

O.O.No. 111

26.10.2022

Order

Sub: Regarding online arrangement to submit the applications for the extension of the completion dates of the registration of project

Section 6 of the Real Estate (Regulation and Development) Act, 2016 states that the registration granted under section 5 may be extended by the Authority on an application made by the promoter due to force majeure, in such form and on payment of such fee as may be specified by regulations made by the Authority while Rule 6(l) of the Real Estate (Regulation and Development) Rules, 2017 specifies that the registration granted under the Act, may be extended by the Authority, on an application made by the promoter in Form 'E' within three months prior to the expiry of the registration granted.

In order to streamline the work an online arrangement has been made to submit the applications for the extension of the completion dates of the registration of the project. For that concerned Promoter needs to login their web page where they have been given a facility to submit online application.

In order to safeguard the interest of allottees of such projects where promoter failed to submit application for extension of their project during the prescribed period an order regarding General Amnesty Scheme has been issued vide O O No.98 dated 10/10/2022 by this office may kindly be viewed in the Public Notice section of RERA website. Through this scheme those projects where date of completion has expired and the projects against whom no complaint has been filed would be given opportunity to submit the application for extension in Form 'E' online with the prescribed fees of Rs one Lac with an additional fee @25% of the registration fees for delay of every quarter (three months) up to a period of delay of one year maximum of 100% of the registration fees. For delay beyond one year, promoter needs to submit double of the registration fees till the end of 2nd year. While in the Projects where date of completion has expired, and application for extension not submitted and where the complaint case has been filed against the project extension would not be granted till the final order is passed in the case.


Concerned Promoters need to submit online application along with the prescribed fees and following documents:

- (i) Details such as date paid, transaction no. etc.; of online payment of Rs. One lac and additional fees if required
- (ii) Authenticated Plan of the project showing the stage of development works undertaken till date;
- (iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period

declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project

- (iv) Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building /Wing of the Project) stages of development indicating the tasks/Activity with percentage of work done in Table A viz. 1 Excavation 2 Number of Basement(s) and Plinth 3 Number of Podiums 4 Stilt Floor 5 Number of Slabs of Super Structure 6 Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises. 7 Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate. In Table B there should be details of Internal and External Development Works in respect of the entire Registered Phase indicating the tasks/Activity with percentage of work done in Table B viz 1 Internal Roads & Foot-paths. 2 Water Supply 3 Sewerage (chamber, lines, Septic Tank, STP) 4 Storm Water Drains 5 Landscaping & Tree Planting. 6 Street Lighting 7 Community Buildings 8 Treatment and disposal of sewage and sullage water 9 Solid Waste management & disposal; 10 Water conservation, Rain water harvesting. 11 Energy management 12 Fire protection and fire safety requirements 13 Electrical meter room, sub-station, receiving station. 14 Others
- (v) Authenticated copy [permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority;
- (vi) The authenticated copy of the project registration certificate
- (vii) Details of cases along with case nos. filed against Promoter; and
- (viii) Any other information as may be specified by regulations.

This issues with the approval of competent authority.


Secretary 26/8/22