



Karnataka Real Estate Regulatory Authority

Established u/s 29 (1) of the Real Estate (Regulation & Development) Act, 2016
and u/r 18(8) of the Karnataka Real Estate (Regulation & Development) Rules-2007



K. S. Latha Kumari, I.A.S.,
Secretary

Circular No: K-RERA/Engg.Sec/Modified Plans/2019 **Date:24/06/2020**

Sub: Procedure to be adopted for processing and incorporating the Modified Plan Sanctions and Layout Plans in the registered project under Section 14 of the Real Estate (Regulation and Development) Act, 2016.

Section 3 of The Real Estate (Regulation and Development) Act 2016, has mandated the eligible real estate projects required to be registered. Accordingly, by providing documents and information as per Rule 3 and Rule 4 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 the real estate projects are being registered with the Karnataka Real Estate Regulatory Authority.

As per Section 14 (1) & (2) of the Real Estate (Regulation and Development) Act 2016 Real Estate projects shall be developed and completed by the promoter in accordance with sanctioned plans, layout plans and project specifications as provided at the time of filing application for registration of a real estate project. After obtaining registration of a real estate project, any additions, modification, alterations with respect to the sanctioned plans, layout plans and project specifications, as the case may be, shall require the written consent of 2/3rd (two third) of the allottees who are agreed to take the apartments / plots other than the promoters.

The Karnataka Real Estate Regulatory Authority has received various requests from several promoters and for processing of the applications of modified sanctioned plans and layout plans. In order to incorporate such additions, modifications and alterations under 14 (1) & (2) of The Real Estate (Regulation and Development) Act 2016, Karnataka Real Estate Regulatory Authority has decided to issue circular on the aforementioned issue. The concerned promoters are required to note the following:

1. Processing of the application for modified sanctioned plans and layout plans will be considered if a registration has already been granted to the real estate project under Section 5 of The real estate (Regulation and Development) Act, 2016.
2. The promoter shall apply to Karnataka Real Estate Regulatory Authority through web portal for processing the application for modified plan in respect of registered project.
3. The modified sanctioned plans and layout plans as approved by the jurisdictional Planning Authorities are to be uploaded along with supporting and connected documents in the web portal.
4. Consent of Landowner in case land belongs to other (e.g., Joint Development Agreement)
5. Submit consent of the 2/3rd allottees in the existing project as per Section 14 of The Real Estate (Regulation and Development) Act, 2016, as per the prescribed format of the Authority

6. Affidavit and declaration from the promoter in the prescribed format.
7. Status of completion of the development of works, pending works in the real estate project.
8. Details of any changes in common amenities, facilities or building layout area.
9. Changes in the project end date of the registered project due to modification in the Sanctioned Plan.
10. Promoter shall have filed Post Registration and all Quarterly updates of the projects.
11. Certificates from the project Engineer and Architect as per the prescribed format.
12. Submit Structural stability certificate.
13. Application shall be submitted online.

The promoter shall pay the prescribed fee electronically to the account of the Authority for processing of the modified sanctioned plan which will be 50% of the original registration fee and if there is additions in the total sital area / land area of the project then in addition to the above fee, amount for increased area as per the rule 3 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 shall be remitted.

Application will be processed online, scrutinized at Karnataka Real Estate Regulatory Authority office and will be sent to the Hon'ble Authority for approval for incorporating the modified sanctioned plan and layout plan, as the case may be, of the registered project.

(Approved by the Authority)

K. S. 
Secretary

Karnataka Real Estate Regulatory Authority

