

**BANGALORE WATER SUPPLY AND SEWERAGE BOARD**2nd Floor, Cauvery Bhavan, K.G.Road, Bangalore-560009No.BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)-III/ /2014-15 Dated: 13/2/2015
13943

To

M/s. DNR Corporation Pvt. Ltd. &
M/s. Anushka Realty Inc.,
No. 304, 'A' Wing,
Queen's Corner Apartment,
No. 3 Queens Road
Palace road, Bangalore-01.

Sir,

Sub: Issue of No Objection Certificate for the modified proposal of Residential Apartment Building at Sy No. 33, Ibbalur village, Begur Hobli, Bangalore South Taluk, Bangalore.

- Ref: 1) Requisition letter from M/s. Accent Enterprises, dt: 3.10.2011.
2) No. BWSSB/EEDC-S/ 3011 /2011-12 dt: 8.11.2011.
3) Proceedings review meeting dt: 16.3.2012 (Case No.18)
4) O.N. approved by 'C' dt: 9.5.2012.
5) No.BWSSB/EIC/ACE(M)-I/ 1010 dt: 17.5.2012.
6) Requisition letter from M/s. DNR Corporation Pvt. Ltd., & M/s. Anushka Realty Inc.,dt: 26.12.2014.
7) O.N. Approved 'C' dt: 7.2.2015.
8) File No. 521

Preamble: M/s. Accent Enterprises, No.10/1, Lakshminarayana Complex, Ground Floor, Palace Road, Bangalore-52 had applied for a NOC to the proposed residential building at Sy No.33, Ibbalur village, Begur Hobli, Bangalore South Taluk. Accordingly, BWSSB had issued a demand note for remitting Rs.29,11,837/- towards GBWASP charges and Rs.4,38,630/- towards NOC charges vide letter No.BWSSB/EIC/ACE(M)-I/ 1010/ dt: 17.5.2012.

Now, the above said property has been purchased by M/s. DNR Corporation Pvt. Ltd., and M/s. Anushka Realty Inc., from M/s. Accent Enterprises & others vide Sale Deed dt: 29.10.2014 (copy enclosed). Also, the developers have modified the plan from the earlier BF + GF + 13 Upper Floor with 140 flats to BF + GF + 12 Upper Floor with 179 flats and they have requested to intimate actual GBWASP charges and NOC charges payable to BWSSB.

The Law Officer, BWSSB vide office note dt: 28.1.2015 has given their opinion to consider the request of M/s. DNR Corporation Pvt. Ltd., and M/s. Anushka Realty Inc. vide letter dt: 30.12.2014 to issue the NOC as per modified plan to the proposed residential project at Sy.No.33, Ibbalur village, Begur Hobli, Bangalore South Taluk, Bangalore. The competent authority has accorded approval to the above said case vide office note dt: 7.2.2015.

As per the modified, plan the details are as follows;

Sl. No.	Particulars	Details
1	Site area	13872.54 smt.
2	Nos. of floors	2 BF + GF + 12 Upper Floor
3	Total Built up area	58798.54 smt.
4	Nos. of flats	179 Nos.
5	Size of flats	
a	Upto 2400 sft.	140 Nos.
b	Above 2400 sft.	39 Nos.

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 modified project.

The proposed project as per modified proposal is for Residential Apartment Building to be constructed in a sital area of 13872.54 Smt. The building consists of 2 BF + GF + 12 Upper Floor with a built up area of 58798.54 Smt.

I) BCC charges for CMC area

The BCC charges is assessed as per the Government Order No. UDD 145 MNI 2004 dt:28.2.2005 and as per Regulation 89(a) of Board Act. The details are as follows;

Sl. No.	Proposed Residential Apartment Building	No. of flats	Rate	Amount
1	1200 to 2400 sft.	140	16,000/-	22,40,000/-
2	Above 2400 sft.	39	24,000/-	9,36,000/-
	Total			31,76,000/-

- a) **The BCC charges of Rs.31,76,000/-** (Rupees Thirty One Lakhs Seventy Six Thousand only) should be drawn in the form of DD drawn in favour of Chairman, BWSSB payable at the **office of the Asst. Controller (A/c) BWSSB, 1st floor, Cauvery Bhavan, Bangalore-560009.**

II) NOC Fees

The NOC Fees is assessed as per the Circular instructions issued vide No. BWSSB/CE(M)/ACE(M)-I/TA-9/ 1799/2007-08 dt: 23.6.2007. The details are as follows;

Sl. No.	Proposed Residential Apartment Building	Rate	Amount
1	58798.54 Smt. built up area	Rs.10/- per Smt. on built up area	5,87,985/-
	NOC charges to be paid		5,87,985/-

- b) **The NOC Fees of Rs.5,87,985/-** (Rupees Five Lakh Eighty Seven Thousand Nine Hundred and Eighty Five only) should be drawn in the form of DD drawn in favour of Chairman, BWSSB payable at the **office of the Asst. Controller (A/c) BWSSB, 1st floor, Cauvery Bhavan, Bangalore-560009**

Further action will be taken after the above said NOC Charges & BCC Charges is remitted to BWSSB.

Yours faithfully,

Chief Engineer(M)
BWSSB

O.C.Approved by CE(M)

Note:

- 1) Water supply to your premises can be assured subject to availability.
- 2) This demand note stands valid for six months only from the date of issue, failing which fresh applications for issue of NOC should be submitted from your end owing to automatic cancellation of the demand note.