



PUNJAB REAL ESTATE REGULATORY AUTHORITY
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh
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CIRCULAR

No. PB-RERA/ENF/ 21

Dated: 4/8/2020

This Authority had earlier decided (Circular No: RERA/ENF/03, dated 24.1.2018) that Villas constructed on individual plots would be treated as 'Group Housing' for the purposes of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder. The matter has since been reconsidered and it has now been decided that since a Villa is a single residential unit constructed on an individual plot it should be treated as part of 'residential plotted' development and not as part of 'Group Housing'.

2. It is also clarified that 'independent floors', which are now being included in some layout plans, are actually multiple residential units constructed on an individual plot. Therefore, such units would fall under the category of Group Housing and liable to pay registration fee, as applicable for the category of 'Group Housing'.

3. This issues in supersession of Circular No. RERA/ENF/03 dated 24.01.2018.


Secretary 016