REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA - 800023

O.O No.- 130 Patna, dated 20.09.2024

Office Order

Sub: Regarding submission of application for approval of Authority in the RC in the light of revision of the sanctioned map of a registered project.

Section 14 (2) (ii) of the Real Estate (Regulation and Development) Act, 2016 mandates that Promoter shall not make any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building.

In order to deal with the applications submitted by Promoters for the approval on revised maps/plans of the registered projects, the Authority has fixed the Additional charges at the following rates under Regulation 2(xvii) of Bihar Real Estate Regulatory Authority (General) Regulations, 2024 to be deposited along with the application:

Concerned Promoters need to submit application along with the prescribed fees and additional surcharge as mentioned below:

i. Additional surcharge of Rs 2,00,000 /- for additional flats /Shops/offices/Plots up to 20 in number.
ii. Additional surcharge of Rs 4,00,000 /- for additional flats /Shops/offices/Plots for 21 to 40 in number.
iii. Additional surcharge of Rs 6,00,000 /- for additional flats /Shops/offices/Plots for 41 to 60 in number.
iv. Additional surcharge of Rs 8,00,000 /- for additional flats /Shops/offices/Plots for more than 60 in number.

Authority has also decided that Promoter needs to submit following documents along with the application:

1. Name, Email Id/ Address, and Contact no., of all the allottees who have made booking.

2. Consent on affidavit of the two-third of allottees who have booked flat in the project.

3. An affidavit of the promoter mentioning that the names and no. of allottees are true and any discrepancy would lead to penal action and the same affidavit should also mention that of delay in completion of the project due to alteration in map would not deny the right of seeking compensation to allottees who had made bookings prior to alteration that every allottee would get separate parking spaces.

4. Revised proforma of Agreement for sale according to the revised map.

5. Authenticated copy of revised sanctioned map and building permit letter.

6. Revised memorandum of a division of share between Promoter and landowner available for marketing and selling on Affidavit cum declaration in prescribed format duly signed by Promoter and Land Owner in the light of O.O No.-115 date: 01/08/2023 available on RERA portal) that came into force for those application filed henceforth i.e. from 1st August 2023.

7. In case revision of map, the details of additional land required thereof, along with all the land documents needs to be submitted.

This comes into force with immediate effect.

This is issued with the approval of Competent Authority

20/09/24
Secretary,
RERA, Bihar