

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 of September 2022

Ref:	PRM/KA/RERA/1251/310/PR/191025/002979
Applicant / Promoter	M/s.Ankuraa Developers, Site no 4/1 3rd floor ,White field main road, above ujjivan small finance bank, Bengaluru Bengaluru Urban- 560066
Project Name:	"ANKURAA LOTUS" Katha No.2904, Municipal No.74, (Old Sy No.42) New Sy.No.167, Pattandur Agrahara Village, Krishnarajapuram Hobli, Bengaluru Urban.

The project by name **"ANKURAA LOTUS"** Katha No.2904, Municipal No.74, (Old Sy No.42) New Sy.No.167, Pattandur Agrahara Village, Krishnarajapuram Hobli, Bengaluru Urban. is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and certificate of registration bearing No. PRM/KA/RERA/1251/310/PR/191025/002979, dated: 25-10-2019 is issued.

The promoter has filed an application on 16.02.2022 seeking approval of the Authority for registration of modified plan as approved by Joint Director Town Planning (JDTP), BBMP, vide L.P No: BBMP/Addl.Dir/JD NORTH/1019/20-21, Dated: 20/05/2021.

The Authority on 18.08.2022 heard the applicant.

The original plan as sanctioned by Plan sanctioned by Joint Director Town Planning (JDTP), BBMP, vide L.P No: BBMP/Addl.Dir/JD NORTH/0038/18-19, Dated: 30/09/2019. The details are as under.

Number floor sanctioned	Built-up Area (In Sqm)	Parking/Tenements	Height of the Building
Terrace Floor	50.27		

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10th Floor	881.03	Total number units: 80 units (As per development detail of project detail page of Registered plan)	32.02 Meter As per Building Licence issued by the BBMP
9th Floor	881.03		
8th Floor	881.03		
7th Floor	881.03		
6th Floor	881.03		
5th Floor	881.03		
4th Floor	881.03		
3rd Floor	881.03		
2nd Floor	881.03		
1st Floor	875.17		
Ground Floor	999.85		
Basement Floor	3063.47		
Total Built-up Area:	12918.02 Sqm		

Modified plan details:

Modified plan in respect of the above project is sanctioned by Joint Director Town Planning (JDTP), BBMP, vide L.P No: BBMP/Addl.Dir/JD NORTH/1019/20-21, Dated: 20/05/2021. The Plan Sanctioned for Basement Floor + Ground Floor + 11 Upper Floor, consisting of 84 tenements and total buildup area 13498.92 Sqm. As per modified sanction plan the number of units has increased from 80 to 84 the details are under:

Number floor sanctioned	Built-up Area (In Sqm)	Parking/Tenements	Height of the Building
Terrace Floor	72.77	Total number units: 84 units (As per	34.94 Meter As per Building Licence issued
11th Floor	484.42		

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10th Floor	875.80	development detail of project detail page of Registered plan)	by the BBMP
9th Floor	875.80		
8th Floor	875.80		
7th Floor	875.80		
6th Floor	875.80		
5th Floor	875.80		
4th Floor	875.80		
3rd Floor	875.80		
2nd Floor	875.80		
1st Floor	875.80		
Ground Floor	1050.49		
Basement Floor	3133.24		
Total Built-up Area:	13498.92 Sqm		

The following NOC's are obtained:

SL NO	DEPARTMENT	ISSUED ON
1	Fire Force Department	23/02/2019
2	BWSSB	11/07/2019
3	KSPCB	29/12/2018
4	Airport Authority	21/03/2019
5	BSNL	17/12/2018
6	BESCOM	15/02/2022

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10/10/2022

6/10/2022

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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.	BHK Details	Units	BHK Details	Units
1	2BHK	40	2BHK	43
2	3BHK	40	3BHK	41
	TOTAL	80	TOTAL	84

Details of sold and unsold units of the project:-

Sl. No.	Details	As per registered project	As per modified plan
1	Sold	72	75
2	Unsold	8	9
	Total	80	84

The promoter has provided following documents:

1. 2/3rd consent of sold units as per registered plan = $(2/3 \times 72) = 48$ (57 numbers of consent letters are uploaded.) as per the registered plan.
2. The promoter has uploaded the sanctioned modified plan and typical floor plans in the portal
3. The promoter has uploaded the affidavit.
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.
6. The promoter has submitted the copy of Structure Stability Certificate dated: 11/05/2022

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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 84 tenements in the registered project bearing No. PRM/KA/RERA/1251/310/PR/191025/002979 of "ANKURAA LOTUS". 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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