneys, electromechanical equipment, air conditioning units, gas piping or electrical panels shall be allowed in the stairway.

e) Notwithstanding the detailed provision for exits in accordance with 4.2 and 4.3, the

4 staircases.

Maximum Floor area

eth Area = 5316.07 Sq. mtr



following minimum width shall be provided for staircases for respective occupancies:

1) Business (E1 to E4) : 1.50 m.

f) A handrail shall be provided on one side of the staircase of width less than 1.500 m, and on both sides of the staircase of width 1.500m and more. The projection of handrail(s) in the staircase width shall not be more than 115 mm.

h) The design of staircase shall also take into account the following:

1) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m

2) Access to exit staircase shall be through a fire door of a minimum 120 min fire resistance rating.

3) No living space, store or other fire risk shall open directly into staircases.

4) The exit (including staircases) shall be continuous from refuge floors or terrace level, as applicable, to the level of exit discharge.

5) No electrical ducts/air conditioning ducts or gas pipes, etc., shall pass through or open in the staircases.

6) Lifts shall not open in staircase.

7) No combustible material shall be used for decorative/wall paneling in the staircase.

8) Beams/columns and other building features shall not reduce the head room/width of the staircase.

9) The floor indication board, indicating the location/designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. It shall be of size not less than 300 mm x 200 mm (see Fig. 9).

10) Individual floors shall be prominently indicated on the wall outside the staircase and facing it.

11) All staircases shall terminate at the level of exit discharge. The access to the basement shall be by a separate staircase.

12) Scissors type staircases shall not be treated as part of exit.

1. No of staircases Blocks / Wing wise

2. Floor area (sqm)

3. Area of Basement (sqm)

4. No. of Basement

5. Thread width (mm)

6. No. of Risers (nos)

7. Fire Rating (min)

8. Stairs around Lift : YES/NO

9. Stairs are clear from any other service routings : YES/NO

10. No other services is taken inside the stairs : YES/NO

11. Staircase width : (mtr)

Area of Basement

Basement-3: 9156.83 Sq.mtrs.

Basement-2: 9043.77 Sq.mtrs.

Basement-1: 3540.28 Sq.mtrs.

No. of Basement : 3 Basements.

Fire Rating 120 min

Stairs around Lift : YES/NO

Stairs are clear from any other service routings : YES / NO

No other services is taken inside the stairs : YES/ NO

Fire door rating : 120 min

Fire Signage board : YES/ NO

Staircase terminated at Ground level: YES/ NO



12. Staircase head room: (mtrs)

13. Fire door rating : (min)

14. Fire Signage board : YES/NO

15. Staircase terminated at Ground level:
YES/NO

EXTERNAL STAIRCASE

4.4.2.4.3.4 External staircases

The external staircases are the staircases provided on the external wall / facade, and shall comply with the following:

a) External stairs shall always be kept in sound and usable condition.

b) All external stairs shall be directly connected to the ground.

c) Entrance to the external stairs shall be separate and remote from the internal staircase.

d) Where an external staircase is provided, it shall be ensured that the use of it at the time of fire is not prejudiced by smoke and flame from openings (for example, windows, doors) in the external face of the building. Care shall be taken to ensure that no external wall or window opening opens on to or close to an external stair. If such openings exist within 3 m from an external staircase, they shall be protected with fire rated doors/window assemblies with rating of at least 60 min.

e) The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have minimum 120 min fire resistance.

f) No external staircase shall be inclined at an angle greater than 45° from the horizontal.

g) External stairs shall have straight flight not less than 1 500 mm wide. h) Handrails, to be provided on both sides, shall be of a height not less than 1 000 mm and not exceeding 1 200 mm. There shall be provision of balusters with maximum gap of 150 mm.

1. Type of External staircase:

2. Location of External stairs:

3. Fire rating of door (min)

4. Width of stairs: (mtrs)

5. Section & Elevation of stairs:

8 Staircase Size

Staircase Size:

a. Width of the staircases.

4 staircases, each of 02.25 mtrs width.

As per Clause 4.4.2.4.3.2 of Part 4 Fire and Life Safety of NBC 2016 The following minimum width shall be provided for:

1) Business (E1 to E5) : 1.50 m

b. Width of treads

As per clause 4.4.2.4.3.1 of Part 4 Fire and Life Safety of NBC 2016: The minimum width of tread without nosing shall be 300 mm for staircase of Business buildings.

300 mm

c. Height of riser.

As per clause 4.4.2.4.3.1 of Part 4 Fire and Life Safety of NBC 2016 : The maximum height of riser shall be 150 mm for staircase of Business buildings.

150 mm

d. Number of risers in a flight

As per clause 4.4.2.4.3.1 of Part 4 Fire and Life Safety of NBC 2016: The number of risers shall be limited to 12 per flight.

12 risers per flight

e. Height of hand rails

As per clause 4.4.2.4.3.2 (i) of Part 4 Fire and Life Safety of NBC 2016: Handrails shall be provided at a height of 1 000 mm to be measured from the base of the middle of the treads to the top of the handrail. Balustrading shall be provided such that the width of staircase does not reduce.

1.00 mtrs.

f. Head room clearance

As per Part 3 Development Control Rules and General Building Requirements clause 2.70 of NBC 2016

2.40 mtrs.

As per clause 4.4.2.4.3.2 (ii) (1) of Part 4 Fire and Life Safety of NBC 2016:

The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

Fire Tower

As per Part-4, NBC 2016, 2.24 Firefighting Shaft (Fire Tower)-An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement/ strategy for the occupants. The respective floors shall be approachable from fire-fighting shaft enabling the fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift. The firefighting shaft shall be equipped with 120 min fire doors. The firefighting shaft shall be equipped with fireman talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters (see Fig. 2 for a typical fire fighting shaft).

Proposed to provide Fire Tower as per Part-4 of NBC-2016.

9

Travel Distance

Travel Distance — The distance to be travelled from any point in a building to a protected exit or external escape route or final exit measured along the line of travel.

Table 5 Travel Distance (Based on



Sl No	Occupancy Group	Maximum Travel distance	
		Type 1 & 2	Type 3 and 4
1.	Business (Group E)	30.00	36.00

Maximum 44.34 mtrs. from the farthest point to the
staircases in upper floors.

Increased travel distance from the farthest point is
acceptable as all the floors are proposed to be
covered with automatic sprinkler system.

Notes:

1. For fully sprinklered building, the
travel distance may be increased by 50
percent of the values specified.

Ramp shall not be counted as an exit in case
of basement below the first basement in car
parking.

Number of lifts and capacity.

Lift: An appliance designed to transport
persons or materials between two or more
levels in a vertical or substantially vertical
direction by means of a guided car or a
platform. The word elevator is also
commonly used for lift.

As per clause 4.15.1 of Part-4 Fire and Life
Safety of NBC-2005

Where applicable, fire lifts shall be provided
with a minimum capacity for 8 passengers
and fully automated with emergency switch
on ground level. In general, buildings 15 m in
height or above shall be provided with fire
lifts.

Fire Lifts— Following details shall apply
for a fire lift:

1) To enable fire services personnel to reach
the upper floors with the minimum delay, one
fire lift per 1 200 m² of floor area shall be
provided and shall be available for the
exclusive use of the fireman in an emergency.

2) The lift shall have a floor area of not less
than 1.4 m². It shall have loading capacity of
not less than 545 kg (8 persons lift) with
automatic closing doors of minimum 0.8 m
width.

3) The electric supply shall be on a separate
service from electric supply mains in a
building and the cables run in a route safe
from fire, that is, within the lift shaft. Lighter
and fans in the elevators having wooden
panelling or sheet steel construction shall be
operated on 24 V supply.

4) Fire fighting lift should be provided with
a ceiling hatch for use in case of
emergency, so that when the car gets stuck
up, it shall be easily openable.

5) In case of failure of normal electric
supply, it shall automatically trip over to
alternate supply. Alternatively, the lift
shall be so wired that in case of power
failure, it comes down at the ground level
and comes to stand-still with door open.

6) The operation of a fire lift is by a simple
taggy or two-button switch situated in a
glass-fronted box adjacent to the lift at the
entrance level. When the switch is on,



landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

7) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

8) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 min.

Specification of lifts:

C-4.5 Lifts

11 General requirements of lifts shall be as follows:

a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shafts shall have a vent at the top of area not less than 0.2 m^2 .

b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.

c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.

d) The number of lifts in use for a lift bank shall not exceed 4 and the total number of lifts in the bank (if two rows) shall not exceed 8. A wall of 2 h fire rating shall separate individual shafts in a bank.

e) Lift car door shall have a fire resistance rating of half an hour.

f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.

g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 30 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

h) Exit from the lift lobby: if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

i) Lifts shall not normally communicate with the basement: if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h).

j) Grounding switches, at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.

k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m in height and above. Communication system for lifts shall be connected to fire control room for the building.

l) Suitable arrangements such as providing slopes in the floor of lift lobby shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift

12 passengers lifts, each of 20 passengers capacity, **2 fire lifts**, each of 24 passengers capacity and **4 jump lifts**, each of 10 passengers capacity have been provided (Total 18 lifts).



shafts.

p) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.

Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

No. Of Lifts

Description

Capacity

Structural material

- 12 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.

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.

Basements:-

12.9.3. The basement shall have the following requirements:

a) Every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling.

b) Adequate ventilation shall be provided for the basement. The ventilation requirements shall

be the same as required by the particular occupancy according to Division. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems, etc.

c) The height of the ceiling of any basement shall be minimum 0.9 m and the maximum, 1.2 m above the average surrounding ground level.

However, in case of parking, warehouse or business occupancy at ground floor, minimum height of the ceiling of the basement may be 0.3 m above the average surrounding ground level subject to mechanical ventilation being provided (see Fig. 11).

d) Adequate arrangements shall be made such that surface drainage does not enter the basement.

- 13 e) The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any,

are taken into account in design and adequate damp proofing treatment is given.

f) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.

Basements shall be constructed as per clause 12.9.3 of Part 4 Fire and Life Safety of NBC 2016 and also shall be provided as per Clause 12.9.3, Part-3, NBC 2016.



Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building fire subject to the provision of lift:

g) Access to basements through ramps shall be permitted subject to provision of lift. The requirements for the ramps shall be in accordance with 4.6.1.3 (see also Fig 8 (b)).

h) For all public buildings and residences including group housing, having basement going up to more than one level, access to all levels shall also be provided through lift. The exit requirements in basements shall comply with the provisions of Part 4, Fire and Life Safety, of the Code.

Pressurization of staircases & lift lobbies may be recommended as per requirement mentioned in Table-6.

Smoke control of exits

NBC 2016, Part 4, Fire and Life Safety Clause 4.4.2.5 Smoke control of exits
a) In building design, compartmentation plays a vital part in limiting the spread of fire and smoke. The design should ensure avoidance of spread of smoke to adjacent spaces through the various leakage openings in the compartment enclosure, such as cracks, openings around pipes ducts, airflow grills and doors. In the absence of proper sealing of all these openings, smoke and toxic gases will obstruct the free movement of occupants of the building through the exits. Pressurization of staircases is of great importance for the exclusion of smoke and toxic gases from the protected exit.

b) Pressurization is a method adopted for protecting the exits from ingress of smoke, especially in high-rise buildings. In pressurization, air is injected into the staircases, lobbies, etc, as applicable, to raise their pressure slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the exits will be prevented. The pressurization of staircases and lift lobbies shall be adopted as given in Table 6. The pressure difference for staircases shall be 50 Pa. Pressure difference for lobbies (or corridors) shall be between 25 Pa and 30 Pa. Further, the pressure differential for enclosed staircase adjacent to such lobby (or corridor) shall be 50 Pa. For enclosed staircases adjacent to non-pressurized lobby (or corridor), the pressure differential shall be 50 Pa.

c) Equipment and ductwork for staircase pressurization shall be in accordance with one of the following:

1) Directly connected to the stairway by ductwork enclosed in non-combustible construction.

2) If ducts used to pressurize the system are passed through shafts and grills are provided at each level, it shall be ensured that hot gases and smoke from the building cannot



ingress into the staircases under any circumstances.

d) The normal air conditioning system and the pressurization system shall be designed and interfaced to meet the requirements of emergency services. When the emergency pressurization is brought into action, the following changes in the normal air conditioning system shall be effected:

1) Any re-circulation of air shall be stopped and all exhaust air vented to atmosphere.

2) Any air supply to the spaces/areas other than exits shall be stopped.

3) The exhaust system may be continued provided,

i) the positions of the extraction grills permit a general air flow away from the means of egress;

ii) the construction of the ductwork and fans is such that, it will not be rendered inoperable by hot gases and smoke; and

iii) there is no danger of spread of smoke to other floors by the path of the extraction system which can be ensured by keeping the extraction fans running.

e) For pressurized stair enclosure systems, the activation of the systems shall be initiated by signalling from fire alarm panel.

f) Pressurization system shall be integrated and supervised with the automatic/manual fire alarm system for actuation.

g) Whenever pressurized staircase is to be connected to unpressurized area, the two areas shall be segregated by 120 min fire resistant wall.

h) Fresh air intake for pressurization shall be away (at least 4 m) from any of the exhaust outlets/grille.

As per clause 2.49 of Part 4 Fire and Life Safety of NBC 2016:

Pressurization— The establishment of a pressure difference across a barrier to protect a stairway, lobby, escape route or room of a building from smoke penetration.

Smoke exhaust and Pressurization of areas above ground as per clause 4.6.1 of Part 4 Fire and Life Safety of NBC 2016

Corridors in exit access (exit access corridor) are created for meeting the requirement of use, privacy and layout in various occupancies. These are most often noted in hospitality, health care occupancies and sleeping accommodations.

Smoke exhaust system having make-up air and exhaust air system or alternatively pressurization system with supply air system for these exit access corridors shall be required.

Smoke exhaust system having make-up air and exhaust air system shall also be required for theatres/auditoria. Such smoke exhaust system shall also be required for large lobbies and which have exit through staircase leading to exit discharge. This



would enable egress of people through smoke controlled area to exit discharge.

24 All exit passageway from exit to exit discharges shall be pressurized or naturally ventilated. The mechanical pressurization system shall be automatic in action with manual controls in addition. All such exit passageway shall be maintained with integrity for safe means of egress and evacuation. Doors provided in such exit passageway shall be fire rated doors of 120 min rating.

Smoke exhaust system where provided for above areas and occupancies shall have a minimum of 12 air changes per hour smoke exhaust mechanism. Pressurization system where provided shall have a minimum pressure differential of 25-30 Pa in relationship to other areas.

The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min.

For naturally cross-ventilated corridors or corridors with operable windows, such smoke exhaust system or pressurization system will not be required.

Smoke Exhaust and Pressurization of areas below Ground.

As per clause 4.6.2 of Part 4 Fire and Life Safety of NBC 2016:

Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts.

Alternatively, a system of mechanical ventilation system may be provided with following requirements:

a) Mechanical ventilation system shall be designed to permit 12 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 5 'Building Services, Section 3 Air conditioning, Heating and Mechanical Ventilation' of the Code.

b) In multi-level basements, independent air intake and smoke exhaust shafts (masonry or reinforced concrete) for respective basement levels and compartments therein shall be planned with its make-up air and exhaust air fans located on the respective level and in the respective compartment. Alternatively, in multi-level basements, common intake masonry (or reinforced cement concrete) shaft may serve respective compartments aligned at all basement levels. Similarly, common smoke exhaust/outlet masonry (or reinforced cement concrete) shafts may also be planned to serve such compartments at all basement levels. All supply air and exhaust air fans on respective levels shall be installed in fire resisting room of 120 min. Exhaust fans at the respective levels shall be provided with back draft damper connection to the common smoke

Proposed to provide Smoke control of exits as per NBC-2016.



exhaust shaft ensuring complete isolation and compartmentation of floor isolation to eliminate spread of fire and smoke to the other compartments/floors.

c) Due consideration shall be taken for ensuring proper drainage of such shafts to avoid interstitial condition. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'AIR INLET' or 'SMOKE OUTLET' with an indication of area served at or near the opening.

d) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floors of the building.

e) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min.

f) The smoke ventilation of the basement car parking area shall be through provision of supply and exhaust air ducts duly installed with its supports and connected to supply air and exhaust fans. Alternatively, a system of impulse fans (jet fans) may be used for meeting the requirement of smoke ventilation complying with the following:

1) Structural aspects of beams and other down stands/services shall be taken care of in the planning and provision of the jet fans.

2) Fans shall be fire rated, that is, 250°C for 120 min.

3) Fans shall be adequately supported to enable operations for the duration as above.

4) Power supply panels for the fans shall be located in fire safe zone to ensure continuity of power supply.

5) Power supply cabling shall meet circuit integrity requirement in accordance with accepted standard [4(13)].

The smoke extraction system shall operate on actuation of flow switch actuation of sprinkler system. In addition, a local and/or remote 'manual start-stop control/switch' shall be provided for operation by the fire fighters. Visual indication of the operation status of the fans shall also be provided with the remote control. No system relating to smoke ventilation shall be allowed to interface or cross the transformer area, electrical switchboard, electrical rooms or exits. Smoke exhaust system having make-up air and exhaust air system for areas other than car parking shall be required for common areas and exit access corridor in basements/ underground structures and shall be completely separate and independent of car parking areas and other mechanical areas.

Supply air shall not be less than 5 m from any exhaust discharge opening.

Compartmentation

As per clause 4.5 of Part 4 Fire and Life Safety of NBC 2016:

4.5.1 General



as it is important to limit the spread of a fire in any building. The usual method is to use fire barriers. In some instances these barriers need to be penetrated for ductwork, plumbing and electrical systems, and in such cases, use of passive fire protection measures shall be done so that the integrity of these barriers is not compromised.

h) Floor(s) shall be compartmented with area as given below.

4.5.2 All floors shall be compartmented / zoned with area of each compartment being not more than 750 m^2 . The maximum size of the compartment shall be as follows, in case of sprinklered Basement / Building:

15

Sr No	Use	Compartment area	
		car	area m^2
1.	Basement parking	car	3000
	Basements		
2.	(other than car parking)		2000
3.	Business Buildings		3000

In addition, there shall be requirement of a minimum of two compartments if the floor plate size is equal or less than the areas mentioned above. However, such requirement of minimum two compartments shall not be required, if the floor plate is less than 750 m^2 . Compartmentation shall be achieved by means of fire barrier having fire resistance rating of 120 min.

Gas Supply

As per clause 4.7.1 of Part 4 Fire and Life Safety of NBC 2016:

Town Gas/ LPG supply pipes

When gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be an external walls, away from the staircases. Gas distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, hood should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

NOTE — For detailed information on gas pipe installations, reference may be made to Part 9 Plumbing Services, Section 4 Gas Supply of the Code.

4.7.2 Thermal detectors These shall be installed into fume hoods of large kitchens for hotels, hospitals, and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If gas is used, the same shall be shut off. The voltage shall be 24 V or 100 V d.c. operated with external rectifier. The valve shall be of the hand reset type and shall be located in an area segregated from cooking ranges. Valves

Proposed to provide Water curtain / compartmentation in Basements floor as per NBC-2016 & proposed to provide fire barriers with 2 hrs fire resistance in all upper floors as per NBC-2016.



- shall be easily accessible. The hood shall have manual facility for steam or suitable hood extinguishing gas released depending on duty condition.
- 16 Not proposed: Gas supply system if proposed in the building should be provided as per **clause 4.7.1 of Part 4 Fire and Life Safety of NBC 2016.**

4.7.3 Gas cylinders and manifold shall need to be housed in a detached location with no other occupancy within distances prescribed in good practice [4(i)(4)] thereof. There shall be an enclosure suitably ventilated. It is desirable to provide medium velocity spray nozzles which can be operated by quick opening valve situated away from the enclosure.

4.7.4 In the case of gas cylinders, if manifold has to be installed on podium/slab in podium, the same shall be away from any air intake/exhaust exhaust openings/ any windows.

4.7.5 Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

4.7.7 Wherever LPG reticulation/cylinders are used in buildings above 100 m, gas leak detectors shall be provided at the escape points and monitored from fire command centre. The cables used for signalling shall be circuit integrity cables. 4.7.8 The gas lines shall not be installed through any electrical shafts, escape routes, refuge areas / refuge floors. 4.7.9 Kitchens working on LPG fuel shall not be permitted in basements.

Service ducts and shafts

3.4.5.4 Service ducts and shafts

Openings in walls or floors which are necessary to be provided to allow passages of all building services like cables, electrical wirings, telephone cables, plumbing pipes, etc, shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 120 min. The inspection door for electrical shafts/ducts low voltage wiring running in shafts/ducts, shall either be armoured type or run through metal conduits. The space between the electrical cables/conduits and the walls/slabs shall be filled in by a fire stop material having fire resistance rating of not less than 120 min. This shall exclude requirement of fire stop sealing for low voltage services shaft.

- For plumbing shafts in the core of the building, with shaft door opening inside the building, the shafts shall have inspection doors having fire resistance rating not less than 30 min. For plumbing shafts doors which open in wet areas or in naturally ventilated area or on external wall of the building, the shafts may not require doors having any specified fire rating.
- 17 Proposed to provide service ducts and provision has been made to seal the ducts at each floor level.

3.4.6 Electrical Installation

3.4.6.1 The electric distribution cable/wiring shall be laid in a separate shaft. The shaft shall be sealed at every floor with fire stop materials having the same fire resistance as that of the floor. High, medium and low



voltage wiring running in shaft and in false ceiling shall run in separate shaft/conduits.

Water main, gas pipes, telephone lines, intercom lines or any other service line shall not be laid in the duct for electrical cables; use of bus ducts for running mains instead of cables is preferred.

Escape Lighting and Exit Signage's,

3.4.7 Escape Lighting and Exit Signage Exit access, exits and exit discharge shall be properly identified, with adequate lighting maintained in the elements of the egress systems so that all occupants shall be able to leave the facility safely.

3.4.7.1 Lighting

a) The exit, exit access and exit discharge systems shall be illuminated continuously. The floors of the means of egress shall be illuminated at all points, including angles and intersections, in corridors and passageways, stairwells, landings of stairwells and exit.

b) Emergency lighting shall be powered from a source independent of that supplying the normal lighting.

c) Escape lighting shall be capable of:

1) indicating clearly and unambiguously the escape routes;

2) providing adequate illumination along such routes to allow safe movement of persons towards and through the exits; and

3) Ensuring that fire alarm call points and fire fighting equipment provided along the escape routes can be readily located.

d) The horizontal luminance at floor level on the centreline of an escape route shall not be less than 10 lumen / m^2 . In addition, for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lumen / m^2 .

e) Required illumination shall be arranged such that the failure of any single lighting unit, such as the burning out of one luminaire, will not leave any area in darkness and does not impede the functioning of the system further.

f) The emergency lighting shall be provided to be put on within 5 s of the failure of the normal lighting supply. Also, emergency lighting shall be able to maintain the required illumination level for a period of not less than 90 min in the event of failure of the normal lighting even for smaller premises.

g) Battery pack emergency lighting, because of its limited duration and reliability, shall not be allowed to be used in lieu of a diesel engine driven emergency power supply.

h) Escape lighting luminaires should be sited to cover the following locations:

1) Near each intersection of corridors,

2) At exits and at each exit door,

3) Near each change of direction in the escape route.



- 4) Near each staircase so that each flight of stairs receives direct light,
 5) Near any other change of floor level,
 6) Outside each final exit and close to it,
 7) Near each fire alarm call point,
 8) Near fire fighting equipment, and
 9) To illuminate exit and safety signs as required by the enforcing authority.

18

NOTE. For the purpose of this clause 'near' is normally considered to be within 2 m measured horizontally.

j) The luminaires shall be mounted as low as possible, but at least 2 m above the floor level.

k) Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian Standards.

3.4.7.2 Exit passageway for ground and staircase lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.

3.4.7.3 Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.

The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

3.4.7.4 Exit signage Where exit access is provided through corridors / paths, the occupants shall be able to easily identify the way to exits. Exit signs shall be provided such that no point in an exit access is more than 30 m from a visible exit directional sign. An exit sign indicating the direction to an exit shall be provided at all changes in direction.

Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electrical circuit on an alternative source of supply. The sizes and colours of the exit signs shall be in accordance with good practice [4(7)]. The colour of the exit signs shall be green.

NOTE. This provision shall not apply to A-2 and A-4 occupancies less than 15 m in height. The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be so installed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment. Further, all landings of floor

Proposed to provide Escape lighting and Exit signage's as per clause 3.4.7, Lighting 3.4.7.1,



shall have floor indicating boards prominently indicating the number of the floor. Photo luminescent markings shall be posted at internal hydrant boxes.

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

Electric Power Supply.

NBC 2016, Part-4 Fire and Life Safety

3.4.6.2 Emergency power for fire and life safety systems Emergency power supplying distribution system for critical requirement for functioning of fire and life safety system and equipment shall be planned for efficient and reliable power and control supply to the following systems and equipment where provided

a) Fire pumps.

b) Pressurization and smoke venting, including its auxiliary systems such as dampers and actuators.

c) Fireman's lifts (including all lifts).

d) Exit signage lighting.

e) Emergency lighting.

f) Fire alarm system.

g) Public address (PA) system (relating to Emergency voice evacuation and communication).

h) Magnetic door hold open devices.

i) Lighting in fire command centre and security room. Power supply to these systems and equipment shall be from normal and emergency (standby generator) power sources with changeover facility. If power supply is from HV source and HV generation, the transformer should be planned in standby capacity to ensure continuity of power to such systems. Whenever and backup DG sets are of higher voltage rating, then dual redundant cables shall be taken to all transformers. The generator shall be capable of taking starting current of all the fire and life safety systems and equipment as above. Where parallel HV/LV supply from a separate substation fed from different grid is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the authority.

3.4.6.4 Standby supply

Diesel generator set(s) shall not be installed at any floor other than groundfirst basement. If the same are installed indoors, proper ventilation and exhaust shall be planned. The DG set room shall be separated by 120 min fire resistance rated walls and doors. The oil tank for the DG sets (if not in the base of the DG) shall be provided with a dyked enclosure having a volumetric capacity of at least 10 percent more than the volume of the oil tank. The enclosure shall be filled with sand for a height of 300 mm. For detailed information regarding fire safety requirements for hazardous petroleum products, reference

Proposed to provide 5 generators, each of 2000 KVA capacity at Basement 1 of the building to provide service to all the emergency provisions in the Buildings.



Down corner system.

NBC-2016, Part-4, Fire & Life Safety, Down-corner —An arrangement of fire fighting within the building by means of down-corner pipe connected to terrace tank through terrace pump, gate valve and non-return valve and having mains not less than 100 mm internal diameter with landing valves on each floor/landing. It is also fitted with inlet connections at ground level for changing with water by pumping from fire service appliances and air release valve at roof level to release trapped air inside.

Not required as the height of the Building is 38.325 mtrs.

NBC 2016, Part-4, Fire & Life Safety Table 7 (6) down corner shall be provided for every 1000 sq.mtrs. built up area.

Business Buildings (E)

1. Less than 10 m in height.
2. Size of mains shall be 100 mm with single outlet landing valves.

Wet riser system.

NBC 2016 Part-4, Fire & Life Safety, Clause 2.65 Wet Riser —An arrangement for fire fighting within the building by means of vertical rising mains not less than 100 mm nominal diameter with landing valves on each floor/landing for fire fighting purposes and permanently charged with water from a pressurized supply.

NBC -2016, Part-4 Fire & Life Safety, Table 7 (5) wet riser shall be provided for every 1000 sq.mtrs. built up area.

Proposed to provide 6 Wet Riser-cum- down corner systems near the staircases. Each riser will be of 150 mm. internal diameter and will be of G.I. 'C' Class pipe. From each riser single headed hydrant outlet at each floor landing will be provided.

Business Buildings (E)

1. Above 10 m in height.
1. Size of mains shall be 100 mm with single outlet landing valves – upto 45 m height.
2. Size of mains shall be 150 mm with single outlet landing valves – above 45 m height.

First aid hose reel hose system.

NBC-2016, Part-4, Fire and Life Safety, Table 7 (4) First Aid Hose reel shall be provided for,

Business Buildings (E)

1. Should be provided in all buildings irrespective of height and irrespective of occupancy.

Hose reel hose of 40 mtrs. length with drum and 2 Nos. delivery hose pipes, each of 15 mtrs. length with gunmetal branch pipe will be provided inside the hose cabinet near each outlet.

Rubber lined Hose reel hose of size minimum 19 mm of 40 mtr length as per IS 884, with Gate valve (upstream) and shut off nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor. Adequate BIS marked re-in forced 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

Hydrant system

NBC-2016, Part-4, Clause 2.64.1 : Hydrant system – A distribution system having a



network of piping installed underground / above ground around and / or through inside of a building with internal and / or external hydrants fitted with landing walls at regular interval according to the occupancy. The distribution system is connected to water supply system from fire fighting.

- 5 **NBC-2016, Part-4, Table 7 (7) Yard hydrant shall be provided for,**

Business Building (E)

1. Above 15 m in height.

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, preferable near the entry point to the premises.

Underground Static Water Storage Tank Combined Capacity for Wet Riser, Yard hydrant and Sprinklers per set of Pumps

NBC-2016, Part-4, Table 7 (11)
Underground Static Water Storage Tank Combined Capacity for Wet Riser, Yard hydrant and Sprinklers per set of Pumps shall be provided for,

Business Buildings (E)

1. Above 10 m but not exceeding 15 m in height – 50,000 ltr.
2. Above 15 m and upto 24 m in height – 1,00,000 ltr.
3. Above 24 m and upto 30 m in height – 1,50,000 ltr.
4. Above 30 m in height – 2,00,000 ltr.

Note: Fire tank to be always filled with water. Over flow of fire tank to be taken to domestic tank. Arrangement should be such that any incoming water should first fill-up fire tank, then overflow to other utilizations.

- 6

H-1 ENCLOSED PARKING STRUCTURES

CI/ or basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or with combination there of. Automatic deluge system comprising deluge valve, piping, nozzles, etc shall be used to zone the compartment in case of water curtain system. In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest compartment, perimeter out of all compartments of car parking in any of the basements.

a) The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping/riser for the water supply to the nozzles.

a) The water curtain shall be operated by the activation of flow switch actuating sprinkler system.

Terrace Tank Over Respective Tower Terrace

In all 69 Nos. yard hydrants around the Building and One 2 way & One 4 way Fire Service Inlets, near the entrances, will also be provided.

Wet riser system

The systems will be connected to 2 underground tanks, each of 2,00,000 liters capacity (Total 4,00,000 ltr).

Water curtain system

The system will be connected to one underground tank of 1,00,000 ltr capacity.



NBC-2016, Part-4 Table 7(12) Terrace Tank Over Respective Tower Terrace shall be provided for

Business Building (E)

1. Less than 10 m in height – 10,000 ltr. (3000 ltr.) (Note 6 : Additional value given in parenthesis shall be added if basement area exceeds 200 m²)
2. Above 10 m but not exceeding 15 m in height – 5,000 ltr. (5000 ltr.) (Note 6 : Additional value given in parenthesis shall be added if basement area exceeds 200 m²)
3. Above 15 m and up to 24 m in height – 10,000 ltr.
4. Above 24 m upto 30 m in height – 20,000 ltr.
5. Above 30 m in height – 20,000 ltr.

The systems will also be connected to an overhead tank of 20,000 liters capacity.

Note: Over head tank to overflow to domestic tank. Arrangement should be such that any incoming water should first fill-up fire tank, then overflow to other utilizations.

Pump near underground static water storage tank (Fire pump) with minimum pressure of 3.5 kg/cm²

NBC-2016, Part-4, Table 7 (13) Pump near underground static water storage tank (Fire pump) with minimum pressure of 3.5 kg/cm² at remotest location.

Business Building (E)

1. Above 10 m but not exceeding 15 m in height (Note 14 : Provide required number of sets of pumps each consisting of one electric and one diesel pump (stand by) of capacity 1620 litre/min and one electric pump of capacity 180 litre/min (see also note 22 and 23))
2. Above 10 m but not exceeding 15 m in height (Note 10 Provide required number of sets of pumps each consisting of one electric and one diesel pump (standby) of capacity 2280 litre/min and one electric pump of capacity 180 litre/min (see also note 22 and 23))
3. Above 24 m and upto 30 m in height (Note 11 Provide required number of sets of pumps each consisting of two electric and one diesel pump (stand by) of capacity 2 280 litre/min and two electric pump of capacity 180 litre/min (see also Notes 22 and 23)).
4. Above 30 m in height (Note 12 Provide required number of sets of pumps each consisting of two electric and one diesel pump (stand by) of capacity 2 850 litre/min and two electric pump of capacity 180 litre/min (see also Notes 22 and 23))

The systems will be connected to 2 Nos. electrically driven pumps (1 for hydrant & 1 for sprinkler) & 2 nos diesel driven pumps, each capable of delivering 2850 litres of water per minute and 2 Nos. jockey pumps, each capable of delivering 180 litres of water per minute.

Further proposed to provide one separate electrically driven pump, capable delivering 1620 liters of water per minute for Water Curtain.

(Note 22: One set of pumps shall be provided for each 100 hydrants or part thereof, with a minimum of two sets. In case of more than one pump set installation, both pump sets shall be interconnected at their delivery headers.



(Note 23: Alternative to provision of additional set of pumps, the objective can be met by providing additional diesel pump of the same capacity and doubling the water tank capacity as required for one set of pumps.)

If Basement is compartmented using water curtains additional pump as per clause H-4 d) The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping/riser for the water supply to the nozzles to be provided.

pumps at the Terrace tank level with Minimum Pressure of 3.5 kg/cm²
NBC-2016, Part-4, Table 7 (14) pumps at the Terrace tank level with Minimum Pressure of 3.5 kg/cm² shall be provided for,

Business Building (E)

- 9 1. Less than 10 m in height – 450 LPM (450 LPM) (see Note 6)
2. Above 10 m but not exceeding 15 m in height – 450 LPM (450 LPM) (see Note 6)

(Note 6: Additional value given in parenthesis shall be added if basement area exceeds 200 m².)

Terrace pump not required as the height of the building is 58.325 mtrs.

Manually operated fire alarm system.
NBC-2016, Part-4, Clause 2.1 Alarm System – Fire alarm system comprising components for automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate.

NOTE – The system may also include manual fire alarm call points.

NBC-2016, Part-4, Table 7 (9) Manually operated Electric Fire alarm system is required

Business Buildings (E)

- 10 1. 15 m and above in height.

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.

Proposed to provide manually operated Electrical Fire Alarm System with call point near each staircase landing at each floor and its control panel at ground floor.

Proposed to provide automatic fire detection system with smoke detector heads as indicated below:-

Sl. No	Floor	S.D	Duct detector	HD
1	Basement-3	3	04	-
2	Basement-2	3	04	-

Automatic Fire Detection and alarm



11	systems NBC-2016, Part-4, Clause 2.1 as per Table 7(18) Automatic Fire Detection and alarm systems required (see Note 2; automatic detection and alarm system is not required to be provided in car parking area. Such detection system shall however be required in other areas of car parking such as electrical rooms, cabins and other areas) – Fire alarm system consisting components for automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate.	3	Basement-1	30	04	–
		4	Ground floor	88	04	–
		5	1st floor	86	04	04
		6	2nd floor	130	04	04
		7	3rd floor	130	04	04
		8	4th floor	130	04	04
		9	5th floor	116	04	04
		10	6th floor	100	04	04
		11	7th floor	80	04	04
		12	8th floor	80	04	04
		13	9th floor	78	04	04
		14	10th floor	80	04	04
		15	11 th floor	80	04	04
		16	12 th floor	80	04	04
		17	13 th floor	68	04	04
		18	Terrace	02	–	–
12	Public Address System: A system of two way talk back speaker with push to talk speakers to be provided at every staircase or firemen telephone to be provided at every staircase. Necessary console & amplifier with micro phone to be provided at ground floor in fire command center.	Proposed to provide Public Address System with two way communication facility near each staircase landing at each floor and its console at ground floor.				
	Automatic Sprinkler system. Automatic sprinkler system- A system of water pipes fitted with sprinkler heads at suitable intervals and heights and designed to activate automatically; control and extinguish a fire by the discharge of water.	Proposed to provide automatic sprinkler system with sprinkler heads as indicated below:-				
13	NBC-2016, Part-4, Table 7 (8) Automatic Sprinkler system. Business Building (E) 1. Less than 15 m in height (Note 4 : Required to be installed in basement if area of basement exceeds 200 m ²) 15 m and above in height.	Sl No	Floor	Pendent type	Side thrown	Water Curtain
		1	Basement-3	756	27	67
		2	Basement-2	715	24	54
		3	Basement-1	634	25	49
		4	Ground floor	347	–	–
		5	1st floor	312	–	–
		6	2nd floor	493	–	–
		7	3rd floor	493	–	–
		8	4th floor	493	–	–
		9	5th floor	438	–	–
		10	6th floor	388	–	–
		11	7th floor	325	–	–
		12	8th floor	325	–	–
		13	9th floor	342	–	–
		14	10th floor	325	–	–
		15	11 th floor	325	–	–
		16	12 th floor	325	–	–
		17	13 th floor	310	–	–



HORIZONTAL EXITS/REFUGE AREA

NBC-2016, Part-4, Annex-E-4

a) A horizontal exit shall be through a fire door of 120 min rating in a fire resistant wall. Horizontal exit requires separation with the refuge area or adjoining compartment through 120 min fire barrier. The adjoining compartment of the horizontal exit should allow unlocked and ease of egress and exits for the occupants using defend in place strategy.

Requirements of horizontal exits are as under: a) Width of horizontal exit doorway shall be suitable to meet the occupant load factor for egress.

b) Doors in horizontal exits shall be operable at all times from both sides.

c) All doors shall swing in the direction of exit travel. For horizontal exits, if a double leaf door is used, the right hand door leaf shall swing in the direction of exit travel.

d) Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of floor above) by considering area of 0.3 m² per person for the calculated number of occupants and shall include additionally to accommodate one wheel chair space of an area of 0.9 m² for every 200 occupants, portion thereof, based on the occupant load served by the area of refuge or a minimum of 15 m², whichever is higher, shall be provided as under:

1. The refuge area shall be provided on the periphery of the floor and open to air or least on one side protected with suitable railings.
2. Refuge area (s) shall be provided at / or immediately above 24 m and thereafter at every 15 m or so.

14

e) A prominent sign bearing the words 'REFUGE AREA' shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.

f) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.

g) Refuge areas shall be approachable from the space they serve by an accessible means of egress.

h) Refuge areas shall connect to fire fighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.

i) The refuge area shall always be kept clear.

Proposed provide refuge area of 285.92 Sq. mtrs at 6th floor, 230.65 Sq. mtrs at 9th floor & 230.10 Sq. Mtrs at 13th floor.

Required Refuge area

6th floor Built-up area is 5044.05 Sq. mtrs. /10 = 504.405 persons.

7th floor Built-up area is 4272.59 Sq. mtrs. /10 = 427.259 persons.

Total 931.664 persons x 0.3 Sq.mtrs= 279.50 Sq.mtrs. + 1.8 Sq. mtrs. = 281.30 Sq. mtrs.

9th floor Built-up area is 3576.78 Sq. mtrs. /10 = 357.678 persons.

10th floor Built-up area is 3592.00 Sq. mtrs. /10 = 360.299 persons.

Total 757.977 persons x 0.3 Sq.mtrs= 227.40 Sq.mtrs. + 1.8 Sq. mtrs. = 229.20 Sq. mtrs.

12th floor Built-up area is 3602.99 Sq. mtrs. /10 = 360.30 persons.

13th floor Built-up area is 3810.16 Sq. mtrs. /10 = 381.016 persons.

Total 741.316 persons x 0.3 Sq.mtrs= 222.40 Sq.mtrs. + 1.8 Sq. mtrs. = 224.20 Sq. mtrs.



No storage of combustible products and materials, electrical and mechanical equipment, etc shall be allowed in such areas.

k) Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.

m) Entire refuge area shall be provided with sprinklers.

n) Where there is a difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided and steps should be avoided.

NOTE – Refuge area provided in excess of the requirements shall be counted towards FAR.

Fire Command Centre:

NBC-2016, Part-4 Clause 3.4.12 Fire Command Centre (FCC)

a) Fire command centre shall be on the entrance floor of the building having direct access. The control room shall have the main fire alarm panel with communication system (inbuilt public address system) to all floors and facilities for receiving the message from different floors.

b) Fire command centre shall be constructed with 120 min rating walls with a fire door and shall be provided with emergency lighting. Interior finishes shall not use any flammable materials. All controls and monitoring of fire alarm systems, presentation systems, smoke management systems shall happen from this room. Monitoring of integrated building management systems, CCTV's or any other critical parameters in building may also be from the same room.

c) Details of all floor plans along with the details of fire fighting equipment and installations (2 sets laminated and bound) shall be maintained in fire command centre.

d) The fire staff in charge of the fire command centre shall be responsible for the maintenance of the various services and fire fighting equipment and installations in combination with security, electrical and civil staff of the building.

Fire Safety Plan

NBC-2016, Part-4, Annex-D, Clause 4.11 D-5 FIRE SAFETY PLAN

D-5.1 A format for the Fire Safety Plan shall be as given in D-9.10.

D-5.2 The applicable parts of the approved Fire Safety Plan shall be distributed to all tenants of the building by the building management when the Fire Safety Plan has been approved by the Fire Authority.

D-5.3 The applicable parts of the approved Fire Safety Plan shall then be distributed by the tenants to all their employees and by the building management to all their building employees.

D-5.4 In the event there are changes from conditions existing at the time the Fire

Proposed to provide Fire command centre at ground floor as per NBC 2016.

FIRE SAFETY PLAN should be provide as per NBC 2016



Safety Plan for the building was approved and the changes are such as to require amending the Fire Safety Plan, within 30 days after such changes, an amended Fire Safety Plan shall be submitted to the fire brigade for approval.

Fire and Life Safety

As per clause 4.10 of Part 4 Fire and Life Safety of NBC 2016:

4.10 Fire Officer

4.10.1 A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises, for business buildings with height 10 m and above.

4.10.2 The Fire Officer shall,

maintain the fire fighting equipment in good working condition at all times.

- 17 *prepare fire orders and fire operational plans and get them promulgated.* Fire Officer should be appointed as per NBC-2016,

conduct regular training to the occupants of the buildings in the use of fire fighting equipment provided on the premises and keep them informed about the fire emergency evacuation plan.

keep proper liaison with the city fire brigade.

ensure that all fire precautionary measures are observed at the times.

NOTE - Competent authority having jurisdiction may take on compliance of the above rules in case of buildings having very large areas even if the height is less than 10 m.

As proposed Fire extinguishers at following suitable places should be provided.

- 1) One ABC powder extinguishers of 6 kgs. and 9 litres capacity Portable Hand held "Water Mist & CAFs" fire extinguishers – Jet & spray (combination) Capacity for every 8 cars at parking areas should be provided.

As per IS-15683 / EN3-7 / NFPA-10 (Design & Construction)

Suppression Technology:
NFPA 750 & NFPA 11.

Minimum Landing Distance :
Jet – 30Feet or more.

Minimum Landing Distance :
Spray– 10Feet or more

Spraying Angle 60°

Class – A, B, LPG Fires and Live Electrical Fire below 1000Volts
(Test certificate to be submitted)

Fire Rating B: 144B or more

Foam Mist / Pressurised bubbles (Adhere to vertical and Horizontal surfaces, bubbles should retain for a minimum period of 20Minutes)

Foam Expansion minimum



1:10 or more

2) One CO₂ extinguishers of 4.5 kgs. Capacity should be provided near the entrance to the electrical room.

3) One 9 Litres capacity Portable Hand held "Water Mist & CAFs" fire extinguishers - Jet / spray type (Combination) and One ABC powder extinguishers of 6kgs. Capacity should be provided near transformer.

As per IS-15683 / EN3-7 / NFPA-10 (Design & Construction)

Suppression Technology: NFPA 750 & NFPA 11

Minimum Lancing Distance : Jet - 30Feet or more

Minimum Lancing Distance : Spray- 10Feet or more

Spraying Angle 60°

Class - A, B, LPG Fires and Live Electrical Fire below 1000Volts (Test certificate to be submitted)

Fire Rating B: 144B or more

Foam Mist / Pressurised bubbles (Adhere to vertical and Horizontal surfaces, bubbles should retain for a minimum period of 20Minutes)

Foam Expansion minimum 1:10 or more and one ABC powder extinguishers of 6 kgs. Capacity should be provided near the diesel generator.

4) One 9Litres capacity Portable Hand held "Water Mist & CAFs" fire extinguishers - Jet / spray type (Combination) and One ABC powder extinguishers of 6kgs. Capacity should be provided near the diesel generator.

As per IS-15683 / EN3-7 / NFPA-10 (Design & Construction)

Suppression Technology: NFPA 750 & NFPA 11

Minimum Lancing Distance : Jet - 30Feet or more

Minimum Lancing Distance : Spray- 10Feet or more

Spraying Angle 60°

Class - A, B, LPG Fires and Live Electrical Fire below 1000Volts (Test certificate to be submitted)

Fire Rating B: 144B or more

Foam Mist / Pressurised bubbles (Adhere to vertical and Horizontal surfaces, bubbles should retain for a minimum period of 20Minutes)

Foam Expansion minimum 1:10 or more and one ABC powder extinguishers of 6 kgs. Capacity

Fire extinguishers.

NBC-2016, Part-4, Table 7 (3) Fire extinguishers shall be provided for,

Business Building (E)

1. One ABC powder extinguishers of 6 kgs. Capacity for every 8 cars at parking areas should be provided.

2. One CO₂ extinguishers of 4.5 kgs. Capacity should be provided near the entrance to the electrical room.

3. One Mechanical Foam extinguishers of 9 litres capacity & one ABC powder extinguishers of 6 kgs. Capacity should be provided near the transformer.

4. One Mechanical foam extinguishers of 9 litres capacity and one ABC powder extinguishers of 6 kgs. Capacity should be provided near the diesel generator.

5. One CO₂ extinguishers of 2 kgs. Capacity should be provided inside each lift machine room.

6. One Water Mist type extinguishers of 4 litres & 9 litres capacity should be kept near each staircase landing at each floor.

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 and maintained periodically.

18



should be provided near the diesel generator.

5) One CO₂ extinguishers of 2 Kgs. Capacity should be provided inside each lift machine room.

6) One CO₂ extinguishers of 2 Kgs. Capacity or 4Liters Capacity spray / Mist Type Wet Chemical for Kitchen for Individual houses

- As per IS-15683 /EN3-7 / NFPA 10

- Minimum Lancing Distance - 12Feet or more

- Class - A

- Class - K / F

- Live Electrical Fire below 1000Volts

(Test certificate to be submitted)

7) 9Litres capacity Portable Hand held "Water Mist & CAPs" fire extinguishers - Jet / spray type (combination) should be kept in alternative staircase landing at each floor.

- As per IS-15683 / EN3-7 / NFPA-10 (Design & Construction)

- Suppression Technology: NFPA 750 & NFPA 11

- Minimum Landing Distance : Jet - 30Feet or more

- Minimum Landing Distance : Spray- 10Feet or more

- Spraying Angle 60°

- Class - A, B, LPG Fires and Live Electrical Fire below 1000Volts (Test certificate to be submitted)

- Fire Rating A: 21A or more

- Fire Rating B: 144B or more

- Foam Mist / Pressurised bubbles (Adhere to vertical and Horizontal surfaces, bubbles should retain for a minimum period of 20Minutes)

- Foam Expansion minimum 1:10 or more

8) 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 and maintained periodically.

CONDITIONS:-

1. All the fire prevention, fire fighting and evacuation measures suggested/ recommended in B, C and D shall be strictly adhered to adopted.
2. Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor.
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 the limited quantity required for each kitchen.



5. Plan and 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 and Emergency Services department.
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 be valid.
10. The above mentioned requirements are indicative and not exhaustive. All other requirements of National Building Code not specifically mentioned above shall also be complied with mandatorily.
11. This NOC is issued from the Fire Prevention and Fire Fighting point of view Karnataka State Fire & Emergency Services Department is not responsible for the ownership of the land, its location and other disputes, which may arise in due course.

Subject to the strict adherence to the conditions laid down as above, issue of License for the construction Commercial that is Sy. No. 25/2, 25/3 & 26, Venkata Village, Yelahanka Hobli, , Bangalore North, BANGALORE - 560064 may please be considered.
The NOC issued on 24/02/2020 may be treated as cancelled.

- All other relevant and applicable requirements as per NBC-2016 will have to be complied with mandatorily.



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



ANNEXURE - 5

3rd May 2023

STRUCTURAL STABILITY CERTIFICATE

This is to certify that the proposed construction of building in Katha No 1368/25/2, 25/3, 26 Survey No 25/2, 25/3, 26 for Embassy Construction Pvt Ltd at Venkatahalla Village comprising of 3B+Ground+ 13 upper floors+ Terrace. The building is designed as PT flat slab system with RCC shear wall and columns. The Structure is supported on columns with isolated foundation and Combined footings.

The structure is designed as per requirements of Bureau of Indian Standards (BIS) codes IS 456, IS: 875 and IS 16700. Bangalore falls under seismic zone II, as per seismic code IS: 1893 (part 1) 2016. Hence the structure of the building has been designed for Stability to withstand for an intensity of Seismic forces prescribed for Seismic Zone II of Indian geography.

- We affirm that the structural design and drawings are carried out as per IS code Provisions. Foundations are designed by taking the Soil Bearing Capacity into Consideration as per the geotechnical report. The Quality assurance, quality control of the materials, workmanship and execution has been carried out as per standard practice of construction along with strictly following our Structural Design, drawings, details, site instructions, etc., the said Structure will be safe and stable for the purpose for which it is intended for; to the best of my knowledge and belief.

Signature of Registered Structural Engineer:



Name of the Structural Engineer

: Mr. Srinivasa Rao

Reg. NO of the Structural Engineer

: BCC/BL-3.6. SE-211/2021-2022

ANNEXURE - 6

**Consent For Establishment (CFE)****Consent No. CTE-317668 Valid upto: 16/03/2024**

Karnataka State Pollution Control Board
 Parissara Bhavana, No.49, Church
 Street, Bengaluru-560001
 Tele : 080-25589112/3, 25581383
 Fax: 080-25586321
 email id: kspcb@gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

Consent Order No. CTE-317668 **PCB ID:** 84640 **Date:** 17/03/2020

To,

The Applicant

M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub)

M/s. Embassy Construction
 Pvt.Ltd., Embassy Point, 1st
 Floor, No.150, Infantry

Sir,

Sub: Consent to Establish under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981-reg.

Ref: 1. CFE application submitted by the industry/organization on 06/01/2020 at Regional Office

2. Inspection of the project site by Regional Officer Bangalore
 Byatarayana pura on 23/01/2020

3. Proceedings of the CCM dated 18/02/2020 ,held on 17/02/2020

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

Location:

Name of the Applicant: M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub)
Address: Sy # 25/2, 25/3 & 26,, Sy # 25/2, 25/3 & 26, Venkata's Village, Yelahanka
 Hobli, Bangalore North Taluk
Industrial Area: Not in I.A, Venkata's Village,
Taluk: BBMP- W- 1, District: Bangalore Urban

Conditions:

1. This consent for establishment is valid up to 16/03/2024 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	Commercial Development Project	88270.1500	MT2

1. 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	392.0

**Consent For Establishment (CFEe)****Consent No. CTE-317668 Valid upto: 18/03/2024**

Industry Colour: RED

Industry Scale: LARGE

Karnataka State Pollution Control Board
 Parisara Bhavana, No.49, Church
 Street, Bengaluru-560001
 Tele : 080-25589112/3, 25581383
 Fax: 080-25586321
 email id: kspcb@gov.in

(This document contains 5 pages including annexure & excluding additional conditions)

II. WATER POLLUTION CONTROL:

1. The discharge from the premises of the applicant shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act or Rules made there under.
2. The applicant 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
3. The applicant 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.
4. The quantity of domestic waste water and trade effluent generated from the proposed industry shall not exceed the permitted quantity as indicated below

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	333.000	Proposed Commercial Development WC - 392 KLD, WWG - 333 KLD & it is treated in 350 KLD STP

5. The applicant shall treat the trade effluent in proposed ETP which consists of the following:

STP & ETP details

Sl.No	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	1.00	1	
2	STP1	C+E	P-Collection cum Equalization	175.00	1	
3	ETP1	DEC	P-Decanter	130.00	1	
4	STP1	AER	S-AERATION TANK	390.00	1	
5	ETP1	SHT	S-SLUDGE HOLDING TANK	35.00	1	
6	ETP1	TER	Tertiary	176.00	1	
7	STP1	TER	Tertiary	176.00	1	

6. The applicant shall ensure that the ETP will treat the effluent to the stipulated standards as indicated in Annexure-I
7. The applicant shall not discharge any effluent outside the industry premises.
8. The applicant shall provide separate flow meter for inflow & outflow of effluents through ETP and separate energy meter and shall maintain a logbook for hourly record of meter reading for the verification of inspecting officers
9. The applicant shall discharge the effluents only to the place mentioned in the Consent order.

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 applicant 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 applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.

IV. NOISE POLLUTION CONTROL:

1. The applicant 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 applicant shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous and 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.

**Consent For Establishment (CFE)****Consent No. CTE-317888 Valid upto: 18/03/2024**

Karnataka State Pollution Control Board
 Parasara Bhavana, No.49, Church
 Street, Bengaluru-560001
 Tele : 080-25589112/3, 25581383
 Fax: 080-25586321
 email id: kspcb@gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

Sr	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	total domestic solid waste	1.8310 - M.T	OTH

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

- The applicant shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the provisions of the said Rules.

VII. GENERAL:

- The applicant 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.
- The applicant 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.
- The applicant shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.
- The applicant 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.
- 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 industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.
- The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
- 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.
- The applicant shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.
- 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 in advance an amount equal to the cost estimated by Competent Agency or Committee.
- The applicant shall comply with all the Conditions and guidelines issued from time to time.
- The applicant must create structure/facility for rain water harvesting and ground water recharge.
- The applicant shall develop extensive green belt within the periphery of the plant.
- This consent is issued without prejudice to Court Cases pending in any Hon'ble Court.

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. 100000
------------------	--------------

Note:

The Conditions II(2),(6), III(2), IV(1), V(1) mentioned in the schedule are not applicable.

**Consent For Establishment (CFEs)**Consent No. CTE-317868 Valid
upto: 18/03/2024Karnataka State Pollution Control Board
Parasara Bhavana, No.49, Church
Street, Bengaluru-560001
Tele : 080-25589112/3, 25581383
Fax: 080-25586321
email id: bo@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

Additional Conditions:

II(2)(8), III(2), IV(1), V(1), VI(1) & VII(4) these conditions are not applicable.

The project authorities shall strictly comply with the conditions stipulated in Annexure I contains 09 pages.

The CFE is issued as per the recommendations of the Consent Committee Meeting held on 17.02.2020 & duly approved by Member Secretary & Hon'ble Chairman.

COPY TO:

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

ANNEXURE- II

Chimney No.	Chimney attached to	Capacity/ KVA Rating	Minimum chimney height to be provided above ground level (in Mts)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Fuel	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	2 NOS DG SET OF 2000 KVA		9 PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,80,80	DIE	PRT	Before commissioning.
1	D.G. Sets	3 NOS DG SET OF 1500 KVA		9 PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,80,80	DIE	PRT	Before commissioning.

Note:

PRT : Port Hole

**Consent For Establishment (CFEs)****Consent No. CTE-317688 Valid
upto: 16/03/2024**

Karnataka State Pollution Control Board
Parisara Bhavana, No.49, Church
Street, Bengaluru-560001
Tele : 080-25589112/3, 25581383
Fax: 080-25586321
email id: ks@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

LOCATION OF SAMPLING PORTHOLES, PLATFORMS, 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 at least 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 or rectangular stacks, the equivalent diameter can be calculated from the following equation.

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

- The diameter of the sampling port should not be less than 100mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period.
- 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 of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.
- The ladder shall be provided with adequate safety features so as to approach the monitoring location with ease.

FOR AND ON BEHALF OF KARNATAKA
POLLUTION CONTROL BOARD

Signature Not Verified

Digitally signed by
Date: 2020.03.17 15:44:08
+05:30

Embassy Construction
No. PCB/152/CNP/19

Date:

ANNEXURE - I

Sub: Consent for establishment to construct "Embassy Business Hub" Commercial Development Project having total built up area of 88,270.15 Sq.m located at Sy. No. 25/2, 25/3 & 26 of Venkatahalla Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru by M/s. Embassy Construction Pvt Ltd.,

- Ref:**
1. Application for consent for establishment received at Regional Office, KSPCB, Yelahanka on 16.12.2019.
 2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Yelahanka on 23.01.2020.
 3. EC No. SEIAA 112 CON 2019 dated 10.12.2019.
 4. Proceedings of the consent committee meeting held on 17.02.2020.

♦♦♦♦

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 & Control of Pollution) Act 1981 to construct "Embassy Business Hub" Commercial Development Project having total built up area of 88,270.15 Sq.m located at Sy. No. 25/2, 25/3 & 26 of Venkatahalla Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru by M/s. Embassy Construction 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.
 - 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.


SENIOR ENVIRONMENTAL OFFICER,

mu
19/2/2020

- 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 112 CON 2019 dated 10.12.2019.
 - e) The applicant shall adhere to the zonal regulations of RMP-2015 as per The Hon'ble Supreme Court Of India Judgment dated 05.03.2019 in respect of Civil Appeal No.5016 of 2016.
 - f) The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.
 - g) 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 Co-terminus with the validity of Environmental Clearance (EC) issued by SEIAA, Karnataka vide dated 10.12.2019.
 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 commissioning of Commercial Building.
 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 and air 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 project authorities shall use BWSSB tertiary treated water for construction works.
 2. The water consumption shall not exceed 392 KLD. There shall not be drawal of ground water without obtaining permission from CGWA.


SENIOR ENVIRONMENTAL OFFICER

19/2/2020

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 333 KLD and shall be treated in the sewage treatment plant (STP) of capacity 350 KLD with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Re-use 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 applicant shall follow STP construction and operation guidelines published by the Board and the location of the STP should be above ground level & should be easily accessible to the inspecting officer.

Table-I		
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.	NH ₄ -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

2. 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.
3. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
4. The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters. A log book of readings shall be maintained.
5. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
6. The applicant shall dispose excess treated sewage i.e. left after using for secondary purposes, to authorized BWSSB transporters for utilizing in construction works. The applicant shall maintain log book and vehicle details in this regard.

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-II.
2. The discharge of emissions from the air pollution sources shall pass through the stacks/chimneys mentioned in Annexure-II 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.

SENIOR ENVIRONMENTAL OFFICER

[Signature]
19/04/2020

3. 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.
4. 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, 1986.
5. The applicant shall comply with the Environment (Protection) Third Amendment Rules, 2002.
6. The applicant shall provide acoustic measures to the DG Sets as per SI. No. 94 in Schedule-I of Environment (Protection) Rules.

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. 65 dB(A) Leq during day time and 55 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. The applicant shall comply with the following conditions stipulated by MoEF & CC, GoI Notification No. G.S.R. 94 (E) dated 25.01.2018.

(a) No building or infrastructure project requiring Environmental Clearance shall be implemented without approved Environmental Management plan inclusive of dust mitigation measures.

(b) Roads leading to or at construction sites must be paved & blacktopped (ie., metallic roads).


SENIOR ENVIRONMENTAL OFFICER


19/2/2020

(c) No excavation of soil shall be carried out without adequate dust mitigation measures in place.

(d) No loose soil or sand or Construction & Demolition waste or any other construction material that causes dust shall be left uncovered.

(e) Wind – breaker of appropriate height i.e., 1/3rd of the building height & maximum up to 10m shall be provided.

(f) Water sprinkling system shall be put in place.

(g) Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.

(h) Grinding & cutting of building materials in open area shall be prohibited.

(i) Construction material & waste should be stored only within earmarked area & road side storage of construction material & waste shall be prohibited.

(j) No uncovered vehicles carrying construction material & waste shall be permitted.

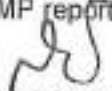
(k) Construction & Demolition waste processing & disposal site shall be identified & required dust mitigation measures be notified at the site.

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 adopting zonal regulations of the concerned Planning authorities.
2. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.
3. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
4. 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.
5. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.


SENIOR ENVIRONMENTAL OFFICER

hew
19/2/2020

6. The applicant shall not change or alter (a) building plan (b) the quality, quantity or rate of discharge/ emissions and (c) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
7. 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.
8. 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.
9. 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.
10. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
11. 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.
12. The application shall adopt Eco-sanitation system in the project.
13. 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.
14. 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.
15. The project authorities shall adopt green building concept.
16. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.
17. 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.
18. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.
19. The applicant shall take all necessary steps not to cover the storm water drains within the vicinity of the project site & are desilted & kept clean at all times.
20. No sewage, solid waste and C & D waste should be put in the storm water drains and these drain should be encroachment free.


 SENIOR ENVIRONMENTAL OFFICER.

21. The project proponent shall provide necessary electrical charging facilities for battery operated vehicles in the car parking area.
22. The project proponent shall provide necessary electrical charging facilities for battery operated vehicles in the car parking area.
23. The treated water consumption for the Car/floor wash can not be considered and the project authorities shall adopt Zero discharge methodology.
24. Recharge pits shall be set up and treated water shall be used for the same every day.
25. The data of construction and Demolition waste generated and disposed shall be maintained and shall be furnished to the Board including the vehicle use and mode of transport to the destination paid.
26. The Organic waste shall be managed within the site either by adopting the biogas technology for the usage of the gas for the generation of power/cooking or using organic waste converter. The complete technical details shall be furnished within 90 days.
27. The dust suppression system to control dust emission during the construction shall be set up a minimum of 4 No. in each corner of the site.
28. The treated sewage shall be used for the curing purpose and the data shall be maintained for the same.
29. Monthly monitoring of Ambient Air Quality shall be conducted and report shall be furnished.
30. The trucks entering and existing the site shall be subjected to wheel and trucks bottom washing with a permanent arrangement, to reused the waste water.
31. The applicant shall provide Bio Methanisation plant for solid waste management.
32. The applicant shall provide Digital ultra sonic flow meter & other conditions.

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

hew
19/2/2020

ANNEXURE – II

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 to 3	DG Set – 1500 KVA- 3 Nos.	30 m AGL	-	NO _x - NMHC** PM *** CO ****	710 100 75 150	Individual Chimney height as per Col. (3) and acoustic measures.	Before commissioning.	-
4 to 5	DG Set – 2000 KVA- 2 Nos.	30 m AGL	-	NO _x - NMHC** PM *** CO ****	710 100 75 150	Individual Chimney height as per Col. (3) and acoustic measures.	Before commissioning.	-
Note: * (as NO ₂) (at 15% O ₂) dry basis in ppmv ** (as C) (at 15% O ₂), mg/Nm ³ *** (at 15% O ₂), mg/Nm ³ **** (at 15% O ₂), mg/Nm ³ The noise levels shall not exceed 65 dB(A) leq. and 55 dB(A) leq. during day time and night time respectively.								



 SENIOR ENVIRONMENTAL OFFICER

 Date
 19/2/2020

ANNEXURE -III**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.

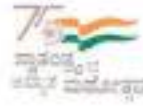
$$\text{Equivalent Diameter} = \frac{2 (\text{Length} \times \text{Width})}{(\text{Length} + \text{Width})}$$

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.


SENIOR ENVIRONMENTAL OFFICER

kuu
19/12/2020

ANNEXURE - 7



Karnataka State Pollution Control Board
Parisara Bhavana, No.49, Church Street, Bengaluru-560001

Tele : 080-25589112/3,
25581383/388

Fax: 080-25586321

Email id: ho@kspcb.gov.in

Consent For Operation(CFO-Air,Water) - (CfO-Fresh)

As per the provisions of
The Water (Prevention & Control of Pollution) Act, 1974
&
The Air (Prevention & Control of Pollution) Act, 1981

To

**M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub), Sy # 25/2,
25/3 & 26,Venkatala Village,Yelahanka Hobli,Bangalore North Taluk**

for the Facility located at,

**M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub), Sy # 25/2, 25/3 &
26, ,Sy # 25/2, 25/3 & 26,Venkatala Village,Yelahanka Hobli,Bangalore North
Taluk**

Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
AW-340461	84640	210678	RED/LARGE	06/11/2023

**This Consent is granted for the Products/ Activity/Service name indicated
in the annexure along with the terms & conditions attached to this order**

Validity through: 06/11/2023 to 30/06/2028



Combined Consent Order No: AW-340461

PCB ID: 84640

GSC No : PB0XG0000200678

Date: 06/11/2023

Combined consent for discharge of effluents under the Water (Prevention and Control of Pollution) Act , 1974 and emission under the Air (Prevention and Control of Pollution) Act , 1981

- Ref: 1. Application filed by the applicant/organization on 18/10/2023
 2. Inspection of the Industry/organization/by RO, on 13/10/2023
 3. Proceedings of the ECM dated 04/11/2023 , held on

Consent is hereby granted to the Occupier under Section 25(4) of the Water (Prevention & Control of Pollution) Act, 1974 (herein referred to as the Water Act) & Section 21 of Air (Prevention & Control of Pollution) Act, 1981, (herein referred to as the Air Act) and the Rules and Orders made there under and authorized the Occupier to operate /carryout industry/activity & to make discharge of the effluents & emissions conforming to the stipulated standards from the premises mentioned below and subject to the terms and conditions as detailed in the Schedule Annexed to this order.

Location:

Name of the Industry: M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub)

Address: Sy # 25/2, 25/3 & 26,, Sy # 25/2, 25/3 & 26,Venkatala Village,Yelahanka Hobli,Bangalore North Taluk

Industrial Area: Not In I.A, Venkatala Village,

Taluk: BBMP- W- 1, District: Bangalore Urban

CONDITIONS:**a) Discharge of effluents under the Water Act:**

Sr	Water Code	WC(KLD)	WWG(KLD)	Remark
1	Domestic Purpose	410.000	332.000	The sewage shall be treated in STP of 350 KLD capacity. The treated sewage conforming to the standards shall be reused for toilet flushing, HVAC and landscape development.

b) Discharge of Air emissions under the Air Act from the following stacks etc.

Sl. No.	Description of chimney/outlet	Limits specified refer schedule
---------	-------------------------------	---------------------------------

The details of Sources, control equipments and its specification, type of fuel, constituents to be controlled in emissions etc. are detailed in Annexure-II.

The consent for operation is granted considering the following activities/Products;

Sr	Product Name	Applied Qty	Unit
1	commercial development project with total built up area	87430.9300	Meier Square

Validity through : 06/11/202 to 30/06/2028
 3

To,

M/s. Embassy Construction Pvt.Ltd., (Embassy Business Hub)

M/s. Embassy Construction Pvt.Ltd.,
Embassy Point, 1st Floor, No.150, Infantry

COPY TO:

The Environmental Officer, KSPCB, Regional Office Bengaluru Byatarayanapura for information and necessary action.

2. Master Register.

3. Case file.

Consent Fee paid : Rs. 4000000

SCHEDULE

TERMS AND CONDITIONS

A. TREATMENT AND DISPOSAL OF EFFLUENTS UNDER THE WATER ACT.

1. The discharge from the premises of the occupier shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act/Rules made there under.
- 2(a). The sewage/domestic effluent shall be treated in septic tank and with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be as per IS 2470 Part-I & Part-II.
- 2(b). The treated sewage effluent discharged shall conform to the standards specified in Annexure-I.
- 3(a). The trade effluent generated in the industry shall be treated in the ETP and treated effluent shall conform to the standards stipulated by the Board in Annexure-I
- 3(b). The trade effluent shall be handed over to CETP and maintain logbook of effluent generated & sent every day.
4. The applicant shall install flow measuring/recording devices to record the discharge quantity and maintain the record.
5. The applicant shall not change or alter either the quality or the quantity or the place of discharge or temperature or the point of discharge without the previous consent/ permission of the Board.
6. The applicant shall not allow the discharge from the other premises to mix with the discharge from his premises. Storm water shall not be allowed to mix with the effluents on the upstream of the terminal manhole where the flow measuring devices are installed.
7. The daily quantity of domestic effluent and trade effluent from the industry shall not exceed the limits as indicated in this consent order;
8. The applicant shall discharge the effluents only to the place mentioned in the Consent order and discharge of treated/untreated outside the premises is not permitted.

B. EMISSIONS:

1. The discharge of emissions from the premises of the applicant shall pass through the air pollution control equipment and discharged through stacks/chimneys mentioned in **Annexure-II** 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. The tolerance limits of the constituents forming the emissions in each of the stacks shall not exceed the limits laid down in Annexure-II.
2. The applicant 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 applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.

C. MONITORING & REPORTING:

1. The applicant shall get the samples of effluents & emissions collected and get them analyzed once a month/either by in house monitoring laboratory or through EP approved laboratories for the parameters as indicated in Annexure I & II.
2. The applicant shall maintain log books to reflect the working condition of pollution control systems and also self monitoring results and keep it open for inspection.

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

1. The applicant shall segregate solid waste from Hazardous Waste, Municipal Solid Waste and store it properly till treatment/disposal without causing pollution to the surrounding Environment.
2. The solid waste generated shall be handled & disposed by scientific method without causing eye sore to the general public and to the surrounding environment.

E. NOISE POLLUTION CONTROL:

The applicant shall ensure that the ambient noise levels within its premises during construction and during operational period shall not exceed w.r.t Area/Zone as per Noise Pollution (Regulation and Control) Rules, 2000 as mentioned below:-

- a) In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.
- b) In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.
- c) In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
- d) In Silence Zone 50 dB(A) Leq during day time and 40 dB(A) Leq during night time.

Note: - * Day time shall mean 6 am to 10 pm and Night time shall mean 10 pm to 6 am.

- * dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.
- * A "decibel" is a unit in which noise is measured.
- * "A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.
- * Leq: It is an energy mean of the noise level over a specified period.

F. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDARY MOVEMENT) Rules 2016:

The applicant shall comply with the provisions of the Hazardous and other Wastes (Management & Transboundary Movement) Rules 2016.

G. GENERAL CONDITIONS:

1. The applicant shall obtain prior permission from the competent authority for drawing of water from Surface/Ground water source and submit a copy of the same to the Board.
2. The applicant shall not allow the discharge from the other premises to mix with the discharge from his premises.
3. The applicant shall promptly comply with all orders and instructions issued by the Board from time to time or any other officers of the Board duly authorized in this behalf.
4. The applicant shall set-up Environmental Cell comprising of qualified and competent personnel for complying with the conditions specified.
5. The Board reserves the right to review, impose additional conditions, revoke, change or alter terms and conditions of this consent.
6. The applicant shall forthwith keep the Board informed of any accidental discharge of emissions/effluents into the atmosphere in excess of the standards laid down by the Board. The applicant shall also take corrective steps to mitigate the impact.
7. The applicant shall provide alternate power supply sufficient to operate all Pollution control equipments.

8. The entire premises shall always be kept clean. The effluent holding area, inspection chambers, outlets, flow points should be made easily approachable.
9. The applicant shall display the consent granted in a prominent place for perusal of the inspecting officers of the Board.
10. The applicant his heirs, legal representatives or assignee shall have no claims what so ever to the continuation or renewal of this consent after expiry of the validity of consent.
11. The applicant shall make an application for consent for subsequent period at least 120 days before expiry of this consent.
12. The applicant shall develop and maintain adequate green belt all around the periphery.
13. The applicant shall provide rain water harvesting system and shall provide proper storm water management system.
14. This consent is issued without prejudice to any Court Cases pending in any Hon'ble Court
15. The applicant shall furnish the Environmental statement for every financial year ending with 31st March in Form-V as per Environment (Protection) Rules, 1986. The statement shall be furnished before the end of September.
16. The applicant shall display flow diagram of the pollution control system near the pollution control system/s

NOTE:

The Conditions A – 2(a), 3(a)& 3(b) mentioned in the schedule are not applicable.

Additional Conditions:

1. Conditions No. A – 2(a), 3(a)& 3(b) are not applicable.
 2. The project authorities shall strictly comply with the conditions stipulated in this consent order and additional conditions attached to this order containing pages 1 to 5.
 3. This CFO is issued as per the approval given in 242nd Board Meeting vide Board OM No. KSPCB/242nd BM/CC/2023-24/4171 dtd: 04.11.2023.
 4. The applicant shall obtain Amendment to Environmental Clearance for change in DG set KVA rating within 6 months time & submit same to Board
- Note: The word "ECM" in Page 2, ref 3 to be read as "242nd Board meeting"

Chimney No.	Chimney attached to	Capacity/ KVA Rating	Minimum chimney height to be provided above ground level (in Mts)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Fuel	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	5 Nos DG Set of 2000 KVA	60	PM, SO ₂ , NO _x , CO, NMHC	150, 100, 50, 0, 0	DIE	AEC, PRT	

Note:

AEC, PRT : Acoustic Enclosures

Note:

- The Noise levels within the premises shall not exceed 75 dB (A) leq during day time and 70 dB(A) leq during night time respectively.
- The DG set shall be provided with acoustic measures as per Sl.No.94 in Schedule-I of Environment (Protection) Rules.
- There shall be no smell or odour nuisance from the industry.

LOCATION OF SAMPLING PORTHOLES, PLATFORMS, ELECTRICAL OUTLET.

- 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 at least 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.

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

- The diameter of the sampling port should not be less than 100 mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period
- 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 of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.
- The ladder shall be provided with adequate safety features so as to approach the sampling location with ease.

Signature valid

Digitally signed
Date: 2023.10.06 06:09:35
+05:30

For and on behalf of the
Karnataka State Pollution Control Board

No. PCB 152 Infra 2019

Additional Conditions

In addition to the Consent for Operation issued by the Board in electronic format under Section (25) of the Water (Prevention & Control of Pollution) Act, 1974 and Section (21) of the Air (Prevention and Control of Pollution) Act, 1981 and the Rules & Orders made there under to, **Authorized Signatory of M/s. Embassy Construction Pvt Ltd., for Commercial Development Project in the name of "Embassy Business Hub"**, authorizing them to operate Sewage Treatment Plant (STP) of capacity **350 KLD** and Air pollution Sources with Control Measures installed at their **Commercial Development Project**, located at Sy No. 25/2, 25/3 & 26 of Venkatahalla Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District, having total built up area of **87,430.93 SQM**, subject to the applicant complying with the following additional conditions:

References:

1. CFO application submitted at Regional Office, **Yelahanka (Byatarayanapura)** with PCB Id **84640**, dated: 05.10.2023.
2. RO - **Yelahanka (Byatarayanapura)** letter to Board Office forwarding the application, No. 657, dated 18.10.2023.
3. Proceedings of the 242nd Board Meeting vide OM No: 4171 dtd:04.11.2023

Water Consumption: The water consumption for the Said activity shall not exceed **410 KLD** and the same shall be sourced through BWSSB. The applicant shall obtain No Objection Certificate (NoC) issued by Karnataka Ground Water Authority (KGWA) within 3 Months if Groundwater is proposed to be abstracted through existing or proposed bore wells. If the water is proposed to be procured through tankers, the copy of the NoCs obtained by the supplier from KGWA shall be furnished.

Discharge of Sewage under the Water Act 1974:

Sl. No	Description	Permitted Quantity of discharge	Place of discharge
1	Domestic	332 KLD	Sewage effluent shall be taken into STP of capacity 350 KLD and treated to standards stipulated at all times. The treated sewage confirming to the standards stipulated shall be used for secondary urban reuse such as landscape, gardening, fire protection and heating ventilation and air conditioning within the premises.
2	Tolerance Limits	As specified in Table 01 below	
3	Frequency of monitoring	Monthly	

Table 1: Discharge Standards for Treated Sewage Effluent:

Sl. No	Parameter	Prescribed Standards	Sl. No	Parameter	Prescribed Standards
01.	pH	6.5 - 9.0	05.	NH ₄ -N (mg/l)	Not more than 5
02.	BOD ₅ at 27°C (mg/l)	Not more than 10	06.	N-Total (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50	07.	Fecal Coli form (MPN/100 ml).	Less than 100
04.	TSS (mg/l)	Not more than 20			

Discharge of Air Emissions under the Air Act, 1981 from the following stacks.

Sl.No.	Description of stacks attached to	Limits specified refer schedule
1	2000 KVA DG Set x 5 Nos	As per Table 1
Frequency of Stack Monitoring		Monthly

This Consent to Operate is granted for Period up to 30.06.2028

For and on behalf of the KSPCB


Senior Environmental Officer

To

The Authorized Signatory,
M/s. Embassy Construction Pvt Ltd.,
Sy No. 25/2, 25/3 & 26 of Venkatahalla Village,
Yelahanka Hobli, Yelahanka Taluk,
Bangalore Urban District

A. Treatment & Disposal of Sewage Effluent under the Water Ac, 1974.

1. If the STP does not achieve the standards stipulated above or if it is found to be inadequate, the applicant shall have to modify the units or upgrade the same with prior consent of the Board.
2. Applicant shall add appropriate disinfectant to treated sewage to ensure residual chlorine preferably in the range of 1 mg/l. to 3 mg/l. In case of excess treated sewage is an arrangement can be made with the end users such as civic authority parks or nearby construction projects with proper documentation and prior approval of the Board. The logbooks/records maintained shall be submitted to the RO once in a month.
3. **DANGER** sign board near the STP shall be installed to maintain safety of the personnel involved in its operation and maintenance. Proper signage shall be displayed in both Kannada and English languages near the taps that discharge treated sewage as non potable water. Access to STPs shall be given to authorized persons only with issue of necessary permits
4. If the treated sewage is used for washing of vehicles, washing of floor/basement, then oil & grease trap shall be provided to separate oil or grease content from the wash water.
5. In event of breakdown of regular power supply alternate source such as a captive diesel generator set to run and operate the essential units of sewage treatment plant shall be provided.
6. The services of qualified Environmental Engineer or Scientist shall be availed for the management of environmental aspects such as STP operation & cleaning, municipal solid waste management, domestic hazardous waste management, etc. The STP operators shall be trained & certified by a reputed organization such as Environmental Management Policy Research Institute.
7. Suitable flow measuring device shall be installed to quantify the flow of sewage and records shall be maintained.

B. Air Pollution Control:

1. The rate of emissions discharged and the tolerance limits of the constituents forming the emissions in each of the stacks shall not exceed the limits laid down in Annexure. The applicant shall monitor the emission levels as per the frequency schedule indicated in the **Table-1**.
2. All diesel generators sets above the capacity of 125 KVA shall be fixed with a retrofitting emission control device having a minimum specified particulate matter capturing efficiency of at least 70% as per Board Office Notification No. 955, dated: 25.05.2023 which in turn is as per directions of the honorable NGT in matters related to OA 681/ 2018, order dated 06.08.2019. Any installation of additional air pollution sources shall be done with prior permission of the Board.
3. **The applicant shall obtain the amendment to Environmental Clearance (EC) for having installed 2000 KVA x 5 Nos in place of 1500 KVA x 3 Nos and 2000 KVA x 2 Nos within 6 months time & submit the copy to Board .**

C. Solid Waste Disposal:

1. The applicant shall earmark suitable sufficient place in the project premises to create facility for management of municipal solid waste. The facility shall consist of dry waste collection center, material recovery facility for plastic, cardboard paper, glass, bottles & jars, metals cans & cartons etc., along with composting arrangement by way of natural process or organic waste conversion facility for treatment of organic waste generated.
2. Biomedical waste shall be handled & disposed as per the provisions of Biomedical Waste Management Rules, 2016.
3. Used sanitary napkins shall be stored and disposed scientifically as per prevailing law.
4. Plastic waste shall be handled & disposed as per provisions of Plastic Waste Management (Amendment) Rules, 2021.

5. E waste shall be managed & disposed as per E-Waste (Management) Rules, 2022.
6. Battery waste shall be managed & disposed as per Battery Waste Management Rules, 2022.
7. The applicant shall provide organic waste converter for composting of organic waste into manure & shall report the compliance.

D. Monitoring and Reporting:

1. The applicant shall carryout self monitoring of effluent and emissions at the frequency indicated in this order and furnish the reports of analysis to the jurisdictional regional officer every month.
2. The analysis of effluents/emissions shall be done by laboratories approved by MoEF & CC.
3. The applicant shall maintain logbooks to reflect the working condition of pollution control systems and also self monitoring results and keep it open for inspection.

E. Health & Safety:

1. The applicant shall provide all necessary personal protective equipment & healthcare facilities to Workers as per the prevailing policies of the competent authorities. Used sanitary napkins, tampons and such allied materials shall be packed separately and handed over to the civic authorities for the scientific disposal.

F. General Conditions:

1. The applicant shall strictly adhere to the zonal regulations as per RMP 2015/the local planning authority guidelines as per the Hon'ble Supreme Court Of India Judgment dated 05.03.2019 in respect of Civil Appeal No.5016 of 2016 with respect to buffer zone towards any Lake, Nala, drain or any other water bodies.
2. All pages of the Consent for Operation (CFO) obtained from the Board shall be displayed at prominent places in the premises for the information of visitors/employees and inspecting officers of the Board.
3. The applicant shall explore separation of sullage and sewage and make separate proposal for treatment & utilization for secondary proposes other than drinking usage.
4. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at their cost, failing which, the applicant or 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 cost estimated by Competent Agency or Committee.
5. Applicant shall keep the storm water drains within the project premises clean and keeping the top open along with de silting the same to keep it clean aiding smooth flow of water in it.
6. No sewage and or solid waste be put in the storm water drains.
7. The applicant shall submit Half Yearly Consent Conditions Compliance Report to the Regional & Board Office as per schedule mentioned here in – April to September months to be submitted before 31st October, while October to March to be submitted before 30th April.
8. The applicant shall impart awareness on Environmental matters across the Commercial Development Project.
9. The Board reserves the right to withdraw this consent in case of any non compliances to the conditions stipulated herein.
10. The applicant shall create awareness on environmental issues and Ozone Depleting Substances and educate the inmates of the Commercial Complex, about Ozone layer and its importance and ban use of ODS in the premises.
11. The applicant shall switchover to cleaner fuel such as CNG or LNG as soon as the supply is available in the area.
12. The applicant shall adopt the principles listed in the Mission Life – Lifestyle for Environment List of Actions enlisted on the URL, <https://moef.gov.in/en/mission-life/list-of-actions/>, towards an environmentally conscious lifestyle and shall impart training to inmates on the same.
13. The applicant shall obtain all other statutory permissions/clearances under all such Acts whichever is applicable. This consent shall not be used to circumvent any other statutory testing.

Table - 1

Sl. No.	Source of Air Pollution	Requisite Air Pollution Control	Emission Constituents to be controlled	Tolerance limits refer Note 4
I	2000 KVA DG set x 5 Nos	Refer Note 1 Below. Shall be Installed and Working At All Times of Operation of the Air Pollution Source	NO _x * NMHC** PM *** CO ****	710 100 75 150

Note 1: Individual Chimney height of 30 m AGL/6 m ARL along with good quality Acoustic Enclosure having minimum Insertion Loss of 25 dB(A)

Note 2: AGL : Above Ground Level : ARL : Above Roof Level

Note 3: The noise levels shall not exceed 65 dB (A) leq. and 55 dB(A) leq. during day time and night time respectively.

Note 4:

- * (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

ANNEXURE-8



SLN TESTING LABORATORY PRIVATE LIMITED

No.23, JDN Layout, 10th Cross, Raghavendra Industrial Area, Thigalarapalya Main Road,
Peenya 2nd Stage, Bengaluru - 560058, Karnataka, India.

Mob : 9538888098, 9538888097, E-mail: info@slnlabs.com, Web : www.slnlabs.com TC - 14652



Format No: SLNTL/FF/45D

ULR NO: TC146522600004232F

ANALYSIS REPORT OF AMBIENT AIR QUALITY

Name of the Company	M/s. Embassy Construction Private Limited.
Address	Plot Survey number 25/1 P, 25/2, 25/3, 26, 42/5, & 42/6 of Venkatahalla Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka..
Name of the sample Location	Centre of the Site
Sample Collected by	SLN Field Technician
Date of Sample Collection	06/03/2026
Date of Sample Receipt	06/03/2026
Date of Test Start	07/03/2026
Date of Completion of Test	09/03/2026.
Report Date	09/03/2026.
Report Number	SLNTL2600301246
Location of Performance	M/s. SLN Testing Laboratory Pvt. Ltd. Bengaluru - 560058.
Sampling hours	4 Hours
Sampling Method	SLNTL/QSP/07
Discipline	Chemical
Group	Atmospheric Pollution
Page Number	1 of 1

Instruments Used Details

Instrument Name	Make, Model & Sr. No.	Calibrated Date	Calibration Due Date
Respirable Dust Sampler	Ecogreen Instruments EGSS-NL-011	25/02/2026	24/02/2027
Fine Particulate Sampler	Ecotech Instrument AAS 127 FC & 21-K-1313	25/02/2026	24/02/2027

Results:

Sl. No.	Parameters	Units	Results	NAAQM Standard	Test Method
01	Particulate Matter (PM ₁₀)	µg/m ³	48.0	100 Max	IS 5182 (Part 23) 2006
02	Particulate Matter (PM _{2.5})	µg/m ³	17.6	60 Max	CPCB Manual: 2012
03	Sulphur Dioxide (SO ₂)	µg/m ³	12.4	80 Max	IS 5182 (Part 2) : 2001
04	Oxides of Nitrogen (NO ₂)	µg/m ³	14.2	80 Max	IS 5182 (Part 6) 2006

Remarks : The above tested results are meets to NAAQM Standard

Name: Venkatesh GT

Designation: Senior Analyst

Verified By



Name: Kumara SR

Designation: Quality Manager

Authorized Signatory

.....End of the Report.....

- Note :**
1. The results listed pertain only to the tested samples and applicable parameters in case of the submitted samples and the source conditions at the time & date of sampling when the sampling performed by the laboratory.
 2. Samples will be destroyed after 15 days from the date of issue of test certificates unless & otherwise specified and all perishable samples will be destroyed immediately after tests conducted.
 3. This report is not be reproduced either wholly or in part and can not be used as evidence in the court of law and should not be used in any advertising media without prior written permission.
 4. Sampling not done by us, unless specified.



SLN TESTING LABORATORY PRIVATE LIMITED



No.23, JDN Layout, 10th Cross, Raghavendra Industrial Area, Thigalarapalya Main Road,
Peenya 2nd Stage, Bengaluru - 560058, Karnataka, India.

Mob : 9538888098, 9538888097, E - mail: info@slnlabs.com, Web : www.slnlabs.com TC - 14652

Format No: SLNTL/FF/45E

ULR NO: TC146522600002492F

NOISE LEVEL MONITORING REPORT

Name of the Company	M/s. Embassy Construction Private Limited.
Address	Plot Survey number 25/1 P, 25/2, 25/3, 26, 42/5, & 42/6 of Venkata Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka..
Tested By	SLN Field Technician
Date of Testing	06/03/2026
Report Date	09/03/2026
Sampling method	SLNTL/QSP/07
Discipline	Chemical
Group	Atmospheric Pollution
Page Number	1 of 1

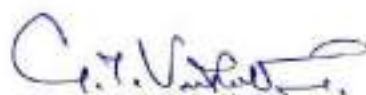
Instruments Used Details

Instrument Name	Make, Model & Sr. No.	Calibrated Date	Calibration Due Date
Digital Sound Level Meter	Centre & 390	25/02/2026	24/02/2027

Test Method: IS 9989: 1981

Report Number	Sample Location	Max dB(A)	Min dB(A)	LEQ dB(A)	KSPCB Standard
SLNTL2600201133	East Side Boudry Area	62.6	57.3	61.3	65 dB(A)
SLNTL2600201134	West Side Boundry Area	63.4	56.1	60.7	
SLNTL2600201135	North Side Boudry Area	62.9	57.3	59.6	
SLNTL2600201136	South Side Boundry Area	61.2	56.2	68.2	

Remarks: The above tested results are meets to the KSPCB Standard.


Name: Venkatesh GT
Designation: Senior Analyst
Verified By




Name: Kumara SR
Designation: Quality Manager
Authorized Signatory

*****End of the report*****

- Note :**
1. The results listed pertain only to the tested samples and applicable parameters in case of the submitted samples and the source conditions at the time & date of sampling when the sampling performed by the laboratory.
 2. Samples will be destroyed after 15 days from the date of issue of test certificates unless & otherwise specified and all perishable samples will be destroyed immediately after tests conducted.
 3. This report is not be reproduced either wholly or in part and can not be used as evidence in the count of law and should not be used in any advertising media without prior written permission.
 4. Sampling not done by us, unless specified.



SLN TESTING LABORATORY PRIVATE LIMITED

No.23, JDN Layout, 10th Cross, Raghavendra Industrial Area, Thigalarapalya Main Road,
Peenya 2nd Stage, Bengaluru - 560058, Karnataka, India.

Mob : 9538888098, 9538888097, E - mail: info@slnlabs.com, Web : www.slnlabs.com TC - 14652



Format No: SLNTL/FF/45A

ULR NO: TC146522600002597F

TEST REPORT

Page No. 1 of 1

Report No: SLNTL2600301172	Report Date : 09/03/2026
Issued To: Embassy Construction Private Limited	Customer Reference : Verbal
Plot Survey number 25/1 P, 25/2, 25/3, 26, 42/5, & 42/6 of Venkata Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Date of Receipt : 06/03/2026
Sample Collected By : SLN Field Technician	Date of test start : 06/03/2026
Sampling Method: SLNTL/QSP/07	Date of Completion of test : 09/03/2026
Sample Location: Borewell	Sample Particulars : Water
Location of Performance: M/s. SLN Testing Laboratory Pvt. Ltd. Bengaluru - 560058.	Sample Condition: Satisfactory
Sample Description: Ground Water	

Parameters	Results	Maximum Acceptable Limits (in mg/L)	Maximum Permissible Limits (in mg/L)	Test Method
(As per IS 10500:2012)				
Discipline: Chemical				
Group : Water				
Colour, Hazen Units	<1	5	15	IS 3025 (Part 4) 2021
Odour	Agreeable	Agreeable	Agreeable	IS 3025 (Part 5) 2018
Taste	Agreeable	Agreeable	Agreeable	IS 3025 (Part 8) 2023
Turbidity, NTU	2.1	1	5	IS 3025 (Part 10) 2023
Electrical Conductivity, $\mu\text{S}/\text{cm}$	1328.0	----	----	IS 3025 (Part 14) 2013
pH Value	7.18	6.5 - 8.5	No Relaxation	IS 3025 (Part 11) 2022
Total Hardness as CaCO_3 , mg/L	438.0	200	600	IS 3025 (Part 21) 2009
Calcium as Ca, mg/L	87.2	75	200	IS 3025 (Part 40) 2024
Magnesium as Mg, mg/L	48.2	30	100	APHA 24 th Edition 3500-Mg B:2023
Chloride as Cl, mg/L	95.0	250	1000	IS 3025 (Part 32) 1988
Total Dissolved Solids, mg/L	926.0	500	2000	IS 3025 (Part 16) 2023
Sulphate as SO_4 , mg/L	54.2	200	400	IS 3025 (Part 24/Sec - 1) 2022
Nitrate as NO_3 , mg/L	4.9	45	No Relaxation	IS 3025 (Part 34) 1988
Fluoride as F, mg/L	0.5	1.0	1.5	APHA 24 th Edition 4500-F D :2023
Iron as Fe, mg/L	<0.1	0.3	No Relaxation	IS 3025 (Part 53) 2003
Total Alkalinity as CaCO_3 , mg/L	381.0	200	600	IS 3025 (Part 23) 2023
Free Residual Chlorine, mg/L	<0.1	0.2	1.0	IS 3025 Part 26: 2021
Cyanide (as CN), mg/L	<0.01	0.05	No relaxation	APHA 24 th Edition 4500-CN- E:2023
Anionic Detergents (as MBAS), mg/L	<0.1	0.2	1.0	Annex K of IS 13428: 2005
Discipline: Biological				
Group : Water				
Escherichia Coli/100ml	Absent	Absent		IS 15185:2016
Total Coliform/100ml	Absent	Absent		IS 15185:2016

Remarks: The above tested parameters are meets to maximum permissible limits as per IS 10500:2012 standard.

Name: Bangarappa DH
Designation: Senior Microbiologist
(Biological)

Name: Kumara SR
Designation: Quality Manager
Authorized Signatory
Authorized Signatory (Chemical)



***** of the Report *****

- Note : 1. The results listed pertain only to the tested samples and applicable parameters in case of the submitted samples and the source conditions at the time & date of sampling when the sampling performed by the laboratory.
2. Samples will be destroyed after 15 days from the date of issue of test certificates unless & otherwise specified and all perishable samples will be destroyed immediately after tests conducted.
3. This report is not be reproduced either wholly or in part and can not be used an evidence in the count of law and should not be used in any advertising media without prior written permission.
4. Sampling not done by us, unless specified.



SLN TESTING LABORATORY PRIVATE LIMITED

No.23, JDN Layout, 10th Cross, Raghavendra Industrial Area, Thigalarapalya Main Road,
Peenya 2nd Stage, Bengaluru - 560058, Karnataka, India.

Mob : 9538888098, 9538888097, E-mail: info@slnlabs.com, Web : www.slnlabs.com

Format No: SLNTL/FF/45A

TEST REPORT

Page No. 1 of 1

Report No: SLNTL260030097D	Report Date : 09/03/2026
Issued To: Embassy Construction Private Limited	Customer Reference : Verbal
Plot Survey number 25/1 P, 25/2, 25/3, 26, 42/5, & 42/6 of Venkata Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Date of Receipt : 06/03/2026
Sample Collected By : SLN Field Technician	Date of test start : 06/03/2026
Sampling Method: SLNTL/QSP/07	Date of Completion of test : 09/03/2026
Sample Location: Project Site	Sample Particulars : Soil
Location of Performance: M/s. SLN Testing Laboratory Pvt. Ltd. Bengaluru - 560058.	Sample Condition: Satisfactory
Sample Description: Soil	

Sl. No	Parameters	Results	Test Method
01	Coarse Sand, %	15.2	Department of Agriculture & Cooperation Ministry of Agriculture Government of India
02	Fine Sand, %	24.6	
03	Silt, %	25.1	
04	Clay, %	35.1	
05	pH (1 : 2.5)	7.18	
06	Electrical Conductivity (1 : 2.5), $\mu\text{S}/\text{cm}$	623.0	
07	Organic Carbon, %	0.52	
08	Nitrogen as N, mg/kg	372.0	
09	Phosphorous as P, mg/kg	85.0	
10	Potassium as K, mg/kg	238.0	
11	Chloride as Cl, mg/kg	282.0	
12	Moisture, %	7.4	
13	Magnesium as Mg, mg/kg	52.1	
14	Colour	Reddish Brown	Visual Method
15	Iron as Fe, mg/kg	292.0	USEPA 3050B: 1996
16	Copper as Cu, mg/kg	4.4	
17	Mercury as Hg, mg/kg	<0.01	
18	Cadmium as Cd, mg/kg	<0.01	
19	Selenium as Se, mg/kg	<0.01	
20	Arsenic as As, mg/kg	<0.01	
21	Lead as Pb, mg/kg	<0.01	
22	Zinc as Zn, mg/kg	4.2	
23	Manganese as Mn, mg/kg	3.1	
24	Cyanide as CN, mg/kg	Absent	USEPA 9016: 2010

Name: Venkatesh GT

Designation: Senior Analyst

Verified By



*****End of the Report*****

Name: Kumara SR

Designation: Quality Manager

Authorized Signatory

- Note : 1. The results listed pertain only to the tested samples and applicable parameters in case of the submitted samples and the source conditions at the time & date of sampling when the sampling performed by the laboratory.
2. Samples will be destroyed after 15 days from the date of issue of test certificates unless & otherwise specified and all perishable samples will be destroyed immediately after tests conducted.
3. This report is not be reproduced either wholly or in part and can not be used as evidence in the count of law and should not be used in any advertising media without prior written permission.
4. Sampling not done by us, unless specified.

ANNEXURE-9

Quality, Environment, Health, and Safety Policy



Embassy REIT's management and leadership are committed to following high standards of Quality, Environment, Health and Safety (QEHS). The organization considers its stakeholders as fundamental to its business. Embassy REIT emphasizes on ensuring human health & wellbeing, operational safety, environmental protection and preservation, sustainability, quality enhancement and community goodwill as primary commitment. We provide and maintain a healthy & safe working place for our employees, tenants, and vendors to prevent ill health, injuries and ensure total compliance towards the statutory requirements.

Organization Commitment

- Embassy REIT is committed to tenant satisfaction by meeting and complying with tenant requirements. We follow the principle of doing it right the first time and are committed to providing the highest quality services to our tenants. We seek to always meet or exceed tenant expectations aiming for continual improvement in all areas of our operations.
- Committed to comply with all applicable legislative and other requirements.
- We believe that all incidents are preventable, and our vision is that of ZERO injury. Active participation at all levels ensures that we are oriented to achieving this vision.
- We engage relevant internal & external stakeholders while understanding the key QEHS risks and impacts emanating from our operations and services through sufficient information, instruction, training, and supervision as required to enable them to work safely, efficiently to develop positive culture towards Environmental Health, and Safety.
- Committed to promote sustainable use of resources within its operations and implementing resource efficiency strategies. We ensure progress towards prevention of pollution by adopting adequate steps where necessary and providing education and training to employees for minimizing adverse impact on the environment.
- Incorporate QEHS considerations into the business strategy and allocate adequate resources to manage QEHS risks associated with the operations and services across the lifecycle. We engage our stakeholders and to address all QEHS associated issues and grievances.
- Encourage consultation and participation from our employees, contractors, and other interested parties to provide necessary instruction and adequate supervision and demonstrate continual improvement in Quality, Environment, Health and Safety performance through periodic monitoring.
- Committed to manage and mitigate QEHS risk to our surrounding communities during project activities through regular engagement and the development of action plans.
- Committed towards preferential selection of suppliers and contractors who can deliver materials, products, and services in line with the QEHS objectives, and we continuously work towards improving our QEHS performance and carry out periodic reviews in the areas of QEHS.
- We understand the importance of physical and mental wellbeing for our employees and aim to support this with various initiatives.

This policy is applicable to all operations at Embassy REIT and will be periodically reviewed in the context of changing internal and external requirements. Head Operations -India is responsible for the implementation of this policy at Embassy REIT.

Date: July 1, 2022

A handwritten signature in blue ink that reads 'Vikash Khiloya'.

Vikash Khiloya
Chief Executive Officer

The organization has ensured the policy statement is consistent with the corporate values and mission statement and is made available and understood by all employees, contractors, sub-contractors and stakeholders.