

Details required (to be Compiled) for Registration of a Project under RERA

- Name of enterprise
- Registered Office
- Type of Enterprise
- Name of Promoter
- Photograph of Promoter
- Brief Details of Projects launched by Promoter in the last five years(Across India)
 - Project Name
 - Project Type
 - Address
 - Land Area (In Sq mtrs)
 - Number of Buildings/Plots
 - Number of Apartments
 - Pending Statutory Payments against the project
 - Plot No./Khasra No.
 - Original Proposed Date of Completion
 - Actual Completion Date
 - Any notice was issued by the authority relating to ongoing project, If any
 - Details of Cases pending
- Authenticated Copies of the approvals and commencement certificates for the real estate project mentioned in application
- Location Details with clear demarcation of land along with its boundaries including latitude and longitude of the end points of projects
- A declaration Affidavit Shall be signed by the promoter and his authorized representative :-
 - he has a legal title to the land on which the development is proposed (along with legally valid documents with authentication of such title, if such land is owned by another person)
 - the land is free from all encumbrances or details of the encumbrances on such land including any rights, title, interest or name of any party in or over such land along with details
 - the time period within which he undertakes to complete the project or phase
 - 70% of the amounts realised for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained

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in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose

- he shall take all the pending approvals on time, from the competent authorities
- He has furnished such other documents as may be prescribed by the rules or regulations made under this Act.

Additional Documents

- Authenticated copy of the PAN card and Aadhar card of the each Director/Partner
- Mobile number, Office Number and Email id of Promoter
- Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title
- Details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details
- Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed

Other Particulars

Common Area & Facilities

Parking Details:-

Type	No. of Car	No. of Two Wheelers	No. of cycles	Mechanical car parking	No. of visitors car parking	No. of parking allotted	
Location						Car	Scooter
Open area							
Stilt Floor							

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Basement							
Any Other Floor							

Development Work for Whole Project

Common Area And Facilities, Amenities	Proposed	Percentage Of Completion (if project is ongoing or completed)	Specifications to be uploaded in PDF format	Drawings to be uploaded in PDF format
Water supply				
Rain Water Harvesting/Recharging				
Sanitation(Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc)				
Electrification(Transformer, Solar Energy etc)				
Fire fighting provision				
Others				

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Documents Required to be Submitted along with Application

Sr.No	Document Name
1	Company PAN card
2	Copy of the legal title report
3	Detail of encumbrances
4	Copy of layout approval(in Case of Plotted) and Building Plan Approval(In case of GH, COMM,GH+COMM)
5	Signed Proforma of the allotment letter, Conveyance Deed and agreement for sale
6	Declaration in FORM B
7	Commencement Certificates
8	Company Registration Copy
9	Company Address Proof
10	MOA and AOA/Partnership Deed

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11	Project Broucher
12	Contractors Appointment or agreement copy
13	Architect Appointment or agreement copy
14	Structural engineers Appointment or agreement copy
15	Persons concerned (Electrical, Plumbing ,AC, Mechanical, Hvac) Appointment or agreement copy
16	Location with Demarcation
17	Electricals Drawings
18	Building Sanction Plan
19	Architectural drawings: - (for all floors, Stilt Floor Working, Typical floor working plan, Terrace Floor,3 -D views if any, Elevation & Section details, Staircase/ Balcony railing details, Kitchen cabinet details, Finishing, painting, dado, external façade, door & window details if any)
20	Structural drawings (for all floors, Foundation details, Column schedule, Retaining wall details, Slab & beam Structural details if any)
21	Electrical (showing Internal Lighting Layout all floor including T.V Telephone , Main LT panel & All other panels Layouts & G.A. , Cable tray Drawings with section of all floor, Main SLD with Cable size)
22	Services (SLD/ Distribution details after LT panel, Earthing layout External Lighting plan / Layout Tv & Telephone Riser

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	Diagram, Lighting arrester location & Pit location, coordination drawings, fire detection & alarm system layout of all floor)	
23	Common Plumbing (Plumbing specification, Water schematic drawing, Internal water supply & drainage External water supply & drainage, Terrace ring main & rain water locations & UG Water details Basement drainage & water supply, External sewage layout. Pump room layout)	
24	Firefighting (Firefighting BOQ & specification, External yard hydrant layout, Pump room layout)	
25	Gantt charts or milestone charts and project schedule	
26	Registration Grant by Authority	
27	NOC ENV	
28	Fire NOC	
29	Water Supply Permission	
30	NOC from AAI	
31	Other approvals as may be required and obtained for the project	
32	Copy of approved site plan	

Building Details

Name

Number of Basements

Number of Blocks

Number of Floor

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Apartment Details

Apartment Type

Block Number

Carpet Area (In Sq mts)

Area of Exclusive Balcony and Verandah

Proposed No. of Apartments

Number of Apartments Booked/Sold/Alloted

Apartment Document

Sr. No.	Document Name
1	Floor Plan (Door, windows, rooms, LB, Kitchen, if any)
2	Electrical Drawings (Showing Electrical Legend, Floor Lighting Plan, Floor Power Plan, Single Line Diagram, Fire Alarm Layout, Floor Sound System and CCTV Camera, Equivalency Chart, Lightening Protection Earthing Details, if any)
3	Plumbing Drawings (Showing pipelines of W/S, fixtures, tape, W/C, water tank, sewerage line, drainage lines, if any)
4	HVAC Drawing (Showing air ducting, ac shafts etc , if any)

Litigation Details

Project Name

Name of the Court

Type of Case

Petition

Case Number

Year

Whether any Preventive /Interim Order is Passed

Present Status

Co-Promoter Details

Email id

Name of the promoter

Contact number

Address

PAN number

Other Information

1. Land Cost

Land cost as per rule 5(1):- For the purposes of sub-clause (D) of clause (l) of sub-section (2) of section 4, the land cost shall be the cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes-

- Revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land.
- Amount paid to land owner.
- Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.
- Interest on finance for purchase of land.
- Litigation costs incurred for land acquisition.
- Property and other taxes, fees, premiums paid.

2. Development Cost

Development cost as per rule 5(2):- For the purposes of sub-clause (D) of clause (l) of sub-section (2) of section 4, the construction cost shall be the total cost incurred by the promoter, towards the on-site expenditure for the physical development of the project and includes fees payable to the architects, consultants, project managers/staff including engineers, marketing agents etc. fees/charges/security deposit payable to various departments/authorities, Labor Cess, VAT which are incurred during the development of the project.

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The promoter shall download Declaration Form-B and upload it duly filled in and signed together with recent Photograph of Authorized Signatory.

After submission of requisite Form online along with documents (entire set), take a printout and after authentication, send hard copy of the said Form to the Authority Concerned by Speed Post only within three working days.