



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

www.rera.goa.gov.in

Tel: 0832-2437655; e-mail: goa-rera@gov.in

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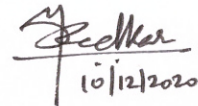
Date: 10/12/2020

CIRCULAR

Sub: Documents/ information required for registration of Real Estate Project regarding sketch plan for phase wise or part development

1. As per Section 3 (1) of The Real Estate (Regulation & Development) [RE(R&D)] Act, 2016 prior registration of the real estate project with real estate regulatory authority is necessary, prior to advertise, market, book, sell or offer for sale or invite persons to purchase where the area of land proposed to be developed exceeds five hundred square meter or the number of apartments proposed to be developed exceeds eight inclusive by all phases. Explanation pertaining to above states that "For the purpose of this section, where the real estate project is to be developed in phases, 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".
2. As per Section 4 of the RE(R& D) (Act), 2016, every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and accompanied by such fee as may be specified by the Authority, enclosing all the relevant documents.

3. Therefore, the cases of real estate projects wherein, single composite approval for development of Plot is obtained from the competent authorities, the same would be regulated for registrations by Goa RERA, as following:
- “If a Developer/ Promoter desires to develop the plot in phase wise manner for which a single composite approval from the competent authority has been taken, the promoter shall have to indicate phase wise development of plot with all the phases and area (in square meters), details along with a rough sketch plan demarcating the different phases of the development and its plot area (in square meters), duly signed by the promoter/ applicant”. The said rough sketch plan should have below mentioned details / information:-
- a) Demarcation of all phases.
 - b) Areas (in square meters) of all the phases.
 - c) Signature of applicant/ promoter.
4. In view of above, Circular dated 27/01/2020 on the above mentioned subject issued by this office, stands withdrawn.
5. This is issued with approval of the Authority.


10/12/2020

(Yugandaraj V. Redkar)
Dy. T.P., RERA
(Addl. Charge)

To
All Concerned.