REAL ESTATE REGULATORY AUTHORITY, PUNJAB
PUNJAB MANDI BHAWAN, SECTOR-65 A, S.A.S NAGAR, PUNJAB.

CIRCULAR

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It has been noticed by the Authority that Promoters are not clear about the
category in which projects for construction of villas/independent floors on individual
plots fall, for the purpose of payment of registration fee, as this type of development does
not fall in the list of categories notified in Schedule 1 of the Punjab State Real Estate
(Regulation and Development) Rules 2017. The relevant entries in Schedule 1 mentions
only "Group Housing" and "Residential Plotted".

To clarify the position in this regard, the matter has been considered by the
Authority. Clause (e) of Section 2 of the Real Estate (Regulation and Development) Act,
2016 under which an “apartment” has been defined reads as under:-

“Apartment” whether called block, chamber, dwelling unit, flat, office,
showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a
separate and self-contained part of any immovable property, including, one or more
rooms or enclosed spaces, located on one or more floors or any part thereof, in a
building or on a plot of land, used or intended to be used for any residential or
commercial use such as residence, office, shop, showroom or godown or for carrying on
any business, occupation, profession or trade or for any other type of use ancillary to the
purpose specified."

In the light of above definition, villas/independent floors constructed on
individual plots clearly fall under the definition of an “apartment” as these are self-
contained residential units built on plots of land. Hence such projects are liable to pay
registration fees applicable for the category of "Group Housing" as defined in Schedule 1
of the Rules.

This clarification is for the information of all concerned and for strict
compliance by all the promoters of Real Estate Projects.

Secretary
for Real Estate Regulatory Authority
Punjab