

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: 2nd of March 2022

Ref:	PRM/KA/RERA/1250/303/PR/180728/001952
Applicant / Promoter	Maniveera Structure Private Limited No.2, SOLUS, 11th Floor, 1st Cross, ,JC Road, Bangalore-560027
Project Name:	"RAIN FOREST PHASE I" Sy.No.63, 89, 90, 91, 92/1, 92/2 and 93, situated at Hegganahalli village, Kundana hobali, Devanahalli taluk, Bangalore rural district.,

The project by name **"RAIN FOREST PHASE I"** situated at Sy.No.63, 89, 90, 91, 92/1, 92/2 and 93, situated at Hegganahalli village, Kundana hobali, Devanahalli taluk, Bangalore rural district., is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and certificate of registration bearing No. PRM/KA/RERA/1250/303/PR/180728/001952 dated: 28-07-2018 is issued.

The promoter has filed an application on 28/12/2020 seeking approval of the Authority for registration of modified plan as approved by Bangalore International Airport Area Planning Authority. The Authority on 14.02.2021 heard the applicant.

The original plan as sanctioned by the Bangalore International Airport Area Planning Authority in respect of registered project LP No: ಬಿಐಎಪಿಎ/ಟಿಪಿ/01/ಎಲ್ಎಚ್/29ಎ/2017-18, Dated: 22/06/2018, valid from 22/06/2018 to 21/06/2020, the details are under:

SL. NO	DESCRIPTION	AREA IN SQ MT	In Percentage (%)
1	Residential	56,588.44	51.26%
2	Commercial	2927.48	2.65%
3	Park	11060.18	10.02%
4	C.A	5529.60	5.01%
5	Roads	34,284.93	31.06%
	TOTAL	1,10,390.63	100%

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Sl. No.	Survey Numbers and Location	No of sites/plots as per the approved layout plan
1	Sy. No. 63(P), 89(P), 90(P), 91(P), 92/2(P) & 93(P) of Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangaore.	10.67M X 13.72M = 74 12.19M X 15.24M = 90 12.19M X 18.29M = 69 13.88M X 15.24M = 08 13.50M X 18.29M = 02 13.88M X 18.29M = 05 Commercial = 10 ODD SITES = 39 TOTAL = 297 Plots

Modified plan in respect of the above project is sanctioned by Bangalore International Airport Area Planning Authority in respect of registered project LP No: ಬಿಐಎಪಿಎ/ಟಿಪಿ/ಎಲ್ಎಬಿ/29ಎ/2017-18, Dated: 14/07/2020. For plotted development. Area of the plot: 1,10,390.63 SQM.

As per the modified plan the details are under:

SL. NO	DESCRIPTION	AREA IN SQ MT	%
1	Residential	57,614.16	52.19
2	Commercial	2,457.66	2.22
3	Park	11041.50	10
4	C.A	552.21	5.01
5	Roads	33,754.10	30.58
	TOTAL	1,10,390.63	100%

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Sl. No.	Sy. No.	No of sites in the layout
1	Sy. No. 63(P), 89(P), 90(P), 91(P), 92/2(P) & 93(P) of Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangaore.	9.92M X 14.75M = 11 10.67M X 13.72M = 40 10.67M X 14.96M = 09 12.19M X 13.72M = 04 12.00M X 18.49M = 09 12.19M X 15.24M = 90 12.00M X 18.00M = 50 Commercial = 09 ODD SITES = 77 TOTAL = 299 Plots

The following NOC's are obtained:

SL. NO	DEPARTMENT	ISSUED ON
1	KSPCB	06/01/2018
2	Letter issued by BESCOM	13/12/2019
3	Letter issued by Local Grama Panchayat	05/12/2019

Sold and Unsold details:

Sl. No.	Details	As per registered project	As per modified plan
1	Sold	38	175
2	Unsold	259	124
	Total	297	299

Asst

ML

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The promoter has provided following documents:

2/3rd consent of sold units as per registered plan = $(2/3 \times 38) = 25$ (38 numbers of consent letters are uploaded.)

1. The promoter has uploaded the Sanctioned Modified plan in the portal
2. The promoter has uploaded the Technical Sanctioned letter issued by Bangalore International Airport Area Planning Authority in respect of the registered project.
3. The promoter has uploaded the affidavit in the prescribed proforma for modification of plan.
4. The promoter has uploaded the 1) Letter issued by Local Grama Panchayath, 2) Letter issued by BESCOM and 3) KSPCB NOC.
5. The promoter has uploaded the Engineer Certificate and Architect Certificate of the project in respect of modification in plan.

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 of 299 plots for the registered project bearing No. **PRM/KA/RERA/1250/303/PR/180728/001952**, of "RAIN FOREST PHASE I"

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