



## Chhattisgarh Real Estate Regulatory Authority

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Circular No. 143/CGRERA/2026/213

Date: 16/01/26

### // CIRCULAR //

Subject: Withdrawal of Circular No. 105, incorporation of Development Specification format in Annexure-12, and mandatory submission of MEP drawings – reg.

Whereas, Circular No. 105 dated 31-05-2024 was issued earlier prescribing the format and requirements relating to Development Specifications. It is hereby notified that **Circular No. 105 stands withdrawn with immediate effect** i.e. from date of issuance of this circular.

Further, it is informed that the format for Development Specification has now been incorporated in **Annexure-12**. Accordingly, all promoters are directed to submit Development Specifications strictly in the revised format as provided in Annexure-12 at the time of registration.

### Submission of MEP Drawings

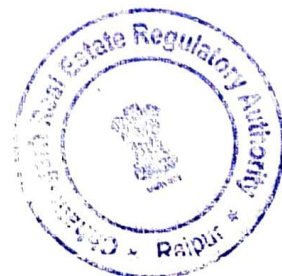
All promoters are mandatorily required to submit the MEP (Mechanical, Electrical and Plumbing) drawings through the CG-RERA portal as part of the subsequent quarterly updates, after registration of the project.

Such submission shall be completed within a period of one (1) year from the date of project registration.

Further, projects being registered for a period of less than one year, as well as projects that are already complete and have obtained a Completion Certificate from the Competent Authority prior to registration, shall be required to submit MEP drawings at the time of registration.

### Consequences of Non-Compliance

In case the MEP drawings are not submitted within the stipulated period of one year, the following shall apply:



1. All compliances required under Sections 4 and 11 of the Real Estate (Regulation and Development) Act, 2016 shall be **blocked** on the CG-RERA portal; and
2. Such blocking shall attract applicable late fees for each quarter of non-compliance, as prescribed, until the requisite submission is completed.

This circular shall come into force from the date of issue of Circular .

Promoters are advised to take due note of the above directions and ensure strict and timely compliance to avoid regulatory action and financial implications.

(Approved by Authority)



(Astha Rajput)  
16/01/26  
Registrar  
Real Estate Regulatory Authority  
Chhattisgarh, Raipur

## Annexure-12

### Development Specifications

S.No	Facilities / Amenities	Whether facility/amenity being provided	Description	Quantity / Unit	Instructions
1	Boundary Wall	Yes/No		Height (in meter)	Height of the boundary wall shall be clearly mentioned in the Agreement for Sale
2	Entrance Gate	Yes/No		Length & Height (in meter)	Number of gates and area of guard/watchman room shall be clearly mentioned as per sanctioned drawings and brochure, including ancillary structures
3	Road / Driveway / Circulation Area	Yes/No		Length(in meter), Width(in meter), Thickness (in millimeter)	Type of road and construction details shall be clearly mentioned in the Agreement for Sale
4	<b>Services</b>				
	(i)Storm Water Line	Yes/No		Length (in meter)	Details to be specified
	(ii)Sewer Line	Yes/No		Length (in meter)	Details to be specified
	(iii) Water Supply Line	Yes/No		Length (in meter)	Details to be specified
	(iv)Electric Supply Line & Electrification	Yes/No		Load (Kw)	Load of the project as per applicable CSPDCL norms
5	Overhead Water Tank	Yes/No		Capacity (Litres)	Capacity shall be clearly mentioned
6	Underground Water Tank	Yes/No		Capacity (Litres)	Capacity shall be clearly mentioned

7	Sewage Treatment Plant (STP)	Yes/No		Capacity (KLD)	Capacity shall be clearly mentioned
8	<b>Common Development</b>				
	(i)Garden	Yes/No		Area & Number (Sq.mt & nos)	Area and number of gardens shall be mentioned in brochure
	(ii)Club House / Community Centre	Yes/No		Area & Facilities (Sq.mt)	Area and amenities shall be clearly specified
	(iii)Outdoor Play Area	Yes/No		Area (Sq.mt)	Area of kids' play area shall be mentioned
	(iv)Temple	Yes/No		Area (Sq.mt)	Area shall be clearly mentioned
	(v)Swimming Pool	Yes/No		Area (Sq.mt)	Area shall be clearly mentioned
	(vi)Street Lights	Yes/No		Number (nos)	Number of street lights shall be mentioned
	(vii)Tubewell	Yes/No		Number (nos)	Number of tubewells shall be mentioned
	(viii)Sports Activity Area	Yes/No		Area & Facilities (Sq.mt and amenities)	Area and details of facilities shall be mentioned
	(ix)Fire Safety	Yes/No		Equipment Details	Fire NOC as per norms
9	<b>Miscellaneous</b>				
	(i)Lift	Yes/No		Number & Capacity	Details to be provided block-wise and tower-wise as per drawings

Place: \_\_\_\_\_

Date: \_\_\_\_\_

**Authorized Signatory**  
(Signature & Name of Promoter)