



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-क

वर्ष १०, अंक ५९]

शुक्रवार, ऑगस्ट १६, २०२४/श्रावण २५, शके १९४६

[पृष्ठे ५, किंमत : रुपये ९.००

असाधारण क्रमांक ८२

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाव्यतिरिक्त इतर वैधानिक प्राधिकाऱ्यांनी तयार केलेले
(भाग एक, एक-अ व एक-ल यांमध्ये प्रसिद्ध केलेले वैधानिक नियम व आदेश यांव्यतिरिक्त इतर)
वैधानिक नियम व आदेश; यात भारत सरकार, उच्च न्यायालय, पोलीस आयुक्त, आयुक्त (राज्य उत्पादन शुल्क),
जिल्हादंडाधिकारी व निवडणूक आयोग, निवडणूक न्यायाधिकरण, निवडणूक निर्णय अधिकारी व निवडणूक आयोगाखालील
इतर प्राधिकारी यांनी तयार केलेले वैधानिक नियम व आदेश यांचा समावेश होतो.

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

हाऊसफीन भवन, प्लॉट क्र. सी/२१, ई ब्लॉक, बांद्रा-कुर्ला कॉम्प्लेक्स,
वांद्रे (पूर्व), मुंबई ४०० ०५१, दिनांक १६ ऑगस्ट २०२४.

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) (दुरुस्ती) विनियम, २०२४.

क्रमांक महारेरा/अधिसूचना/ ५७८/२०२४.—स्थावर संपदा (विनियम व विकास) अधिनियम, २०१६ च्या कलम ८५ मधील
उप-कलम (१) व उप-कलम (२) चे कलम (१) अंतर्गत प्रदान केलेल्या अधिकाराचा तसेच याबाबतीत समर्थ करणाऱ्या सर्व अधिकारांचा
वापर करून महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) नियम, २०१७ यामध्ये दुरुस्ती करण्यासाठी खालील विनियम
करीत आहोत:—

१. शीर्षक व प्रारंभ

(१) या विनियमांना महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) (दुरुस्ती) विनियम, २०२४ असे संबोधले जाईल.

(२) हे विनियम शासकीय राजपत्रात प्रसिद्ध झाल्यापासून अंमलात येतील.

२. मुख्य विनियम : हे महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण विनियम, २०१७ यामध्ये दुरुस्ती करतील (यापुढे मुख्य विनियम संबोधले जाईल).

३. मुख्य विनियमांमध्ये जिथे “नमुना २अ” जोडले आहे त्याऐवजी, “परिशिष्ट-अ” सोबत जोडलेला “नमुना -२अ” अंमलात येईल.

डॉ. वसंत प्रभू,
सचिव, महारेरा.

(१)

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

Housefin Bhavan, Plot No.C-21, "E" -Block, Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051, dated 16th August 2024.

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (GENERAL) (AMENDMENT) REGULATIONS, 2024.

No. MahaRERA/Regulation/578/2024.—In exercise of the powers conferred on it under sub-section (1) and clause (i) of Sub-section (2) of Section 85 of the Real Estate (Regulations and Development) Act, 2016 and of all other powers enabling it in that behalf, the Maharashtra Real Estate Regulatory Authority, hereby makes the following regulations to amend the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017, namely:—

1. *Title and commencement:*—

(1) These regulations may be called the Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations, 2024.

(2) They shall come into force on the date of their publication in the *Official Gazette*.

2. *Principal Regulations:*— These regulations amend the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 (hereinafter referred to as “ the principal regulations”).

3. In the principal regulations, “Form-2A” shall be replaced by Form -2A appended as Annexure “A” herein.

DR. VASANT PRABHU,
Secretary, MahaRERA.

ANNEXURE A

FORM-2A

[See Regulation 3A.]

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

(Site Supervisor's Certificate)

(To be submitted at end of the Financial Year)

Date:

To,

The _____ (Name & Address of Promoter).

Quality Assurance Certificate

(Certificate No. for the year ending)

Subject : Certificate for quality of materials used and quality of construction and workmanship for the work of <Project Name> having MahaRERA Registration Number _____ being developed by [Promoter's Name]

Sir,

I / We have undertaken the assignment of supervision of this real estate project.

Our Responsibility.

To carry out the work in accordance with the development permission and as per the approved plan, to submit certificate of supervision of work, to carry out material testing in-situ or in an authorized laboratory as per prevailing and applicable standards, to ensure quality of work and workmanship as per prescribed specifications, and as per NBC and / or other relevant code of practice.

The details of the quality are as follows :

1. Structural Design, Stability and Testing

Sr. No.	Parameters	Yes	No	Remarks
1	Whether soil investigations of the site has been conducted before the structural design and soil parameters have been accounted for in the structural design/ drawings?			
2	Whether Structural Engineer has been appointed for the project?			Name: License No: Mobile: E-mail:
3	Whether the inspection registers, site order book and quality control test registers are maintained at the site properly and endorsed by the Engineer-in-Charge?			
4.	Whether testing facilities to check quality of material is available at site?			

5.	Whether the statutory provisions for disaster resistance/ earthquake resistant design have been incorporated, specially in case of multi-storeyed construction?			
6.	Has suitable cognizance been taken on demarcated flood lines and appropriate precautions taken for protecting the site from flooding considering local flooding issues?			

2. Input Materials

Sr. No.	Parameters	Yes	No	Remarks
1	Whether the following building materials confirm to relevant IS/BS/NBC Code, or as per Industry Standards? If yes, provide details:			
	(a) Cement, concrete and coarse aggregate			
	(b) Steel and its alloys			
	(c) Electrical wire, fittings and accessories			
	(d) Plumbing and sanitary fittings			
2	Whether regular tests of materials and construction products are being done from accredited labs also? If yes, details of such labs			
3	Whether manufacturer test certificate for cement, steel, pipes etc. have been obtained and whether supply records are being maintained?			
4	Whether suitable water is being used for construction? (i) What is the source of water? (ii) Has water been tested and approved by Engineer-in-Charge before construction? (iii) Has water been tested subsequently as per requirement?			

3. Quality of Workmanship

Sr. No.	Parameters	Yes	No	Remarks
1	Whether works of all the electrical wiring/ connections/ lift installation / other electrical installations have been carried out under authorized /registered electrical engineer and whether records of the same has been maintained?			
2.	Whether all related works of plumbing & sanitary including installation of water supply systems, drainage systems, sewage systems, sinks, toilets etc. have been carried out under authorized /registered plumbers / sanitary contractors and whether records of the same has been maintained?			
3.	Whether all the work is being carried out under supervision of experienced and skilled professional? Further, whether the workmanship and quality is satisfactory and up to the mark and the work is within the acceptable and permissible limits of deviations as per relevant Code of Practice?			

4.	Whether remedial measures are undertaken to prevent dampness and leakages ? If yes, provide details			
5.	Whether safety precautions are undertaken during construction activities for all type of workers ?			

4. Miscellaneous

Sr. No.	Parameters	Yes	No	Remarks
1	Whether third party quality inspection is being carried out on site during/after completion of the works? If yes, provide details.			
2	Whether anti-termite treatment has been undertaken for the soil?			
3	Whether fire-fighting arrangements has been undertaken under supervision of fire consultant?			
4	Whether proper signages have been installed on site/ completed building as per requirement?			
5	Whether precautions are undertaken to avoid air pollution during construction? Please specify.			
6	Whether records of all test reports / results have been properly kept in the prescribed formats and whether the same are available at site for viewing by allottees and to be handed over to the association of allottees?			
7	Whether all relevant records including sanctioned building plans, utility drawings, various test reports / results have been properly kept in the prescribed formats to be handed over to the association of allottees?			
8	Any innovative/ cost effective/ green technology has been used for improving quality/energy efficiency? Please specify			

Yours Faithfully,

Signature of Engineer (Site Supervisor)
Name:
Qualification (Not less than graduate)
License No. (if any) :
Phone No:
Place:

Agreed and accepted by

Signature of Promoter

Name :

Date :