Tamil Nadu Real Estate Regulatory Authority

Chennai -102

CIRCULAR

Circular No.TNRERA/A3/3139/2026 **Dated: 14.10.2026**

Sub: TNRERA – Registration of real estate projects – Uploading of site photographs depicting project amenities – Prohibition of edited, manipulated or AI-generated photographs – Instructions issued – Regarding.

It has been observed during the scrutiny of applications for registration of Real Estate projects that certain site photographs uploaded by promoters/developers, purportedly depicting the amenities provided at the project site, such as street lights, overhead tanks (OHTs), plantations, storm water drains and other infrastructure facilities, appear to have been edited or manipulated using Artificial Intelligence (AI) tools, image-editing software such as Photoshop, or other similar applications.

The Tamil Nadu Real Estate Regulatory Authority views such practices seriously, as the photographs submitted along with registration applications are intended to provide an authentic representation of the actual status of the project and the amenities available at the site. Submission of edited, manipulated or AI-generated photographs may misrepresent the actual ground conditions and adversely affect the integrity of the registration process.

In view of the above, all promoters and developers are hereby instructed to upload only original, genuine and unaltered photographs of the project site, accurately depicting the actual status of the project and the amenities provided therein.

Any deviation from these instructions will be viewed seriously by the Authority and may result in the return or rejection of the application, wherever warranted, and /or initiation of appropriate action in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the applicable rules and regulations.

Sd/-14.10.2026
Chairperson, TNRERA.

To

The Promoters / Developers of Projects.

Copy to:

1. PS to Chairperson,
2. Member (N),
3. Member (R).
4. Additional Director (R)
5. Additional Director (S)
6. Secretary (F & A)
7. Law Officer
8. Assistant Director
9. Senior Programmer
10. All Scrutiny Assistants
11. A3

//TRUE COPY/FORWARDED//

ADDITIONAL DIRECTOR 15/10/2026

15/10/26