

O/o. the Commissioner of Municipal Administration,  
Chepauk, Chennai-600 005.

**CIRCULAR**

**Roc.No.31982/2018/TP3**

**Dated.10.12.2018**

Sir/Madam,

**Sub:** Registration of Real Estate Projects with RERA-  
Instruction- Reg.

**Ref:** Letter from Principal Secretary, H&UD Department &  
Chairperson, TNRERA, No. TNRERA/3169/2018,  
Dated.30.10.2018.

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I enclose herewith the letter cited. The Government of Tamil Nadu in G.O.MS. No.112, H&UD Department, dated.22.06.2017 have notified the Tamil Nadu Real Estate (Regulation and Development) rules 2017 in order to regulate the real estate sector.

Under section 3(2)(a) "where the area of land proposed to develop exceeds 500 sq. mtr. or the no. of apartments proposed to develop exceeds 8 inclusive of all phases" should register with TNRERA before sale, book or offer for sale etc. The applications received by TNRERA for registration, do not match with the developments in Tamil Nadu.

Hence, all the Commissioners of Corporations/Municipalities are instructed to send the details of planning permissions issued wherein the extent of land exceeds 500 sq. mtr. or 8 apartments to TNRERA ([contact@tnrera.in](mailto:contact@tnrera.in)).


**Encl:** as above.

Sd/- M.Ashokan,  
Additional Director of Municipal Administration

**To**

All Commissioners of Corporations/Municipalities  
All RDMA.s.

//Forwarded by orders//

  
10/12/18  
Superintendent

  
10/12/18



TP3

From

Principal Secretary to Govt.  
Housing & Urban Development Dept., and  
Chairperson  
Tamil Nadu Real Estate Regulatory Authority  
(TNRERA), 1<sup>st</sup> Floor  
No.1-A, Gandhi-Irwin Bridge Road  
Egmore, Chennai – 600 008.

To

The Commissioner  
Municipal Administration  
Ezhilagam Annex Building  
4<sup>th</sup> Floor  
Chepauk  
Chennai-600 005.

Letter No.TNRERA/3169/2018

Dated : 30.10.2018.

Sir,

Sub: TNRERA – Registration of Real Estate Projects with  
RERA – Reg.

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The Government of India have notified The Real Estate (Regulation and Development) Act, 2016 on 26.03.2016. The Government of Tamil Nadu vide G.O.Ms.No.112, Housing and Urban Development Dept., dated 22.06.2017 have notified the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 in order to implement the Act. The objective of the Act is to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and also to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear the appeals from the decisions/directions/orders of the Authority and the Adjudicating Officer.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA) has been established on 22.06.2017. The Principal Secretary to Govt., Housing & Urban Development Dept. has been designated as the Real Estate Regulatory

Authority as an interim arrangement till the full time Chairman and Members are appointed. The jurisdiction of TNRERA covers the entire Tamil Nadu.

3. Under Section 3 (1) "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".

4. Under Section 3 (2) (a) "where the area of land proposed to developed exceeds 500 sq.m. or the number of apartments proposed to develop exceeds 8 inclusive of all phases" should register with TNRERA before sale, book or offer for sale etc.

5. The number of applications received in this Authority for registration do not match with the developments in Tamil Nadu. Hence, it was decided to issue Notices to all the Promoters of projects who have obtained planning permission but not registered the projects.

6. Hence, I am to request you to issue suitable instructions to all the Commissioners of Municipalities within your jurisdiction to forward the details of planning permissions issued wherein the extent of land exceeds 500sq.m. or 8 apartments. The above details shall be furnished month-wise through Email to TNRERA ([contact@tnrera.in](mailto:contact@tnrera.in))

Yours faithfully,



Principal Secretary to Govt.,  
H&UD Dept., and Chairperson, TNRERA

Copy to:

The Principal Secretary to Government  
Municipal Administration and  
Water Supply Department  
Secretariat  
Chennai-600 009.