

K-RERA TIMES



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Newsletter from Kerala Real Estate Regulatory Authority

The State witnesses a surge in Real Estate Project Registration

K-RERA Interactive session with Agents from Trivandrum, Kollam and Pathanamthitta

Kerala witnessed a 32.70% increase in new project registrations in 2023. 211 new projects were registered during 2023, whereas 159 projects were registered during the 2022 calendar year. 191 real estate projects were completed in 2023. 122 residential apartment projects were registered during 2023. The majority of registrations fell into this category.

The number of villa projects registered is 56. 21 plot development projects are also registered. Commercial cum residential projects registered in the previous year were 12. Here are the statistics based on units: Residential Apartment- 7362, Villa -1181, Plot - 1623, Commercial Project- 56. 15,14,746.37 sq. m. built-up area was registered in 2023, out of which 17103.61 sq. m. was commercial area. A total of 8587 real estate



units were sold out last year. New projects with a net worth of 68 billion have been registered in 2023.

Registered Projects and Units Districtwise

The largest number of new registrations were in Ernakulam district. The number stood at 78, accounting for 2,787 units. Thiruvananthapuram district saw 51 new registrations, and they account

for 2,701 units. No registrations were reported from Wayanad and Kasargod during 2023. One registration has been made each from Alappuzha, Pathanamthitta, Kottayam, and Idukki Districts. The registration from other districts is as follows: Kottayam: 11 (444 units), Thrissur: 25 (1153 units), Palakkad -24 (404 units), Kozhikode-14 (723 units), Kannur-3 (128 units). K-RERA Chairman P.H. Kurian said that while Thiruvananthapuram and Kochi accounted for a big chunk of the annual business in the sector, the emergence of local buyers, who were capable of investing in a home with bank loan support, had increased, possibly augmenting the pace of urbanization in the state.

Dr. B Sandhya IPS appointed as K-RERA Member

Retired IPS officer Ms. B Sandhya has been appointed as a Member of the Kerala Real Estate Regulatory Authority. Her appointment was approved in a cabinet meeting. Hailing from Pala, Dr. B Sandhya belongs to the IPS batch of 1988. She completed her school education at St. Antony's GHS, Alappuzha, and SHGHS, Bharananganam. She later earned an MSc degree with a rank from Alphonsa College, Pala. Sandhya joined the IPS (Indian Police Service) after serving two years as a project officer at Matsyafed. Her first posting as an IPS officer was at Shoranur as an ASP. She held posts such as Alathur ASP,



Dr. B Sandhya IPS DGP (Rtd)

Additional AIG at Police HQ, Kannur Crime Branch SP, District Police Chief at Kollam and Thrissur, AIG at Police HQ, and DIG, Thrissur Range.

She was the IG at the Armed Police Battalion, Traffic, Ernakulam, and Thrissur Ranges, and Crime Branch. Subsequently, she became the ADGP in charge of Armed Po-

lice, Modernization, South Zone, and Training. In 2021, Sandhya became the DGP. She also served as director of the Kerala Police Academy. During superannuation, Sandhya was the Director General of Fire and Rescue Services.

Sandhya has won several excellence awards for service, including the President's Police Medals for meritorious service and distinguished service, the Central Home Minister's Award, and the International Association of Woman Police Award. Also known for her literary contributions, she has won many awards, including the Edasseri Award in 2007.

K-RERA inspects unregistered plots at Anad and Nanniyode

The Kerala Real Estate Regulatory Authority (K-RERA) has inspected real estate projects advertised for sale without registration. The Authority inspected the two plots located in Anad and Nanniyode Panchayats. These plots are being



K-RERA officials along with the Nanniyode Grama Panchayat officials inspecting the site at Nanniyode

developed and sold without registering with the Authority.

One project is spread over two acres of property opposite Anad Bank Junction and the other is over one acre near Nanniyodu Green

Auditorium. The K-RERA officials brought the plot developments to the attention of the Panchayat Officials and the Panchayat Officials also accompanied the inspection team. It has been found that the units from

both projects have been advertised for sale without obtaining a development permit from the Panchayat.

K-RERA has issued show-cause notices to the promoters of these two projects. It is illegal to sell or advertise plot-wise without registering with K-RERA, as per the

norms. The authority is empowered to impose fines as prescribed under the RERA Act on those involved in such acts. The buyers of units from unregistered schemes will not get legal protection in the future.

K-RERA issues notice to 101 projects



The Kerala Real Estate Regulatory Authority (K-RERA) has issued show-cause notices to 101 real estate projects that have not submitted their third quarter progress report of the projects online. The last date for submission of the third quarter progress was January 7, 2024. Even after that, 101 projects have not submitted the progress report of their projects. A total of 547 projects were required to submit quarterly progress reports. Out of these, quarterly progress of 446 projects has been submitted on the K-RERA portal. K-RERA notices have been sent to 101 defaulted projects. In the previous quarter, 64% of the projects submitted their reports on time, and 82% of the projects submitted their reports before the deadline. A quarterly progress report under the K-RERA Act is important in ensuring transparency between allottees and promoters. Getting quarterly progress reports through the K-RERA website is also the right of those intending to purchase units from real estate projects.

C Vinod Kumar appointed as K-RERA Secretary



C Vinod Kumar

The Kerala Government has appointed Senior Town Planner C Vinod Kumar as the Secretary (Technical and Administration) of the Kerala Real Estate Regulatory Authority. He hails from Kannur. He has 30 years of experience in urban planning in India and the Middle East. Vinod Kumar is a Certified Professional Transportation Planner (Transportation Professional Certification Board, Inc. Washington, USA) and a Certified Project Management Professional (Project Management Institute, Inc., USA). He was working with the Local Self Government Department, Government of Kerala as District Town Planner before taking charge of this position. He has also worked in prominent positions in the Ministry of Works, Municipalities Affairs, and Urban Planning, Kingdom of Bahrain.

RERA Awareness Mandatory for the District's Real Estate Development- Collector V R Vinod

Malappuram District Collector V R Vinod said that Awareness about the RERA Act is mandatory for Malappuram District's Real Estate Development. He was inaugurating the Awareness Program conducted by the Kerala Real Estate Regulatory Authority at MPS Royal Plaza, Perinthalmanna. He extended gratitude to K-RERA on behalf of the District Administration for conducting such a program coming from Trivandrum. People should possess legal awareness to catalyze the rapidly developing Malappuram. The Developers should follow the Act to avoid unnecessary problems and to ensure legal security- he said.



District Collector V R Vinod inaugurating the Awareness Program conducted by K-RERA at Perinthalmanna MPS Royal Suites.

The RERA Act and building rules are in prevail to safeguard and protect the dream of an average Malayali to own a house- said K-RERA Chairman P.H. Kurian. It is easier to get a bank loan for RERA-registered projects. In addition to building trust towards the projects, the RERA Act is beneficial for the builders to enhance

their business- the Chairman added. The Members of the Authority Adv. Preetha P Menon and Dr. B Sandhya IPS DGP (retd) spoke about the significance of the RERA Act.

Chief Town Planner (Planning) H. Prashanth led the session about the building rules and legal aspects of plot subdivision. The Chairman answered queries from the public and promoters. The officials from Perinthalmanna Municipality and the surrounding Panchayats, the public, promoters, real estate agents, town planning officials, etc. participated in the awareness program.

'LSGD officials need to act effectively in preventing illegal constructions'

Kerala Real Estate Regulatory Authority (K-RERA) Chairman P.H. Kurian said that LSG officials need to act effectively to prevent illegal construction. He was addressing the media during a press conference held at Perinthalmanna. In the last four years, K-RERA has collected around Rs. 1.5 crore as a fine.



K-RERA Chairman P.H. Kurian and Member Dr. B Sandhya IPS DGP (rtd) at the Press Conference.

1700 complaints during this period. Out of these, more than 1300 complaints have been resolved. The best efforts are made to provide legal protection under the RERA Act.

More than 1100 projects have been registered in the state so far. In the rural areas of Malappuram, Palakkad, and Thrissur districts, plot developments are more common. In some places, this is done without complying with the regulations. K-RERA Member Dr. B. Sandhya, IPS, DGP (rtd), was also with him at the press conference.

Local bodies have the authority to issue stop memos if illegal construction is noticed, but often they do not do so. RERA received more than

Plot development in 14 acres without RERA Registration: K-RERA sends notice

K-RERA (Kerala Real Estate Regulatory Authority) has issued a show-cause notice to a promoter who developed a plot for sale without registering it with the Kerala Real Estate Regulatory Authority. The Authority has sent the notice to the promoter, Leader Capital Services India Private Limited, which has developed a plot on 14.37 acres of land in Perinthalmanna Municipality, Malappuram district.



The plot being developed by Leaders Capitals in Perinthalmanna Municipality, Malappuram district.

The notice has been sent to the promoter to show sufficient cause before the Authority to avoid penalty under Section 59(1) of the RERA Act. K-RERA Chairman. P.H. Kurian IAS (retd) informed the public that they will not get legal protection if they buy a plot, villa, or apartment from such projects which are not registered with K-RERA.

Circular released on the procedures to be followed by LSGs for registering plot development with RERA

The state government has issued a circular on the procedures to be followed by LSGI institutions for registering land plot development with K-RERA (Kerala Real Estate Regulatory Authority). The circular was published on March 16. The circular states that the public notice explaining the rules and regulations for plot division and selling them should be displayed at a prominent place in the LSGI office buildings. The Notice com-

prising Section 4 of the Kerala Panchayat / Municipality Building Rules, 2019, and Section III of the Real Estate (Regulation & Development) Act, 2016 shall be displayed. The secretaries are also directed to present the circular in the meeting of the respective councils.

The secretaries of the respective LSGIs should issue a stop memo under Section 235 of the Kerala Panchayat Raj Act, 1994, or Section 408 of the Kerala Mu-

nicipalities Act, 1994 if any notification is received that the land is being divided into plots in their jurisdiction without a development permit or layout approval as per the rules.

The order states that while issuing a development permit for plot development, a copy of the same should be sent to the Secretary of the Kerala Real Estate Regulatory Authority for information and necessary action.

Image Gallery



K-RERA Member M.P. Mathews receiving a memento from the Chairman during his farewell ceremony.



K-RERA Officials during a site visit at 'Make my Cave' 'Spring Valley' in Karakulam Grama Panchayat



P. Rajeev, Minister of Industry and Commerce visiting the K-RERA Stall at 'The Hindu Home Expo' held at Kochi.



Krishnakumar R, Software Engineer, K-RERA demonstrating the K-RERA official website to the public at 'The Hindu Home Expo', held at Kochi.



LSGI officials of Angadipuram Grama Panchayat, Malappuram inspecting a site with K-RERA.



The audience at the Awareness Program conducted at MPS Royal suites, Perinthalmanna .