THE GUJARAT REAL ESTATE REGULATORY AUTHORITY

Dated 13th December, 2024

THE GUJARAT REAL ESTATE REGULATORY AUTHORITY (GENERAL) (AMENDMENT) REGULATION, 2024

No.: **GUJRERA 2024/Gen.Reg./Amdt-8**. In exercise of the powers conferred on it by sub-section (1) and sub-section (2) of section 85 of the Real Estate (Regulation and Development) Act, 2016, the Gujarat Real Estate Regulatory Authority hereby amends the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 as follows;

1. Short title and commencement. –

    a. These regulations may be called the Gujarat Real Estate Regulatory Authority (General) (Amendment) Regulations, 2024.

    b. It shall come into force from Dt.01/01/2025.

2. In the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 (hereinafter referred to as the "said regulations"), in regulation (3), the words, "**Quarterly Project Progress Report**" occurring after the words 'Registration/Alteration/Extension' shall be deleted.

3. In the said regulations, after regulation (4A) the following new regulation shall be inserted: - "(4AA) Quarterly Project Progress Report shall be submitted in Form 8 annexed with these regulations."

4. In the said regulations, after Form 7, the following new Form shall be inserted: -

FORM-8

(See Regulation 4AA)

(To be submitted for Quarterly Project Progress Report – Project wise)

Date: __/__/____

Formats for Physical Progress of the project

A. Details of Project:-

1	Project Type: - (પ્રોજેક્ટનો પ્રકાર) **Residential Affordable Housing**	Yes / No
2	Use: - (ઉપયોગ)	Residential / Commercial / Residential + Commercial (Mix) / Plotting
3	Number of Blocks / Buildings (કુલ બ્લોકની સંખ્યા)	Auto Fetch
4	Total Estimated cost of Project Rs. (કુલ અંદાજિત કિંમત)	Auto Fetch
5	End date of Project at the time of registration (રજીસ્ટ્રેશન સમયે જણાવેલ પ્રોજેક્ટ પૂર્ણ થવાની તારીખ)	Auto Fetch
6	End date of Project as per extension if any (જો, એક્સ્ટેંશન મેળવેલ હોય તો તે મુજબ, પ્રોજેક્ટ પૂર્ણ થવાની તારીખ)	Auto Fetch

B. Details of All Blocks:-

Sr. No	Particular	Block-………..	Block-………..	Block-………..	Block-………..	Add for more Blocks as per registration given
1	Number of Total RCC Slabs including Basement (ભોંયરા સહિત કુલ આર.સી.સી. સ્લેબની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	
2	Number of Basements (કુલ ભોંયરાની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	

3	Number of Floors (કુલ માળની સંખ્યા)	Auto Fetch & editable	Auto Fetch & editable	Auto Fetch & editable	Auto Fetch & editable	
4	Number of Units (કુલ યુનીટની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	
5	Number of Lifts (કુલ લીફ્ટની સંખ્યા)	Editable	Editable	Editable	Editable	
6	Number of Units Booked (કુલ બુક થયેલ યુનીટની સંખ્યા)	Editable	Editable	Editable	Editable	
7	Number of Garages Booked (કુલ બુક થયેલ ગેરેજની સંખ્યા)	Editable	Editable	Editable	Editable	

C. Schedule of Major Works: - For Block – ………   (Separate information should be given for each Block)

(Autofetch / Editable)

Sr. No	Particulars	Original Activity Start Date (At the time of registration)	Present Activity Start Date	Original Activity End Date (At the time of registration)	Present Activity End Date	Remarks
1	Excavation and Work up-to Plinth Level (Including basement if so)					
2	RCC work above plinth level up to terrace level					
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities					
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.					
5	All activities in common areas					

D. Details of Individual Blocks (Internal Works): - For Block – ………   (Separate information should be given for each Block):-

Sr. No	Particular	Number of Completed work	% Work Done
			% Work Done
1	Excavation (ખોદાણ)		Auto Fetch & editable
2	Work up-to Plinth Level (Including basement if so) (પ્લીંથ લેવલ સુધી પૂર્ણ થયેલ કામગીરી, જો ભોંયરૂ હોય તો તે સહિત)		Auto Fetch & editable
		Number of Completed work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level) (ભરાયેલ આર.સી.સી. સ્લેબની સંખ્યા)	Editable	Auto Calculated [(D3/(B1-B2))*100]
4	Number of floors completed, Brick Masonry work & Internal Plaster (દિવાલોનુ ચણતર તથા પ્લાસ્ટર પૂર્ણ થયેલ હો તેટલા માળની સંખ્યા)	Editable	Auto Calculated [(D4/B3)*100]
5	Number of floors to which completed number of Staircases, and entrance lobby/s at each Floor level connecting Staircases and Lifts (સીડી તથા ઍન્ટરન્સ લોબીની કામગીરી પૂર્ણ થયેલ હોય તેટલા માળની સંખ્યા)	Editable	Auto Calculated [(D5/B3)*100]
6	Number of Units within which flooring work of rooms completed (રુમોના ફ્લોરીંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનીટની સંખ્યા)	Editable	Auto Calculated [(D6/B4)*100]
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed (રસોડા તથા ટોયલેટના ફ્લોરીંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનીટની સંખ્યા) (લાગું પડતું હોય ત્યાં)	Editable	Auto Calculated [(D7/B4)*100]
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed (બારી, દરવાજા, ઇલેક્ટ્રીક ફીટીંગ, પ્લમ્બીંગ તથા અન્ય ફીનીશીંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનીટની સંખ્યા)	Editable	Auto Calculated [(D8/B4)*100]

E. **Details of Individual Blocks (External Works): - For Block – ……… (Separate information should be given for each Block):-**

Sr. No	Particular	Proposed (Yes / No)	Remarks	% Work Done
1	External Plumbing Work	Yes / No		
2	External Plaster & Elevation work	Yes / No		
3	Parapet wall, Flooring and Waterproofing work on Terrace	Yes / No		
4	Number of Lift Installed	Yes / No		

F. **Development in Common Area:-**

Sr. No	Particular	Proposed (Yes / No)	% Work Done	Remarks
1	Street Lighting & Electrical fittings to Common Areas,	Yes / No		
2	Compound Wall	Yes / No		
3	Plinth protection, paving of areas appurtenant to Building/Wing, Margin area etc.	Yes / No		
4	Overhead and Underground Water Tanks	Yes / No		
5	Internal Water supply Network	Yes / No		
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	Yes / No		
7	Storm Water Drains	Yes / No		
8	Internal Roads and Footpaths	Yes / No		
9	Landscaping & Tree Planting	Yes / No		
10	other requirements as may be required to Obtain Occupation/Completion Certificate	Yes / No		

Note:
1. Details Auto Fetch from / w.r.t. data given at the time of Registration/ Alteration / Extension / previous QPR, whatever is the latest submission
2. Room word includes such premises of residential / commercial units
3. Data should be entered cumulative in each QPR
4. In table "**B** (**Details of All Blocks**)", all the details to be entered for the first time only. Then in the next quarter, the details to be auto fetch from the previous submitted QPR.
5. Auto calculation; eg. (D4/B3)*100 means "Sr.n. 4 of Table D/ Sr.n.3 of Table B" in percentage

G. Details of Documents to be upload with each QPR:-

Sr. No.	Particular				Photograph
1	Photograph of each block showing external development of the whole block from outside.	**Block**			Upload (only 1 photo per block)
	દરેક બ્લોક્નો બહારથી લીધેલ ફોટોગ્રાફ (સંપૂર્ણ બ્લોક દેખાય તે રીતે)				
2	Photograph/s of each block showing flooring of Rooms and Toilet from inside. (Please mention which floor and Unit at which latest work completed for photograph)	**Block No**	**Floor No**	**Unit Number**	Upload (only 1 photo per block)
	દરેક બ્લોક્ની અંદરના ભાગનો ફોટોગ્રાફ (રુમ તથા ટોયલેટ્નું ફ્લોરીંગ દેખાય તે રીતે) (તાજેતરમાં જ્યાં કામગીરી પુર્ણ થયેલ હોય તે માળ તથા યુનીટ નંબરનો ઉલ્લેખ કરવો)				
3	Photograph/s of each block showing Walls of Rooms, Doors and windows from inside. (Please mention which floor and Unit at which latest work completed for photograph)	**Block No**	**Floor No**	**Unit Number**	Upload (only 1 photo per block)
	દરેક બ્લોક્ની અંદરના ભાગનો ફોટોગ્રાફ (રુમની અંદરથી, બારી-બારણા દેખાય તે રીતે) (તાજેતરમાં જ્યાં કામગીરી પુર્ણ થયેલ હોય તે માળ તથા યુનીટ નંબરનો ઉલ્લેખ કરવો)				
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.		**Block No**		Upload

	દરેક બ્લોક્ના ધાબાનો ફોટોગ્રાફ (ધાબાનું ફ્લોરીંગ તથા ઓવરહેડ પાણીની ટાંકી દેખાય તે રીતે)	(only 1 photo per block)
5	Photograph/s of Common Areas showing parking flooring and surrounding Developments. પ્રોજેક્ટના કોમન વિસ્તારનો ફોટોગ્રાફ (પાર્કીંગ વિસ્તાર તથા આજુબાજુનું ફ્લોરીંગ દેખાય તે રીતે)	Upload
6	Copies of Approvals taken during the current quarter. તાજેતરના ત્રિમાસિક સમયગાળામાં મેળવેલ મંજુરીઓની નકલ.	Upload

H. Details regarding Garage and Parking in respect of the entire registered phase: -

Details	Proposed total number	Total Area (Sq Mtrs)	Percentage of Work Done
Garage			
Covered Parking			
Open Parking			

I. Application of Fund:-

Sr No.	Particulars	Estimated Cost at the time of Registration/ Alteration (a)	Incurred and Paid till Last QPR (Cumulative) (b)	Incurred and Paid till this QPR (Cumulative) (C)	Expenditure incurred and paid in this QPR (d) (c-b)
1	Land Cost (Sr no 1(i) (a to f) of Form-3)	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
2	Development Cost (Sr no 1(ii))	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
	Total Cost (Sr no 1+2+3)	xxx	xxx	xxx	xxx

J.   Sources of Fund:-

Sr No.	Particulars	Estimated amount at the time of Registration/Alteration	Estimated (As on date of Last QPR)	Actual (As on date of this QPR)
1	Own Funds	xx (Auto fetch)	xx	xx
2	Total Borrowed Fund (Secured)	xx (Auto fetch)	xx	xx
3	Total Borrowed Fund (Unsecured)	xx (Auto fetch)	xx	xx
4	Customer Receipts Used for the Project	xx (Auto fetch)	xx	xx
	Total Funds for the Project	xxx	xxx	xxx

K.   Block Summary :-

Type of Inventory	Number	Booked	Unbooked	Total Carpet area Booked	Total Carpet area Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked

L. Booking Form:-

SR. No	BLOCK NAME	FLAT/ BUNGLOW/ OFFICE NO/ PLOT NO	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VER ANDA & AREA OF EXCLUSIVE OPEN TERRACE (in Sq. Mts.)	STATUS	UNIT AMOU NT	RECEIV ED AMOU NT	BALAN CE AMOU NT	DATE OF AGREEMEN T OF SALE (DD-MM-YYYY)	ENCUMBR ANCE STATUS	ALLOTT EE NAME	TYPE OF KYC	KYC ID	MOBILE NUMBE R	REDEVELOP MENT (YES/NO)

Sd/-

Chairperson

Gujarat Real Estate Regulatory Authority

Gandhinagar

રવાના કર્યુ.

13/12/24.

Sq SECRETARY
GUJ-RERA