



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

NO OBJECTION CERTIFICATE (NOC)

To

Sri Arun Kumar and others
#77, Sri Sai, 27th Cross, 13th Main Road, Jayanagar 4th East, Bengaluru South,
Near Adigas Hotel
Bengaluru-560011

Sir,

Issue of No Objection Certificate for the proposed Residential Building at Khata No. 386/9/1, Sy.No.9/1, Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru-560060 in favour of Sri Arun Kumar and others

Ref 1) Application Number: BWSSB-NOC-2023-2-3736-021712023562

2) Date of Application: 2023-02-17

3) Demand Note Generation Date: 2023-03-15

4) NOC Generation Date: 2023-05-19

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/ multiple 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 pro rata 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 sqmts 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 able 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 ensure that 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 U/G/D 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 residential Building consists of BF-GF-4 Upper floor and a terrace floor of 92 flats with club house with the total Builtup area 19013.2 Smt and the Site Area is 5936.76 Smt. The premises comes under CMC area

The Developer has paid an amount of **Rs. 6,65,462/-** towards No Objection Certificate charges vide receipt No.33219 dt:05.05.2023

As per the Interim order of Hon'ble High Court of Karnataka in the Writ Petition vide No.6934/2023 dated:11/04/2023 the developer has paid an total amount of Rs.6,65,462/- towards No Objection Certificate charges of Rs.4,75,330/- and Treated Water Charge of Rs.1,90,132/- vide receipt No.33219 dt:05.05.2023.

The NOC issued to the above premises based on Interim order of Hon'ble High Court of Karnataka in the Writ Petition vide No.6934/2023 dated:13.10.2020. The Advance Probable Pro rata charges Rs.11,55,132/- and GBW/ASP charges of Rs.15,04,033/- 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 Pro rata charges and GBW/ASP/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 & U/G/D 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
6. If the above area falls under Thippagondanahalli Catchment area this NOC will automatically be treated as cancelled

Yours faithfully

Signature valid

Signed By KRISHNARAJAPET NARAYAN MOGOWDA PARAMESH,
 Signing Time: 5/10/2023 5:02:25 PM
 Signing Reason: **Chief Engineer (West)**
 Location: Bangalore Water Supply and Sewerage Board, Bengaluru
BWSSB



2100-249412 10000
19-H-0023

ಬೆಂಗಳೂರು ನೀರು ಸರಬರಾಜು ಮತ್ತು ಲೇಔಟ್‌ರಂಥಿ ಡುಂಡಲಿ
ಕೆ.ಆ.ಸ. ಪ್ರವೃತ್ತಿ (ಅನುಚ್ಛೇದ ೭) ಹಣ ಸ್ವೀಕರಿಸಿದ ಬಗ್ಗೆ ಸ್ವೀಕೃತಿ ಪತ್ರ

Authorised Signatory

Office of the Assistant Controller (Accounts)

Bangalore Water Supply and Sewerage Department

ಸ್ಥಳ 1st Floor, Conventy Bhavani, Bangalore - 560 005

05 MAY 2023

AE No. 33219
Sri. Arun Kumar & others.
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ಬಿಸ್-ನೋ-ಕಾಂಟ್ರಾ-3736-001 71.0023562

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For ESSEM18 DEVELOPERS PRIVATE LIMITED

Authorised Signatory

K.V. Nagaraj

ಆಕೃತಿಯ ಮುಖ್ಯಾಧಿಕಾರಿ
Assistant Controller (Accounts)

Signature

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NCTE



Kotak Mahindra Bank 0123-Bangalore - Bangalore

FOR ESSEMI8 DEVELOPERS PRIVATE LTD

249412

Valid for three months from date of issue

दिनांक	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक
Date	D	D	M	M	Y	Y	Y
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On demand pay CHAIRMAN ENSSB

₹ Rupees Six Lakh Sixty Five Thousand Four Hundred Sixty Two only

अवकाश करें।

₹

6,65,462.00

Payable At *** NET OVER INR. 6,65,462.00 ***

For Value Received
for Kotak Mahindra Bank Ltd.BANGALORE
104231

ESSEMI8 DEVELOPERS PRIVATE LTD

(Drawee Branch)

⑈ 249412⑈ 000485000⑈

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For ESSEMI8 DEVELOPERS PRIVATE LIMITED

S.V. [Signature]
Authorised Signatory

N. V. SUNDHARA
S.S. [Signature]
Emp. No. 186834