# BANGALORE WATER SUPPLY AND SEWERAGE BOARD

## NO OBJECTION CERTIFICATE (NOC)

To

M/s. Varishtha Property Developers Pvt. Ltd., & Others
Sy. No.31/13
Hennur Village, Kasaba Hobli, Hennur Main Road,
Bangalore North Taluk,
Bangalore-560043

Sir,

Sub: Issue of No Objection Certificate for the proposed Residential Building at Sy. No.31/13, Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore North Taluk, Bangalore, 560043 in favour of M/s. Varishtha Property Developers Pvt. Ltd., & Others

Ref: 1) Application Number: BWSSB-NOC-2025-3-3703-031512471011
2) Date of Application: 2025-03-15
3) Demand Note Generation Date: 2025-04-25
4) NOC Generation Date: 2025-05-22

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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 sytem

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 Wing A & Wing B comprising of BF 1 + BF 2 + Stilt Floor + 25 Upper Floor + Terrace Floor having 188 flats with the total Builtup area 63764.09 Smt and the Site Area is 12542.68 Smt. The premises comes under CMC/TMC area.**

The Developer has paid an amount of **Rs. 61,37,000/-** towards No Objection Certificate charges, Advance Prorata Charges and Treated Water Charges vide receipt No.45559 dt:9.5.2025.

The NOC issued to the above premises based on Interim order of Hon'ble High Court of Karnataka in the Writ Petition vide No.703/2024. The GBWASP charges of Rs.49,10,896/- 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 Prorata charges and GBWASP/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 & UGD 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 Not Verified
Signed By:JAYASHANKARA
Signing Time: 22-05-2025 14:46:33
Signing Reason: NOC Approved
Location: Bangalore Water Supply and Sewerage Board, Bengaluru

**Chief Engineer(East)**

**BWSSB**

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