



TELANGANA STATE POLLUTION CONTROL BOARD
Paryavarana Bhavan, A-III, Industrial Estate, Sanathnagar,
Hyderabad-500 018
Phone : 040-23887500

CONSENT ORDER FOR ESTABLISHMENT- RED CATEGORY

Order No. 53/TSPCB/CFE/MDC/RO-RR-II/HO/2021

Dt:08.09.2021

Sub:	TSPCB – CFE – Proposed Residential Apartments Construction Project, “Nilgiri Heights” by Sriramoju Sambeshwar Rao, Sy. No. 27(P), Pocharam (V), Ghatkesar (M), Medchal–Malkajgiri District - Consent for Establishment under Sec.25 of Water (Prevention & Control of Pollution) Act, 1974 and under Sec.21 of Air (Prevention & Control of Pollution) Act, 1981 - Issued - Reg.
Ref:	1) Environmental Clearance (EC) order dt. 06.10.2020, issued by SEIAA. 2) Project proponent’s CFE application dt: 30.06.2020 (Application No. 3150426). 3) R.O’s verification report dt. 05.07.2021. 4) CFE-CFO Committee meeting held on 12.07.2021. 5) Proponent’s letter dt. 27.07.2021. 6) RO’s report dt. 27.08.2021.

1. Sriramoju Sambeshwar Rao, obtained EC order, vide reference 1st cited for the proposed Residential Apartments Construction Project “Nilgiri Heights” at Sy.No. 27(P), Pocharam (V), Ghatkesar (M), Medchal–Malkajgiri District.
2. The proponent, vide reference 2nd cited submitted application to the Board seeking Consent for Establishment (CFE) for the above project with project cost of Rs. 50 Crore.

The project consists of:

“Residential Apartments with 3 Blocks (2C + 10 Floors) to accommodate a total no. of 256 units including Amenities.

The parking area to be provided is 15,329.7 Sq.m (44.26%) in Cellars to park about 311 four wheelers and 52 two wheelers.

The amenities to be provided include Sewage Treatment Plant (STP), Community Center, MSW Segregation point and DG sets of 2x200 KVA.”

3. As per the application, the above proposed project is to be located at Sy. No. 27(P), Pocharam (V), Ghatkesar (M), Medchal–Malkajgiri District, with total plot area of 10070.1 Sq.m (Out of that, area affected by Road Widening is 880.5 Sq.m); Green area of 919.70 sq.m and total Built-up area of 49,962.9 sq.m.
4. The above site was inspected by the Environmental Engineer of Regional Office, RR-I, T.S. Pollution Control Board on 02.07.2021 and observed that the site is surrounded by:

North: Road followed by Residential Apartments;
South: Open Land;
East: Agricultural Land;
West: Pocharam Road.

5. The Board, after careful scrutiny of the application and additional information submitted by the proponent, verification reports of the Regional Officer, E.C. Order dt. 06.10.2020 issued by SEIAA and after examining in the CFE-CFO Committee meeting held on 12.07.2021, hereby issues CONSENT FOR ESTABLISHMENT to your project under Section 25 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. This order is issued to the proposed project as mentioned at Para (2) & (3) only.

The proposal for RMC unit for captive purpose is not considered as Residential Apartments exists towards North side of the proposed site.

6. This Consent Order now issued is subject to the conditions mentioned in Schedule 'A' and Schedule 'B'.
7. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.

Encl: Schedule 'A'
Schedule 'B'

Sd/-
MEMBER SECRETARY

To
"Nilgiri Heights" by Sriramoju Sambeshwar Rao,
5-4-187/3 &4, II Floor, Soham Mansion,
M.G. Road, Secunderabad- 500 003.

// T.C.F.B.O.//


Senior Environmental Engineer
5/1

SCHEDULE – A

1. Progress on implementation of the project shall be reported to the concerned Regional Office, T.S. Pollution Control Board once in six months.
2. Separate energy meters shall be provided for Sewage Treatment Plant (STP) to record energy consumed.
3. The proponent shall obtain Consent for Operation (CFO) from TSPCB, as required Under Sec.25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and under sec. 21/22 of the Air (Prevention and Control of Pollution) Act, 1981, before commencement of the activity.
4. Notwithstanding anything contained in this conditional letter or consent, the Board hereby reserves its right and power Under Sec.27(2) of Water (Prevention and Control of Pollution) Act, 1974 and Under Sec.21(4) of Air (Prevention and Control of Pollution) Act, 1981 to review any or all the conditions imposed herein and to make such modifications as deemed fit and stipulate any additional conditions by the Board.
5. The consent of the Board shall be exhibited in the project premises at a conspicuous place for the information of the inspecting officers of different departments.
6. Compensation is to be paid for any environmental damage caused by it, as fixed by the Collector and District Magistrate as civil liability.
7. Good housekeeping shall be maintained. All pipe valves, sewers, drains shall be leak proof.
8. Rain Water Harvesting (RWH) structure(s) shall be established on the project site. Effluent shall not enter the RWH structures.
9. **This order is valid for a period of 5 years from the date of issue.**

SCHEDULE – B

Water:

1. The source of water is HMWS&SB and the maximum permitted water consumption shall not exceed the following:

S. No	Purpose	Quantity
1	Domestic	187.2 KLD (Fresh Water – 121.5 KLD & Treated water – 65.7 KLD)

2. The maximum waste water generation shall not exceed the following:

S. No	Source	Quantity
1	Domestic	149.8 KLD

3. Waste water Treatment & Disposal:

The proponent shall provide STP of 190 KLD consisting of collection sump → Bar Screen → Grit Chamber → Equalization Tank → FAB Reactor → Tube Settler → Prefiltration Tank → Pressure Sand Filter → Activated Carbon Filter → UV Treatment → Sludge Filter Press → Final Treated water Tank.

The treated waste water shall be used for toilets flushing and development of green belt and the excess treated water shall be discharged into public sewer.

4. The STP of 190 KLD shall be constructed and commissioned along with the commissioning of the activity. All the units of the STP shall be impervious to prevent ground water pollution. The STP shall be operated in closed circuit so as to avoid smell nuisance.
5. Wastewater shall be treated to comply with BOD standard of less than 10 mg/l.
6. During construction stage septic tank followed by soak pit shall be constructed to the temporary toilets / kitchen provided for the construction labour and shall be removed after completion of the project.
7. Rain water harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run off, pre-treatment must be done to remove, suspended matter, oil and grease.
8. Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for Domestic, toilet flushing and Greenbelt development purposes.

Air Pollution:

9. Air pollution control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution:

Source	Control equipment
D.G. Sets – 2x200 kVA	Acoustic enclosure

10. Diesel generators shall be installed in a closed area with silencers and suitable noise absorption systems. The ambient noise level shall not exceed 55 dB(A) during day time and 45 dB(A) during night time.
11. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to the E (P) Rules prescribed for air and noise emission standards.
12. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to confirm to the stipulated standards by the CPCB.
13. Vehicles hired to bring construction material to the site should be in a good condition and should conform to ambient air and noise standards and should be operated only during non peak hours.
14. Necessary provisions should be made by providing tarpaulin / GI Sheets around the construction site to reduce the fugitive emissions to the surrounding area.
15. The proponent shall provide wind breaking wall / cladding of 10 m height around the project site till the construction is completed.
16. The project shall comply with the following Dust Mitigation Measures for Construction and Demolition Activities as stipulated in Environment (Protection) Amendment Rules, 2018 notified by the MoEF&CC, GOI, dt. 25.01.2018:
 - No building or infrastructure project requiring Environmental Clearance shall be implemented without approved Environmental Management Plan inclusive of dust mitigation measures.
 - Roads leading to or at construction sites must be paved and blacktopped (i.e. Metallic roads).
 - No excavation of soil shall be carried out without adequate dust mitigation measures in place.
 - No loose soil or sand or Construction & Demolition Waste or any other construction material that causes dust shall be left uncovered.
 - Water sprinkling system shall be put in place.

Solid / Hazardous Waste:

17. The proponent shall comply with the following:

S. No	Solid waste	Quantity	Mode of Disposal
1.	Garbage	839 kg/day	Organic waste converter for biodegradable waste. Other waste to MSW disposal (Recyclable wastes to authorized recyclers, other waste to local body)
2.	STP sludge	10 kg/day	Shall be used as manure
3.	Used Lubricant Oil	110 LPA	Shall be sold to authorized reprocessing units
4.	Transformer Oil	130 LPA	Shall be sold to TS Transco Authorized contractors
5.	Used Batteries	6 NPA	Shall be sent to authorized recycling unit / returned to seller.
6.	E-Waste	As generated	Shall be sent to authorized dismantlers/recyclers.
7.	Construction and Demolition (C&D) Waste	2498.15 Tons	Shall be reused to the extent possible followed by disposal to authorised C&D waste disposal facility.

18. All the bio-degradable municipal waste shall be treated within the premises (100%) as committed during the meeting held on 12.07.2021. No bio-degradable waste shall be disposed to Municipality.

19. The solid waste generated shall be properly collected and segregated before disposal. Waste paper, cartons, thermocol, plastic waste, glass etc., shall be disposed to recycling units. E-waste shall be disposed to authorized recycling units.

20. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

21. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and shall be disposed taking the necessary precautions for general safety and health aspects of people, and it shall be disposed only in approved sites with the approval of competent authority.

22. The following rules and regulations notified by the MoE&F, GoI shall be implemented.

- Solid Waste Management Rules, 2016.
- Construction and Demolition Waste Management Rules, 2016.
- Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
- The Plastic Waste Management Rules, 2016.
- Batteries (Management & Handling) Rules, 2001 and its Amendment Rules, 2010.
- E-Waste (Management) Rules, 2016 and its Amendment Rules, 2018.
- Bio-Medical Waste Management Rules, 2016 and its Amendment Rules, 2018.

Other Conditions:

23. The proponent shall utilize solar power of at least 4% of the total electricity load as committed during the meeting held on 12.07.2021.

24. Greenbelt shall be developed as stipulated in EC order.

25. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.

26. The proponent shall comply with the provisions laid under Fly ash Notification No.S.O.763 (E), dt. 14.09.1999 and Amendments thereof. As per the provision of Fly ash Notification No.S.O.254 (E), dt. 25.01.2016, every construction agency engaged in the construction of building within a radius of 300 km from a coal or lignite based thermal power plant shall use only fly ash based products for construction, such as cement or concrete, fly ash bricks or tiles or clay fly ash bricks, blocks or tiles or cement fly ash bricks or bricks or blocks or similar products or a combination or aggregate of them in every construction project.
27. The proponent shall comply with all the directions issued by the Board from time to time.
28. Concealing the factual data or submission of fabricated data and failure to comply with any of the conditions mentioned in this order attracts action under the provisions of relevant pollution control Acts.
29. The Board reserves its right to modify above conditions or stipulate new / additional conditions and to take action including revocation of this order in the interest of environment protection.
30. Any person aggrieved by an order made by the State Board under Section 25, Section 26, Section 27 of Water Act, 1974 or Section 21 of Air Act, 1981 may within thirty days from the date on which the order is communicated to him, prefer an appeal as per the State Water Rules, 1976 and Air Rules, 1982, to such authority (hereinafter referred to as the Appellate Authority) constituted under Section 28 of Water (Prevention and Control of Pollution) Act, 1974 and Section 31 of the Air (Prevention and Control of Pollution) Act, 1981.

Sd/-
MEMBER SECRETARY

To
"Nilgiri Heights" by Sriramoju Sambeshwar Rao,
Sy. No. 27(P), Pocharam (V), Ghatkesar (M),
Medchal-Malkajgiri District.

// T.C.F.B.O.//


Senior Environmental Engineer
2/1