



Chhattisgarh Real Estate Regulatory Authority

Address: Shastri Chowk, Raipur, Chhattisgarh Pin: 492001

Website : <https://rera.cgstate.gov.in/> ,emailId:office.rera.cg@gov.in,

Ph no. 0771-4918927

Circular No. 154/CGRERA/2026/3220

Date: 06/10/2026

// CIRCULAR //

Subject: Promoter details in respect of real estate projects developed under Joint Venture arrangements.

In exercise of the powers conferred under **Section 37 of the Real Estate (Regulation and Development) Act, 2016**, the Chhattisgarh Real Estate Regulatory Authority (CG-RERA), for the purpose of discharging its functions under the said Act, hereby issues the following directions regarding the promoter details in respect of real estate projects developed under a Joint Venture (JV) arrangement.

It has been observed that real estate projects developed under Joint Venture arrangements may involve multiple parties, including landowners and entities entrusted with the development of the project. In such cases, it is necessary to ensure consistency between the promoter details furnished to CG-RERA and the permissions/approvals issued by the competent authorities, the approval issued by the Town & Country Planning (T&CP) Department and other requisite permissions.

Accordingly, the following directions shall be applicable to all concerned:

1. Identification of Promoter(s)

In cases where a real estate project is developed under a Joint Venture arrangement, the name(s) of the party/parties having development rights and identified as promoter(s) in the permissions/approvals issued by the competent authorities shall be considered for the purpose of recording promoter details with CG-RERA.

2. Consistency with T&CP Approval

The name(s) of the party/parties recorded as promoter(s) in the application for registration of the project with CG-RERA shall be consistent with the name(s) of the party/parties identified as promoter(s) in the approval issued by the Town & Country Planning (T&CP) Department.

Accordingly, the name(s) of the party/parties having development rights and identified as promoter(s) in the T&CP approval shall be recorded as promoter(s) in the CG-RERA records.

3. Submission of Supporting Documents

The applicant shall submit the relevant Joint Venture Agreement, development agreement, T&CP approval and such other permissions/approvals or documents as may be required by the Authority to establish the development rights and the status of the proposed promoter(s).


Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur

5. Applicability

These directions shall be applicable to all applications for registration of real estate projects involving Joint Venture arrangements submitted to CG-RERA on or after the date of issuance of this Circular.

This Circular shall come into force with immediate effect.

(Approved by Authority)

(Astha Rajput)

Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur
Real Estate Regulatory Authority
Chhattisgarh, Raipur