

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,

1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,
3rd Cross, Mission Road, Bengaluru-560027

PROCEEDINGS OF THE AUTHORITY

Dated: 8th of February 2022

Ref:	PRM/KA/RERA/1251/309/PR/190823/002822
Applicant / Promoter	Arvind Smart Spaces Limited 24, Government Servant's Society, Nr. Municipal Market,,Off C. G. Road, Navrangpura, Ahmedabad, Gujarat State.
Project Name:	"The Edge " Adj. Shell Petrol Pump, Opp. Nagasandra Metro Station, Nagasandra, Tumkur Main Road, Bengaluru 560073

The project by name **"The Edge"** situated at Adj. Shell Petrol Pump, Opp. Nagasandra Metro Station, Nagasandra, Tumkur Main Road, Bengaluru 560073 is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and certificate of registration bearing No. PRM/KA/RERA/1251/309/PR/190823/002822, dated: 23.08.2019 is issued.

The promoter has filed an application on 12.02.2021 seeking approval of the Authority for registration of modified plan as approved by Bruhat Bangalore Mahanagara Palike. The Authority on 10.01.2021 heard the applicant.

The original plan as sanctioned by the Joint Director, Town Planning (JDTP), Bruhath Bengaluru Mahanagara Palike (BBMP), vide L.P No: BBMP/Addl.Dir/JD NORTH/0056/18-19, Dated: 29/06/2019, the details are under:

Number floor sanctioned	Built-up Area (In Sqm)	Parking/Tenements	Height of the Building
Terrace Floor	103.31		44.99 Meter
Thirteenth Floor	1004.18	Total number units: 19 units (As per development detail of project detail page of Registered plan)	
Twelfth Floor	1004.18		
Eleventh Floor	1004.19		

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Tenth Floor	1004.19	
Ninth Floor	1004.18	
Eighth Floor	1004.18	
Seventh Floor	1004.18	
Sixth Floor	1004.19	
fifth Floor	1004.19	
Fourth Floor	1004.15	
Third Floor	1004.19	
Second Floor	1004.19	
First Floor	1004.19	
Ground Floor	988.31	
First Basement	1833.14	
Second Basement	1833.14	Parking Area for 276 nos. as per approved plan(Registered plan)
Third Basement	1833.14	
Fourth basement	1829.93	
Total Built-up Area:	21475.35 Sqm	

Modified plan in respect of the above project is sanctioned by Joint Director Town Planning (JDTP), Bruhath Bengaluru Mahanagara Palike (BBMP), vide L.P No: BBMP/Addl.Dir/JD NORTH/1002/20-21, Dated: 22/12/2020.

The Plan Sanctioned for 4 Basement Floor + 1 Ground Floor + 13 Upper Floor, consisting of 14 Tenements and total buildup area of 21443.48 Sqm as per the Modified plan approved by Bruhath Bengaluru Mahanagara Palike (BBMP)

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As per the modified plan the details are under:

Number floor sanctioned	Built-up Area (In Sqm)	Parking/Tenements	Height of the Building
Terrace Floor	61.55		
Thirteenth Floor	1007.42		
Twelfth Floor	1007.34		
Eleventh Floor	1007.66		
Tenth Floor	1023.77		
Ninth Floor	1036.11		
Eighth Floor	1036.11		
Seventh Floor	1036.11		
Sixth Floor	1036.11		
fifth Floor	1036.12		
Fourth Floor	1036.11		
Third Floor	1036.11		
Second Floor	1036.05		
First Floor	1036.09		
Ground Floor	1014.4		
First Basement	1655.68		
Second Basement	1780.22		
Third Basement	1780.19		
Fourth basement	1780.33		
Total Built-up Area:	21443.48 Sqm		

Total number units:
116 (As per development detail of project detail page of Modified plan)

44.95 Meter

Parking Area for **293** nos. as per approved Modified plan

The following NOC's are obtained:

SL NO	DEPARTMENT	ISSUED ON
1	Fire Force Department	11/01/2019

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2	BWSSB	12/03/2019
3	KSPCB	18/05/2019
4	Airport Authority	07/01/2019
5	BESCOM	22/12/2018
6	BSNL	13/12/2018
7	SEIAA	27/03/2019

Details of the units as registered project and as per the modified plan.

DETAILS AS PER REGISTERED PROJECT AS MENTIONED IN DEVELOPMENT DETAIL.			DETAILS AS PER MODIFIED PLAN AS MENTIONED in DEVELOPMENT DETAIL.	
Sl. No.	Commercial	Units	Commercial	Units
1	Showrooms & Offices	19	Showrooms & Professional Offices	116
	TOTAL	19	TOTAL	116

The promoter has provided following documents:

2/3rd consent of sold units = $(2/3 \times 49) = 33$ (33 numbers of consent letters are uploaded)

1. The promoter has uploaded the sanctioned modified plan and typical floor plans in the portal
2. The promoter has uploaded the consent of the 33 home buyers.
3. The promoter has uploaded the affidavit regarding documents/ information provided for modification of project.
4. The promoter has uploaded the NOC's issued by the concerned department as tabled above.
5. The promoter has uploaded the certificates issued by the Engineer and Architect for the project plan modification of plan.
6. The promoter has uploaded the structure stability certificate issued by the Structural Engineer on 28/01/2021.

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All the required documents and information has been uploaded by the promoter in the portal are found in order.


Considering all the above aspects, the following order is passed.

ORDER

In Exercise of the Powers conferred under Section 14 of the Real Estate (Regulation and Development) Act, 2016, approval is given for the modified plan comprising Ground Floor to 13th Floor, consisting of 14 Tenements for the registered project bearing No. **PRM/KA/RERA/1251/309/PR/190823/002822**, of "**The Edge**" All other terms and conditions of the registration will continue to be applicable to the modified project.


(D. Vishnuvardhana Reddy)
Member-1
K-RERA


(Neelamani N Raju)
Member-2
K-RERA


(H.C. Kishore Chandra)
Chairman
K-RERA

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