

REAL ESTATE REGULATORY AUTHORITY KARNATAKA

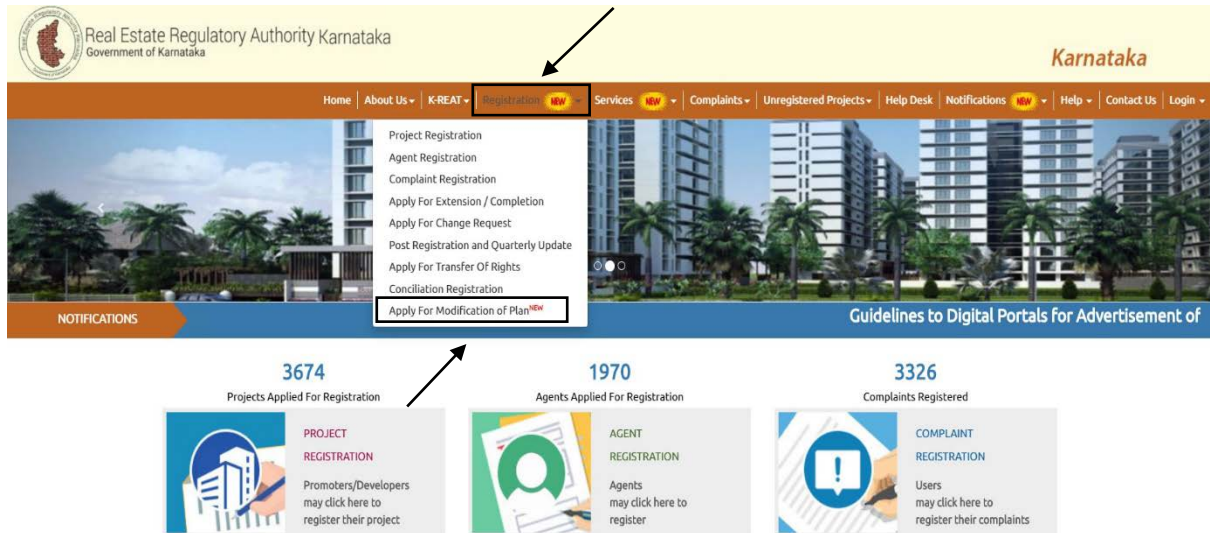
APPLYING FOR MODIFICATION OF PLAN USER MANUAL

(AS ON 03-07-2020)

This document describes the step by step process for applying for Modification of Plan

How to Apply for Modification of Plan?

1. Go to www.rera.karnataka.gov.in
2. Click on “Registration” and again click on “Apply For Modification of Plan”.



3. Login Form will be displayed where user has to enter the RERA Project Registration number and click on Submit button.

Login Form

[Click here for Chartered Accountants Certificate for Modification of Plan](#)
[Click here for Architect's Certificate for Modification of Plan](#)
[Click here for Engineer's Certificate for Modification of Plan](#)
[Click here for Consent Letter for Modification of Plan](#)
[Click here for Affidavit for Modification of Plan](#)

NOTE :
 Modification of Plan is Applicable only for Approved Projects.

RERA Registration Number*

- System generated OTP will be sent to the user E-mail and Mobile number, by Submitting correct OTP the page will redirect to modification Form.

Login Form

NOTE: One Time Password has been sent to [redacted]om.

RERA Registration Number*

One Time Password*

Login

- After logging in 'Application For Modification' of Plan with Project details will be displayed

1 Modification of Plan Form 2 Payment 3 Confirmation

Application For Modification of Plan

Project Details

Project Registration Number*

Promoter Type*

Project Name*


Project Type*

Promoter Name*

Project Description*

Project Address*

6. Below Project Details the Modified Plan details has to be entered by the user with all the supported documents attached. For user reference as per Registered Plan details are also shown.

| | As Per Registered Plan | As Per Modified Plan |
|--|---|---|
| Project Start Date | 29-05-2014 | |
| Project Start Date | 01-04-2019 | |
| Total Area of Land (Sq Mt) | 24358 | <input type="text"/> |
| Total Covered Area (Sq Mt) | 5247 | <input type="text"/> |
| Total Open Area (Sq Mt) | 19111 | <input type="text"/> |
| Estimation Cost of Construction (INR) | 3113479843 | <input type="text"/> |
| Cost of Land (INR) | 958202704 | <input type="text"/> |
| Total Project Cost (INR) | 4071682548 | <input type="text"/> |
| Project Plan |  | <input type="button" value="Choose File"/> No file chosen |
| Commencement Certificate | <input type="button" value="Choose File"/> No file chosen | <input type="button" value="Choose File"/> No file chosen |
| Total units, Sold and Unsold units details | <input type="button" value="Choose File"/> No file chosen | <input type="button" value="Choose File"/> No file chosen |

| | | | |
|---|---|--|---|
| Modified plan applied date* | <input type="text"/> | Modified plan approved date * | <input type="text"/> |
| Extend of the work carried out till date of registered project (%)* | <input type="text"/> | Extend of the work pending of registered project (%)* | <input type="text"/> |
| Total amount collected in respect of registered project (INR)* | <input type="text"/> | Total amount spent for the project (INR)* | <input type="text"/> |
| Total balance amount lying with the promoter (INR)* | <input type="text"/> | Already registered project ongoing details* | <input type="button" value="Choose File"/> No file chosen |
| Reason For Modification* | <input type="text"/> | Elevation, Sections, Specifications (If changes are there) * | <input type="button" value="Choose File"/> No file chosen |
| Modified plan details site plan, floor plans, Plan Licence Letter* | <input type="button" value="Choose File"/> No file chosen | | |

| | | | |
|---|---|-------------------------------|---|
| List OF Allottees* | <input type="button" value="Choose File"/> No file chosen | List OF Complaints * | <input type="button" value="Choose File"/> No file chosen |
| Consent Letter * | <input type="button" value="Choose File"/> No file chosen | List Of Pending Litigations * | <input type="button" value="Choose File"/> No file chosen |
| Chartered Accountant Certificate* | <input type="button" value="Choose File"/> No file chosen | Notarized Affidavit * | <input type="button" value="Choose File"/> No file chosen |
| Engineer Certificate* | <input type="button" value="Choose File"/> No file chosen | Architect Certificate * | <input type="button" value="Choose File"/> No file chosen |
| Structural Engineer Certificate for stability of structure* | <input type="button" value="Choose File"/> No file chosen | | |

- User has to enter the Development details as per the Modified plan and also there is a provision for user to upload any relevant document with the document name mentioned.

Development Details (as per modified plan)

| | |
|--|--|
| Type of Inventory* <input style="width: 90%;" type="text"/> | No. of Inventory Available For Sale* <input style="width: 90%;" type="text"/> |
| Carpet Area (Sq Mt)* <input style="width: 90%;" type="text"/> | Area of exclusive balcony/verandah (Sq Mt)* <input style="width: 90%;" type="text"/> |
| Area of exclusive open terrace if any (Sq Mtr)* <input style="width: 90%;" type="text"/> | |

[Add More](#)

NOC for modified plan wherever applicable [DELETE](#)

| | |
|--|---|
| NOC* <input style="width: 90%;" type="text" value="--select--"/> | Document* <input style="width: 90%;" type="text" value="Choose File No file chosen"/> |
|--|---|

- if there are any complaints against project the document with remarks has to be uploaded under List of complaints, after entering all the mandatory and necessary details along with documents attached user has to select declarations and click on "Next" to redirect to payment page.

Other Documents (Relevant) [DELETE](#)

| | |
|---|---|
| Document Name* <input style="width: 90%;" type="text"/> | Document* <input style="width: 90%;" type="text" value="Choose File No file chosen"/> |
|---|---|

[Add More](#)

No Complaints Against Project

Declarations

- I / We hereby request for incorporation of the modified plans in respect of the Real Estate Project bearing Registered No
- I, referred RERA Act and Rules before filing the application.

[Next](#)

- Payment page will be displayed with Application fee according to the Modified Plan. The promoter shall pay the prescribed fee electronically to the account of the Authority for processing of the modified sanctioned plan which will be 50% of the original registration fee and if there is additions in the total sital area / land area of the project then in addition to the above fee, amount for increased area as per the rule 3 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 shall be remitted.

Extension Payment Form

Payment

It is mandatory To Use Only E-Payment option.
[Click here for Online Payment User Manual](#)

Promoter Name* SOBHA LIMITED

Amount Details* Application Fee : 121790 + Registration Fee for Area (Sq Mtr) 200 : 1000

Amount (INR)* [Click Here For Online Payment](#)

[Previous](#)

- Once click on “Click here for Online Payment” the page will redirected to Khajane || payment gateway on successful payment the Application can be submitted, The confirmation mail will be sent to Registered email-id.

Extension Payment Form

Payment

It is mandatory To Use Only E-Payment option.
[Click here for Online Payment User Manual](#)

Promoter Name*

Amount Details* Application Fee : 121790 + Registration Fee for Area (Sq Mtr) 200 : 1000

Amount (INR)* Payment successful with reference number RERA030720164015

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Confirmation

Application for Modification of Project Plan bearing Registration Number PRM/KA/RERA/[REDACTED] has been submitted
Successfully