

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Amendments to Telangana Real Estate (Regulation and Development) Rules, 2017- Orders - Issued

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.III) DEPARTMENT**

**G.O.Ms.No.60,**

**Dated: 04.03.2025.  
Read the following:**

1. Real Estate (Regulation and Development), Act, 2016.
2. G.O.Ms.No.202, MA&UD (M1) Dept., dated:31.07.2017
3. From the Secretary, TGRERA, Lr.No.423/A/TSRERA/2024, dt: 22.04.2024
4. From the Secretary, TGRERA, Lr.No.423/A-1/TG RERA /2024, dt:09.05.2024.

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**ORDER:**

In the circumstances reported in the references 3<sup>rd</sup> and 4<sup>th</sup> read above, the Secretary, T.G RERA has sent a proposal to the Government to amend the Rule 1(2) and 2(1)(j) and Rule 23 as Rule 23(1) and also to insert Rule 23 (2) of the Telangana Real Estate (Regulation & Development) Rule, 2017 to align with the Provisions of the Real Estate (Regulation & Development) Act, 2016.

Government after careful examination of the matter hereby issue the following amendments to the Telangana Real Estate (Regulation & Development) Rule, 2017 issued in G.O. Ms.No.202 MA Dated: 31.07.2017.

The following Notification shall be published in the Extra Ordinary issue of Telangana Gazette Dated: 04.03.2025.

**NOTIFICATION**

In exercise of the power conferred by Section 84 of the Real Estate (Regulation & Development) Act, 2016 provisions for amend the Rule 1(2) and 2(1)(j) and Rule 23 as Rule 23(1) and also to insert a new Rule 23 (2) of the Telangana Real Estate (Regulation & Development) Rule, 2017 to align with the Provisions of the Real Estate (Regulation & Development) Act, 2016.The Government of Telangana make the following amendments to the Telangana Real Estate (Regulation and Development) Rules, 2017 which were issued in G.O.Ms.No.202, MA&UD(M1) Dept., dated:31.07.2017.

**AMENDMENTS**

**(1) The Rule 1(2) of Telangana Real Estate (Regulation &Development) Rules, 2017 shall be substituted with the following namely:**

“These Rules are applicable to all Real Estate Projects for which the completion certificate has not been issued as on the date of coming into force as stipulated in sub-section (1) of section 3 of the Real Estate (Regulation &Development) Act, 2016 by the Competent Authorities viz., UDAs/DTCP/Municipal Corporations/Municipalities/Nagar Panchayats / TGIIC.”

**(2) The Rule 2(1)(j) of Telangana Real Estate (Regulation &Development) Rules, 2017 shall be substituted with the following namely:**

“Ongoing Project” means a Project where development is going on and for which Occupancy Certificate or Completion Certificate from the Competent Authority has not been issued as on the date of coming into force as per sub-section (1) of section 3 of the Real Estate (Regulation & Development) Act, 2016.

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(3) The Rule 23 of Telangana Real Estate (Regulation & Development) Rules, 2017 shall be substituted with Rule 23(1) and inserting Rule 23(2) after Rule 23(1):

1. Rule 23(1). Recovery of interest, penalty and compensation:- "The recovery of the amounts due such as interest, penalty or compensation shall be recovered as arrears of land revenue in the manner provided under applicable local laws."

The following shall be added after Rule 23(1) as Rule 23(2):

2. Rule 23(2). "For the purpose of sub-section (2) of section (40), every order passed by the Adjudicating Officer, Regulatory Authority or Appellate Tribunal, as the case may be, under the Act or the rules and regulations made there under, shall be enforced by the Adjudicating Officer, Regulatory Authority or the Appellate Tribunal in the same manner as if it were a decree or order made by the Principal Civil Court in a suit pending therein and it shall be lawful for the Adjudicating Officer, Regulatory Authority or Appellate Tribunal, as the case may be, in the event of its inability to execute the order, send such order to the Principal Civil Court, to execute such order either within the local limits of whose jurisdiction the real estate project is located or in the principal civil court within the local limits of whose jurisdiction the person against whom the order is being issued, actually and voluntarily resides, or carries on business, or personally works for gain".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M. DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT

To,

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for Publication of the Notification in the next issue of Gazette & furnish 1000 copies.

The Secretary RERA, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner & Director of Municipal Administration, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Vice Chairmen of Urban Development Authorities.

All Municipal Commissioners in the State through Director of Municipal Administration, Hyderabad.

The Chairman & Managing Director, TSTRANSCO, Hyderabad

The Commissioner & Inspector General of Registration & Stamps, Telangana Hyderabad.

Copy to:

The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

The Director General, Disaster Response & Fire Services, Hyderabad

The Law Department.

The Revenue (R&S) Department.

The Energy Department.

The P.S to Chief Secretary to Government.

The P.S to Special Secretary to Chief Minister.

The OSD to Principal Secretary to Government, MA & UD Department.

All the Section of MA & UD Department.

SF/SC.

//FORWARDED ::BY:: ORDER//

  
SECTION OFFICER  
