



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

DEMAND NOTE FOR NO OBJECTION CERTIFICATE

To

Realkraft Ventures LLP
No. 10/1, Ground Floor, Lakshminarayan Complex,
Palace Road, Vasanth Nagar
Opposite to Shangri-La
Bengaluru-560052

Sir,

Issue of No Objection Certificate for the proposed Residential Apartment Building at Sy.no 40P, 41/1, 41/1A, 41/1B, 41/1C, 42/3, 42/4, 42/5, 43/2, 43/3, 43/4, 44/1, Shivanahalli Village, Yelahanka Hobli, Behind Legacy Cirocco, Bengaluru-560064 in favour of Realkraft Ventures LLP

Ref 1) Application Number: BWSSB-NOC-2024-11-8586-111612041469

2) Date of Application: 2024-11-16

3) Demand Note Generation Date: 2025-08-16

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 project Residential Apartment Building at Sy.no 40P, 41/1, 41/1A, 41/1B, 41/1C, 42/3, 42/4, 42/5, 43/2, 43/3, 43/4, 44/1, Shivanahalli Village, Yelahanka Hobli, Behind Legacy Cirocco, Bengaluru-560064 in favour of Real kraft Ventures LLP

The Proposed project is for Residential Apartment Building consists of 6 Towers comprising of 2 BF+GF+19 Upper floors+ Terrace floor and Club house comprising of 408 units with the total Builtup area 125123.43 Smt and the Site Area is 24584.70 Smt. The premises comes under CMC area

1. NOC Fees

Sl. No.	Proposed Building (Built Up Area in Sqmt)	Rate (in Rs.per Sqmt) / Minimum Rs.1,50,000/-	Amount (in Rs.)
1	125123.43	Rs.25/-	Rs.31,28,086/-
Total			Rs.31,28,086/-

2. Advance Probable Prorata charges

Sl. No.	Proposed Building	Built Up Area (Sqmt)	Amount (in Rs.)
1	Advance Probable Prorata Charges @ 15% of Rs.400/- : Residential Portion	119723.43	Rs.71,83,406/-
2	Advance Probable Prorata Charges @ 15% of Rs.600/- : Commercial Portion	5400	Rs.4,86,000/-
Total			Rs.76,69,406/-

✶ 3. GBWASP / BCC Charges

Sl. No.	Proposed Building	No of Flats/Built up Area in Sqft	Rate	Amount (in Rs.)
1	1201 sft upto 2400 SqFt	272	Rs.16,000/-	Rs.43,52,000/-
2	Above 2401 SqFt	136	Rs.24,000/-	Rs.32,64,000/-
3	Club house	58125.6	Rs.14 Per Sft of B.A	Rs.8,13,759/-
Total				Rs.84,29,759/-

4. Treated Water Charges for Construction

Sl. No.	Total Builtup Area Sqmt	Rate (in Rs. per Sqmt)	Amount (in Rs.)
1	125123.43	Rs.10/-	Rs.12,51,235/-
Total			Rs.12,51,235/-

The **Grand Total Charges** towards this Demand Note for No Objection Certificate is **Rs.2,04,78,486/- (Rupees Two Crore Four Lakh Seventy-Eight Thousand Four Hundred and Eighty-Six 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. 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(North)

BWSSB

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