

# UT targets to be country's 1st carbon-free city, says Adviser

TRIBUNE NEWS SERVICE

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With the aim of making Chandigarh the country's first carbon-free city by 2030, the Administration has started emphasising on promoting clean fuel vehicles.

This was stated by UT Adviser Dharam Pal, who joined as the chief guest at the valedictory ceremony of the ninth four-day Ins and Outs show organised by the PHD Chamber of Commerce and Industry here today.

The show was organised in collaboration with the Indian Institute of Architects, Fire and Security Association of



Adviser Dharam Pal at an exhibition organised by the PHD Chamber of Commerce and Industry at Sector 17, Chandigarh. PRADEEPTEWARI

India, and the Indian Society of Heating, Refrigerating and Air Conditioning Engineers (ISHRAE), with the support of the Confederation of Real Estate Developers' Associations of India (CREDAI).

The Adviser said the Administration was promoting solar energy and electric vehicles (EVs) in a big way and many government institutions had already adopted solar energy.

# MahaRERA Suspends Registration of Over 388 Realty Projects

Move comes after builders fail to comply with mandatory quarterly update of info

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**Mumbai:** The Maharashtra Real Estate Regulatory Authority (MahaRERA) has suspended the registration of over three 388 projects of real estate developers for not complying with the mandatory update of information related to their projects on quarterly basis.

This information is required to be updated as per the Real Estate (Regulation & Development) Act, 2016. The regulation states that realty developers must register their projects with MahaRERA and update the information related to the same on a quarterly basis.

This information includes details such as the number of apartments sold and registered during the quarter, the amount of money received, expenditure incurred, and any changes made to the building plan.

Promoters of the project are also expected to update any changes in project professionals including architect, engineer, chartered accountant, real estate agents, formation of legal entity or society within a period of three months of the majority of allottees having booked their plot or apartment or building.

In January, the regulator had issued notices to 746 developers asking them to update information with re-

gards to their projects. However, only three developers updated their information initially. The regulator, as a follow up, sent further notices to which around 358 developers responded. However, the remaining 388 project developers did not respond to these notices and failed to comply with the regulatory requirement.

MahaRERA has now taken a decision to suspend the registration of these 388 project developers who did not respond to the notices. This essentially means the developers will not be able to advertise, market or sell their apartments in these projects. The bank accounts of these projects will also be frozen. Of the total 388 projects, 127 are from Mumbai Metropolitan Region (MMR), 120 from western Maharashtra, 57 each from north Maharashtra and Vidarbha, 16 from Marathwada, and 11 projects in Konkan region.





# MahaRERA bars sale of 388 projects

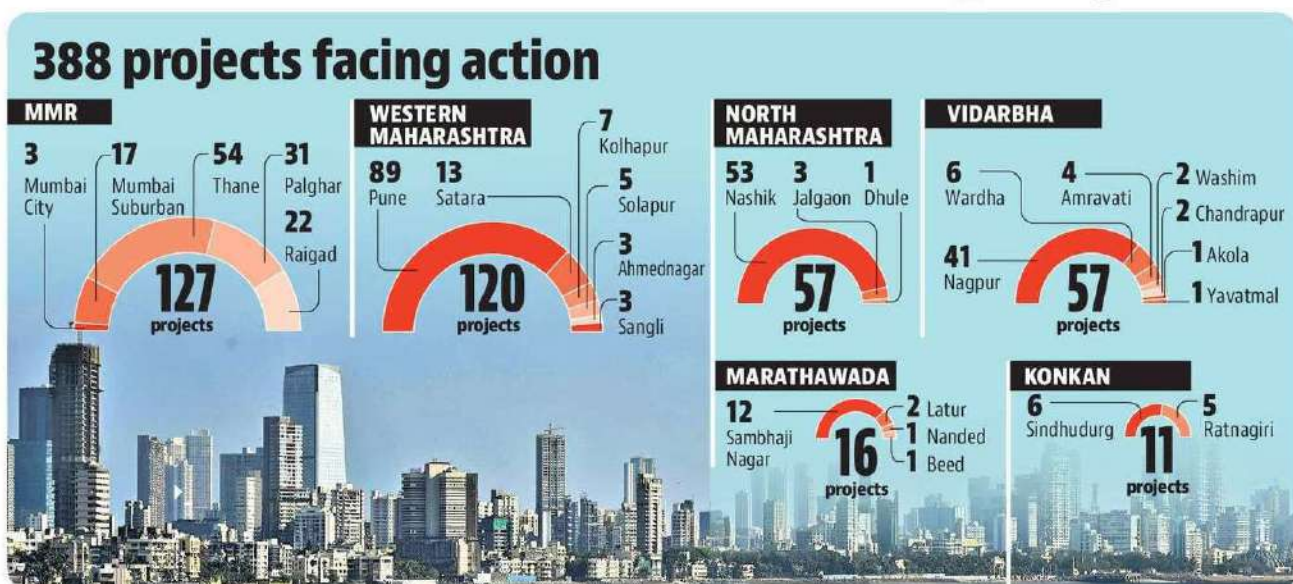
It has issued orders to freeze bank accounts for not updating info on registration pages

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**MUMBAI:** More than six months after MahaRERA began sending notices to the promoters of registered projects whose information had not been updated, the housing regulator on Monday cracked down on 388 projects which had not updated the Quarterly Progress Reports (QPRs) on their registration pages on the regulator's portal and kept their registration in abeyance.

The Authority has issued orders to freeze the operating bank accounts of the projects and barred them from marketing any housing inventory. It has also directed the Inspector-General of Registrar of Stamps and Registration to not register any agreements for sale from these projects.

The 388 projects facing action include 127 from the Mumbai metropolitan region, 120 from western Maharashtra, 57 each from North Maharashtra and Vidarbha, 16 from the Marathwada region and 11 from Konkan. Nearly all the builders are small and unknown.



In January this year, 746 new housing projects were registered with MahaRERA. The Authority had begun a monitoring exercise and appointed retired IAS officer Sanjay Deshmukh as nodal officer to collect information on projects which were not updating mandatory information under RERA provisions, and started serving notices to non-complying projects. Facing persistent criticism that MahaRERA

was a toothless regulator, the Authority had adopted a financial quarter-based project progress reporting system and urged project promoters to showcase updated information which would help home buyers make an informed decision.

The 746 freshly registered projects were notified to update their QPRs every three months. The QPRs are expected to provide exact information about

how many units are available in a project, how many are booked, their configurations and the progress of the construction along with financial information on funds collected through bookings and spends during the quarter. Project promoters had to simply fill up Form Numbers 1 to 3 providing this information and upload them.

"Only three projects responded to our appeals ini-

tially," said a MahaRERA official. "The Authority served two show cause notices, giving adequate time to project promoters to update this information. Out of 746 projects, 358 projects responded to the notice, and action has been initiated against 388 projects whose promoters did not respond."

Under Section 11 of the Real Estate (Regulation and development) Act (RERA), it is manda-

tory for project promoters to provide quarterly and annual progress reports on the MahaRERA portal. MahaRERA has also made it mandatory for projects to display QR codes. The idea is to provide updated, transparent information to home buyers about ongoing projects. From 2024, the Authority plans to provide a grading system to showcase the best projects where consumers can invest.



# MahaRERA slaps sale & ad bar on 388 projects in state

## Maximum Schemes, 39, In Pune Dist, Shows Data

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**Pune:** MahaRERA on Monday said developers of 388 housing projects in the state, including 89 in the district, could not go ahead with sale transactions and advertise for flats in the schemes till further notice.

Maharashtra Real Estate Regulatory Authority (MahaRERA) stated in an order that it has kept in abeyance registration of the projects over the failure of the developers concerned to submit the mandatory quarterly reports. Of the 388 projects for which the reports have not been submitted, Pune district leads the tally, followed by Nashik (53) and Nagpur (41).

These projects were among the 746 registered in January this year. The developers were supposed to submit the project reports to MahaRERA by the end of April. The quarterly progress report is supposed to have details such as the number of apartments booked, amounts received, the cost incurred, change in building plans or sanctions received, allottees, and list of approvals obtained. Of the 746 registered projects, 358 developers submitted the report. The rest did not respond to the showcause notices, following which MahaRera decided to keep their registration process in abeyance, an official said. A period of

### NORMS & DEVIATIONS

Developers are supposed to submit mandatory quarterly reports of projects

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- **The quarterly progress report** is supposed to have details such as the number of apartments booked, amounts received, cost incurred, change in building plans or sanctions received, allottees, and list of approvals obtained
- **Showcause notices** are being sent to the builders for not complying with the norm
- A period of **15 days**, followed by another **45 days**, is given to the developers to respond to the notices
- If the developers fail to adhere to the quarterly compliances, **MahaRera can cancel project registration, suspend construction and new bookings and also freeze the bank accounts**

### THE GROUND REALITY

**388**

Total project registration on hold across state



#### Mumbai region

Thane	54
Palghar	31
Raigad	22
Mumbai suburban	17
Mumbai city	3
<b>Total</b>	<b>127</b>

#### In Western Maharashtra

Pune	89
Satara	13
Kolhapur	7
Solapur	5
Ahmednagar & Sangli	3 each
<b>Total</b>	<b>120</b>

#### In North Maharashtra

Nashik	53
Jalgaon	3
Dhule	1
<b>Total</b>	<b>57</b>

#### Vidarbha

Nagpur	41
Wardha	6
Amravati	4
Washim & Chandrapur	2 each
Akola & Yavatmal	1 each
<b>Total</b>	<b>57</b>

#### In Marathwada

Sambhajinagar	12
Latur	2
Nanded & Beed	1 each
<b>Total</b>	<b>16</b>

#### Konkan

Sindhudurg	6
Ratnagiri	5
<b>Total</b>	<b>11</b>

15 days, followed by another 45 days, had been given to the developers to respond to the notices. If the developers fail to adhere to the quarterly compliances, MahaRera can cancel project registration, suspend construction and new bookings and also freeze the bank accounts.

"We have prepared the list and it has been sent to the registration department officials to ensure that no flat of these (388) projects gets registered. The developers cannot also carry out any promotion or advertisements of these projects," a MahaRERA official. MahaRERA would con-

sider revoking the latest order if the developers concerned complied and furnished the data. However, the builders could do so only by paying penalty charges to MahaRERA with an undertaking that such non-compliances would not be repeated.

"The aim of the quarterly report is to help homebuyers get all project details on the MahaRERA website," an official said, adding that 44,000 projects have been registered with the regulatory body in the state 2017.

Section 11 of the Real Estate (Regulation and Development) Act states that promo-

ters needed to update the status of each project registered with MahaRera every three months on their portal.

Advocate Godfrey Pimenta from Watchdog Foundation told TOI that the de-registration of the projects was not in the interest of the allottees who have already invested in buying houses.

"The authorities should instead slap penalties on the erring developers. The penalties are already prescribed as 5% of the project cost. The imposition of penalties and recovery of the charges as arrears of land revenue will act as a deterrent," he said.



# Mhada hikes bldrs' NOC revalidation fee from ₹10k to ₹20L to push redevpt

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**Mumbai:** In order to discourage builders from blocking or stalling redevelopment of old and dilapidated buildings, the Maharashtra Housing Area Development Authority (Mhada) has increased the annual fees for revalidation of the No Objection Certificate (NOC) from Rs 20,000 to Rs 10 lakh.

The decision has drawn sharp reaction from the builder community which have termed the fee exorbitant and unwarranted. It is applicable to redevelopment of old and dilapidated buildings under section 33(7) and to cluster redevelopment under section 33(9) of the Development Control and Promotion Regulations - 2034.

Sanjeev Jaiswal, chief executive officer and vice-president, Mhada, said there are over 30,000 cessed buildings in island city and this was being done to ensure timely completion of projects as well as re-

## 'SUM EXORBITANT, MOVE UNWARRANTED'

**MHADA issued a fresh circular increasing processing /administrative charges for redevelopment. The circular states:-**

➤ Scrutiny fees for processing new proposals for NOC and revise proposal of NOC has increased from ₹1 lakh for a 500 sq metre plot to ₹12 lakh for a plot above 8,000 sq metres

➤ Revalidation of NOC per year charges: **₹10L**

➤ Mhada NOC certifies area of tenants



➤ It is to ensure tenants get the area as certified

➤ Once Mhada NOC is issued, BMC scrutinises and approves building proposals

nue for Mhada.

"Often, builders do not carry out redevelopment even after demolishing old building and rather trade the NOC. The full floor space index (FSI) is 3. The 0.5 FSI is at a higher premium and very often the builder will not release rehab tenements even when the Occupation Certificate has been

granted," said Jaiswal.

The decision to hike the fees is also to discourage single building redevelopment which do not help create civic infrastructure for the city, said Jaiswal, adding that Mhada now not only insists on paying rent in advance to tenants for a year but also collection of post-dated cheques from developer

for two years.

Advocate Harshul Savla, member of CREDAI-MCHI, a representative body of the real estate industry, said under the new amendments, Mhada can forcibly acquire and redevelop old and dilapidated buildings and there was no need to hike the annual fees from Rs 20,000 to Rs 10 lakh. The decision, he said, will hurt small builders who carry out redevelopment of single buildings.

"Insisting on revalidating the NOC every year is meaningless since the NOC is only about certifying the area to be given to tenants in the rehab building. The building proposals are approved by the BMC," he said. Savla said the sudden and huge jump in the revalidation fees is unjustified. "A project takes at least five years to complete. The revalidation must be done once in five years. The Chief Fire Officer, too, had hiked processing fees but had to reverse the hike," he said.