



The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXI] TUESDAY, DECEMBER 15, 2020 / AGRAHAYANA 24, 1942

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-C

Statutory Rules and Orders (Other than those published in Parts I, I-A and I-L) made by Statutory Authorities other than the Government of Gujarat including those made by the Government of India, the High Courts, the Director of Municipalities, the Commissioner of Police, the Director of Prohibition and Excise, the District Magistrates and the Election Commission, Election Tribunals, Returning Officers and other authorities under the Election Commission.

GUJARAT REAL ESTATE REGULATORY AUTHORITY

GANDHINAGAR, DATE-15/12/2020

GUJRERA/2020/6/GujRERA.2020/Gen.Reg./Amdt 6:- Gujarat Real Estate Regulatory Authority (GENERAL) (AMENDMENT) Regulation, 2017 Formulated on 19th September, 2020 are to be Published on 15th December, 2020 for General Information.

B. J. PATEL,

Secretary

Gujarat Real Estate Regulatory Authority

THE GUJARAT REAL ESTATE REGULATORY AUTHORITY

4th Floor, Sahyog Sankul,

Sector 11, Gandhinagar-382010

Dated the 19th September, 2020

THE GUJARAT REAL ESTATE REGULATORY AUTHORITY

(GENERAL) (AMENDMENT) REGULATION, 2020.

No.: GujRERA2020/Gen.Reg./Amdt 6. In exercise of the powers conferred on it under sub-section (1) and clause (i) of sub-section (2) of section 85 of the Real Estate (Regulation and Development) Act, 2016 and of all other powers enabling it in that behalf, the Gujarat Real Estate Regulatory Authority hereby amends the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 as follows namely: -

1. Short title and Commencement. -

- (1) These Regulation may be called the Gujarat Real Estate Regulatory Authority (General) (Amendment) Regulations, 2020
- (2) It shall come into force from 01st October, 2020

2. The regulation 3 shall be replaced and read as;

“The certificates to be issued by the project architect, project engineer, chartered accountant in practice appointed by the promoter, for project Registration/Alteration/ Extension, Quarterly Project Progress Report and for withdrawal of money from the separate account maintained under section 4(2) (I) (D) shall be in Form 1, 2 and 3 respectively. The certificate required to be issued by the Project Architect on completion of each of the building/wing of the real estate project shall be in Form 4. The Form 3 shall be submitted electronically on GujRERA Portal. The certifying professional has to affix his digital signature using utility on GujRERA portal accordingly. The extant procedure to be continued for other forms. The electronic submission of these forms shall be applicable when the same is made available on GujRERA Portal”

- 3. Substitution of Form 1 of the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017.- For Form 1 of the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017, the following new Form 1 shall be substituted namely: -**

FORM 1**(See Regulation 3)****ARCHITECT'S CERTIFICATE (On Letterhead)**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date:

To

The _____ (Name & Address of Promoter).

Subject: Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s) _____ Wing(s) of the _____ Phase of the Project (Gujarat RERA Registration Number _____) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by (Promoter's Name) _____.

Sir,

I/We _____ have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the _____ Building(s)/ _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____ of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by (Promoter's Name) _____ as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: - (as applicable)

- i. M/s./Shri/Smt. _____ as Engineer
- ii. M/s./Shri/Smt. _____ as Structural Consultant
- iii. M/s./Shri/Smt. _____ as MEP Consultant
- iv. M/s./Shri/Smt. _____ as Site Supervisor/Clerk of Work

Based on Site Inspection by undersigned on _____ date and with respect to each of the Building/Wing or of the plots as the case may be of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under Guj RERA is as per table A herein below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table A, B and C.

Table – A

Building/Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	
2	_____ number of Basement(s) and Plinth	
3	_____ number of Podiums	
4	Stilt Floor	
5	_____ number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
1	Internal Roads & Footpaths			
2	Water Supply			
3	Sewerage (chamber, lines, Septic Tank, STP)			
4	Storm Water Drains			

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and disposal of sewage and sullage water /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rain Water Harvesting, Percolating Well/Pit			
11	Energy Management			
12	Fire Protection and Fire Safety Requirements			
13	Electrical Meter Room, Sub-station, Receiving Station			
14	Others (Option to Add more)			

Table C**Details regarding Garage and Parking in respect of the entire registered phase**

Details	Proposed total number	Total Area (Sq Mtrs)	Percentage of Work Done
Garage			
Covered Parking			
Open Parking			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Architect Council of Architects (CoA)

Registration No. CA/_____/_____

Council of Architects (CoA) Registration valid till (Date) _____

(Sd./-) Illegible

Chairman**Gujarat RERA**
