

# KERALA REAL ESTATE REGULATORY AUTHORITY

TC 25/1379, CRA D – 112 Near Pentecostal Church,  
Plamoodu – Charachira Road, TVM – 695003

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K-RERA/T3/102/2020

15.11.2021

## ORDER

**Sub:** Kerala Real Estate Regulatory Authority – Registration of Real Estate Projects -  
Streamlining the process of application – Reg

**Ref:** Order No.K-RERA /T3/102/2020(1), dated 06.01.2021 of the Kerala Real Estate Regulatory Authority.

With regard to submission of application for registration of ongoing as well as new projects, the Kerala Real Estate Regulatory Authority has resolved the following, inviting powers vested on them under section 35 and 37 of the Act.

### **(1) Confirmation of requirement of a valid permit for registration process**

As normal situation restored after the pandemic, the Authority decided to streamline the application scrutiny according to the general merit of the application and decided to withdraw the order No.K-RERA /T3/102/2020(1), dated 06.01.2021 relaxing the prerequisite for a valid building permit by producing an affidavit cum declaration.

Hence it is hereby notified that all applications received in this office including those pending registration for want of further information or rectification shall be processed based on full merits and satisfactory submission of all genuine supporting documents as required under Section 4 and 11 of the Real Estate (Regulation and Development) Act 2016 read with Rules 3, 4, 5 and 17 of Kerala Real Estate (Regulation and Development) Rules, 2018.

### **(2) Avoiding mistakes and mismatches in the supporting documents**

It is noticed that the applications for registration coming online have a lot of mistakes and some promoters have uploaded incomplete / wrong documents and details in the wrong fields.

It shall also be noted that mere registration of a real estate project shall not be construed that the details furnished by the promoter are found by the authority as correct. The authenticity of the details or documents, which are submitted by the promoter and uploaded in the website of the authority as mentioned above, shall be the sole responsibility of the promoter concerned as provided under Rule 17(4) of the Kerala Real Estate (Regulation & and Development) Rules, 2018. The promoters are bound to ensure that they received all required approvals and permits

and all information furnished are true and accurate as declared by them during the registration process. If details or documents furnished are incorrect or deficient, it will lead to litigations and may attract penal action against promoter under section 60 of the Real Estate (Regulation & Development) Act, 2016.

**(3) Project proposals in phases of development**

For projects proposed to be developed in phases, the application for registration of each phase shall be enclosed with approved development permit / layout plan for the entire project area including all phases planned. This means the promoter has to obtain development permit / layout approval by clearly showing the phases in the drawings submitted to the authority concerned. As provided under Section 3(2) **Explanation.-** of the Act every such phase shall be considered as a standalone real estate project, and the promoter shall obtain registration under this Act for each phase separately. All sale agreement documents concerned shall incorporate a schedule of the amenities proposed for the entire area as well as pertaining to the particular phase. As provided under Section 4(2)(c) of the Act, authenticated copy of the approvals and commencement certificate from the competent authority for each such phases shall be produced.

**(4) Issue of registration certificate to villa projects**

In the case of issue of registration certificates to villa projects, only the details of development permit will be recorded in the registration certificate.

**(5) Development permit for number of plots proposed to be developed exceeds eight.**

In case of registration of real estate projects, where the number of plots proposed to be developed exceeds eight, as provided under Section 3(1) & (2) of the Act, development permit shall be obtained from the competent authority.

Sd/-

**MEMBER 1**

Sd/-

**MEMBER 2**

Sd/-

**CHAIRMAN**



Approved for issue:

*Shree*

Secretary (T&A)