



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

..0.0 3835

Dated: 29.11.2018

விளம்பி, கார்த்திகை 13,
திருவள்ளூர் ஆண்டு 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. In spite 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.**

To

The Principal Secretary,
Municipal Administration and Water Supply Department,
Chennai - 600009.

The Additional Chief Secretary,
Rural Development and Panchayat Raj Department,
Chennai-600009.

✓ The Chairperson, Tamil Nadu Real Estate Regulatory Authority,
Chennai-600008.

The Principal Secretary / Member Secretary,
Chennai Metropolitan Development Authority, Chennai-600 008.

The Commissioner of Town and Country Planning, Chennai-600002.

The Director of Municipal Administration, Chennai-600005.

The Director of Rural Development, Saidapet, Chennai-600015.

The Commissioner, Greater Chennai Corporation, Chennai-600003.

Copy to:-

The Principal Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-600009.

SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER.

13
21
29/11/18