

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.

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

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

	Poonamallee P.U: Parivakkam Senneerkuppam Nazarethpettai Varadharajapuram Nemilichery Goparasanallur Kattupakkam Pidarithangal	
	St. Thomas Mount P.U. All Villages	
	Kattankolathur P.U All Villages	
C.	Municipal Corporations adjoining GCC and other major Corporations	
	Madurai	
	Coimbatore	
	Tiruchirapalli	
	Salem	
	Erode	Rs.12,000/- per plot / flat
	Tiruppur	
	Avadi	
	Tambaram	
	Vellore	
	Tirunelveli	
	Thanjavur	
	Thoothukudui	
D.	All other Municipal Corporations	
	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