



ABSTRACT

Urban Development – Implementation of Real Estate (Regulation and Development) Act, 2016 – Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 – Approved - Notification – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD1(2)] DEPARTMENT

G.O.(Ms) No.112

Dated: 22.06.2017
ஹேவிளம்பி வருடம், ஆனி 08,
திருவள்ளூர் ஆண்டு 2048

ORDER:

The Government of India have enacted an Act to regulate and promote Real Estate Sector. Presidential assent for the Act known as the 'Real Estate (Regulation & Development) Act 2016' was obtained on 26th March 2016. The Act consists of 92 sections and deals with establishment of Real Estate Regulatory Authority its powers and functions, mandatory registration of all the real estate projects with the authority, Penal provisions for violation of the provisions of the act and adjudication and arbitration mechanism including establishment of Real Estate Tribunal. As per Section 84 of the Act, the State Government shall within a period of 6 months (i.e before 30.10.2016) of the commencement of this Act, by notification, make rules for carrying out the provisions of this Act. The Ministry of Housing and Urban Poverty Alleviation have prepared draft rules for the Union Territories of Chandigarh, Andaman and Nicobar Islands, Daman and Diu, Dadra and Nagar Haveli and Lakshadweep.

2. Based on the draft rules issued by the Ministry of Housing and Urban Poverty Alleviation for the adoption in union territories, and after detailed discussions with Director of Town and Country Planning and Chennai Metropolitan Development Authority officials and Real Estate Promoter Associations draft rules for Tamil Nadu have been prepared. Thereafter, objections and suggestions were invited from the public through newspaper publication in Tamil and English besides hosting the rules on the website of the Director of Town and Country Planning, Chennai Metropolitan Development Authority and Government of Tamil Nadu. Objections and Suggestions received from the general public, the Consumers Association of India and Confederation of Real Estate Developers Association of India (CREDAI) on the draft rules were duly considered.

3. The Government after careful examination approve the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 to carryout the provisions of Real Estate (Regulation and Development) Act 2016. Accordingly, the Government hereby orders to issue notification to the above effect.

4. The appended notification will be published in the Tamil Nadu Government Gazette, Extra-ordinary, dated 22.6.2017.

(BY ORDER OF THE GOVERNOR)

DHARMENDRA PRATAP YADAV
SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press,
Mint Street, Chennai - 79.
(for publication of the notification in the Extra-ordinary issue of
Tamil Nadu Government Gazette)

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The Secretary to Governor, Raj Bhavan, Chennai-22.
The Registrar General, High Court of Madras, Chennai-104.
All Principal Secretaries / Secretaries to Government ,
Secretariat, Chennai-9.
The Commissioner of Town and Country Planning, Chennai-2.
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai-8.
The Managing Director,
Tamil Nadu Slum Clearance Board, Chennai-5/
Tamil Nadu Housing Board, Chennai-35/
Tamil Nadu Police Housing Corporation, Chennai.
All District Collectors.
The Registrar of Co-operative Societies (Housing), Chennai.
Copy to:
Law/Finance/Public (SC/Special-A) Department, Chennai-9.
The Secretary to Chief Minister, Chennai-9.
The Senior Personal Assistant to Minister (Housing), Chennai-9.
The Senior Private Secretary to Chief Secretary, Chennai-9.
Housing and Urban Development (OP-1) Department, Chennai-9.
SF/SC

// FORWARDED BY ORDER //

G.M.
22/6/17.
SECTION OFFICER
[Signature]