One day Workshop on

Real Estate Rera and GST

CPE Programme Background Material

Date: 16th October 2026

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TAMIL NADU RERA

Government Orders, Proceedings and Circulars

Compiled Reference Set

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DOCUMENT 1

G.O.(Ms).No.166, Housing and Urban Development Department

(29.11.2018)

ABSTRACT

Urban Development – Insisting TNRERA Registration by Chennai Metropolitan Development Authority, Directorate of Town and Country Planning, Local Planning Authorities and Local Bodies while issuing Planning Permission – Orders – Issued.

Housing and Urban Development [UD4(3)] Department

G.O.(Ms).No.166 Dated: 29.11.2018

விளம்பி, கார்த்திகக 13, திருவள்ளுவர்ஆண் டு 2049

Read:

1. G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017.
2. From the Chairperson, TNRERA, Letter No.TNRERA/3277/2018, dated 02.11.2018.

ORDER:

In the Government Order first read above the Government has notified the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 in order to implement the Central Act. Accordingly, the Real Estate Regulatory Authority has been established on 22.06.2017.

2. Under section 3(1) of The Real Estate (Regulation and Development) Act, 2016 "No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act" and hence Registration with Tamil Nadu Real Estate Regulatory Authority is mandatory for all the projects. Tamil Nadu Real Estate Regulatory Authority has taken several steps to make the Promoters to register their project with Real Estate Regulatory Authority.

3. A clause has also been included in the final approval letter issued by Chennai Metropolitan Development Authority and Directorate of Town and Country Planning wherein it was stated that the Promoters should register their projects with Tamil Nadu Real Estate Regulatory Authority before commencing any booking or selling. Inspite of several measures taken by this Authority, still certain Promoters have not registered their projects with Tamil Nadu Real Estate Regulatory Authority which ought to be registered.

4. Hence, in the letter 2nd read above, the Chairperson, Tamil Nadu Real Estate Regulatory Authority has requested the Government to issue necessary orders making mandatory to produce TNRERA Registration Certificate for issue of Completion Certificate by Chennai Metropolitan Development Authority, Directorate of Town and Country Planning, Local Planning Authorities and Local Bodies where the area of land proposed to be developed exceeds 500 sq.m. or the number of apartments proposed to be developed exceeds 8 inclusive of all phases in the proposed Common Building Rules as Completion Certificate guidelines.

5. The Government carefully examined the request of the Chairperson, TNRERA in para 4 above and direct the Member Secretary, Chennai Metropolitan Development Authority and Commissioner of Town and Country Planning to include the registration of projects with TNRERA as one of the conditions in the planning permission and its compliance is a pre-requisite for issue of Completion Certificate, where the area of land proposed to be developed exceeds 500 sq.m. or the number of apartments proposed to be developed exceeds 8 inclusive of all phases. Compliance of this condition shall also be checked and ensured before issue of Completion Certificate. This condition is also to be incorporated in the Tamil Nadu Combined Development Regulations and Building Rules, 2018.

6. The Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority and the Commissioner of Town and Country Planning are directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

S.KRISHNAN,
PRINCIPAL SECRETARY TO GOVERNMENT.

DOCUMENT 2

Circular No. TNRERA/2315/2019

(03.06.2019)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

No. TNRERA/2315/2019 **Dated: 03.06.2019**

Sub: TNRERA – Registration Charges – Additional floor area – Needs additional registration charges – Orders – Issued – Reg.

In case of applications for revised registration of projects, hitherto Registration charges is being collected for the total FSI area of the project.

2. It is hereby ordered that henceforth Registration Charges shall be collected for the additional FSI area only.

3. This Order takes immediate effect.

Sd/-...03.06.2019

Chairperson, TNRERA

DOCUMENT 3

Office Circular No. TNRERA/A4/9869/2023

(12.10.2023)

Tamil Nadu Real Estate Regulatory Authority,
Egmore, Chennai-8.

OFFICE CIRCULAR

Circular No: TNRERA/A4/9869/ 2023 **Date: 12.10.2023.**

Sub: TNRERA – Applications pertaining to registration of buildings – Instructions issued – Reg.

Ref: Honourable High Court Order of Madras C.M.S.A.No. 23 & 24 of 2020 and CMP (MD) Nos. 9226 & 9236 of 2020 and 5221, 5219, 9499 & 21214 of 2022 dated 20.09.2023.

In compliance of the ruling of the Hon'ble High Court of Madras in the reference cited, it is ordered that henceforth applications pertaining to registration of real estate projects (buildings) shall be processed only "where the area of land proposed to be developed exceed five hundred square meters and the number of apartments proposed to be developed exceed eight inclusive of all phases"

This order takes immediate effect.

for Chairperson

DOCUMENT 4

Circular No. TNRERA/A4/2641/2024

(25.06.2024)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

Cirucular No. TNRERA/A4/2641/2024 **Dated: 25.06.2024**

Sub: TNRERA – Registration of layouts - Uploading in the TNRERA's website – Reg.

It is hereby ordered that while submitting applications for registration of layouts wherein the development work is completed and certified by the Architect/Engineer in Form-5, the Promoter shall upload the site photographs (minimum 4 Nos. in case of smaller layouts and 10 Nos. covering all the four sides). The site photographs shall cover all the 4 sides with Latitude/Longitude with date and time in case of bigger layouts with extent more than 2 Hectares.

for Chairperson i/c, TNRERA

DOCUMENT 5

Circular No. TNRERA/2784/2024

(11.07.2024)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

Cirucular No.TNRERA/2784/2024 **Dated: 11.07.2024**

Sub: TNRERA – Revision of Registration fees with effect from 15.07.2024.

Sl. No.	Category	Registration Fees Rs./Sq.m.
1.	Layout, Sub division and site approval	Rs.5/- per sq.m. (for the total extent of the layout including roads, OSR, etc.)
2.	Residential Building	
	i. Dwelling units less than 60 sq.mtr.	Rs.10/- per sq.mtr. of FSI area
	ii. Dwelling units more than 60 sq.mtr.	Rs.25/- per sq.mtr. of FSI area
3.	Commercial Building	Rs.60/-per sq.mtr. of FSI area
4.	Any other projects	Rs.25/- per sq.mtr. of FSI area
5.	NOC for obtaining Completion Certificate from the Competent Authorities as admin charges	Rs.2,000/- per request
6.	NOC to the innocent buyers for registration of plots	Rs.2,000/- per plot
7.	Any changes after project registration such as project name change, change of Bank, company name change etc.	Rs.5,000/- per change
8.	True Copy	Rs.2,000/- per copy
9.	Filing of application for obtaining Completion Report from TNRERA	Rs.5,000/- per application
10.	Filing of Execution Petition	Rs.1,600/-
11.	Registration of Real Estate Agent	
	i. Individual	Rs.25,000/-
	ii. Other than Individual	Rs.50,000/-
12.	Renewal fee of Real Estate Agent filed one month prior to expiry of Registration granted	
	i. Individual	Rs.5000/-
	ii. Other than Individual	Rs.50,000/-
13.	Renewal fee of Real Estate Agent filed after the date of Expiry	
	i. Individual	Rs.5,000/- Renewal fee + Rs.500/- Late fee (Total: Rs.5,500/-)
	ii. Other than Individual	Rs.50,000/- Renewal fee + Rs.5,000/- Late fee (Total: Rs.55,000/-)
14.	Fee for withdrawal of application	10% of the Registration fee shall be deducted on withdrawal by the promoter as processing fee
15.	Extension fee details	1st extension - 10% of original registration fee. 2nd extension - 20% of original registration fee. 3rd extension - 30% of original registration fee. 4th extension - 40% of original registration fee. 5th extension - 50% of original registration fee. For every further extension there shall be an increase of 10% over and above the original registration fee. (If not applied three months prior to the date of expiry, additional 10% as late fee will be collected)

Sd/- xxx (11.07.2024)
Chairperson i/c, TNRERA

Bank Detail

A/C No.	6543057988
Name	Tamil Nadu Real Estate Regulatory Authority (TNRERA)
AC Type	CA (Current Account)
Bank	Indian Bank, CMDA Branch
IFSC Code	IDIB000I010

DOCUMENT 6

Circular No. TNRERA/A3/1675/2025

(07.05.2025)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

No. TNRERA/ A3/1675/2025 **Dated: 07.05.2025**

Sub: TNRERA – Registration of real estate projects – Installation of display Board – Orders issued – Reg.

It is ordered that for all real estate projects (Buildings and Layouts), the promoter should install a Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet as per the format given below:

1.	Name of the Promoter	:	
2.	Name of the project	:	
3.	TNRERA Registration details	:	
4.	Date of completion as per TNRERA registration	:	
5.	Website address of TNRERA	:	

2. The details shall be mentioned in a readable font size in the Display Board and it shall be a separate board and not as part of other Display Boards.

3. The Display Board shall be installed at the project site after obtaining TNRERA registration and the proof of installation shall be certified by the Engineer/Architect who is connected with the project accompanying with site photographs.

4. A condition may be laid in Form-C and compliance of this condition shall be checked and ensured before issue of completion report by insisting a certificate as stated in para 3 above.

Sd/-07.05.2025

CHAIRPERSON

DOCUMENT 7

Circular No. TNRERA/A3/1676/2025

(07.05.2025)

Tamil Nadu Real Estate Regulatory Authority,
Egmore, Chennai-8.

CIRCULAR

No. TNRERA/A3/1676/2025 **Dated: 07.05.2025**

Sub: TNRERA – Registration of real estate projects – Re-submission of applications – Deduction of registration charges and collection of additional 10% registration fee – Reg.

The Scrutiny Officials process the applications for registration of the real estate projects in compliance of the Real Estate (Regulation & Development) Act, Rules, Regulations and Circulars issued.

2. On scrutiny, if it is found that some additional particulars, documents and clarifications are required, two chances may be given to the Promoter to comply with the queries raised by the Authority. However, if the promoters do not comply with the direction of the Authority even after availing the aforesaid two chances, the application, when resubmitted next time, may be treated as a fresh application. Further, 10% of the original registration fee remitted by the promoter may be forfeited and the remaining 90% may be adjusted towards the registration fee applicable for the fresh Application. The promoter shall make good the deficit in the registration fee.

Sd/-(07.05.2025)

CHAIRPERSON.

DOCUMENT 8

Circular No. TNRERA/A3/1677/2025

(07.05.2025 / 15.05.2025)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

No. TNRERA/A3/1677/2025 **Dated: 07.05.2025**

Sub: TNRERA – Registration of real estate projects (Layouts and Sub Divisions) - On-going Developments – collection of Security Deposit – Ordered.

In case of the layouts where development works are in progress (ongoing layout projects), the promoter opens a separate bank account and declares a future date in Form-B for completion of the development works as well as for complying with the conditions laid down by the planning authority and local body concerned and registration of such layout projects is approved by the TNRERA as ongoing projects. However, it is difficult for the Authority to ensure whether the stipulated conditions have been fulfilled and all development works completed.

2. Therefore, in the interest of the public, it is proposed to collect a refundable non interest earning Security Deposit from the promoters for all ongoing developments to ensure that the development works are completed and the conditions stipulated by the planning authorities / local bodies / NOC agencies are complied with.

3. The Security Deposit shall be payable as given in the table below.

Sl. No.	Category	Security Deposit collectable
1.	Extent of the layout upto 1 Acre (or) project cost upto Rs.1 Crore.	Rs.1 lakh
2.	Extent of the layout more than 1 Acre and upto 5 Acre (or) project cost more than Rs. 1 Crore and upto Rs.5 Crore.	Rs.5 lakh
3.	Extent of the layout more than 5 Acre and upto 10 Acre (or) project cost more than Rs.5 Crore and upto Rs.10 Crore.	Rs.10 lakh
4.	Extent of the layout more than 10 Acres (or) project cost more than Rs.10 Crore.	Rs.20 lakhs

Note:

1. Extent of the layout for this purpose shall be inclusive of the common area and the land donated to local body, TANGEDCO, etc.
2. The Security Deposit will be calculated based on the above slabs, as illustrated below:

   Illustration:

   i. If the extent of the layout is 0.75 Acre (75 cents) and project cost is Rs.1.5 Crore, the applicable Security Deposit will be Rs.5 lakh.

   ii. If the extent of the layout is 6 Acre and project cost is Rs. 5 Crore, the applicable Security Deposit will be Rs.10 lakh.

4. Completion Report will be issued and Security Deposit will be refunded by the Authority on completion of development works, complying with the conditions laid down by the planning authority and the local body concerned and on furnishing a certificate duly certified by the Architect/Engineer, who is involved in the project. The Authority reserves the right to order for site inspection to check whether the development works are complete and whether the conditions laid down by the planning authority, local body concerned, NOC Agencies, etc. have been complied with before issue of Completion Report and releasing the Security Deposit.

5. Once the Completion Report is issued and ordered for refund of Security deposit, the Accounts Officer, TNRERA shall transfer the Security Deposit without interest through online and make entries in the system. A monthly statement shall be submitted to the Authority regarding refund of Security Deposit.

Sd/- 08.05.2025

CHAIRPERSON

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

No. TNRERA/A3/1677/2025 **Dated: 15.05.2025**

Sub: TNRERA – Registration of real estate projects (Layouts and Sub Divisions) - On-going Developments – collection of Security Deposit – Ordered.

Ref: This office Circular No.TNRERA/A3/1677/2025, dated 7.5.2025.

In the Circular referred above, it has been decided to collect a refundable non interest earning Security Deposit from the promoters for all ongoing developments to ensure that the development works are completed and the conditions stipulated by the planning authorities / local bodies / NOC agencies are complied with.

The above referred Circular shall come into force with effect from 1.6.2025.

Sd/- 15.05.2025

CHAIRPERSON

DOCUMENT 9

Circular No. TNRERA/A3/1678/2025
(07.05.2025)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

No. TNRERA/A3/1678/2025 **Dated: 07.05.2025**

Sub: TNRERA – Registration of real estate projects – Compound wall around the project site – Reg.

While processing the application for registration of real estate project (layouts), if the promoter constructed any wall obstructing/blocking the public roads, which have already been handed over to the Localbody through gift deed, the promoter may be directed to remove such wall obstruction and furnish evidence by way of photographs. Similarly, gates are not permitted at the entrance and if it is provided the promoter may be directed to remove the gates and furnish photographs.

2. The Scrutiny Officials shall ensure that before forwarding the application for approval, both the conditions in para-1 are complied with.

Sd/-07.05.2025

CHAIRPERSON

DOCUMENT 10

Proc. No. TNRERA/A2/2761/2025
(25.07.2025)

PROCEEDINGS OF THE CHAIRPERSON, TNRERA, CHENNAI-8.

PRESENT : THIRU SHIV DAS MEENA, I.A.S. (RETIRED)

Proc.No.TNRERA/A2/2761/2025 **Dated 25.07.2025**

Sub: TNRERA – Extension of project validity – Additional amount in the separate account – Orders - Issued – Reg.

Ref: Minutes of the 29th Authority meeting held on 17.07.2025.

ORDER:-

As per Section-7(3) of the RERA Act, 2016, "The Authority may, instead of revoking the registration under sub-section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter".

2. While perusing the requests for extension of project registration period, the Authority observed that non-availability of adequate funds in the project account is one of the main reasons for the delay in project completion. Therefore, in the interest of the allottees, invoking the powers vested under Section 7(3) of the Act, it is ordered that promoter seeking extension for project validity period where the total extension exceeds one year, an additional 20% of the amount received from the allottees from time to time, shall be deposited in the account already maintained by the promoter in accordance to Section 4(2) of the Act and the amount shall be used to cover the cost of construction as stipulated in the Act.

3. Accordingly, the designated bank in which the 70% of the amount is deposited shall be directed to collect additional 20% of the amount and release the amount only for the construction purpose as provided in Section 4(2)(l)(D) proviso.

4. This order takes immediate effect.

Sd/- 25.07.2025

Chairperson, TNRERA.

DOCUMENT 11

Circular No. TNRERA/A2/2761/2025-2

(04.08.2025)

Tamil Nadu Real Estate Regulatory Authority,
Chennai-8.

CIRCULAR

Circular No.TNRERA/A2/2761/2025-2 **Dated: 04.08.2025**

Sub: TNRERA – Extension of Real Estate Project validity – Extension fee fixed - Orders – Issued.

Ref: 1. Circular No.TNRERA/A2/4406/2024 dated 11.12.2024

In partial modification of the circular issued in the reference 2nd cited, the following Circular is issued with reference to extension of project validity period and extension Fee.

The guidelines for considering the project validity extension request and extension fee shall be as follows:

Extension	Maximum Period	Extension fee
Extension under Section 6 of the Act due to force majeure clause	1 year	10 percent of the registration fee remitted initially during the registration.
1st extension under Section 7 (3) of the Act	1 year Provided no extension has been given under Section 6 of the Act and subject to such terms and conditions as the Authority may thinks fit.	20 percent of the registration fee remitted initially during the registration.
2nd and subsequent extensions under Section 7(3) of the Act	6 months at a time based on the merit of the case and subject to such terms and conditions as the Authority may thinks fit in the interest of the project and the allottees as provided in the Act	20 percent of the registration fee remitted initially for each extension irrespective of the duration of extension

Note:

1. Any extension under Section 7(3) of the Act will be limited to six months at a time if the project registration has already been extended under Section 6 of the Act.
2. However, considering the interest of the allottees and for completion of the project, the Authority under Section 7(3) of the Act may consider the project validity extension for a period exceeding six months with extension fee as decided by the Authority.
3. The Authority reserves the right to revoke the registration or permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees/home buyers.

This order takes with immediate effect.

Sd/-...04.08.2025

Chairperson, TNRERA

DOCUMENT 12

Circular No. TNRERA/3867/2024 (Revised)

(10.09.2025)

Tamil Nadu Real Estate Regulatory Authority,
Chennai – 600008.

CIRCULAR

Circular No.TNRERA/3867/2024 **Dated:10.09.2025**

Sub: TNRERA – Levy of penalty for Plot / Flat sold before registration with TNRERA – Revised – Order issued - Reg.

Ref: 1. Circular No.TNRERA/3867/2024 dated 13.11.2024

2. Minutes of the 35th Authority meeting held on 28.08.2025.

In supersession of the orders issued in the reference 1st cited, the penalty for sale of plots / flats / apartments in a real estate project in violation of Section 3 of the Real Estate (Regulation & Development) Act, 2016 shall be levied as follows:

1. The local bodies to be regrouped as given in the Table-1 below for the purpose of determining penalty.

Table-1

	Jurisdiction	**Penalty (per plot / flat / apartment)**
A	Greater Chennai Corporation (GCC)	Rs.15,000/-
B(1)	Chennai Metropolitan Area (except GCC) viz: Municipal Corporations of Tambaram and Avadi, all Municipalities, all Town Panchayats and all Village Panchayats.	Rs.10,000/-
B(2)	Municipal Corporations of Madurai, Coimbatore, Tirupur, Salem, Tiruchirapalli, Tirunelveli, Erode, Vellore and Thoothukudi; and Municipalities, Town Panchayats and Village Panchayats adjacent to these Municipal Corporations.	Rs.10,000/-
C	All other Municipal Corporations	Rs.8,000/-
D	All other Municipalities	Rs.6,000/-
E	All other Town Panchayats	Rs.4,000/-
F	All other Village Panchayats	Rs.3,000/-

Note: With respect to B (2) above, the list of Municipalities, Town Panchayats and Village Panchayats adjacent to the Municipal Corporations mentioned therein will be notified separately. Till such time, the penalty for the projects in these local bodies will continue to be determined by taking into account the per plot/flat/apartment penalty prescribed in the Table in Circular No. TNRERA/3867/2024, dated 13.11.2024 subject to the provisions laid under para 2 and para 3 of this Circular.

2. The penalty for contravening the provisions laid under Section 3 of the Real Estate (Regulation & Development) Act, 2016 shall be levied as the highest of the following:

- As worked out based on the rates prescribed in the Table-1 above;

OR

- 2% of the proportionate project cost for the plots and 1% for the flats sold without registration with TNRERA;

OR

- 2% of the total sale value of the plots / flats sold without TNRERA registration as reflected in the EC.

3. In the cases where multiple plots / flats / apartments are sold in a project in violation of Section 3 of the Act, additional penalty shall be levied as prescribed in Table-2 below:

Table-2

Sl. No.	**Plots/Flats sold in violation of Section 3(1) in a real estate project**	**Additional penalty**
1.	10 to 50 plots/flats/apartments	50% of the penalty as prescribed above.
2.	More than 50 plots/flats/apartments	100% of the penalty as prescribed above.

4. This order shall come into force with immediate effect.

(sd)/-....10.09.2025

Chairperson

DOCUMENT 13

Proc. No. TNRERA/A3/3816/2025

(12.12.2025)

Proc.No.TNRERA/A3/3816/2025 **Dated: 12.12.2025**

Sub: Maintenance of Bank Accounts in a Scheduled Bank under Section 4(2)(l)(D) - Directions issued under Section 37 of the Real Estate (Regulation and Development) Act, 2016 - Reg.

In compliance of Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016, the promoter has to open a separate account in a Scheduled Bank to cover the cost of construction and the land cost. Accordingly while filing application for registration of a real estate project, the promoter opens a account in a Scheduled Bank and furnish the Bank Certificate in the prescribed format.

2. Normally, promoters receive the amount from home buyers / allottees in a collection account and from there 70% of the amount is transferred to the RERA Designated Separate Account. The details of the amount received and transactions in the RERA Designated Separate Account are provided in the Quarterly Progress Report. However, there is no mechanism to monitor the collection account. Further, in some cases, promoter maintains a separate collection account for each project whereas in some cases, the collection account may serve multiple projects.

3. The above issue has been discussed in detail by the Authority and the following directions are hereby issued under the powers vested with the Authority in Section 37 of the Real Estate (Regulation and Development) Act, 2016, regarding maintenance of three Bank Accounts.

i) Opening of RERA Project Accounts:

The promoters shall open the following three bank accounts in a single Scheduled Bank and branch for a real estate project. The details of these accounts shall be furnished while filing application for registration of a real estate project.

A. RERA Designated Collection Account (100%)
B. RERA Designated Separate Account (70%)
C. RERA Designated Transaction Account (30%)

In case of the real estate projects developed based on Joint Development Agreement (JDA) two set of the above 3 accounts to be opened i.e. one set for the land owner and another set for the promoter, irrespective of number of land owners and promoters.

A) RERA Designated Collection Account (100%):

The entire amount (100%) collected from the allottees from time to time should be first deposited in the 'RERA Designated Collection Account'.

The account name shall be as follows:

"RERA Designated Collection Account (100%) – (Name of the project) – (Name of the promoter)".

The bank where the RERA Designated Collection Account is opened shall ensure that no debits or withdrawals are permitted by means of cheque, debit card, credit card, internet banking facility or any other payment methods or any means of instruments from this account.

The promoter shall furnish particulars of the 'RERA Designated Collection Account' of the project in the allotment letter and in the agreement with the existing/prospective home buyers for the purpose of receiving payments towards allotment in the registered project.

Once the amount is received in the 'RERA Designated Collection Account', 70% of the amount shall be transferred to the 'RERA Designated Separate Account' and the balance 30% to the 'RERA Designated Transaction Account' through auto sweep facility at the end of the same day.

B) RERA Designated Separate Account (70%):

The promoter shall open and maintain "RERA Designated Separate Account" for the project in the same bank and branch for each registered project separately wherein 70% of the amount received in "RERA Designated Collection Account" from the allottees shall be transferred through auto sweep facility to the RERA Designated Separate Account at the end of the same day.

The account name shall be as follows:

"RERA Designated Separate Account (70%) – (Name of the project) - (Name of the promoter)".

The above account shall be free from all encumbrances and should not be an escrow account. This account shall be free from lien, loans, third party control i.e. lender / bank / financial institution and cannot be attached by any other Government Authority / body unless any direction is given by Tamil Nadu Real Estate Regulatory Authority (TNRERA).

The amount from the 'RERA Designated Separate Account' shall be withdrawn by the promoter only after submission of Form 1 (Architect Certificate), Form 2 (Engineer Certificate) and Form 3 (Certificate by Chartered Accountant in practice) as prescribed in Regulation 7, to the bank and should be uploaded on TNRERA's portal. All the Certificates issued by Chartered Accountant shall contain QR Code. The money withdrawn from the separate account shall be credited to the 'RERA Designated Transaction Account' and shall be utilized only for meeting the following expenditure incurred on the project.

1. Land Cost
2. Cost of Construction / Development cost
3. Refund of the principal amount, if any, to the allottees subject to a maximum of 70% of the total refund.

C) RERA Designated Transaction Account (30%):

The promoter shall open and maintain a project transaction account and all transactions relating to project development shall be from this account only.

Only upto 30% of the amount realized for the real estate project from the allottees from time time in 'RERA Designated Collection Account' of the project shall be transferred to the 'RERA Designated Transaction Account'.

The account name shall be as follows:

"RERA Designated Transaction Account (30%) – (Name of the project) – (Name of the promoter)"

Funds mobilized by the promoter from sources other than the allottees such as project loan, promoter's contribution, etc. shall also be credited in the 'RERA Designated Transaction Account'.

This amount can be utilized for meeting expenses towards refund (subject to a maximum of 30% of the total refund), compensation, interest on refund / compensation, marketing, repayment including interest on project loans, project administrative and overhead expenses and the penalty, if any, imposed by TNRERA.

ii) Report to the Authority:

The promoter shall submit following disclosure for existing secured/ unsecured finances availed for the real estate project by mortgaging land or building/flat or both and serve the loan and interest thereon from 'RERA Designated Transaction Account'.

1. Name of the lender
2. Address of the lender or lender branch
3. Date of borrowing/ disbursement
4. Sanctioned amount
5. Disbursed amount
6. Outstanding amount
7. Details of mortgage (If any)
8. Declaration of Chartered Accountant certifying that loan amount is used for this project only.

If the promoter is availing project loan after registration with TNRERA he shall disclose the details as mentioned above, then and there, immediately.

iii) Change of three Bank Accounts of the Project:

Any change in the above three bank accounts of the project, after registration of the real estate project with the TNRERA will be permitted for valid reasons only with the prior written approval of the Authority. The promoter shall submit affidavit cum declaration, Form RA1, RA2, RA3 & RA4 as per the format available in the Authority's website for change of bank accounts.

iv) Closure of Bank Accounts:

On completion of the project, the promoter shall file an application for completion of the real estate project as per the checklist as hosted in the Authority's website along with the prescribed fee. On issue of completion report by TNRERA, and on receipt of the said completion report by the bank, the bank may permit the promoter to withdraw the balance amount from all the three accounts. This Authority will also notify about the completion of the project on the Authority's website.

v) Obligations of the Bank:

The banks shall be obliged to follow the provisions of opening, operating and closing of all three accounts.

- All the three TNRERA Designated Bank Accounts shall be opened in the same bank and branch.
- The bank and branch where the three accounts are opened shall ensure that no debits or withdrawal are permitted from the 'RERA Designated Collection Account (100%)' by means of cheque, debit card, credit card, internet banking facility or any other payment methods or any means of instruments except through an auto sweep facility to transfer the 70% of the amount from the 'RERA Designated Collection Account' to the 'RERA Designated Separate Account' and 30% to the 'RERA Designated Transaction Account'.
- The banks shall strictly follow the nomenclature prescribed by TNRERA.
- The bank shall take a written standing advice from the promoters at the time of opening of the three accounts for auto transfer of funds deposited in the 'RERA Designated Collection Account' of the real estate project in the proportion of 70% and 30% to the 'RERA Designated Separate Account' and 'RERA Designated Transaction Account' respectively.
- The banks shall issue the certificate in the prescribed format, (Form-A) as hosted in this Authority's website to the promoter and the promoter shall upload the bank certificate while filing of application for project registration.
- The bank shall suspend withdrawals/transfers from all the three accounts of the project upon lapse of registration as mentioned in Form-C issued by TNRERA. However, the bank accounts shall remain operational only in the event where TNRERA has granted extension of the project validity which is uploaded in the Authority's website.
- In the event of any orders of the Authority for freezing/de-freezing of any of the project accounts, the banks shall immediately comply with such orders of the Authority and shall accordingly freeze/de-freeze the concerned accounts.

vi) Transfer of amount from 'RERA Designated Separate Account (70%)' to Fixed Deposit:

The promoters may transfer the amount available in the 'RERA Designated Separate Account (70%)' to Fixed Deposit through Auto sweep facility subject to the following conditions:

i) The amount collected in the 'RERA Designated Separate Account' may be transferred to the Fixed Deposit attached to the 'RERA Designated Separate Account' and shall not be transferred to any other account in the same branch or to any other bank/branch.

ii) On maturity of the Fixed Deposit or on pre-mature closure of the Fixed Deposit, the principal amount along with interest shall be credited to the 'RERA Designated Separate Account' only.

iii) The Fixed Deposit will be "No Lien" fixed Deposit.

iv) No loan can be obtained against or on such fixed Deposit.

v) No charge can be created on such Fixed Deposit.

This will come into effect for all the applications received from 01.01.2026 including resubmission applications.

Sd/- 12.12.2025

Chairperson

Form-A Bank Certificate:

(Format for furnishing a certificate from a Scheduled bank in their letter head duly signed by the competent authority with official seal and e-mail ID for maintaining a separate account as per Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 for a real estate project).

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

Sub: TNRERA – Application for registration of a real estate project – Construction of …… (Building / layout) at …… – Opening a separate account for the project - Reg.

Ref: Project details: i. Name of the project ……

ii. Layout / Building ……
iii. No. of floors and usage (in case of building) ……
iv. Site address ……

It is certified that …… (Name & address of the promoter) has opened three accounts in our bank as given below.

a) RERA Designated Collection Account (100%) – Account No. ……
b) RERA Designated Separate Account (70%) – Account No. ……
c) RERA Designated Transaction Account (30%) – Account No. ……

The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy Percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

2. In compliance of the Section 4(2)(l)(D) of the RERA Act, the amount deposited in the 'RERA Designated Separate Account (70%)' shall be withdrawn by the promoter after it is certified by the

(i) Engineer,
(ii) Architect, and
(iii) Chartered Accountant in practice

stating that the withdrawal of the amount from the 'RERA Designated Separate Account' is in proportion to the percentage of completion of the project.

3. The balance amount available will be released and the said three accounts will be closed only on production of Completion Report of the aforesaid real estate project issued by the Tamil Nadu Real Estate Regulatory Authority.

Signature of the Bank Manager/
Authorised Signatory
(with official seal and official e-mail ID)

Sd/- 12.12.2025

Chairperson

DOCUMENT 14

Proc. No. TNRERA/A3/1840/2026-1

(16.06.2026 / 03.07.2026)

PROCEEDINGS OF THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY, RERA TOWER, NO.133, G-BLOCK, 1st AVENUE, ANNA NAGAR (EAST), CHENNAI-600102.

Present:

1. Thiru Shiv Das Meena, IAS (Retd.)	Chairperson
2. Dr.L.Subramanian, IAS (Retd.)	Member
3. Adv. M.Krishnamoorthy	Member
4. Dr.D.Jagannathan, IAS (Retd.)	Member
5. Thiru Sukumar Chittibabu	Member

Proc.No.TNRERA/A3/1840/2026-1 **Dated 16.06.2026**

Sub: TNRERA – Release of advertisement and promotion of Real Estate projects in print, electronic and social media – Comprehensive directions issued for compliance – Revised Proceedings - Regarding.

Ref: 1. Proceedings No.TNRERA/A3/2253/2025, dated 04.08.2025

2. Proceedings No.TNRERA/A3/2253/2025-2, dated 08.10.2025.

3. Minutes of the 14th, 16th & 21st Authority meetings for the year 2026 held on 09.04.2026, 24.04.2026 & 29.05.2026 respectively.

ORDER:-

In the reference 1st cited, the Authority issued certain directions regarding advertisement and promotion of real estate projects. Subsequently, in the reference 2nd cited, the Authority had issued certain amendments to the directions issued in the reference 1st cited.

2. Now, vide reference 3rd cited, the Authority has resolved that the promoters shall not compare their price with so called "market price" or price of other projects / promoters while advertising and promoting their projects and decided to issue comprehensive directions under Section 37 of the Real Estate (Regulation & Development) Act, 2016 incorporating all the amendments to the directions issued vide reference 1st cited.

3. Accordingly, in supersession of the proceedings issued in the reference 1st cited and the amendments vide reference 2nd cited, the following revised Proceedings are issued.

4. In the interest of the allottees and real estate sector, the Tamil Nadu Real Estate Regulatory Authority (TNRERA) issues the following directions under Section 37 of the Real Estate (Regulation and Development) Act, 2016 to the promoters of real estate projects regarding release of advertisement in print, electronic and social media or on any other platform such as outdoor advertisements.

Directions for release of advertisement in print, electronic, social media or any other media while advertising any real estate project by the promoter.

i. Newspapers and Magazines:

All advertisements in the newspapers and magazines (print media) or on websites must contain the TNRERA registration number along with QR code of the Form-C (Registration Certificate issued by TNRERA) and website address of the Authority. The TNRERA registration number with QR code and website address displayed preferably at the top right corner of the advertisement. The font size of the letters and numbers used shall not be less than twelve in case where the advertisement is in quarter page or more than quarter page of a news paper. For advertisement with less than quarter page, the font size of the letters and numbers shall not be less than eight.

Further, if the advertisement for a real estate project is in more than one page, TNRERA registration number and Authority's website address shall be mentioned at the top right side of the first page along with the QR Code of the Form-C.

ii. Classified Advertisements in News papers and Magazines:

The TNRERA's website address along with RERA registration number has to be mentioned.

If the advertisement is for multiple projects, RERA registration number has to be mentioned for every real estate project and TNRERA's website address to be provided at an appropriate place in the advertisement.

iii. Brochures and leaflets:

All paper print brochures, leaflets and flyers must contain RERA registration number with QR code of the Form-C and website address of the TNRERA. The font size of the letters and numbers used shall be legible and readable.

iv. Outdoor publicity:

All outdoor publicity boards and hoardings including small size hoardings such as on road divider, on street light poles, advertisement on the buses, vehicles and bus shelters, etc. must contain RERA registration number with QR code of the Form-C and website address of the TNRERA. These details shall be displayed at the top right corner of the advertisement. The font size of the letters and numbers used shall be legible and readable to the passerby.

v. Electronic Media:

Television, Radio and other Electronic Media: – While advertising real estate projects on TV or radio, it has to be mentioned whether the project is a "RERA Registered Project". The info graphics used to advertise the project on TV, shall have the RERA registration number with QR code Form-C, and website address of the TNRERA.

vi. Social media:

All communications of the promoter's project on websites, Facebook, Twitter, Instagram or Linkedin pages or on any other social media platform, shall mention the RERA registration number with QR code of Form-C and the link to the TNRERA's website.

vii. The online property sites (websites which are advertising, facilitating or promoting sale of real estate projects in any manner) shall not advertise any real estate project without TNRERA registration number with QR code of Form-C and TNRERA's website address.

viii. General:

a. As per Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, no promoter shall advertise any real estate project without registering it with TNRERA.

b. Therefore, no advertisement shall be issued for a real estate project unless it has been registered with TNRERA registration. Regarding pre RERA projects and the projects with less than 500 sq.mtr. and less than 8 apartments, the promoter shall clearly mention as "Project is exempted from RERA registration".

c. Regarding terms and conditions mentioned by the promoter in the advertisement, the promoter shall not mention any disclaimer clause such as "terms and conditions apply". The promoter has to clearly mention the terms and conditions to facilitate the homebuyers to take informed decision.

d. The advertisement must contain the promoter's name, office address and contact details besides the exact location of the project.

e. Regarding location of the project, the promoter may state the postal address in addition to the project address.

f. The mere number of amenities, such as 100 + amenities shall not be mentioned. If any promoter desires to mention the amenities in the advertisement, they may do so, however, only the amenities as promised in the sale agreement shall be indicated in the advertisement.

g. TNRERA has started providing QR code in Form-C since June, 2025 and, therefore, the Form 'C' issued prior to June 2025 do not carry QR Code. Similarly, Form-F is issued offline without QR code. Therefore, in such cases the promoter shall generate QR code of actual Form-C / Form-F and use it for the advertisements. However, no project is exempted from the requirement of QR code of Form-C or Form-F (Certificate extending RERA registration), as the case may be.

h. The price of the real estate project depends on several factors such as location of the project, quality of the construction, amenities / infrastructure provided, etc., Comparing the price of their project with so called "market price" is not fair and amounts to misleading the home buyers. Therefore, the promoters shall not compare their price with so called "market price" or price of the other projects / promoters while advertising their projects. Promoter shall talk only about their project/ price, amenities provided in the project advertised.

5. All promoters shall ensure strict compliance of these directions failing which action will be proceeded under Section 61 and 63 of the Real Estate (Regulation and Development) Act, 2016.

6. All media houses shall ensure strict compliance of the above direction and non-compliance will be reported to the concerned Regulatory Bodies for appropriate action.

7. The above directions as well as the provisions contained in regulation 6 of the Tamil Nadu Real Estate Regulatory Authority (General) Regulations, 2018 shall be followed scrupulously by all concerned.

(Sd) (16.06.2026)

Chairperson, TNRERA.

Tamil Nadu Real Estate Regulatory Authority,
Chennai – 600102.

CIRCULAR

TNRERA/A3/1840/2026-3 **Dated 03.07.2026**

Sub: TNRERA – Release of advertisement and promotion of Real Estate projects in print, electronic and social media – Comprehensive directions issued for compliance – Clarification issued - Regarding.

Ref: Proceedings No.TNRERA/A3/1840/2026-1, dated 16.06.2026.

In the reference cited, revised proceedings incorporating comprehensive directions for release of advertisement and promotion of real estate projects in print, electronic and social media have been issued. In continuation to these directions, it is clarified that while advertising a real estate project for which the validity of TNRERA registration has been extended as per the provisions of Real Estate (Regulation & Development) Act, 2016 and Rules framed thereunder and Form-F has been issued, QR code provided in the advertisement shall also contain Form-F along with FormC.

This clarification shall form part of the directions issued in the reference cited above.

Sd/- 03.07.2026

Chairperson, TNRERA

DOCUMENT 15

Proc. No. TNRERA/A3/1840/2026-2

(16.06.2026)

PROCEEDINGS OF THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY, RERA TOWER, NO.133, G-BLOCK, 1st AVENUE, ANNA NAGAR (EAST), CHENNAI-600102.

Present:

1. Thiru Shiv Das Meena, IAS (Retd.)	Chairperson
2. Dr.L.Subramanian, IAS (Retd.)	Member
3. Adv. M.Krishnamoorthy	Member
4. Dr.D.Jagannathan, IAS (Retd.)	Member
5. Thiru Sukumar Chittibabu	Member

Proc.No.TNRERA/A3/1840/2026-2 **Dated 16.06.2026**

Sub: TNRERA – Intimation about completion of real estate projects – Certain directions issued - Regarding.

Ref: Proc.No. TNRERA/A3/3816/2025, Dated: 12.12.2025.

As per section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016, 70% of the amount realized from the allottees of a real estate project shall be deposited in the separate account to be maintained in a scheduled bank. Accordingly, in the reference cited, the Authority has issued certain directions regarding maintenance of three RERA Designated Bank Accounts.

2. Further, as per rule 5 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, read with section 4(2)(l)(D) of the said Act, the promoter is entitled to withdraw the balance amount lying in the separate account [RERA Designated Separate Account-(70%)] after the project is completed.

3. In view of the above, the following directions are issued under section 37 of the said Act, namely:-

i. The promoter of a real estate project shall intimate about the completion of the project to TNRERA within three months from the date of completion of such project as mentioned in Form 'C' / Form 'F' in form of a declaration in Form I or Form II (as applicable) given in the Annexure to the proceedings along with the fee specified therein;

ii. Besides information about physical completion of the project, the promoter shall also state in the declaration about the following, namely:-

   a) Compliance to the conditions specified by the competent authority including planning authority and various agencies/departments, which have issued No Objection Certificate (NOC) for the project.

   b) Amount collected in the RERA designated accounts from the allottees /home buyers and usage of such amount:-. For this purpose, a certificate from the Chartered Account (CA) with the details of funds collected, expenditure incurred and balance in the RERA designated accounts, after duly audited by the said C.A., shall be submitted.

   c) Such other information/details as specified in Form I or Form II (as applicable) given in the Annexure.

4. The promoter shall also submit required supporting documents/details with the said intimation for completion of the project.

5. Forms I and II contained in ANNEXURE to the proceedings shall form part of the directions.

6. The above directions shall supersede the earlier instructions issued in this regard and shall come into force with immediate effect.

ANNEXURE

FORM-I

Intimation about Completion of Real Estate Project (Building)

(In pursuance to the directions issued by TNRERA vide Proceedings No.TNRERA/A3/1840/2026-2, dated 16.06.2026)

I/We/M/s._____ am/are the promoter of the Real Estate Project (Building) comprised in Survey No.------, ---------- Village, ---------- Taluk, ---------- District.

1. The details of the project are as given below:

i. Name of the project:	
ii. Description of the project:	
iii. Total extent of the land (in sq.m):	
iv. Total FSI area (in sq.m.):	
v. No. of flats/units:	Residential:---------- Commercial:----------
vi. TNRERA registration details:	Form-C No.---------- Form-F No.---------- (if applicable)
vii. Completion date (as per Form-C/Form-F):	_____

2. (a) I/we declare that the aforesaid project has been completed and I/We have obtained completion certificate from the competent authority vide reference No. ---------- dated -------.

3. I /We also declare and affirm that as per the directions issued by TNRERA vide Proceedings No. TNRERA/A3/3816/2025, dated 12.12.2025, the following designated bank accounts have been opened and maintained for the project:

Sl. No.	Description of the Account	Account No.	Bank & Branch
1.	RERA Designated Collection Account (100%)		
2.	RERA Designated Separate Account (70%)		
3.	RERA Designated Transaction Account (30%)		

4. I/we further declare that 70% of the amount collected from the allottees/buyers have been remitted in the RERA designated separate account and the funds have been used for project development as stipulated under the Real Estate (Regulation & Development) Act, 2016. I/we have got the above project accounts audited by the Chartered Accountant and a copy of the audited accounts is enclosed.

5. I/we, hereby declare and affirm that the aforesaid project has been completed in all respects on _____ (date) in accordance to the approval of the planning authority and by adhering to the conditions specified by the various NOC agencies / departments.

6. The following supporting documents are submitted for reference of the Authority:

i. Form-4A duly certified by the Architect (As per the prescribed format)

ii. Form-4B (Structural Stability Certificate duly certified by a registered Structural Engineer)

iii. A copy of Form-B submitted along with registration application

iv. A copy of Form-C and Form-F (if applicable)

v. A copy of Planning Approval Letter and Approved Plan

vi. A copy of the Completion Certificate issued by the competent authority or Completion Certificate issued by the Architect / Engineer where Completion Certificate from planning authority is not mandatory

vii. A declaration by the promoter regarding effecting Water Supply, Sewage Facilities and Power Supply

viii. Latest Quarterly Progress Report

ix. Latest Form-7 (Annual report on Statement of Accounts)

x. Bank Statement of all the three accounts for the last one year

xi. Certificate from the Chartered Accountant (CA) with the details of funds collected, expenditure incurred and balance in the three RERA designated accounts after duly audited by the said C.A.

xii. Latest photographs of the project:

- 4 photographs of each block/tower covering the exterior and interior
- Also submit 2 photographs of each common amenities such as roads, stormwater drains, STP, water facilities, club house, swimming pool, auditorium, lifts, mini halls, park, etc.,
- 4 aerial photographs covering the entire project
- All photos to be geo-tagged
- Photographs should be of good quality (high resolution)

xiii. Details of complaints pending before TNRERA / other courts, if any, in respect of this project

xiv. Fee Payment Details: (A fee of Rs.5000/- is payable towards scrutiny)

7. I/We respectfully submit that since the project has been completed in all respects, this intimation about completion of the project may be taken on record by the Authority.

8. I/We hereby declare and affirm that all the details provided herein including in the enclosures to this declaration are correct to the best of my/our knowledge.

Signature of the Promoter
(Signatory should be one of the applicants of the project registered with TNRERA)
Name: _____
(In case of firm/company, affix the seal)

Date : _____
Place : _____

FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date:

To

_____(Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of _____ Building/ _____ Block of the Building of the Project (TNRERA Registration Number _____) situated on the Land bearing Survey no./Plot no./Door No. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Taluk _____ District _____ PIN _____ measuring _____ sq.mts. area being developed by (Promoter's Name) _____

Sir,

I/We _____ have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of _____ Building/Block/Tower _____ of the Building situated on the plot No./Survey no./ Door no _____ of Division _____ Village _____ Taluk _____ District _____ PIN _____ measuring _____ sq.mts. area, being developed by (Promoter's Name)

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt. _____ as Architect/Engineer

(ii) M/s/Thiru/Tmt. _____ as Structural Consultant

(iii) M/s/Thiru/Tmt. _____ as MEP Consultant

(iv) M/s/Thiru/Tmt. _____ as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that _____ Building/ Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The _____ Building/ Block of the Building is granted Completion Certificate bearing number _____ dated _____ by _____ (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. .....)

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date:

I/We …… have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower…… of the building comprising of …… floors situated in the land bearing Survey Number/s ……/Door No. ……., …… Village.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and Seal
of the Registered Structural Engineer

Format of declaration on company letter head duly signed by the promoter with seal while filing / uploading the completion report for building

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,

Sub: Completion of Building …… – Registered with TNRERA vide Form-C…… dated – Promoted by …… – Furnishing of declaration – Reg.

I have registered a real estate project (Building) at …… vide Form 'C' / Form 'F' with TNRERA.

I/We hereby declare that I/We have obtained water and sewerage connections from …… Electricity Connection from Tamil Nadu Power Distribution Corporation Limited for the project and all the lifts are functional. The details of the above are given below.

1. Details of water supply (Proof of connection enclosed):

a) Water supply connection given by CMWSSB/Concerned Local Body

b) Ground water (Bore well / Open well etc)

c) Mobile Water Supply

2. Sewerage (Proof enclosed):

a) Sewer line connected to the main sewer line of CMWSSB/Local Body

or

b) The sewage and sullage will be treated in the STP provided with a capacity of …… KLD within the premises and treated waste of …… KLD will be used for secondary purpose such as flushing and landscaping etc. Complying with prescribed standards and is functional presently. (Certificate to operate issued by TNPCB enclosed)

or

c) We have provided a septic tank of …… capacity. The sewage would be collected in the lorry and deposited at the prescribed disposal point located at …… (STP / FSTP Point)

3. Electricity:

The project has one transformer of …… KVA, one RMU has been installed with a capacity of …… KVA (Copy of sanctioned order enclosed). There are …… residential 3 phase meters and …… commercial (common)…… amps …… phase meters and functional. (EB payment card enclosed)

4. Lifts:

The project has …… number of lifts (passenger) with a capacity of …… and are functional. (Certificate from lift inspector enclosed)

5. Common Amenities:

I/We also declare that all amenities as assured/promised in the planning approval, agreement brochure etc have been provided and are functional.

Verification

Verified at …… (place/city) on this …… day of …… (month) …… 2026 at the contents. The above information is true to the best of my knowledge and that it conceals nothing and no part of it is false.

I/We understand that if any information furnished by me is found to be false I am liable for action under the Real Estate (Regulation and Development) Act, 2016 and I/We shall comply with the directions issued by TNRERA in this regard.

Signature

FORM-II

Intimation about Completion of Real Estate Project (Layout)

(In pursuance to the directions issued by TNRERA vide Proceedings No.TNRERA/A3/1840/2026-2, dated 16.06.2026)

I/We/M/s._____ am/are the promoter of the Real Estate Project (Layout) comprised in Survey No.-----, ---------- Village, ---------- Taluk, ---------- District.

1. The details of the project are as given below:

i. Name of the project:	
ii. Description of the project:	
iii. Total extent of the land (in sq.m):	
iv. No. of plots:	Residential:---------- Commercial:-------
v. TNRERA registration details:	Form-C No.---------- Form-F No.---------- (if applicable)
vi. Completion date (as per Form-C/Form-F):	_____

2. (a) I/we declare and affirm that at the time of registration of the aforesaid project with TNRERA, the following infrastructure / development works were pending:

Sl. No.	Description of the Infrastructure / Development Work
1.	
2.	
3.	

(b) I/We further declare that following NOC agencies / departments have specified certain conditions while issuing No Objection Certificate (NOC):

Sl. No.	Name of the Agency / Department	Reference / Letter No.
1.		
2.		
3.		

3. I/We also declare and affirm that as per the directions issued by TNRERA vide Proceedings No. TNRERA/A3/3816/2025, dated 12.12.2025, the following designated bank accounts have been opened and maintained for the project:

Sl. No.	Description of the Account	Account No.	Bank & Branch
1.	RERA Designated Collection Account (100%)		
2.	RERA Designated Separate Account (70%)		
3.	RERA Designated Transaction Account (30%)		

4. I/we further declare that 70% of the amount collected from the allottees/buyers have been remitted in the RERA designated separate account and the funds have been used for project development as stipulated under the Real Estate (Regulation & Development) Act, 2016. I/we have got the above project accounts audited by the Chartered Accountant and a copy of the audited accounts is enclosed.

5. I/we, hereby declare and affirm that the aforesaid project has been completed in all respects on _____ (date) in accordance to the approval of the planning authority and by adhering to the conditions specified by the various NOC agencies / departments.

6. The following supporting documents are submitted for reference of the Authority:

i. Form-5 duly certified by the Architect/Engineer (As per the prescribed format)

ii. A copy of Form-B submitted along with registration application

iii. A copy of Form-C and Form-F (if applicable)

iv. A copy of Planning Approval Letter, Approved Plan with local body seal and local body approval letter

v. Latest Quarterly Progress Report

vi. Latest Form-7 (Annual report on Statement of Accounts)

vii. Bank Statement of all the three accounts for the last one year

viii. Certificate from the Chartered Accountant (CA) with the details of funds collected, expenditure incurred and balance in the three RERA designated accounts after duly audited by the said C.A.

ix. Security Deposit details, amount and remittance details (If applicable)

x. Latest photographs of the project:

- 4 aerial (drone) photos covering the entire project and two normal photos of each of the infrastructure works (such as roads, bridges, culverts, parks, storm water drains etc.)
- All photos to be geo-tagged
- Bridges, Culverts, Drains, Channels etc. to be clearly visible in the photos
- Photographs should be of good quality (high resolution)

xi. Details of complaints pending before TNRERA / other courts, if any, in respect of this project

xii. Fee Payment Details: (A fee of Rs.5000/- is payable towards scrutiny)

7. I/We respectfully submit that since the project has been completed in all respects, this intimation about completion of the project may be taken on record by the Authority.

8. I/We hereby declare and affirm that all the details provided herein including in the enclosures to this declaration are correct to the best of my/our knowledge.

Signature of the Promoter
(Signatory should be one of the applicants of the project registered with TNRERA)
Name: _____
(In case of firm/company, affix the seal)

Place : _____
Date : _____

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: _____

_____

Date: _____

_____ (Name of the Promoter)
_____ (Address of the Promoter)

Subject: Certificate for _____ (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, _____ (name of the Architect/ Licensed Surveyor) having License No. _____ had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at _____ (name of the project) situated on the Plot bearing Survey no./ Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Taluk _____ District _____ measuring _____ sq. mts. Being developed by _____ (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by _____ (Name of the sanctioned authority) vide Planning Permission No. _____ dated _____ including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No_____)

Enclosed:

Photographs of all sides of site

DOCUMENT 16

Circular No. TNRERA/A3/1483/2026

(24.06.2026 / 03.07.2026 / 04.08.2026)

Tamil Nadu Real Estate Regulatory Authority,
Chennai – 600102.

CIRCULAR

Circular No.TNRERA/A3/1483/2026 **Dated:24.06.2026**

Sub: TNRERA – Release of advertisement and promotion of Real Estate projects in print, electronic and social media – violation of the directions of the Authority – Categorisation of violations as "major" and "minor" for levy of penalty – Regarding.

Ref: 1. Proceedings No.TNRERA/A3/1840/2026-1, dated 16.06.2026.

2. Authority's resolution dated 09.04.2026, 24.04.2026, 29.05.2026 and 18.06.2026.

In the reference 1st cited, the Authority has issued certain directions to the promoters of real estate project and other stakeholders regarding advertisement and promotion of real estate projects in print, electronic and social media.

2. In the reference 2nd cited, the Authority has decided to fix the quantum of penalty for various violations by categorizing the violation as "major" and "minor".

3. Accordingly, the various violations of the directions issued by the Authority in the reference 1st cited are categorized as "major" and "minor" as given below:

MAJOR VIOLATIONS:

I. Advertisement and promotion of real estate projects not registered with TNRERA.

II. Advertisement and promotion of Registered Projects:

- i) Without mentioning TNRERA Registration number and QR code of Form-C (neither the TNRERA registration number nor the QR Code of Form-C is mentioned).
- ii) Neither the TNRERA Registration Number nor the QR code of FormC is readable.
- iii) QR code containing any other project details or any other details and not Form-C of the concerned project (irrelevant and misleading QR Code).

III. Advertisement comparing price of the project with the alleged "Market Price" or with the price of other projects.

MINOR VIOLATIONS:

I. Advertisements of real estate projects registered with TNRERA but,

- i) TNRERA Registration number is mentioned but QR Code of the Form-C is not mentioned or the QR Code is not readable.
- ii) QR Code of Form-C provided but TNRERA registration number is not provided or not readable.
- iii) Advertisements without the website address of TNRERA.
- iv) Advertisements without promoter's office address.

II. Advertisement for exempted projects without mentioning "RERA Exempted Projects".

4. The penalty for Major and Minor violations to be levied based on the project cost of the concerned real estate project and the minimum penalty to be levied for various violations shall be as follows:

VIOLATION	PROJECT COST	PENALTY in Rs.
MAJOR	(i) Rs.100 crore and above	Rs.5,00,000/-
	(ii) Less than Rs.100 crore	Rs.2,00,000/-
MINOR	(i) Rs.100 crore and above	Rs.1,00,000/-
	(ii) Less than Rs.100 crore	Rs. 50,000/-

5. In case of the violations, not covered under above categories, the Authority shall decide from time to time.

Notwithstanding anything stated above, the Authority shall have the right to impose higher penalty as provided in the Real Estate (Regulation and Development) Act, 2016.

6. The above circular shall come into force with effect from 01.07.2026.

Sd/- 24.06.2026

Chairperson, TNRERA

Tamil Nadu Real Estate Regulatory Authority,
Chennai – 600102.

CIRCULAR

TNRERA/A3/1483/2026-2 **Dated 03.07.2026**

Sub: TNRERA – Release of advertisement and promotion of Real Estate projects in print, electronic and social media – violation of the directions of the Authority – Categorisation of violations as "major" and "minor" for levy of penalty – Regarding.

Ref: 1. Circular No. TNRERA/A3/1483/2026, dated 24.06.2026

2. Circular No.TNRERA/A3/1840/2026-3, dated 03.07.2026.

In the reference 1st cited, the Authority has issued a circular categorizing various violations of the directions issued by the Authority regarding advertisement and promotion of real estate projects as "Major" and "Minor". In the aforesaid circular, the Authority has also prescribed minimum penalty for such violations based on the project cost of concerned real estate project.

In this regard, it is clarified that wherever the word "Form-C" appears in the circular 1st cited that shall be read as "Form-C and Form-F, if applicable".

This clarification shall form part of the circular issued in the reference 1st cited.

Sd/- 03.07.2026

Chairperson, TNRERA

Tamil Nadu Real Estate Regulatory Authority,
Chennai – 600102.

CIRCULAR

Circular No.TNRERA/A3/1483/2026-3 **Dated:04.08.2026**

Sub: TNRERA – Release of advertisement and promotion of Real Estate projects in print, electronic and social media – violation of the directions of the Authority – Categorisation of violations as "major" and "minor" for levy of penalty – Regarding.

Ref: 1. Proceedings No.TNRERA/A3/1840/2026-1, dated 16.06.2026.

2. Authority's resolution dated 09.04.2026, 24.04.2026, 29.05.2026 and 18.06.2026.
3. Circular No.TNRERA/A3/1483/2026, dated 24.06.2026.
4. Circular No.TNRERA/A3/1483/2026-2, dated 03.07.2026
5. Authority's resolution dated 30.07.2026 (30th Authority Meeting)

In the reference 1st cited, the Authority has issued certain directions to the promoters of real estate project and other stakeholders regarding advertisement and promotion of real estate projects in print, electronic and social media.

2. In the reference 2nd cited, the Authority has decided to fix the quantum of penalty for various violations by categorizing the violation as "major" and "minor".

3. Accordingly, the various violations of the directions issued by the Authority in the reference 1st and 5th cited are categorized as "major" and "minor" as given below:

MAJOR VIOLATIONS:

I. Advertisement and promotion of real estate projects not registered with TNRERA.

II. Misleading advertisement in terms of price comparison and location. Suomoto cognizance or on complaint.

MINOR VIOLATIONS:

Advertisements of real estate projects registered with TNRERA but,

i. Advertisements without the website address of TNRERA.
ii. TNRERA registration obtained but wrong project registration number displayed in the Advertisement.
iii. TNRERA registration obtained but QR Code of Form-C is not mentioned.
iv. QR Code available but not readable.
v. Advertisement without RERA registration number.
vi. Advertisement without promoter's office address.

4. Advertisement through Radio F.M and T.V should mention "RERA approved".

5. The penalty for Major and Minor violations to be levied for various violations shall be as follows:

VIOLATION	**PENALTY in Rs.**
MAJOR	Rs.1,00,000/-
MINOR	Rs.25,000/-

6. In case of the violations, not covered under above categories, the Authority shall decide from time to time.

Notwithstanding anything stated above, the Authority shall have the right to impose higher penalty as provided in the Real Estate (Regulation and Development) Act, 2016.

7. The above circular shall come into force with effect from 07.08.2026.

Sd/- 04.08.2026

Chairperson, TNRERA

Tamil Nadu Real Estate Regulatory Authority
Chennai-102

C I R C U L A R

Dated:10/08/2026

Circular No.TNRERA/A2/2552/2026

Sub: TNRERA- Extension of registration of Real Estate Projects affected by the prevailing West Asia situation, treating it as “War” for the purpose of Force Majeure under the provisions of the Real Estate (Regulation and Development) Act, 2016 for a period of four months after 28.02.2026 – Orders – Issued

Ref: Advisory issued by the Government of India, Ministry of Housing and Urban affairs (Housing Division) in No.O-17024/66/2018-HOUSING-UD/E-904210 Dated: 31.07.2026

***

The Government of India, Ministry of Housing & Urban Affairs (Housing Division), vide reference cited above, has advised all Real Estate Regulatory Authorities that, in exercise of the powers conferred under the provisions of the Real Estate (Regulation and Development) Act,2016, they may issue suitable orders or directions for the grant of extension of registration and corresponding completion timelines of registered Real Estate Projects whose completion date, revised completion date, or extended completion date falls on or after 28 February 2026 for a period of four months, treating the West Asia situation as a "war" for the purpose of invocation of the Force Majeure clause.

In view of the above advise, and in terms of Section 6 of the Real Estate (Regulation and Development) Act, 2016, read with Rule 7 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, this Authority hereby issues the following orders:

"The validity of registration and corresponding completion timelines of registered Real Estate Projects under TNRERA, whose completion date, revised completion date, or extended completion date falls on or after 28 February 2026, shall stand extended for a period of "four months."

It is further informed that there is no requirement for the submission of separate individual application or the payment of any fees for this extension.

Sd/-…10/08/2026
CHAIRPERSON, TNRERA

Tamil Nadu Real Estate Regulatory Authority,

Chennai – 600102.

C I R C U L A R

Circular No.TNRERA/A3/3139/2026 **Dated:17.09.2026**

Sub: TNRERA – Registration of Real Estate Projects – Insufficient datas in applications at the time of submission – Immediate return of applications at initial scrutiny – Instructions – Issued.

It has been observed that applications for registration of real estate projects, including layout/building projects, are being submitted in the TNRERA online portal without uploading the required and correct documents in the respective fields.

Such incomplete/defective submissions result in raising of queries and subsequent return of applications, thereby causing avoidable delay and additional workload to the Registration Wing.

In order to streamline the registration process and to avoid unnecessary correspondence and repeated scrutiny, it has been decided that applications having the following prima facie deficiencies at the stage of initial scrutiny shall be returned immediately, without raising queries and without providing the usual 30-day period for furnishing replies:

1. Empty/Blank document uploaded in the respective field of the registration application.
2. Form-5 not uploaded along with the application.
3. Required site photographs not uploaded.
4. Form-B not uploaded, or Form-B uploaded without the required signature, or without being furnished on the prescribed stamp paper, as applicable.

Accordingly, all concerned shall ensure that applications containing any of the above two deficiencies are returned at the stage of initial scrutiny itself.

The above instructions shall be followed strictly in respect of all applicable project registration applications submitted before the Authority. All concerned scrutiny officers are instructed to strictly follow the above directions without any deviation.

This Circular comes into force from 12.10.2026.

Sd/- 17.09.2026
Chairperson