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IN VIEW OF RECENT CIRCULAR DATED. 10/12/2020



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F.No: 3/RERA/Off. Matters/2019/ 106

Date: 27/01/2020

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Sub: Document(s)/information required for Registration of Project under Section 4 of RERA (Act), 2016 – Separate Plan for Phase wise/ Part Development.

As per Section 4 of the RERA (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.

2. In view of the above, it is brought to notice of all concerned that the details such as 'Covered area' and 'Open area' is not necessitated for registration, as the same is already examined by the concerned Local Authorities.
3. As regards document(s)/information required on the 'Separate Plan' that is to be submitted for Phased/Part Development of the project for levy of registration fees, the following methodology is applied:-
 - (a) Method to calculate the area of land proposed to be developed under 'Phased'/'Part Development':
 - (i) 'Area of the Phase' is equal to 'total area of the property or plot' multiplied by 'phase built-up-area consumed, i.e. considered for Floor Area Ratio (F.A.R.) calculation' divided by 'total built-up-area actually consumed, i.e. considered for F.A.R. calculation'. *(It is to be used when the project is entirely sanctioned by 'Competent Authority' but only a 'phase' or 'part development' is to be registered under Goa RERA).*
 - (ii) 'Area of the Phase' is equal to 'total area of the property or plot' multiplied by 'phase built-up-area, i.e. considered for F.A.R. calculation' divided by 'total permissible built-up-area, as per permissible F.A.R'. *(It is to be used when the project is not entirely sanctioned by 'Competent Authority' and only a 'phase' or 'part development' is sanctioned and is to be registered initially, under Goa RERA).*

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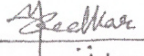
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(iii) Area of the 'last and final' Phase or Part Development is equal to 'total area of the property or plot' minus 'area of all the phase(s)/part development(s)'. (It is to be used when the Phase/Part development is the final and last Phase).

- b. The details/ information required on 'Separate Plan' are :
- Complete status of existing and proposed buildings.
 - Demarcation or indication (with arrow mark) of all proposed and existing developments/ buildings with name.
 - Demarcation or indication (with arrow mark) 'Phase'/'Part Development' and buildings with name.
 - Area of such 'Part Development/ Phase' in square meters, with 'Area Statement'.
 - Detailed 'Area calculation' of 'Part Development'/'Phase' with statement of formula (as per 3.(a) above).
 - Duly signed by the Architect mentioning registering institution i.e. Council of Architecture (CoA) with CoA registration no. and by the Applicant/Owner.
- c. The document(s) that are required to be submitted in support of the 'Separate Plan' are copies of all relevant documents such as 'Completion Order', 'Occupancy Certificate' and 'Technical Clearance'/'Development Permission order', 'Provisional No Objection Certificate (NOC)', 'Final NOC', etc., whichever applicable, issued by the 'Competent Authority'.

4. This is issued with approval of the 'Authority'.


27/11/2020

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

To all concerned.