



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्रस्थावर संपदा नियामक प्राधिकरण

No. MahaRERA/Secy. /File No. 27/ ९/१४ /2018
Date: 15 October 2018

Circular No.: 20/2018

Sub: Display of sanctioned plan, layout plan at Project Site.

Section 11 sub section 3 (a) of the Real Estate (Regulation & Development) Act, 2016 casts mandatory duty on the part of the Promoter/Developer to make available to the allottee, the Sanctioned plan; Layout plan along with the specifications approved by the Competent Authority by displaying at the site or such other places as may be specified by the Regulations made by the Authority.

2. Regulation 4 (b) of the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 has also mandated that promoters shall prominently display at the project land site, the sanctioned plans, layout plans, along with specifications, approved by the Competent Authority.

3. Recently, the Hon'ble Supreme Court of India in Civil No. 9064 & 9065 of 2018 Ferani Hotels Pvt. Ltd. V/s State Information Commissioner Greater Mumbai & others has considered the issue of publishing sanctioned plan and by its Order and Judgement dated 27th September 2018 interalia issued directions as under:

"To display Sanctioned plan; Layout plan; along with the specifications approved by the Competent Authority at the site apart from any other manner

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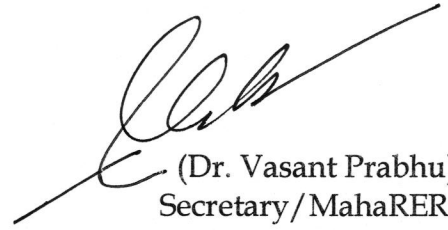
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provided by the regulations made by the Authority. This aspect should be given appropriate publicity as a part of enforcement of RERA.”

4. Considering the aforesaid mandatory provisions under Real Estate (Regulation & Development) Act, 2016, the General Regulation of MahaRERA as well as directions of the Hon'ble Supreme Court of India all the Promoters should ensure that Sanctioned plan; Layout plan along with the specifications approved by the Competent Authority should be prominently displayed at the respective site.

5. Failure on the part of the Promoters to comply with the provisions of aforesaid Real Estate (Regulation & Development) Act, 2016 and the rules and regulations made thereunder, shall be viewed seriously and action will be taken in accordance with the law.

By the approval of Chairperson, MahaRERA



(Dr. Vasant Prabhu)
Secretary/MahaRERA

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