

C I R C U L A R

Circular No.TNRERA/A2/2761/2025-2

Dated: 04.08.2025

Sub: TNRERA – Extension of Real Estate Project validity –
Extension fee fixed - Orders – Issued.

Ref: 1. Circular No.TNRERA/A2/4406/2024 dated 11.12.2024

In partial modification of the circular issued in the reference 2nd cited, the following Circular is issued with reference to extension of project validity period and extension Fee.

The guidelines for considering the project validity extension request and extension fee shall be as follows:

Extension	Maximum Period	Extension fee
Extension under Section 6 of the Act due to force majeure clause	1 year	10 percent of the registration fee remitted initially during the registration.
1 st extension under Section 7 (3) of the Act	1 year Provided no extension has been given under Section 6 of the Act and subject to such terms and conditions as the Authority may thinks fit.	20 percent of the registration fee remitted initially during the registration.
2 nd and subsequent extensions under Section 7(3) of the Act	6 months at a time based on the merit of the case and subject to such terms and conditions as the Authority may thinks fit in the interest of the project and the allottees as provided in the Act	20 percent of the registration fee remitted initially for each extension irrespective of the duration of extension

- Note:
- Any extension under Section 7(3) of the Act will be limited to six months at a time if the project registration has already been extended under Section 6 of the Act.
 - However, considering the interest of the allottees and for completion of the project, the Authority under Section 7(3) of the Act may consider the project validity extension for a period exceeding six months with extension fee as decided by the Authority.
 - The Authority reserves the right to revoke the registration or permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees/home buyers.

This order takes with immediate effect.

Sd/-...04.08.2025
Chairperson, TNRERA

/TRUE COPY/FORWARDED/BY ORDER


ADDITIONAL DIRECTOR-I
TNRERA



To

Senior Programmer (for uploading in the website)

Copy to:

- 1) P.S. to Chairperson
- 2) P.C. to Member (LS)
- 3) P.C. to Member (K)
- 4) Additional Director-I
- 5) Additional Director-II
- 6) Secretary (Finance & Admn.)
- 7) Law Officer
- 8) Assistant Director
- 9) Accounts Officer
- 10) A2, A3, A4, A5, A6