

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: 1st June 2022

Ref:	PRM/KA/RERA/1250/303/PR/190913/002846
Applicant / Promoter	Total Green Homes LLP P B No 5 Devagiri Farms, Rayasandra Village Devanahalli Taluk, Bengaluru Rural.
Project Name:	" Total Green Homes " Sy 67/2 92 103/2 104 105 Bychapura Village Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural.

The project by name **"Total Green Homes"** situated Sy 67/2 92 103/2 104 105 Bychapura Village Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural was 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/190913/002846, dated: 13-09-2019 issued.

Now the promoter has filed an application on 06/04/2021 seeking approval of the Authority for registration of modified plan as approved by Bangalore International Airport Area Planning Authority.

This case was heard on 08.03.2022.

Original plan sanctioned by Bangalore International Airport Area Planning Authority, Devanahalli vide No: ಬಿಐಎಪಿಎ/ಟಿಪಿ/01/ಎಲ್‌ಎಚ್/30/2017-18, Dated: 24/07/2018 and Project area of the plot: 25,950.10 SQM. Number of Plot is 78 in different dimension.

(Signature)

(Signature)

(Signature)

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Land use analysis as per registered plan (Before Modification) details was as under:

SL. NO	DESCRIPTION	AREA IN SQ MT	In Percentage (%)
1	Residential	13,016.43	50.16
2	Parks	2,600.47	10.02
3	C.A	1,301.19	5.01
4	Roads	9,032.01	34.81
	TOTAL	25,950.10	100%

As per the original sanction plan details of registered project:

Sl. No.	Survey Numbers and Location	No of sites/plots as per the approved layout plan
1	Sy. No. 67/2, 92, 103/2, 104 & 105 of Bychapura Village, Kasaba Hobli, Devanahalli Taluk.	9.00M X 12.00M =19 9.14M X 15.24M = 13 ODD SITES = 46 TOTAL = 78 Plots

On the Strength of the above sanction issued by the competent Authority, it was registered under sec. 4 of the Real Estate (Regulation and Development)

Land use Analysis of Modified Plan.

SL. NO	DESCRIPTION	AREA IN SQ MT	%age
1	Residential	13,336.39	51.39
2	Park	2,597.13	10.01
3	C.A	1,301.13	5.01
4	Roads	8,715.45	33.59
	TOTAL	25,950.10	100

128

18/11/20

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Modified plan details are as below:

Sl. No.	Sy. No.	No of sites in the layout
1	Sy. No. 67/2, 92, 103/2, 104 & 105 of Bychapura Village, Kasaba Hobli, Devanahalli Taluk.	9.00M X 12.00M =26 ODD SITES =59 TOTAL = 85 Plots

As per the modified plan, the total built up area of the plot will be: 25,950.10 SQM and number of plots has been increased from 78 to 85. The total number of Sites: 85 Plots of different dimensions.

Provisional Sanctioned letter issued by Bangalore International Airport Area Planning Authority, vide O.M. No: ಬಿಐಎಪಿಎ/ಟಿಪಿ01/ಎಲ್ಎಒ/30/2017-18/1650, Dated: 19/01/2021

NOC's issued same as previously issued during registration.

SL. NO.	DEPARTMENT	ISSUED ON
1	Copy of Letter written to BESCOM by the promoter, dated 01/08/2018	Acknowledgement No. 469, dated 02/08/2019
2	Copy of Letter written to Member Secretary, BIAAPA, Bengaluru by Local Grama Panchayath	No. 141/2017-18, dated 04/01/2018

Sold and Unsold details:

Sl. No.	Details	As per registered project	As per modified plan	Remarks
1	Sold	45	74	As per affidavit dated 09/03/2022 submitted physically by the promoter
2	Unsold	33	11	
	Total	78	85	

1/28

with me

1/28

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The promoter has provided following documents:

2/3rd consent of sold units as per registered plan = $(2/3 \times 45) = 30$ (39 numbers of consent letters are uploaded.) as per the registered plan.

1. The promoter has uploaded the approved Modified plan in the portal
2. The promoter has uploaded the Provisional Sanctioned letter issued by Bangalore International Airport Area Planning Authority in respect of the registered project.
3. The promoter has uploaded the affidavit.
4. The promoter has uploaded the a) Copy of Letter written to BESCOM by the promoter, dated 01/08/2018 and b) Copy of Letter written to Member Secretary, BIAAPA, Bengaluru by Local Grama Panchayath.
5. The promoter has uploaded the Engineer Certificate and Architect Certificate.

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 number of plots has of 85 plots in the registered project bearing No. **PRM/KA/RERA/1250/303/PR/190913/002846**, of **"Total Green Homes"**. 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