

### COMPARATIVE ANALYSIS OF RERA RULES ACROSS STATES

Sr. No.	Items	Central	Maharashtra	Delhi Madhya Pradesh Rajasthan Karnataka Uttar Pradesh
<b>1</b>	<b>Ongoing Projects</b>			
	Exemptions	No	No	No <b>Uttar Pradesh: Yes</b>
	Revised Sanctioned Plan	<b>Allowed</b>	<b>Allowed</b>	Not Clear
	Money Collected till date	70% of money collected less spent on land and construction cost to be deposited within 3 months of application	<b>No provision of depositing money collected before registration.</b>  If balance estimated cost of construction is more than balance collection, then 100% of receivables to be deposited in Separate Account.	Not Clear
	Revised Possession Date	<b>Allowed</b>	<b>Allowed</b>	Not Clear

<b>2</b>	<b>Application Fee</b>			
	Amount	<b>Land upto 1000 sq mtrs / above 1000 sq mtrs</b>  Residential – Rs 5/10 per sq mtrs Commercial – Rs 20 / 25 per sq mtrs Mixed - Rs 10 / 15 per sq mtrs Plotting - Rs 5 per sq mtrs	<b>Land upto 1000 sq mtrs – Rs 1 / sq mtrs</b>  <b>Land above 1000 sq mtrs – Rs 2 / sq mtrs</b>	Land upto 1000 sq mtrs / above 1000 sq mtrs  Residential – Rs 10/20 per sq mtrs Commercial – Rs 50 / 100 per sq mtrs  <b>Uttar Pradesh:</b> Land upto 1000 sq mtrs / above 1000 sq mtrs  Residential / Other – Rs 10 per sq mtr/ Rs 500 per 1000 sq mtrs or part Commercial - Rs 20 per sq mtr/ Rs 1000 per 1000 sq mtrs or part
	Cap on Fee	<b>Yes</b>  Residential – Rs 5 lakhs Commercial – Rs 10 lakhs Mixed - Rs 7 Lakhs Plotting - Rs 2 Lakhs	<b>Yes</b>  <b>Rs 1 Lakh</b>	No
	Fee for Extension	<b>50% of Original Fee</b>	<b>Same as original Fee</b>	200% of Original Fee
	Extension due to Force Majeure	<b>No Fee</b>	Fee waiver at discretion of Authority	Fee waiver at discretion of Authority

<b>3</b>	<b>Allotment of Parking</b>			
	Open	No	Yes	No
	Closed	<b>Yes</b>	<b>Yes</b>	No
	Covered	<b>Yes</b>	<b>Yes</b>	Yes

4	Consent of Allottees for Change in Sanctioned Plan	No Special Clause	Consent required only for change in Concept /Proposed Plan attached to Sale Agreement	No Special Clause
5	Process for Withdrawal of Amount	Not Specified	Specified	Specified
6	Cost Definition			
	Land	Not Specified	Exhaustive Definition	Cost incurred by the promoter on outright purchase, lease charges etc
	Construction	Not Specified	Exhaustive Definition	Cost incurred On-site expenditure for the physical development of the project
7	Special Power of Review of Application to RERA Authority	No	No	Yes
8	Income Tax Return submission	No	No	Yes
9	Conveyance of Land	No Special Provision.  As per Act 3 months from Occupancy Certificate.	If no period for conveying title is registered then – within 1 months of formation of society or 3 months of date of issue of Occupation Certificate which whichever is earlier Promoter will convey:  Single Building – Land & Building  Building/Wing in a Layout –convey on that structure of building / wing without basements and podiums  Layout – Entire undivided share of land below all buildings then within one month of formation of Apex Body / Federation or 3 months of issue of Occupation Certificate to last building	No Special Provision.  As per Act 3months from Occupancy Certificate.
10	Compounding of Offences	10% of Estimated Cost of the Project	Between 2 to 10% of Estimated Cost of the Project depending on nature of offence	10% of Estimated Cost of the Project  UP: Proportionate to Jail Term