

**C I R C U L A R**

Circular No.TNRERA/3867/2024

Dated: 13.11.2024

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

Ref: Read Section 3(1) and 59(1) and (2) of the Act.

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The levy of penalty for Plot / Flat sold before registration with TNRERA is  
fixed as follows:

|        | <b>Jurisdiction</b>                                                                                                                                                                                                                                                           | <b>Penalty</b>              |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| A.     | Greater Chennai Corporation (GCC)                                                                                                                                                                                                                                             | Rs.15,000/- per plot / flat |
| B(i)   | <b>Municipalities around GCC</b>                                                                                                                                                                                                                                              | Rs.10,000/- per plot / flat |
|        | Kundrathur                                                                                                                                                                                                                                                                    |                             |
|        | Poonamallee                                                                                                                                                                                                                                                                   |                             |
|        | Mangadu                                                                                                                                                                                                                                                                       |                             |
|        | Thiruverkadu                                                                                                                                                                                                                                                                  |                             |
|        | Thirunindravur                                                                                                                                                                                                                                                                |                             |
| B(ii)  | <b>Town Panchayats around GCC</b>                                                                                                                                                                                                                                             |                             |
|        | Thirumazhisai<br>Naravarikuppam                                                                                                                                                                                                                                               |                             |
| B(iii) | <b>Panchayat Unions around GCC</b>                                                                                                                                                                                                                                            |                             |
|        | <b>Kundrathur P.U:</b><br>Iyyappanthangal<br>Thelliaragaram<br>Moulivakkam<br>Kulapakkam<br>Gerugambakkam<br>Periyapanicheri<br>Tharapakkam<br>Erandam Kattalai<br>Chinna Panicheri<br>Paraniputhur<br>Chikkarayapuram<br>Thirumudivakkam<br>Palanthandalam<br>Kulamanivakkam |                             |
|        | <b>Villivakkam P.U:</b><br>Vanagaram<br>Adayalampattu<br>Ayyapakkam<br>Sivabootham<br>Chettiaragaram<br>Thandalam                                                                                                                                                             |                             |

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|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|    | <b>Poonamallee P.U:</b><br>Parivakkam<br>Senneerkuppam<br>Nazarethpettai<br>Varadharajapuram<br>Nemilichery<br>Goparasanallur<br>Kattupakkam<br>Pidarithangal |                             |
|    | <b>St. Thomas Mount P.U.</b><br>All Villages                                                                                                                  |                             |
|    | <b>Kattankolathur P.U</b><br>All Villages                                                                                                                     |                             |
| C. | <b>Municipal Corporations adjoining GCC and other major Corporations</b>                                                                                      |                             |
|    | Madurai                                                                                                                                                       |                             |
|    | Coimbatore                                                                                                                                                    |                             |
|    | Tiruchirapalli                                                                                                                                                |                             |
|    | Salem                                                                                                                                                         |                             |
|    | Erode                                                                                                                                                         | Rs.12,000/- per plot / flat |
|    | Tiruppur                                                                                                                                                      |                             |
|    | Avadi                                                                                                                                                         |                             |
|    | Tambaram                                                                                                                                                      |                             |
|    | Vellore                                                                                                                                                       |                             |
|    | Tirunelveli                                                                                                                                                   |                             |
|    | Thanjavur                                                                                                                                                     |                             |
|    | Thoothukudui                                                                                                                                                  |                             |
| D. | <b>All other Municipal Corporations</b>                                                                                                                       |                             |
|    | Dindigul, Hosur, Nagercoil, Cuddalore, Kancheepuram, Karur, Sivakasi, Kumbakonam, Karaikudi, Namakkal, Pudukottai, Thiruvannamalai                            | Rs.10,000/- per plot / flat |
| E. | Other Municipalities                                                                                                                                          | Rs.6,000/- per plot / flat  |
| F. | Other Town Panchayats                                                                                                                                         | Rs.4,000/- per plot / flat  |
| G. | Other Village Panchayats                                                                                                                                      | Rs.3,000/- per plot / flat  |

The penalty for contravening the provisions laid under Section 3 of the Real Estate (Regulation and Development) Act, 2016 will be levied as mentioned in the table above or 2% of the proportionate project cost for the Plots and 1% for the Flats sold without registration with TNRERA, whichever is higher.

Sd/-...13.11.2024  
for Chairperson