



**BEFORE THE TAMIL NADU REAL ESTATE  
REGULATORY AUTHORITY (TNRERA)  
(Tamil Nadu, Andaman & Nicobar Islands)  
at Egmore, Chennai – 600 008**

**[Under the Real Estate (Regulation and Development) Act, 2016]**

**C.No.61/2023**

**8<sup>th</sup> day of November 2023**

**Coram : Thiru K. Gnanadesikan, I.A.S. (Retired), Chairperson  
Adv. V. Jeyakumar, Member**

1) Haji CH. Sirajudeen ]  
2) Hajiyani Sowtha Parvin ] Complainants

Versus

1) Thiru Sundararaman, Managing Director ]  
M/s. Amritaya Properties Pvt. Ltd. ] Respondents  
2) Thiru Hironimus ]

The Counsel for the Complainants present

The representing Counsel for the 1<sup>st</sup> Respondent present

The 2<sup>nd</sup> Respondent absent

Even though this Complaint is posted for arguments today, taking judicial notice of the recent Hon'ble High Court of Madras order dated 20.09.2023 in CMSA Nos.23 and 24 of 2020 and CMP(MD) Nos.9226 & 9236 of 2020 and 5221, 5219, 9499 & 21214 of 2022 between M/s.Devinarayan Housing and Property Developments Private Limited Vs. Manu Karan and others, this Authority holds that this Complaint is not maintainable as this real estate project is not registered with this Authority and also not registrable in view of the fact that the land to be developed in this real estate project is less than 500 sq.mtr. i.e. the extent of land to be

developed in this real estate project is 3300 sq.ft. only. Therefore, this Authority has no jurisdiction over this real estate project as per the above ruling of the Hon'ble High Court of Madras.

Accordingly this Complaint is not maintainable and dismissed.

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**ORDER**

The Authority dismissed this Complaint for want of jurisdiction

Sd/-...08.11.2023  
MEMBER (J), TNRERA

Sd/-...08.11.2023  
CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

  
LAW OFFICER, TNRERA