



CONSENT TO ESTABLISHMENT (CTE) ORDER

Order No.540/APPCB/CTE/RO-GTR/HO/2025 Dt:08-11-2025

Sub: APPCB – CTE – M/s. 'NRT ICON', Andhra Pradesh Non-Resident Telugu Society (Construction of Residential cum Office cum Retail Complex Project) at Sy.No. 310, 311, 330, 331, 332 & 343, Rayapudi (V), Thullur (M), Guntur District - **Consent to Establishment (CTE)** of the Board under Sec.25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Sec.21 of the Air (Prevention & Control of Pollution) Act, 1981 – **Order - Issued - Reg.**

- Ref:**
1. SEIAA, AP EC order dt:02.02.2019.
 2. CTE application dt.23.09.2025.
 3. ZO: Vijayawada report dt.27.10.2025.
 4. CTE Committee meeting held on 28.10.2025.
 5. Board office vide email dt.06.11.2025.
 6. RO: Guntur submitted revised report on 06.11.2025.
 7. Industry's Ir dt.05.11.2025 received through email on 07.11.2025

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1. **M/s. 'NRT ICON', Andhra Pradesh Non-Resident Telugu Society**, vide ref 2nd cited, submitted an application to the Board seeking Consent to Establish (CTE) for proposed construction project in an area of 20,234.36 Sq. Mts and total built up area 1,13,722.59 Sq mtrs Phase - 1 mixed use building for construction of interconnected two towers with Residential (Tower - 1) and Business (Tower - 2) Occupancies with 2 basements for parking + Ground floor + 33 floors+ Roof floor with Swimming Pool and changing rooms & Terrace floor with Helipad in an extent of 5.58 cents. The details of the construction project are as follows:

Built up Area		
S.No.	No. of Floors	Total site area in Sq. Mt
1	Ground floor (Podium)	5,800.52
2	Level - 1 (Podium)	4,143.32
3	Level -2	2,402.70
4	Level -3 to Level 18 & Level-23 to Level-29 (1,674.00 x 23)	38,502.00
5	Level - 19	1,900.19
6	Level -20	2,197.51
7	Level -21	2,197.51
8	Level -22	1,913.56
9	Level -30 to Level -33 (3,036.32 x 4)	12,145.60
10	Terrace	1385.68
	Sub- Total (A)	72588.59
11	Basement floor -1	20,567.00
12	Basement floor - 2	20,567.00
	Sub - Total (B)	41,134.00
	Total (A + B)	1,13,722.59

2. As per the application, the above project is to be located at Sy.No. 310, 311, 330, 331, 332 & 343, Rayapudi (V), Thullur (M), Guntur District, Andhra Pradesh. The total site area is 20,234.36 Sq. Mts.
3. The above site was inspected by the Environmental Engineer, Regional Office: Guntur, A.P Pollution Control Board on 27.09.2025 and observed that the site is surrounded by

North	: Vacant Land
South	: Vacant Land
East	: Approach Road
West	: Vacant Land
4. The Board, after careful scrutiny of the application, verification report of JCEE, Zonal Officer, Vijayawada and recommendations of the CTE Committee, hereby issues **CONSENT TO ESTABLISHMENT (CTE)** to the project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. **This order is issued to the activity as mentioned at Para (1) only.**
5. The project proponent has to comply with the following recommendations of CTE committee:
 - The project proponent has to comply with commitment letter dt.05.11.2025 on action plan for development of green belt & disposal of excavated soil during the construction phase, compliance on Hon'ble NGT, New Delhi orders in the matter of O.A. No.171, dated 17.11.2017.
 - The project proponent obtained EC vide order dt. 02.02.2019 issued by SEIAA, AP for a period upto of 7 years. The committee instructed to obtain EC (Extension) at the time of submission of CTO application to the Board.
 - The committee instructed to follow norms & conditions stipulated by the Hon'ble NGT, New Delhi orders in the matter of O.A. No.171, dated 17.11.2017.
 - Garbage generation from the construction project is estimated about 2.6 MT/day from kitchen and food waste generated will be bio-composted within the complex premises and same will be used as manure for greenbelt development and non-biodegradable waste generated will be disposed to concerned municipalities.
6. This Consent order now issued is subject to the conditions mentioned in the Annexure.
7. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.
8. This order is valid on par with EC validity vide order dt.02.02.2019.

Encl: Annexure.

S SRISARAVANAN, I.F.S
Member Secretary

To

M/s. 'NRT ICON', Andhra Pradesh Non-Resident Telugu Society,
(Construction of Residential cum Office cum
Retail Complex Project)
Sy.no.310, 311, 330, 331, 332 & 343,
Rayapudi (V), Thullur (M), Guntur District
Email ID: ceo-apnrt@ap.gov.in

Copy to: 1. The JCEE, Z.O: Vijayawada for information.
2. The E.E., R.O: Guntur for information and take necessary action.

ANNEXURE

1. The proponent shall obtain Consent to Operate (CTO) from APPCB, as required Under Sec.25/26 of the Water (P&C of P) Act, 1974 and under sec. 21/22 of the Air (P&C of P) Act, 1981, before commencement of the trail runs.
2. The applicant shall provide separate energy meters for Sewage Treatment Plant (STP) to record energy consumed.

Water:

3. The source of water is CRDA Municipal water supply system and the maximum permitted water consumption is as following:

S.No.	Purpose	Quantity in KLD
1	Domestic	224
2	Washing	126
	Total	350

*Note: Fresh water requirement is 224.0 KLD & Recycled water is 126.0 KLD

- Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for each of the purposes mentioned above.

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

Sl. No.	Purpose	Quantity (KLD)
a.	Domestic	315
	Total	315

Treatment & Disposal:

Source of effluent	Capacity of Treatment units	Mode of final disposal
Domestic	The Project proponent shall construct STP with designed capacity of 340 KLD capacity consisting of screen chamber, equalization tank, SBR tank, decant tank, filter feed tank, sludge holding tank.	After treatment, the treated water shall be utilized for toilet flushing and greenbelt development.

5. Dual plumbing system shall be adopted and separate tanks shall be provided to store fresh water and treated wastewater.
6. No waste water shall be discharged outside the premises until outlet is connected to public sewer line.
7. 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.
8. The domestic effluents shall be treated to on land for irrigation standards, as stipulated under Schedule-VI of Environment (Protection) Rules, 1986, notified by Ministry of Environment and Forests, Government of India vide G.S.R.422 (E), dt.19.05.1993 and its amendments thereof.

9. Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for Domestic and flushing purposes.

Air:

10. Air pollution Control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution

S.No.	Details of Stack	Stack 1	Stack 2
a)	Attached to:	D.G. Set	D.G. Set
b)	Capacity	4 x 1500 KVA	2 X 625 KVA
c)	Name of the Fuel:	Diesel	Diesel
d)	Stack height above ground (m.)	20 m.	20 m.
e)	Air Pollution Control Equipment:	Acoustic enclosures	Acoustic enclosures
f)	Conc. of pollutants	As per CPCB directions	

11. Diesel generator sets 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.
12. Necessary provisions should be made by providing tarpaulin / GI Sheets around the construction site to reduce the fugitive emissions to the surrounding area.

Solid Waste:

13. The proponent shall comply with the following for disposal of Solid/Hazardous waste:

S.No.	Source of solid waste	Proposed quantity	Method of disposal
1.	Municipal Solid waste	2.6 TPD	Shall segregate at source through collection bins into dry waste and wet waste and domestic hazardous waste. The non-bio-degradable waste generated shall be disposed to Municipal corporation. The domestic hazardous waste shall be disposed as per directions of Municipal corporation Kitchen and food waste generated shall be bio-composted within the complex premises and shall be used as manure for greenbelt development.
2.	STP Sludge	31.6 Kg/Day	Shall be Store in HDPE bags and shall be used as manure for greenbelt development.
3.	E-waste	0.5 Tons/annum	Shall be disposed to authorised agencies / recyclers
4.	Waste oil /used oil	800 Lit/Annum	

14. The solid waste generated shall be properly collected and segregated before disposal to the city municipal facility. Waste paper, cartons, thermocol, plastic waste, glass etc., shall be disposed to recycling units. E-waste shall be disposed to authorized recycling units. The in-vessel bio-conversion technique shall be used for composting the organic waste.
15. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
16. 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.

17. The following rules and regulations notified by the MoE&F, GoI shall be implemented as applicable:
 - a. Hazardous waste and other wastes (Management and Transboundary Movement) Rules, 2016.
 - b. Plastic Waste Management Rules, 2016.
 - c. Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989.
 - d. Fly Ash Notification, 2016.
 - e. Batteries (Management & Handling) Rules, 2010.
 - f. E-Waste (Management) Rules, 2016.
 - g. Construction and Demolition waste Management Rules, 2016.
 - h. Solid Waste Management Rules, 2016.
 - i. The Public Liability Insurance Act, 1991 and its amendments thereof.

Other Conditions:

18. **The project proponent shall comply with the following recommendations of CTE committee:**
 - **The project proponent shall comply with the commitment letter dt:05.11.2025 on action plan for development of green belt & disposal of excavated soil during the construction phase, compliance on Hon'ble NGT, New Delhi orders in the matter of O.A. No.171, dated 17.11.2017.**
 - **The project proponent obtained EC vide order dt. 02.02.2019 issued by SEIAA, AP for a period upto of 7 years. The project proponent shall obtain EC (Extension) at the time of submission of CTO application to the Board.**
 - **The project proponent shall comply with the norms & conditions stipulated by the Hon'ble NGT, New Delhi orders in the matter of O.A. No.171, dated 17.11.2017.**
 - **Garbage generation from the construction project is estimated about 2.6 MT/day from kitchen and food waste generated shall be bio-composted within the complex premises and shall be used as manure for greenbelt development and non-biodegradable waste generated shall be disposed to concerned municipalities.**
19. The Project Proponent shall comply with all the conditions stipulated in the EC order dt: 02.02.2019 issued by SEIAA, AP.
20. The proponent shall install online flow meters to record or quantify the water consumed and waste water discharged / recycled.
21. The treated waste water shall comply with the standards notified by the MoEF & CC, GoI from time to time to re-use for flushing of toilets. The project proponent shall comply with standards prescribed the MoEF&CC for utilization of water for gardening and for discharge of excess water.
22. The proponent shall utilise the earth excavated during construction and it shall be disposed in accordance with C & D Rules, 2016.
23. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. Appropriate necessary action must be taken with prior concurrence of the concerned Regulatory Authority.
24. The proponent shall create corpus fund and maintain separate account with adequate budget to meet operational cost of STP.

25. The proponent shall ensure that there should be proper legal frame work for meeting recurring expenses by occupants for implementation of conditions stipulated.
26. Solar energy and LED bulbs shall be used to reduce electricity requirements.
27. The proponent shall develop adequate greenery in the open spaces and along the periphery of the plot as per the site plan approved by the Competent Government Authorities.
28. The proponent shall develop green belt in an area not less than 10% of plot area in addition to green belt in set-back areas.
29. The proponent shall obtain necessary permissions from the concerned Government Departments and other competent authorities including Fire Department before starting the construction.
30. The proponent shall use Ready mix concrete for construction of the building.
31. The proponent shall provide proper centralized air exhaust system in all the cellar areas to avoid suffocation.
32. The proponent shall provide sufficient parking space for visitor vehicles.
33. The proponent shall comply with Energy efficient practices and energy audit practices. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. Wherever feasible, green building concepts shall be adopted.
34. Application of Solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision of solar water heating.
35. 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.
36. Not with standing 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 revoke the order, 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.
37. 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 Andhra Pradesh 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.

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