

**PROCEEDINGS OF THE TAMIL NADU REAL ESTATE REGULATORY
AUTHORITY**

RERA TOWER, NO.133, G-BLOCK, 1st AVENUE, ANNA NAGAR (EAST), CHENNAI-600102.

Present:	1. Thiru K.Phanindra Reddy, IAS (Retd.)	Chairperson
	2. Thiru A.Nazir Ahamed, District Judge (Retd.)	Member
	3. Tmt. Reeta Harish Thakkar, IAS (Retd.)	Member

Proc.No.TNRERA/A3/1840/2026-4

Dated:04.08.2026

Sub: TNRERA – Intimation about completion of real estate projects – Certain **revised** directions issued - Regarding.

Ref: 1. Proc.No.TNRERA/A3/3816/2025, Dated:
12.12.2025.
2. Proc.No.TNRERA/A3/1840/2026-2, Dated:
16.06.2026.

As per section 4(2)(ℓ) (D) of the Real Estate (Regulation and Development) Act, 2016, 70% of the amount realized from the allottees of a real estate project shall be deposited in the separate account to be maintained in a scheduled bank. Accordingly, in the reference cited, the Authority has issued certain directions regarding maintenance of three RERA Designated Bank Accounts.

2. Further, as per rule 5 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, read with section 4(2)(ℓ) (D) of the said Act, the promoter is entitled to withdraw the balance amount lying in the separate account [RERA Designated Separate Account-(70%)] after the project is completed.

3. In view of the above, the following directions are issued under section 37 of the said Act, namely:-

- i. The promoter of a real estate project shall intimate about the completion of the project to TNRERA within three months from the date of completion of such project as mentioned in Form 'C' / Form 'F' in form of a declaration in Form I or Form II (as applicable) given in the Annexure to the proceedings along with the fee specified therein;
- ii. Besides information about physical completion of the project, the promoter shall also state in the declaration about the following, namely:-
 - a) Compliance to the conditions specified by the competent authority including planning authority and various agencies/departments, which have issued No Objection Certificate (NOC) for the project.

- b) **Amount collected in the RERA designated accounts from the allottees /home buyers and usage of such amount:-**. For this purpose, a certificate from the Chartered Account (CA) with the details of funds collected, expenditure incurred and balance in the RERA designated accounts, after duly audited by the said C.A., shall be submitted.
- c) Such other information/details as specified in Form I or Form II (as applicable) given in the Annexure.
4. The promoter shall also submit required supporting documents/details with the said intimation for completion of the project.
5. Forms I and II contained in ANNEXURE to the proceedings shall form part of the directions.
6. The above revised directions shall supersede the earlier instructions issued in this regard and shall come into force with immediate effect.

Encl:
ANNEXURE.

(Sd) (04.08.2026)
Chairperson, TNRERA.

To
Sr. Programmer, TNRERA
(for uploading in TNRERA Website)

Copy to:

- 1) P.S. to Chairperson
- 2) P.C. to Member (N)
- 3) P.C. to Member (R)
- 4) Secretary (F & A), TNRERA
- 5) Additional Director-R
- 6) Additional Director-S
- 7) Law Officer.
- 8) Asst A2/A3

/True Copy/


Additional Director (R)

FORM-I

Intimation about Completion of Real Estate Project (Building)

(In pursuance to the directions issued by TNRERA vide Proceedings No.TNRERA/A3/1840/2026-2, dated 16.06.2026)

I/We/M/s._____ am/are the promoter of the Real Estate Project (Building) comprised in Survey No.-----, ----- Village, ----- Taluk, ----- District.

1. The details of the project are as given below:

- i. Name of the project:
- ii. Description of the project:
- iii. Total extent of the land (in sq.m):
- iv. Total FSI area (in sq.m.):
- v. No. of flats/units: Residential:-----
Commercial:-----
- vi. TNRERA registration details: Form-C No.-----
Form-F No.-----
(if applicable)
- vii. Completion date (as per Form-C/Form-F): _____

2. (a) I/we declare that the aforesaid project has been completed and I/We have obtained completion certificate from the competent authority vide reference No. ----- dated -----.
3. I /We also declare and affirm that as per the directions issued by TNRERA vide Proceedings No. TNRERA/A3/3816/2025, dated 12.12.2025, the following designated bank accounts have been opened and maintained for the project:

Sl. No.	Description of the Account	Account No.	Bank & Branch
1.	RERA Designated Collection Account (100%)		
2.	RERA Designated Separate Account (70%)		
3.	RERA Designated Transaction Account (30%)		

4. I/we further declare that 70% of the amount collected from the allottees/buyers have been remitted in the RERA designated separate account and the funds have been used for project development as stipulated under the Real Estate (Regulation & Development) Act, 2016. I/we have got the above project accounts audited by the Chartered Accountant and a copy of the audited accounts is enclosed.
5. I/we, hereby declare and affirm that the aforesaid project has been completed in all respects on _____ (date) in accordance to the approval of the planning authority and by adhering to the conditions specified by the various NOC agencies / departments.

6. The following supporting documents are submitted for reference of the Authority:

i.	Form-4 duly certified by the Architect (As per the prescribed format) including the soundness of the structure (Building) on completion by the Structural Engineer.
ii.	A copy of the Completion Certificate issued by the competent authority or Completion Certificate issued by the Architect / Engineer where Completion Certificate from planning authority is not mandatory
iii.	A declaration by the promoter regarding effecting Water Supply, Sewage Facilities and Power Supply
iv.	Bank Statement of all the three accounts for the last one year
v.	Certificate from the Chartered Accountant (CA) with the details of funds collected, expenditure incurred and balance in the three RERA designated accounts after duly audited by the said C.A.
vi.	Latest photographs of the project: • 4 photographs of each block/tower covering the exterior and interior • Also submit 2 photographs of each common amenities such as roads, stormwater drains, STP, water facilities, club house, swimming pool, auditorium, lifts, mini halls, park, etc., • 4 aerial photographs covering the entire project • All photos to be geo-tagged • Photographs should be of good quality (high resolution)
vii.	Details of complaints pending before TNRERA / other courts, if any, in respect of this project
viii.	Fee Payment Details: (A fee of Rs.5000/- is payable towards scrutiny)

7. I/We respectfully submit that since the project has been completed in all respects, this intimation about completion of the project may be taken on record by the Authority.

8. I/We hereby declare and affirm that all the details provided herein including in the enclosures to this declaration are correct to the best of my/our knowledge.

Place : _____

Date : _____

Signature of the Promoter

(Signatory should be one of the applicants of the project registered with TNRERA)

Name : _____

(In case of firm/company, affix the seal)

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date:

To

_____ (Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of _____ Building/
_____ Block of the Building of the Project (TNRERA Registration
Number _____) situated on the Plot bearing Survey No./Plot
No./Door No. _____ demarcated by its boundaries (latitude and
longitude of the end points) _____ to the North
_____ to the South _____ to the East _____ to the
West of Division _____ Village _____ Taluk _____ District PIN
_____ measuring _____ sq.mts. area being developed by
(Promoter's Name) _____.

Sir,

I/We _____ have undertaken assignment as Architect/Engineer of certifying completion of
Construction Work of _____ Building/Block/Tower _____ of the Building situated on the Plot
No./Survey No./ Door No. _____ of Division _____ Village _____ Taluk _____
District _____ PIN _____ measuring _____ sq.mts. area being developed by
(Promoter's Name) _____.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. _____ as Architect/Engineer
- (ii) M/s/Thiru/Tmt. _____ as Structural Consultant
- (iii) M/s/Thiru/Tmt. _____ as MEP Consultant
- (iv) M/s/Thiru/Tmt. _____ as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the
best of my/our knowledge, I/We hereby certify that _____ Building/Block of the Building
has been completed in all aspects. The _____ Building/ _____ Block of the Building is
granted Completion Certificate bearing number _____ dated _____
by _____ (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

Format of declaration on company letter head duly signed by the promoter with seal while filing / uploading the completion report for building

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
"RERA Tower", No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600 102.

Sir,

Sub: Completion of Building – Registered with TNRERA vide
Form- C..... dated – Promoted by – Furnishing of
declaration – Reg.

I have registered a real estate project (Building) at
vide Form 'C' / Form 'F' with TNRERA.

I/We hereby declare that I/We have obtained water and sewerage connections
from Electricity Connection from Tamil Nadu Power Distribution Corporation
Limited for the project and all the lifts are functional. The details of the above are
given below.

1. Details of water supply (Proof of connection enclosed):

- a) Water supply connection given by CMWSSB/Concerned Local Body
- b) Ground water (Bore well / Open well etc)
- c) Mobile Water Supply

2. Sewerage (Proof enclosed):

- a) Sewer line connected to the main sewer line of CMWSSB/Local Body
or
- b) The sewage and sullage will be treated in the STP provided with a
capacity of KLD within the premises and treated waste of
..... KLD will be used for secondary purpose such as flushing and
landscaping etc. Complying with prescribed standards and is
functional presently. (Certificate to operate issued by TNPCB
enclosed)
or
- c) We have provided a septic tank of capacity. The sewage
would be collected in the lorry and deposited at the prescribed
disposal point located at (STP / FSTP Point)

3. Electricity:

The project has one transformer of KVA, one RMU has been installed with a capacity of KVA (Copy of sanctioned order enclosed). There are residential 3 phase meters and commercial (common)..... amps phase meters and functional. (EB payment card enclosed)

4. Lifts:

The project has number of lifts (passenger) with a capacity of..... and are functional. (Certificate from lift inspector enclosed)

5. Common Amenities:

I/We also declare that all amenities as assured/promised in the planning approval, agreement brochure etc have been provided and are functional.

Verification

Verified at (place/city) on this day of (month) (year) at the contents. The above information is true to the best of my knowledge and that it conceals nothing and no part of it is false.

I/We understand that if any information furnished by me is found to be false I am liable for action under the Real Estate (Regulation and Development) Act, 2016 and I/We shall comply with the directions issued by TNRERA in this regard.

Signature

FORM-II

Intimation about Completion of Real Estate Project (Layout)

(In pursuance to the directions issued by TNRERA vide Proceedings No.TNRERA/A3/1840/2026-2, dated 16.06.2026)

I/We/M/s. _____ am/are the promoter of the Real Estate Project (Layout) comprised in Survey No.-----, ----- Village, ----- Taluk, ----- District.

1. The details of the project are as given below:

- i. Name of the project:
- ii. Description of the project:
- iii. Total extent of the land (in sq.m):
- iv. No. of plots: Residential:-----
Commercial:-----
- v. TNRERA registration details: Form-C No.-----
Form-F No.-----
(if applicable)
- vi. Completion date (as per Form-C/Form-F): _____

2. (a) I/we declare and affirm that at the time of registration of the aforesaid project with TNRERA, the following infrastructure / development works were pending:

Sl. No.	Description of the Infrastructure / Development Work
1.	
2.	
3.	

(b) I/We further declare that following NOC agencies / departments have specified certain conditions while issuing No Objection Certificate (NOC):

Sl. No.	Name of the Agency / Department	Reference / Letter No.
1.		
2.		
3.		

3. I/We also declare and affirm that as per the directions issued by TNRERA vide Proceedings No. TNRERA/A3/3816/2025, dated 12.12.2025, the following designated bank accounts have been opened and maintained for the project:

Sl. No.	Description of the Account	Account No.	Bank & Branch
1.	RERA Designated Collection Account (100%)		
2.	RERA Designated Separate Account (70%)		
3.	RERA Designated Transaction Account (30%)		

4. I/we further declare that 70% of the amount collected from the allottees/buyers have been remitted in the RERA designated separate account and the funds have been used for project development as stipulated under the Real Estate (Regulation & Development) Act, 2016. I/we have got the above project accounts audited by the Chartered Accountant and a copy of the audited accounts is enclosed.
5. I/we, hereby declare and affirm that the aforesaid project has been completed in all respects on _____ (date) in accordance to the approval of the planning authority and by adhering to the conditions specified by the various NOC agencies / departments.
6. The following supporting documents are submitted for reference of the Authority:

i.	Form-5 duly certified by the Architect/Engineer (As per the prescribed format)
ii.	Bank Statement of all the three accounts for the last one year
iii.	Certificate from the Chartered Accountant (CA) with the details of funds collected, expenditure incurred and balance in the three RERA designated accounts after duly audited by the said C.A.
iv.	Security Deposit details, amount and remittance details (If applicable)
v.	Latest photographs of the project: • 4 aerial (drone) photos covering the entire project and two normal photos of each of the infrastructure works (such as roads, bridges, culverts, parks, storm water drains etc.) • All photos to be geo-tagged • Bridges, Culverts, Drains, Channels etc. to be clearly visible in the photos • Photographs should be of good quality (high resolution)
vi.	Details of complaints pending before TNRERA / other courts, if any, in respect of this project
vii.	Fee Payment Details: (A fee of Rs.5000/- is payable towards scrutiny)

7. I/We respectfully submit that since the project has been completed in all respects, this intimation about completion of the project may be taken on record by the Authority.
8. I/We hereby declare and affirm that all the details provided herein including in the enclosures to this declaration are correct to the best of my/our knowledge.

Place : _____

Date : _____

Signature of the Promoter

(Signatory should be one of the applicants of the project registered with TNRERA)

Name : _____

(In case of firm/company, affix the seal)

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout / Sub-Division Project)

Address of the Project: _____

Date: _____

_____(Name of the Promoter)

_____(Address of the Promoter)

Subject: Certificate for _____(Name of the project)

Ref: _____(TNRERA Registration Number)

Sir,

I, _____(name of the Architect/Licensed Surveyor) having License No. _____

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at _____(name of the project) situated on the Plot bearing Survey No./ Plot No. _____demarcated by its boundaries (latitude and longitude of the end points) _____to the North _____to the South _____to the East _____to the West of Division _____ Village _____ Taluk _____ District _____ measuring _____ sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by _____(Name of the Promoter).

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by _____(Name of the sanctioned authority) vide Planning Permission No. _____dated _____ Local Body / Town Panchayat / Municipality No. _____ dated _____. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.		
2.		
3.		
4.		
5.		
6.	Others	

Yours Faithfully,

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No_____)

Enclosed: Photographs of all sides of site