



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

NO OBJECTION CERTIFICATE (NOC)

To

M/s. Lorven Ventures Rep By its Managing Partners B Munirathnam Naidu & others and Atheeq Sulaiman Rep by its GPA Holder M/s. Lorven Ventures rep by its Managing Partners B Munirathnam Naidu, Arun Rajendra Naidu, Prasanna Kumar B.M, R Vinodh Babu, Kiran K No. 298, KK Prime, 1st Floor, 5th Cross, Near Carmel School, Padmanabhanagar, Bangalore 560070

Sir,

SUB: Issue of No Objection Certificate for the proposed Residential Building at Proposed Residential Apartment Project at Katha No. 598/548/116/2/1, Survey No. 116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4,, Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84,, Bangalore East Taluk, Bangalore, 560067 in favour of M/s. Lorven Ventures Rep By its Managing Partners B Munirathnam Naidu & others and Atheeq Sulaiman Rep by its GPA Holder M/s. Lorven Ventures rep by its Managing Partners B Munirathnam Naidu, Arun Rajendra Naidu, Prasanna Kumar B.M, R Vinodh Babu, Kiran K

Ref: 1) Application Number: BWSSB-NOC-2024-3-79-031310495177

2) Date of Application: 2024-03-13

3) Demand Note Generation Date: 2024-04-24

4) NOC Generation Date: 2024-08-26

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.
25. Water Supply & Sewage Connection for buildings in 110 villages will be given only after completion of Cauvery Stage-V which is likely to be completed by 2023. Till then developer / builder / owner will have to make their own arrangements for water.

The Proposed project is for Residential Building consists of 2 common BF + GF + 9U F+ Terrace floor having 312 units and recreational area with the total Builtup area 62021.37 Smt and the Site Area is 17411.06 Smt. The premises comes under 110 Villages area

The Developer has paid an amount of **Rs. 15,50,535/-** towards No Objection Certificate charges.

The Developer has paid an amount of **Rs. 37,53,542/-** towards Advance Probable Prorata charges

The Developer has paid an amount of **Rs. 61,87,240/-** towards Beneficiary Capital Contribution / GBWASP charges

The Developer has paid an amount of **Rs. 6,20,214/-** towards Treated Water charges

The total charges of **Rs. 1,21,11,531/- (Rupees One Crore Twenty-One Lakh Eleven Thousand Five Hundred and Thirty-One Only)** has been paid via Demand Draft on **2024-07-16** drawn on **HDFC bank** via Reference Number **44245 and 44204**

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 valid

Signed By: JAYASHANKARA
Signing Time: 26-08-2024 16:10:02
Signing Reason: NOC Approval
Location: Bangalore Water Supply and Sewerage Board,
Bengaluru

Chief Engineer(East)

BWSSB



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

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D D M M Y Y Y Y

CHAIRMAN BWSSB

Pay

Or Order

अदा करे
Rupees FIFTY NINE LAKH TWENTY FOUR THOUSAND TWO HUNDRED
रुपये NINETY ONE ONLY.

या उनके आदेश पर

₹ *59,24,291.00

LORVEN VENTURES

FOR VALUE RECEIVED

PADMANABANAGAR
BENGALURU - 560070
REF. No. 008772508874

AUTHORISED SIGNATORIES
Please sign above

[Handwritten signatures]

⑈019311⑈ 5602400301 999989⑈ 12

URL: //E://APES/D/1147/AppData/Local/Temp/1750578.htm

SESHASAI(C) / CTS-2010 / 155624



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

1 6 0 7 2 0 2 4
D D M M Y Y Y Y

CHAIRMAN BWSSB

Or Order

या उनके आदेश पर

Pay

अदा करे

Rupees

रुपये

~~SIXTY ONE LAKH EIGHTY SEVEN THOUSAND TWO HUNDRED~~
FORTY ONLY.

₹ *61,87,240.00

FOR VALUE RECEIVED

LORVEN VENTURES

PADMANABANAGAR

BENGALURU - 560070

REF. No. 008772508915

[Signature] 17/3/24
[Signature]
AUTHORISED SIGNATORIES
Please sign above

⑈019352⑈ 560240030⑈ 999989⑈ 12

SESHAASAI(C) / CTS-2010 150624



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

DEMAND NOTE FOR NO OBJECTION CERTIFICATE

To

M/s. Lorven Ventures Rep By its Managing Partners B Munirathnam Naidu & others and Atheeq Sulaiman Rep by its GPA Holder M/s. Lorven Ventures rep by its Managing Partners B Munirathnam Naidu, Arun Rajendra Naidu, Prasanna Kumar B.M, R Vinodh Babu, Kiran K
No. 298, KK Prime, 1st Floor, 5th Cross,
Near Carmel School, Padmanabhanagar,
Bangalore
560070

Sir,

SUB: Issue of No Objection Certificate for the proposed Residential Building at Proposed Residential Apartment Project at Katha No. 598/548/116/2/1, Survey No. 116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4,,Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84,, Bangalore East Taluk, Bangalore, 560067 in favour of M/s. Lorven Ventures Rep By its Managing Partners B Munirathnam Naidu & others and Atheeq Sulaiman Rep by its GPA Holder M/s. Lorven Ventures rep by its Managing Partners B Munirathnam Naidu, Arun Rajendra Naidu, Prasanna Kumar B.M, R Vinodh Babu, Kiran K

Ref: 1) Application Number: BWSSB-NOC-2024-3-79-031310495177

2) Date of Application: 2024-03-13

3) Demand Note Generation Date: 2024-04-24

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 Proposed Residential Apartment Project at Katha No. 598/548/116/2/1, Survey No. 116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4,,Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84,, Bangalore East Taluk, Bangalore, 560067

The Proposed project is for Residential Building consists of 2 common BF + GF + 9U F+ Terrace floor having 312 units and recreational area with the total Builtup area 62021.37 Smt and the Site Area is 17411.06 Smt. The premises comes under 110 Villages 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	62021.37	Rs.25/-	Rs.15,50,535/-
Total			Rs.15,50,535/-

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	60946.06	Rs.36,56,764/-
2	Advance Probable Prorata Charges @ 15% of Rs.600/- : Commercial Portion	1075.31	Rs.96,778/-
Total			Rs.37,53,542/-

3. GBWASP / BCC Charges

Sl. No.	Proposed Building	No of Flats/Built up Area in Sft	Rate	Amount
1	601 SqFt to 1200 SqFt	40	Rs.10,000/-	Rs.4,00,000/-
2	1201 sft upto 2400 SqFt	272	Rs.20,000/-	Rs.54,40,000/-
3	recreational area	11574.64	Rs.30 Per Sft of B.A	Rs.3,47,240/-

Sl. No.	Proposed Building	No of Flats/Built up Area in Sft	Rate	Amount
Total				Rs.61,87,240/-

4. Treated Water Charges for Construction

Sl. No.	Total Builtup Area Smt	Rate (in Rs. per Smt)	Amount (in Rs.)
1	62021.37	Rs.10/-	Rs.6,20,214/-
Total			Rs.6,20,214/-

The **Grand Total Charges** towards this Demand Note for No Objection Certificate is **Rs.1,21,11,531/- (Rupees One Crore Twenty-One Lakh Eleven Thousand Five Hundred and Thirty-One 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/ malafide 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(East)

BWSSB

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