

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan, Kala Kankar House,
Old Hyderabad, Lucknow, Uttar Pradesh – 226007

No. 8054 /U.P. RERA/Tech-Cell/2025-26

Date: 07 ^{August} /July, 2025

Office Order

Whereas it has been provided under Explanation to Section-3 of the Real Estate (Regulation & Development) Act, 2016 that where a real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project.

And whereas it has been provided under Section-4(2)(e) that the promoter shall enclose the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire facilities, drinking water facilities, emergency evacuation services, use of renewable energy;

And whereas it has been provided under Rule-14(1)(b)(vi)(A) and (B) that for the purposes of clause(b) of Section-34, regulatory authority shall ensure that the following information shall be made available on its website in respect of each registered project:

(A) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy etc. as provided under clause (e) of sub-section (2) of section 4;

(B) Amenities: a detailed note explaining the salient features of the proposed project including access to the project, design for electric supply including street lighting, water supply arrangements and site for disposal and treatment of storm and sullage water, any other facilities and amenities or public health services proposed to be provided in the project;


And whereas the authority had issued Standard Operating Procedure (SOP) for registration of real estate projects; vide Office Order No. 13015/U.P. RERA/Tech- Cell/2024-25, dated 05-09-2024;

And whereas it has come to the notice of the Authority that in some of the cases when projects are sought to be registered in phases on the basis of a common layout or sanctioned plan or map, as the case may be, the promoters of such projects are not including the plan of development works and proposed facilities under the registration application of the proposed phase of the real estate project.

And therefore, the Authority with a view to ensure the compliance of the above provisions of the Real Estate (Regulation & Development) Act, 2016 and U.P. Real Estate (Regulation & Development) Rules, 2016 using powers conferred upon it under Section-37 read with Section-34(b)(c) and (f) does hereby direct that the promoters of real estate projects whenever applying for registration of a project in phases shall ensure to include the plan of the development works and proposed facilities in the plan for the Phase-1 of the project. Therefore, new Para-4(i) shall be inserted in the SOP of the Authority dated 05-09-2024 in the following manner:

4(i) In case a project is proposed to be developed in phases, the promoter must include the plan of development works and proposed facilities of the project in the plan for Phase 1 of the project.


Accordingly, SOP issued vide Office Order No. 13015/UPRERA/Tech-Cell/2024-25, dated 05-09-2024 shall be deemed to be amended to that extent.


(Mahendra Verma)
Secretary

No. and Date as above.

Copy: For information and necessary action: -

1. Hon'ble Chairman, Uttar Pradesh Real Estate Regulatory Authority.
2. Hon'ble Members, Uttar Pradesh Real Estate Regulatory Authority.
3. Legal Adviser, Uttar Pradesh Real Estate Regulatory Authority.
4. Technical Adviser, Uttar Pradesh Real Estate Regulatory Authority.
5. Joint Secretary/Deputy Secretary, Uttar Pradesh Real Estate Regulatory Authority.
6. Assistant Director (Systems), U.P. RERA for uploading the office order on the web-portal of the Authority for compliance by all the promoters.
7. Guard file.


(Mahendra Verma)
Secretary