

## ಕರ್ನಾಟಕ ರಾಜ್ಯ ಹಣಕಾಸು ಸಂಸ್ಥೆಗಳ ಕಾಯಿದೆ ಅನ್ವಯ ಸ್ಥಾಪಿತ

## KARNATAKA STATE FINANCIAL CORPORATION

Established under the State Financial Corporations' Act, 1951



ಸಂಖ್ಯೆ: ಕ.ರಾ.ಹ.ಸಂ/ಪ್ರಕ/ಫ್.ವ್ಯ (ವೃತ್ತ-1) - 40 /2018-19

ದಿಸಾಂಕ: 12-10-2018

## INTER OFFICE NOTE

Sub: Applicability of RERA for Industrial Projects

Ref: Circular No. 1000 dated 02-02-2018.

A clarification was sought from Real Estate Regulatory Authority, Karnataka regarding the applicability of RERA in respect of industrial projects in Karnataka. The clarification received from Secretary, Real Estate Regulation Authority dated 6-9-2018 (enclosed herewith) confirms the applicability of RERA for industrial facilities which are salable to general public under real estate projects.

As per the confirmation, RERA is applicable for industrial layouts and construction of industrial sheds within the purview of RERA Act. All other terms & conditions mentioned in the above referred Circular remained unaltered.

The contents of the ION shall be brought to the notice of all the concerned in your office / department.

EXECUTIVE DIRECTOR - I

be.

All the BMs/AGMs/DGMs of Branch Offices All the AGMs of Audit Cells All the AGMs / DGMs - HO PS to MD Library. All the General Managers Executive Director - II: for information.

> ಪ್ರಧಾನ ಕಛೇರಿ: ಕೆ.ಎಸ್.ಎಫ್.ಸಿ ಭವನ, ನಂ. 1/1, ತಿಮ್ಮಯ್ಯ ರಸ್ತೆ ಕಂಟೋನ್ ಮೆಂಟ್ ರೈಲ್ವೆ ನಿಲ್ದಾಣದ ಹತ್ತಿರ, ಬೆಂಗಳೂರು - 560 052 ದೂರವಾಣಿ ಸಂಖ್ಯೆ ಸಾಮಾನ್ಯ: 22263322 ಫ್ಯಾಕ್ಸ್: 080-22250126 ಇ-ಮೈಲ್: info@ksfc.in ವೆಬ್ : www.ksfc.in

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Real Estate Regulatory Authority, Karnataka

Established u/s 29(1) of the Real Estate (Regulation & Development) Act, 2016 and u/r 18(8) of the Karnataka Real Estate (Regulation & Development) Rules 2017

# 1/14, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru - 560027

ಸಂಖ್ಯೆ: ರೇರಾ/ಎಇಇ/476/ಪಿಆರ್/2018–19 ನಿರ್ವಾಣದ ಹತ್ತಿರ, ಬೆಂಗಳೂರು–560052.

ಮಾನ್ಯರೇ,

ವಿಷಯ: ಕೈಗಾರಿಕೆ ಯೋಜನೆಗಳಗೆ ರೇರಾ ನೊಂದಣಿ ಅನ್ವಯವಾಗುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ತಮ್ಮ ಪತ್ರ ದಿನಾಂಕ: 06.07.2018 ನಂ. 242/184

ಉಲ್ಲೇಖ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಾಜ್ಯಾದ್ಯಂತ ಕೈಗಾರಿಕೆ ಸೌಲಭ್ಯಗಳನ್ನು ಒದಗಿಸುವ ಹಾಗೂ ಸಾರ್ವಜನಿಕರುಗಳಗೆ ಮಾರಾಟ ಮಾಡುವಂತಹ ಎಲ್ಲಾ ಕೈಗಾರಿಕಾ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ಯೋಜನೆಗಳಗೆ ರೇರಾ ನೊಂದಣಿ ಕಡ್ಡಾಯವಾಗಿರುತ್ತದೆ.

ರೇರಾ ಕಾಯ್ದೆ ಕಲಂ 3(1), ಈ ಕೆಳಕಂಡಂತೆ ಇರುತ್ತದೆ.

3. (1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that, if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and

regulations made thereunder, shall apply to such projects from that stage of registration.

- (2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—
  - (a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases: Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;
  - (b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;
  - (c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately

ಮೇಲ್ಕಂಡ ವಿವರಣೆಯೊಂದಿಗೆ ರೇರಾ ಕಾಯ್ದೆ ಕಲಂ 2(2k)(i)(ii)(iii) (a)(b) ಕೂಡ ಪ್ರಕಾರ ಕೈಗಾರಿಕಾ ಯೋಜನೆಗಳಗೆ ರೇರಾ ನೊಲದಣಿ ಕಡ್ಡಾಯವಿರುತ್ತದೆ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

ಕ್ಕೌರ್ಯದರ್ಶಿಗಳು,

ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ.