

**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

/True copy/Forwarded/

Additional Director-(R)

To

1. A.D.(R)
2. A.D. (S)
3. Secretary
4. Law Officer
5. Sr.Programmer
6. A3

Copy to:

1. P.S. to Chairperson
2. Member (N)
3. Member (R)