



## BANGALORE WATER SUPPLY AND SEWERAGE BOARD

### NO OBJECTION CERTIFICATE (NOC)

To

M/s. Emerald Haven Realty Limited  
Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75  
1st Main Road, CKC Garden, Mission Road, Sudhama Nagar  
Bangalore  
560027

Sir,

SUB: Issue of No Objection Certificate for the proposed Residential Building at Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75, 1st Main Road, CKC Garden, Mission Road, Sudhama Nagar, Bangalore, 560027 in favour of M/s. Emerald Haven Realty Limited

Ref: 1) Application Number: BWSSB-NOC-2023-3-3703-031605124506

2) Date of Application: 2023-03-16

3) Demand Note Generation Date: 2023-05-24

4) NOC Generation Date: 2023-06-19

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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 sytem 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 Residential Building consists of 2BF + GF + 22UF having 63 units with the total Builtup area 30710.07 Smt and the Site Area is 4613.38 Smt. The premises comes under Core Area area**

The Developer has paid an amount of **Rs. 7,67,752/-** towards No Objection Certificate charges.

The Developer has paid an amount of **Rs. 18,42,605/-** towards Advance Probable Prorata charges

The Developer has paid an amount of **Rs. 3,07,101/-** towards Treated Water charges

The total charges of **Rs. 29,17,458/- (Rupees Twenty-Nine Lakh Seventeen Thousand Four Hundred and Fifty-Eight Only)** has been paid via Demand Draft on **2023-05-31** drawn on **HDFC** via Reference Number **33352**

**Note:**

1. Water supply to your premises can be assured subject to availability.
2. 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.
3. 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.
4. 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
5. If the above area falls under Thippagondanahalli Catchment area this NOC will automatically be treated as cancelled

Yours faithfully

Signature Not Verified

Signed By: LACHCHANAIR KUMAR NAIK  
Signing Time: 19-06-2023 17:23:58  
Signing Reason: NOC Approval  
Location: Bangalore Water Supply and Sewerage Board, Bengaluru

**Chief Engineer(South)**

**BWSSB**



## BANGALORE WATER SUPPLY AND SEWERAGE BOARD

### DEMAND NOTE FOR NO OBJECTION CERTIFICATE

To

M/s. Emerald Haven Realty Limited  
Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75  
1st Main Road, CKC Garden, Mission Road, Sudhama Nagar  
Bangalore  
560027

Sir,

SUB: Issue of No Objection Certificate for the proposed Residential Building at Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75, 1st Main Road, CKC Garden, Mission Road, Sudhama Nagar, Bangalore, 560027 in favour of M/s. Emerald Haven Realty Limited

Ref: 1) Application Number: BWSSB-NOC-2023-3-3703-031605124506  
2) Date of Application: 2023-03-16  
3) Demand Note Generation Date: ##demandnotegenerationdate

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With reference to the above, you are requested to make the following payments for issue of "No Objection Certificate" from BWSSB for the above said proposed Residential Building at Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75, 1st Main Road, CKC Garden, Mission Road, Sudhama Nagar, Bangalore, 560027 in favour of M/s. Emerald Haven Realty Limited

The Proposed project is for Residential Building consists of 2BF + GF + 22UF having 63 units with the total Builtup area 30710.07 Smt and the Site Area is 4613.38 Smt. The premises comes under Core Area area

#### 1. NOC Fees

##nocfeespenalty

| Sl. No. | Proposed Building (Built Up Area in Smt) | Rate (in Rs.per Smt) / Minimum Rs.1,50,000/- | Amount (in Rs.) |
|---------|------------------------------------------|----------------------------------------------|-----------------|
| 1       | 30710.07                                 | Rs.25/-                                      | Rs.7,67,752/-   |
| Total   |                                          |                                              | Rs.7,67,752/-   |

#### 2. Advance Probable Prorata charges

| Sl. No. | Proposed Building                                                        | Built Up Area (Smt) | Amount (in Rs.) |
|---------|--------------------------------------------------------------------------|---------------------|-----------------|
| 1       | Advance Probable Prorata Charges @ 15% of Rs.400/- : Residential Portion | 30710.07            | Rs.18,42,605/-  |
| Total   |                                                                          |                     | Rs.18,42,605/-  |

#### 3. Treated Water Charges for Construction

| Sl. No. | Total Builtup Area Smt | Rate (in Rs. per Smt) | Amount (in Rs.) |
|---------|------------------------|-----------------------|-----------------|
| 1       | 30710.07               | Rs.10/-               | Rs.3,07,101/-   |
| Total   |                        |                       | Rs.3,07,101/-   |

The Grand Total Charges towards this Demand Note for No Objection Certificate is Rs.29,17,458/- (Rupees Twenty-Nine Lakh Seventeen Thousand Four Hundred and Fifty-Eight Only)

Further No Objection Certificate will be issued after the above said charges are remitted to BWSSB.

Demand note issued is subject to the following conditions.

1. This demand notice stands valid for a period of six months only from the date of issue. If payment is not made till such time the fresh application for issue of NOC should be submitted from your end owing to automatic cancellation of this demand notice.
2. 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.
3. The NOC demand note issued is solely on the information provided by applicant while submitting the NOC application online without inspection of site by BWSSB. If any discrepancies/ mala fide information/disputes are found in the submitted application BWSSB is not responsible and the NOC demand note issued is not valid/and it is Null & Void.
4. The NOC demand note issued shall not be considered as the substitution for any statutory rules governing the state and cannot 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.
5. The applicant/builder/owner should abide to the rules & regulations of BWSSB issued time to time.
6. This demand note 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 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.
7. Water supply to your premises can be assured subject to availability.
8. 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
9. If the above area falls under Thippagondanahalli Catchment area this NOC will automatically be treated as cancelled
10. This NOC is only to provide the BWSSB services to the proposed building. The necessary conversions for usage of land and statutory approval shall be obtained from concerned Departments
11. 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. While designing the roof based RWH structure the capacity of a storage structure or for artificial recharge structures to groundwater, a provision at the rate of 60 liters or more capacity per Sq.mtr of the roof area shall be adopted and While designing the Land based RWH structure the capacity of a storage structure or for artificial recharge structures to groundwater, a provision at the rate of 30 liters or more capacity per Sq.mtr of the Land surface shall be adopted. Letting out rain water into the Board sewerline is strictly prohibited as per Sec 72. The builder/developer should not provide sanitary points in cellar or Basement floor

Yours faithfully,

Chief Engineer(South)

BWSSB

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This is a system generated Demand Note and it does not require any signature

To,  
The Chief Engineer (South),  
BWSSB, KG Road,  
Bangalore.



Date: 30/05/2023

Sub: Requesting to issue "No Objection Certificate" for the Proposed Multi Storied Residential Apartment Building located at Municipal No. 1, 2, 2/1, 9, 70, 71, 72, 73, 74 & 75, 1<sup>st</sup> Main Road, CKC Garden, Mission Road, Sudhama Nagar, Bangalore - 560027 by M/s. Emerald Haven Realty Limited - Fee Payment through Demand Draft - Reg.

Ref: 1) Application Number: BWSSB-NOC-2023-3-3703-031605124506.  
2) Date of Application: 16/03/2023.  
3) Demand Note Generated by Chief Engineer (south), BWSSB on 22/05/2023.

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Dear Sir/Madam,

With reference to the 3<sup>rd</sup> cited above, we are submitting the Demand draft No. 792466, dated 31/05/2023 for an amount of Rs. 29,17,458/- (Rupees Twenty-Nine Lakh Seventeen Thousand Four Hundred and Fifty-Eight only) towards obtaining "No Objection Certificate" from BWSSB. We kindly request you to take the necessary steps to issue the required "No Objection Certificate" at the earliest.

Thanking Your,

Yours Sincerely,

For M/s. Emerald Haven Realty Limited

Authorised Signatory



Encl: Original DD. No. 792466 of HDFC dt: 31/05/23 for an amount of Rs. 29,17,458/-

Emerald Haven Realty Limited

Registered Office : Ispahani Centre, 4th Floor, No. 123, 124, Nungambakkam High Road, Nungambakkam, Chennai - 600 034.

91) 44-2436 1261, E : corpsec@scl.co.in, W : www.tvsemerald.com

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