



Kumar Properties Pvt. Ltd.

33, Crescent Road, High Grounds, Behind Golf Club, Opp. Hotel Taj West End - Back Entry, Bangalore - 560 001, INDIA.

☎ : +91-80-4128 0992

Date: 10-11-2021

To,

Real Estate Regulatory Authority, Karnataka,
2nd Floor, Silver Jubilee Block, Unity Building,
CSI Compound, 3rd Cross, Mission Road.
Bengaluru, Karnataka 560027.

Dear Sir/Madam,

Subject: Reason for Delay in Project completion.

- The project got delayed due to shortage of material and labour due to Covid Pandemic – first wave in year 2020, the site work could not be completed as the labour returned late for the work from their native places and also the material supplier could not supply the material as their factories were closed due to pandemic situation.
- After opening of the lock down we started the work at project site with full energy and took all efforts to complete the work ,
- But unfortunately the second wave of Covid Pandemic came in first quarter of year 2021 that also slowed the process due to covid cases in labour at site and also some of the technical staffs at project site .
- We have completed most of the works at project site and applied for the following :
 1. Post construction FIRE NOC on 25.08.2021 (enclosed copy)
 2. Post Construction KSPCB – Consent for Operations on 23.09.2021 (enclosed copy)
 3. Occupancy certificate at BBMP on 29.09.2021 (enclosed copy)

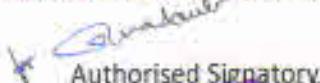
For all the above NOC;s , the authorities have done the inspections and files are under process at their offices.

We are expecting these NOC's and Occupancy Certificate from the concern authorities soon.

Thanking you,

For KUMAR PROPERTIES PVT LTD

For KUMAR PROPERTIES PVT. LTD.



Authorised Signatory
Authorised Signatory

Project Name: Kumar Kino Platinum.

RERA Approval Number: PRM/KA/RERA/1251/309/PR/170915/000222.

**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 Mudalliar Road
Bangalore - 560 042



Phone : 25570733
: 22971501
Fax : 22971512

**KARNATAKA STATE FIRE & EMERGENCY SERVICES
ACKNOWLEDGEMENT RECEIPT**

Receipt Date **25/08/2021 18:43**

Application Number : KSFES-5783/21-22
Application Name : Request for Clearance Certificate
Applicant Name : KUMAR PROPERTIES PVT. LTD.
Building Usage Purpose : Residential

Project Details

Project Name : HIGH RISE RESIDENTIAL BUILDING
Builder Name : KUMAR PROPERTIES PVT. LTD.

Site Address : AT SITE NO.214 & 215, SUBEDAR CHATRAM ROAD,
SHESHADRI PURAM BANGALORE , Karnataka,
BANGALORE, Bangalore North, 560020

Pincode : 560020

* Please note that you will receive a docket number against your application once it is accepted and taken for further processing. Docket Number can be used for all future correspondences

**ಪೊಲೀಸ್ ಮಹಾ
ನಿರ್ದೇಶಕರು**

ಮಹಾ ಸಮುದೇಷರು, ಗೃಹ
ರಕ್ಷಕರ, ನಿರ್ದೇಶಕರು, ಪೌರರಕ್ಷಣೆ,
ಮಹಾ ನಿರ್ದೇಶಕರು ಅಗ್ನಿಶಾಮಕ
ಮತ್ತು ತುರ್ತು ಸೇವೆಗಳ ಹಾಗೂ
ಮಹಾ ನಿರ್ದೇಶಕರು,
ಎಸ್.ಡಿ.ಆರ್.ಎಫ್ ರವರ ಕಛೇರಿ,



ದೂರವಾಣಿ : 25570733
: 22971501
ಫ್ಯಾಕ್ಸ್ : 22971512

VISWAS.G.S

No.20/1, New High School Road, Basavanagudi, Bengaluru - 560004 Date: 29.09.2021

To
Joint Director
Town Planning
BBMP Bangalore.

Dear Sir/Madam

Sub: Requisition for Issue of Occupancy certificate.

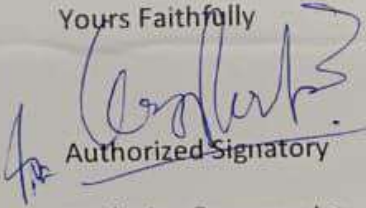
Ref. No.: JDTP LP NO. 134/13-14 Dtd: 02.01.2017

1. With reference to the above we have constructed **Proposed High-Rise Residential Building with Basement + G + 10 Floors at Site. No. 241 & 215, Subedar Chattram Road, Sheshadripuram, Bangalore North-560020.**

Now we are applying for Occupancy Certificate for the above said project. We request you to inspect our Project and issue the Occupancy Certificate for the same.

Thanking You

Yours Faithfully


Authorized Signatory

Enclosing Documents:

1. Tax Paid Receipt
2. Khata Certificate & Khata Extract
3. Building Photo
4. Completion Certificate
5. Stability certificate
6. As Built drawing



Manu - AE.
Koopesh - AD.
Naganna. DD. }

Site Address: No-214 & 215, Subedar Chattram Road, Nehru Nagar, Bangalore - 560020



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

H.D. Reg. No.113381 dated 11.07.2016.

Kumar properties

NO. PCB/130/CNP/16/

H-434

/ BY REGD. POST WITH ACK. DUE /

(This document contains 08 Pages)

DATE:

12 SEP 2016

To

Sri.Umang Badjatya,
General Manager
M/s. Kumar properties Pvt ltd
No.33, Crescent Road, High Grounds
(behind Taj West End) Bengaluru

Sir,

Sub: Consent for establishment to construct Residential Apartment with 38 flats having built up area of 7,536.32 Sqm. in the name of "M/s.Kumar Properties" at Sy. No. 214 & 215, Subedarchatram Road, Sehsdripuram, Bengaluru-20

Ref: 1. Application for consent for establishment received at Regional Office, KSPCB, Bengaluru city west on 11.07.2016.
2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bengaluru City West on 28.7.2016.
3. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.
4. Proceedings of the consent committee meeting held on 27.08.2016.

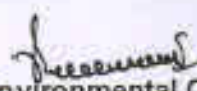
With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 38 flats having built up area of 7,536.32 Sqm. in the name of "M/s.Kumar Properties" at Sy. No. 214 & 215, Subedarchatram Road, Seshadripuram, Bengaluru-20 by M/s. Kumar Properties subject to the following conditions.

1. This consent for establishment shall be valid for a period of **Five years** from the date of issue of this Order.
2. The applicant shall not take expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.

Senior Environmental Officer.

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4. The applicant shall obtain Consent for operation (CFO) from the Board before handing over of the apartment complex to residents association.
5. This CFE is issued only from the point of water pollution control only and does not have any relevance over land dispute, any pending cases with any Departments/Hon'ble Courts.
6. 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.
- 1. Environmental Aspects and Management during the course of construction:**
 - a) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
 - b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
 - c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
 - d) The project proponent shall strictly adhere to the directions issued in the Judgement given by Hon'ble National Green Tribunal with respect to OA 222 of 2014 dated 04.05.2016.
 - e) The applicant shall strictly maintain 75 Mtrs as green belt / buffer zone from the periphery of any Lake as per NGT order dtd-04.05.2016 in case of OA 222 of 2014. The buffer/Green zone would be treated as no construction zone for all intent and purpose.
 - f) The applicant shall maintain 50m from the edges of the primary Rajakaluves, 35m from the edges in the case of Secondary Rajakaluves & 25m from the edges in the case of tertiary Rajakaluves.
 - g) The applicant shall leave clear buffer zone towards any lake and Nala as per NGT Order dated 04.05.2016 in respect of OA 222/2014.
 - h) The applicant shall apply and obtain Environmental Clearance (E.C.) from the competent authority if the total builtup area exceeds 20,000 Sqm.
 - i) The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.
 - j) The applicant shall seek extension through a letter 45 days in advance of the expiry of validly period of CFE/CFExpn order with proper reasons for seeking such extension if required.


 Senior Environmental Officer.

I. WATER CONSUMPTION:

1. The water consumption shall not exceed 26 KLD. There shall not be drawal of ground water without the prior permission of CGWA.
2. The applicant shall use only tertiary treated water (treated sewage) for all non-potable purposes viz., construction of Residential Apartment, gardening, washings etc.

II. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 21 KLD and shall be treated in the sewage treatment plant (STP) of capacity 30 KLD with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing, use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development and location of the STP should be above the ground level.

Applicant shall follow STP construction and operation guidelines published by the Board.

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. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
3. If the treatment plant do not achieve the effluent standards stipulated under conditions (1) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
5. Separate energy meter to STP shall be provided. Also, flow meters as per Water Cess Act shall be provide and a log book of readings shall be maintained.
6. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
7. The applicant shall dispose excess treated sewage i.e. left after using for secondary purposes, to authorized BWSSB transporters for discharge into nearby BWSSB STP. The applicant shall maintain log book and vehicle details in this regard.

Senior Environmental Officer.

III. AIR POLLUTION CONTROL:

1. The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.
2. The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.
3. The applicant shall provide dust suppression systems with water sprinkling system during construction period.

IV. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
2. The applicant shall maintain the ambient noise standards as prescribed below during construction and after construction.

Category of Area/Zone	Limits in dB(A) Leq	
	Day Time	Night Time
Industrial Area	75	70
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

V. 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.

Senior Environmental Officer.

VI. 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.

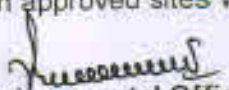
VI. GENERAL :

1. The applicant shall maintain natural nalla and other such features as in the Revenue survey map.
2. The applicant shall construct STP above Ground Level.
3. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
4. The applicant must create structure/facility for rain water harvesting and ground water recharge.
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 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.
7. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
8. The applicant shall not change or alter (a) No of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
9. 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.
10. 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.
11. 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.
12. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

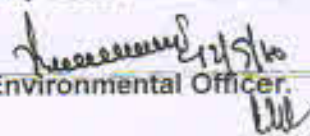

Senior Environmental Officer.



13. 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.
14. The application shall adopt Eco-sanitation system in the project.
15. 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.
16. 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.
17. The applicant shall plant specific local species in three rows all-around the boundary of the complex.
18. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.
19. Traffic congestion nr the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
20. All toilets should have dual plumbing line for using treated waste water,
21. The project proponent should ensure that during the construction phase utmost care is taken that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
22. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings
23. 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 work force.
24. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
25. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety & health aspects of people, only in approved sites with the approval of competent authority.


Senior Environmental Officer.

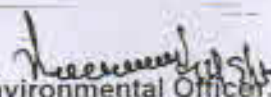
26. Ambient noise levels should conform to the residential standards both during day & night. Incremental pollution loads on the ambient air & noise quality should be closely monitored during construction phase. Adequate measures to reduce air & noise pollution during construction keeping in mind CPCB norms on noise limits.
27. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
28. The project authorities shall ensure that no water bodies are polluted due to project activities.
29. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
30. The existing water body, canals and rajakaluve and other drainage & water bound structures shall be retained unaltered with due buffer zone as applicable & maintained under tree cover.
31. The project authorities shall leave the appropriate buffer from the boundary of lake and on either side of the channel/nala and other water bodies as per the BDA norms/local planning authority and this shall be free from any permanent structures. The buffer so maintained shall be planted with indigenous tree species and maintain as green belt.
32. The natural sloping pattern of the project site other than the area excavated for the purpose of construction of proposed building shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water.
32. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
33. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
34. A report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R&U Factors etc and submit to the Board.
35. Concealing factual data or submission of false/fabricated data & will attract action under the provisions of Water Act and Air Act
36. Failure to comply with any of the conditions mentioned above may result in withdrawal of this consent.


Senior Environmental Officer.

Please note that separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of Residential Apartment. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board


Senior Environmental Officer.
