

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