



**No: K-RERA/T3/ 102/2020**

**Dated: 07.10.2022**

## **Public Notice**

**Sub:** K-RERA-Submission of application for registration of plot development /villa Projects- Reg

**Ref:** 1. K-RERA - Public Notice No: T3/102/2020, dt. 08.06.2022.

2. K-RERA - Order. No.T3/102/2021, dt: 16.03.2021.

The Authority usually receives applications for registration of real estate plot development/villa projects in the following manner.

1. Initial application as the development of land into a plot; later requesting to convert it into a villa project.
2. Submission of applications for plot development but attaching supporting documents like - 'Agreement for Sale' as in the case of villa projects or the agreement for plot development without any clarity.
3. Submission of applications for plot development, but advertising for both plots and villas.
4. Submission of application as villa project without building permits or uploading Joint Venture Agreement as need-based villa construction.
5. Submission of application as villa project and advertising and selling as both plots and villas.

In the above incidences of receipt of registration applications, the Authority, in exercise of the power conferred under Section 37 of the Real Estate (Regulation & Development) Act, 2016, hereby issue the following directions, regarding the submission of the application for registration of plot development /villa projects under Section 3 of the Act.

1. For registration of plot development projects, the applicant shall upload the development permit/layout approval along with the application. If any constructions are proposed as part of the common amenities provided, a building permit for the same shall also be uploaded. Agreement for Sale - Annexure "A", shall be filled accordingly and uploaded and the sale shall be done as plots only. The registration fee shall be paid for the plots (land) registration only. If any constructions are

**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Kesavadasapuram, Tvm-695003**

proposed as part of common amenities, a fee shall also be paid for that in accordance with the Act & Rules.

2. Conversion of a registered plot development project to a villa project is not permissible under the law. Hence fresh application for registration as a villa project shall be submitted.

3. A real estate project to be developed as a villa project, shall be registered as such with development permit/layout approval obtained from the competent Authority. The promoter while applying for registration for a villa project, shall upload the development permit/layout approval and building permit pertaining to all villas proposed in the project. In case the promoter is not able to obtain permits for all the villas proposed in the project during the time of submission of the application for registration due to time constraints or for any other reason, at least one building permit pertaining to each type of villa proposed in the project shall be obtained and shall be uploaded. The fee shall be paid for the entire land area and for entire villa units. Fee for constructions if any included in common amenities shall also be paid in accordance with the Act & Rules. Agreement for Sale - Annexure "A", shall be executed for villa and plots together.

**By Order of the Authority**



*Sheeba Rani.Y*

(Sheeba Rani.Y)  
Secretary (Tech and Admin)  
Kerala Real Estate Regulatory Authority.