

“Towards Complete Compliance — RERA’s Initiative to Identify Unregistered Projects”

With the objective of ensuring comprehensive regulatory oversight and enhancing transparency in the real estate sector and in order to ensure compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and to strengthen the regulatory framework governing real estate activities across the State, a series of coordinated measures have been undertaken by the Authority.

A DO letter was issued by the Hon’ble Chairman, CG RERA, to the **Inspector General of Registration and Superintendent**, requesting that directions be issued to all registry offices to **mandatorily mention the RERA Registration Number** or record the **reason for non-registration** in all property registration documents.

In response to this communication, dated **16/06/2025**, the **Inspector General of Registration**, vide letter dated **03/07/2025**, issued instructions to all state registry offices to include in the registry papers (letter enclosed)

*Either the RERA Registration Number **or***

the reason for not obtaining registration, as applicable, from the following categories:

- 1. The project is outside the planning area.*
- 2. The land area of the project is 500 sq. m. or less.*
- 3. The number of proposed apartments in the project is 8 or fewer.*
- 4. Building Use (B.U.) permission for the project was obtained before 01/05/2017.*

Additionally, the Authority has undertaken a detailed verification exercise of all layouts approved by the Town and Country Planning (T&CP) Department across Chhattisgarh.

The primary purpose of this initiative was to identify projects liable for mandatory registration under the Act. During this systematic verification process, layouts approved by the T&CP Directorate were thoroughly examined in light of their development characteristics, land use, and applicability under the RERA framework.

As a result of this coordinated exercise, several cases have been identified as liable for registration, and appropriate action for their registration has already been initiated. This initiative represents a major step toward strengthening compliance, expanding the regulatory ambit of the Authority, and ensuring that all eligible projects are duly registered.

To institutionalize and streamline this verification mechanism, CG RERA and the T&CP Department are in the process of establishing real-time data sharing through API integration. This system will enable the automatic transfer of layout and approval data from T&CP to CG RERA, facilitating timely identification of projects requiring registration and ensuring continuous monitoring of compliance.

At present, records of approved layouts are being regularly received from the T&CP Department and are under verification to assess their liability for registration under the provisions of the Act.

This initiative exemplifies the Authority's commitment to transparency, accountability, and inter-departmental coordination, thereby contributing to the orderly growth and regulation of the real estate sector in Chhattisgarh.