



# Real Estate Regulatory Authority (RERA)

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// Circular //

**Subject:- Clarification on Valuation of Land Cost.**

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At multiple times there has been chaos as to the mechanism to be followed for valuation of land cost which is a major component in the total project cost of a project.

The following clarification is being issued in this respect:-

- a) Cost of land shall be valued as per the Collector's guideline value as on the date of commencement of the project, or the cost of acquisition whichever is more. For the rate and valuation of land the latest guideline rate as prescribed by the competent authority time to time shall prevail.
- b) The category of land i.e. whether diverted/ non diverted /agricultural/non agricultural - shall be determined on the basis of status of land as on the date when the name of owner is firstly recorded in the land records.
- c) In cases where the land is transferred into a scheme of partnership/JV/company for the purpose of development of land then the category of land shall be mutatis mutandis as of the owner from whom land is transferred for development purpose.

The above clarification shall have retrospective effect since the inception of the act.

**(Approved by the Chairman, C.G. RERA)**

Registrar  
C.G. Real Estate Regulatory Authority  
Raipur