



USER MANUAL FOR VIEWING PUBLIC DOCUMENTS

RERA-KARNATAKA



The documents for the approved projects can now be access by registering oneself on the RERA Karnataka portal. The steps below shall help you access the documents submitted to RERA for project approvals.

Step1: These documents can be accesses from the link under project details tab called-“**View Project Documents**”. Image below shows the access link:-

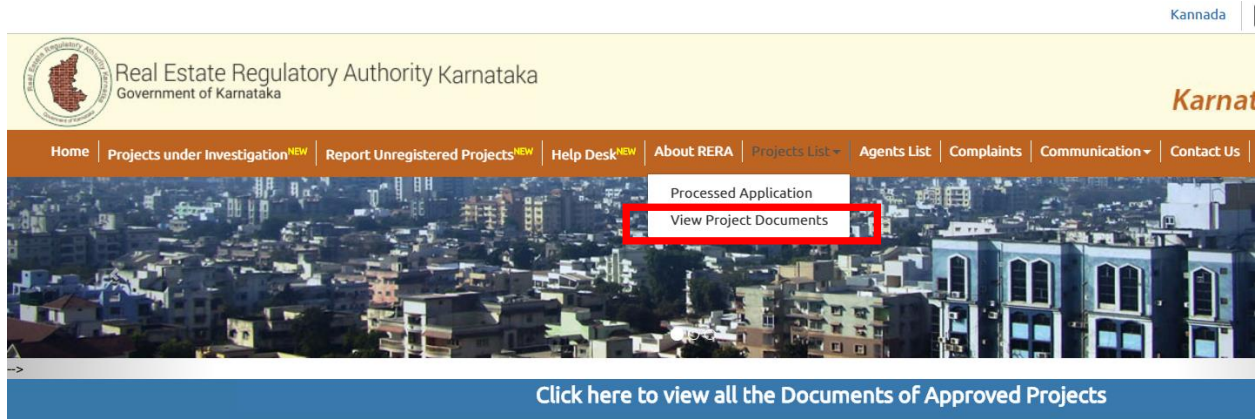


Figure 1: Navigating to Viewing Public Documents

PRO-TIP

Alternatively, Public documents can also be accessed from “Approved application list” under “Processed application” tab.

Path for viewing Public Documents: Processed Application → Approved Application

Step 2: Enter your login credentials or Register as a new user to access the information. Image below shows the login page:-

Public Domain

In accordance with Rule 15 of RERA Rules 2017, Publication of Website records of Approved Projects under this Act for Public View.

Please Login or Register to see the projects details .

The image shows the login page of the RERA Karnataka portal. It has a title 'Login'. There are two input fields: 'Login Id' with a person icon and 'Password' with a lock icon. Below the fields are two buttons: 'Login' and 'New User ?'. The 'New User ?' button is highlighted with a red rectangle.

Figure 2: Registering on the portal to view public documents

Step 2.1: Registering to RERA portal for access to project related documents. The diagram below explains the user registration process:-

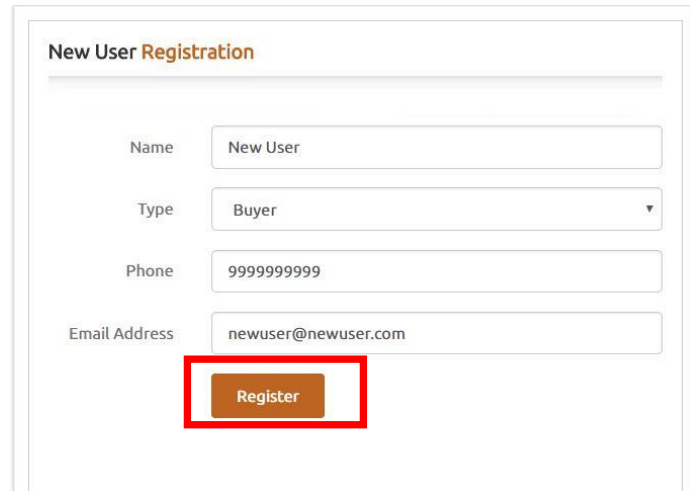
A screenshot of a web form titled "New User Registration". The form contains four input fields: "Name" with the value "New User", "Type" with a dropdown menu showing "Buyer", "Phone" with the value "999999999", and "Email Address" with the value "newuser@newuser.com". Below these fields is a red "Register" button, which is highlighted with a red rectangular box.

Figure 3: Registering as a new user to RERA-Karnataka

The following message appears when the registration is completed successfully. The login ID and password to access the portal post registration are sent to the email address stated at the time of registration.

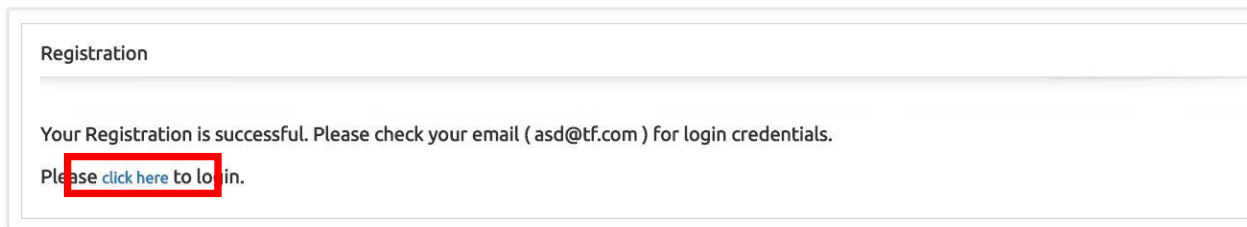
A screenshot of a web page showing a successful registration message. The page has a header "Registration" and a message that reads: "Your Registration is successful. Please check your email (asd@tf.com) for login credentials." Below this message is a red box containing the text "Please [click here](#) to login.", where the link "click here" is highlighted with a red rectangular box.

Figure 4: Image showing a successful registration

Once the registration process is completed one may use the Login ID and Password received in the email.

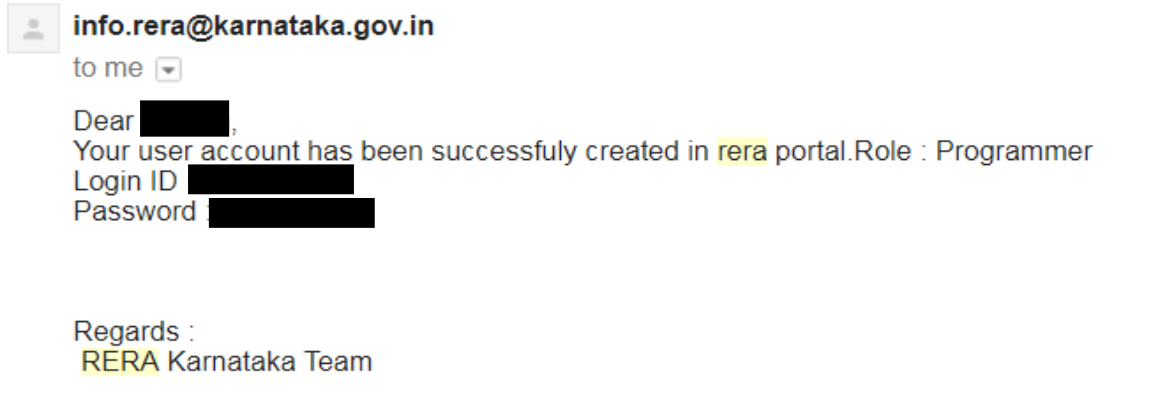


Figure 5: A sample email with credentials

Step 3: Once the individual is logged in all the approved projects are displayed in a list with links to view the documents submitted. The image below illustrates the list of approved projects.

All Approved Projects						
Total Project(s) : 1331						
<div> Show 10 rows Export Into Excel Search: </div>						
S.NO	APPLICATION NUMBER	PROJECT NAME	PROMOTER NAME	DISTRICT	TALUK	ADDRESS
1	PR/KN/170725/000006	Godrej Air	Godrej Housing Projects LLP	Bengaluru Urban	Bengaluru East	Khatha No. 365, Sy.No. 13/6, 14/1, 16/4 and 16/5 of Hoodi Village, K.R. Puram Hobli, Bangalore East
2	PR/KN/170726/000020	AARRA SPRINGS	AARRA COMMUNITIES HOLDINGS	Kolar	MALUR	KHATHA NO 626/161, PROPERTY 151900802100120417, NH 207 CHIKKATIRUPATHI
3	PR/KN/170726/000032	Sobha Silicon Oasis Phase 1 Wing 1, 2, 3, 4, 5 & 6	SOBHA LIMITED	Bengaluru Urban	Bengaluru South	Nos. 30/21/27, 15/1, 15/2, 16/1 A, B, C and 16/2, Beratena Agrahara Begur Hobli
4	PR/KN/170726/000049	Chartered Hummingbird	Chartered Housing Pvt Ltd	Bengaluru Urban	Bengaluru South	NO 27, Victoria Road, Bangalore - 560047, NO 27, Victoria Road, Bangalore - 560047
5	PR/KN/170726/000057	PRESTIGE BOULEVARD	Prestige Estates Projects Limited	Bengaluru Urban	Bengaluru East	SY. NOS. 60/1A & 63/1A, PATTANDUR AGRAHARA, K.R. PURAM HOBLI

Figure 6: Viewing all approved applications

Step 4: Project/Promoter details and the documents furnished at the time of registration are now available for public viewing. The image below illustrates the project/promoter related documents:

Home /Project Details

Home | Logout

Back to List

Project Registration Detail

Ack Number : PR/KN/170726/000032
Project Name : Sobha Silicon Oasis Phase 1 Wing 1, 2, 3, 4, 5 & 6

Promoter Detail Project Detail Uploaded Documents

Promoter Detail

Promoter Type :	Company	Phone Number :	9945601050
PAN Number :	AABCS7723E	Address :	SOBHA, Sarjapur - Marathahalli ORR,Devarabisanahalli, Bellandur Post
E-mail :	rera@sobha.com	State/UT :	Karnataka
District :	Bengaluru Urban	Certificate :	Sobha rea certificate.ica
PIN Code :	560103		
Company Registration No. :	L45201KA1995PLC018475		

Figure 7: Viewing promoter details for approved applications

Promoter Detail Project Detail Uploaded Documents

Project Detail

Project Name :	Sobha Silicon Oasis Phase 1 Wing 1, 2, 3, 4, 5 & 6	Project :	The composite development of Sobha Silicon Oasis consists of Block 1 (Wings 1 to 11) 909 Apartments and Block 2 (9 Row Houses) and Block 3 (8 Row Houses), total 926 units, along with its amenities to be constructed in Phases. The registration sought under this application is for Phase 1 in the composite development Block 1 consisting of Wings 1, 2, 3, 4, 5 & 6, consisting of 491 Apartments in the integrated development at the above premises under the name and title of Sobha Silicon Oasis. The Common amenities and facilities as per in the larger composite development will be shared for the entire development. The details mentioned below corresponds to the Phase 1 development.
Project Type :	Residential/Group Housing	Project Status :	Ongoing
Project Start Date :	Thu May 29 00:00:00 IST 2014	Project End Date :	Mon Apr 01 00:00:00 IST 2019
Total Area Of Land (Sq Mtr) :	24358	Total Coverd Area (Sq Mtr) :	5247

Figure 8: Viewing project details of the approved application

The third tab allows the users to download the documents that were furnished to RERA while seeking approval of the project. The checkboxes allow you to select multiple documents at ones to download. The images below illustrate the feature:-

<input type="checkbox"/> Approval/NOC under Sec 14 of the KTCP Act	<input type="checkbox"/> Approval/NOC under section 109 of KLR Act 1961
<input checked="" type="checkbox"/> Fire Force Department	<input type="checkbox"/> Airport Authority of India
<input type="checkbox"/> BESCOM	<input type="checkbox"/> BWSSB
<input type="checkbox"/> KSPCB	<input checked="" type="checkbox"/> SEIAA
<input type="checkbox"/> BSNL	<input type="checkbox"/> NOC in case of building proposals abutting to neighbouring properties
<input type="checkbox"/> Lift Authorities	<input type="checkbox"/> Urban Land Ceiling
<input type="checkbox"/> BMRCL	<input type="checkbox"/> Bangalore Urban Arts Commission
<input checked="" type="checkbox"/> Inspector of Factories Controller of explosives Railways	<input type="checkbox"/> Dist Magistrate
<input type="checkbox"/> Coastal Regulation Zone Authority	<input type="checkbox"/> Certificate from Registered Engineer indicating the structural safety of the building (for Apartments)
<input type="checkbox"/> Sectional Drawing of the apartments	<input type="checkbox"/> Change of Land Use
<input type="checkbox"/> Existing Layout Plan	<input type="checkbox"/> Existing Section Plan and Specification
<input type="checkbox"/> Utilisation certificate	<input checked="" type="checkbox"/> Transfer of development rights certificate
<input type="checkbox"/> Relinquishment Deed	<input type="checkbox"/> Commencement Certificate
<input type="checkbox"/> Advocate Search Report	
<input type="checkbox"/> Project Photo	<input type="checkbox"/> Declaration (Form B)

Download

Figure 9: Viewing and downloading the documents

All the selected documents downloaded are downloaded as a single zip folder on the end users device as shown in the image below:

<input type="checkbox"/> Any other document (Rights/Title/Interest/Name)	<input checked="" type="checkbox"/> Conversion Certificate under Sec 95 of the KLR Act 1961
<input type="checkbox"/> Approval/NOC under Sec 14 of the KTCP Act	<input type="checkbox"/> Approval/NOC under section 109 of KLR Act 1961
<input checked="" type="checkbox"/> Fire Force Department	<input type="checkbox"/> Airport Authority of India
<input type="checkbox"/> BESCOM	<input type="checkbox"/> BWSSB
<input type="checkbox"/> KSPCB	<input checked="" type="checkbox"/> SEIAA
<input type="checkbox"/> BSNL	<input type="checkbox"/> NOC in case of building proposals abutting to neighbouring properties
<input type="checkbox"/> Lift Authorities	<input type="checkbox"/> Urban Land Ceiling
<input type="checkbox"/> BMRCL	<input type="checkbox"/> Bangalore Urban Arts Commission
<input checked="" type="checkbox"/> Inspector of Factories Controller of explosives Railways	<input type="checkbox"/> Dist Magistrate
<input type="checkbox"/> Coastal Regulation Zone Authority	<input type="checkbox"/> Certificate from Registered Engineer indicating the structural safety of the building (for Apartments)
<input type="checkbox"/> Sectional Drawing of the apartments	<input type="checkbox"/> Change of Land Use
<input type="checkbox"/> Existing Layout Plan	<input type="checkbox"/> Existing Section Plan and Specification
<input type="checkbox"/> Utilisation certificate	<input checked="" type="checkbox"/> Transfer of development rights certificate
<input type="checkbox"/> Relinquishment Deed	<input type="checkbox"/> Commencement Certificate
<input type="checkbox"/> Advocate Search Report	
<input type="checkbox"/> Project Photo	<input type="checkbox"/> Declaration (Form B)

Download

PR_KN_170726_00....zip

Figure 10: Downloading project data for approved applications

One can go back to the list of approved projects by clicking on the BACK TO LIST or end the session by logging out as shown in the image below.

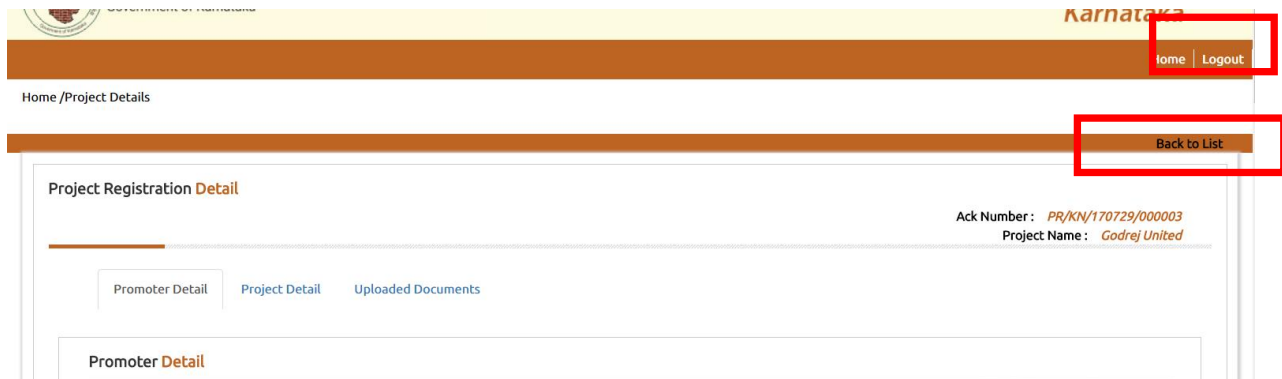


Figure 11: Exiting Options

Downloading the complete project information for a project

Click on the Download as pdf option as shown in the image below:-

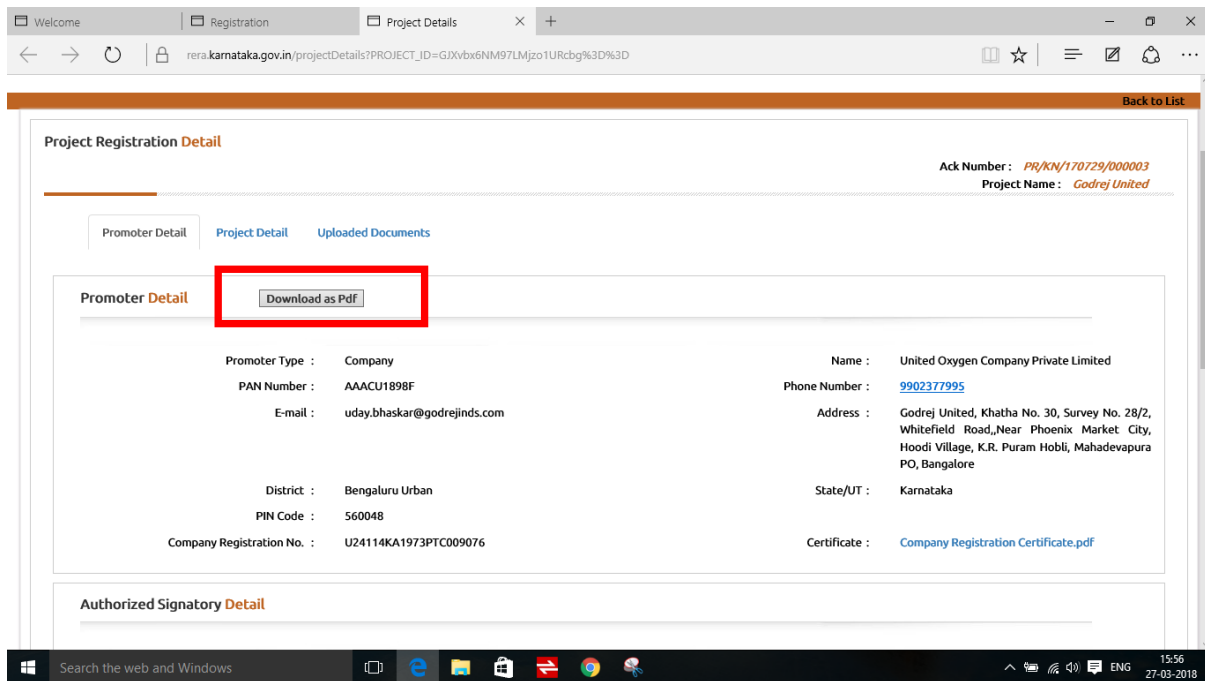


Figure 12: Downloading Project and Promoter details

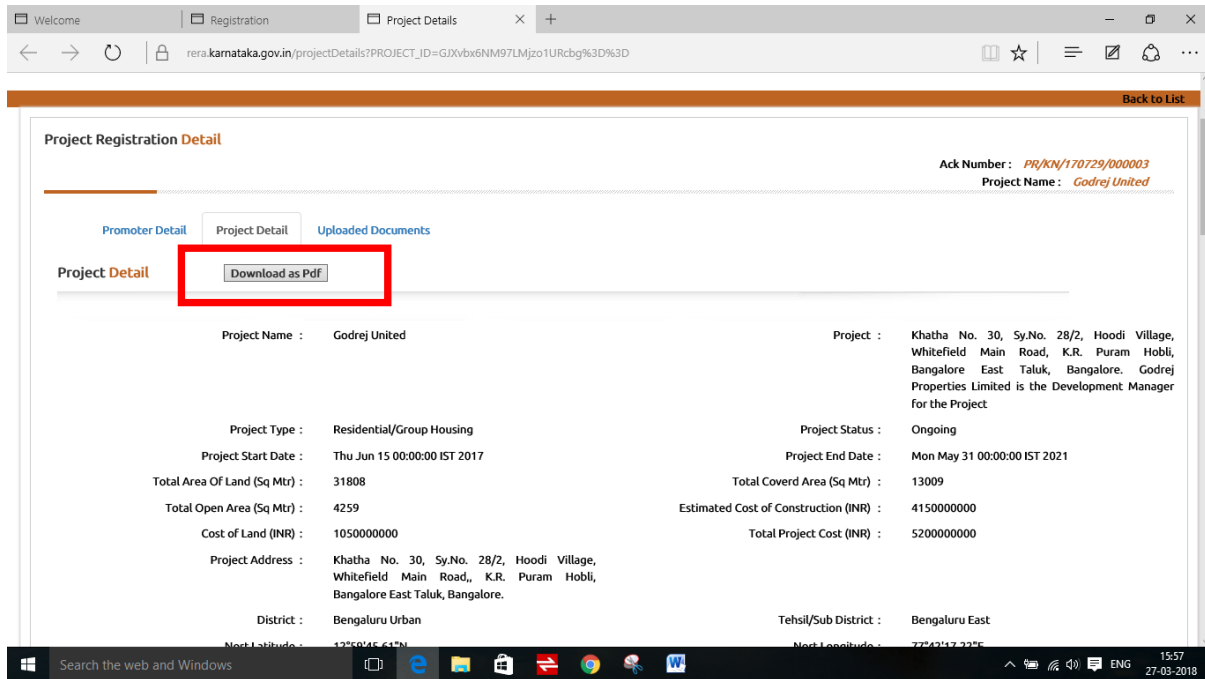


Figure 13: Downloading project details as pdf

Ack Number	PR/KN/170725/000006
Project Name	Godrej Air
Promoter Name	Godrej Housing Projects LLP
Promoter Type	Company
PAN Number	AANFG9969R
Phone Number	9972012645
Email	anukool.jain@godrejproperties.com
Address	Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikroli (East), Mumbai
District	Mumbai City
State	Maharashtra

Figure 14: sample document downloaded for a project