

Voluntary Compliance Scheme (VCS)

In order to facilitate promoters in regularizing their pending compliances and to promote a culture of voluntary adherence to regulatory requirements, the Chhattisgarh Real Estate Regulatory Authority (CG-RERA) introduced the **Voluntary Compliance Scheme (VCS)** vide **Circular Nos. 115 and 116 read along with Circular No. 119**.

The scheme was made effective from **1st May 2025 to 30th September 2025** and provided an opportunity to promoters to comply with their overdue submissions, including Quarterly Progress Reports (QPRs), Annual Audit Reports, and other statutory compliances mandated under the Real Estate (Regulation and Development) Act, 2016.

In recognition of the difficulties faced by promoters and as a one-time relief measure, the Authority granted substantial waivers in late fees under the scheme, as under:

- **90% waiver** in case of **completed projects**, and
- **70% waiver** in case of **ongoing projects**.

The initiative received a positive response from the real estate sector, resulting in **more than 100 projects** availing the benefits of the scheme. This led to a significant improvement in compliance levels and enhanced the accuracy and completeness of project information available in the public domain.

Through this initiative, the Authority reiterated its commitment to maintaining a **balanced and facilitative regulatory environment**, encouraging voluntary compliance while ensuring accountability and transparency in the real estate sector of Chhattisgarh.