ABSTRACT

Housing – Tamil Nadu Housing Board – Announcements made by the Hon'ble Minister for Housing and Urban Development Department in the floor of Assembly during Demand No.26 for the year 2022-2023 on 20.04.2022– In-Principle approval - Orders – Issued.

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HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.191

Dated: 27.10.2022
ஸ்ரீ சுபகிருது வருடம், ஐப்பசி 10.
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. Announcement made by the Hon'ble Minister for Housing and Urban Development Department in Demand No.26 for the year 2022-2023 on 20.04.2022.
2. From the Managing Director, Tamil Nadu Housing Board, letter No.PW/7387 A/2022, dated 30.09.2022.

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ORDER:

The Hon'ble Minister for Housing and Urban Development, among others has announced that Tamil Nadu Housing Board will implement the following schemes in the floor of assembly on 20.04.2022 in Demand No.26 for the year 2022-2023

Sl. No	Announcement No.	Scheme Details
1	6	Proposed construction of Integrated Commercial cum Residential flats at Thirumazhisai with an extent of 16.92 acres for value of Rs. 1280.00 Crore under PPP mode.
2	7	Implementation of the Redevelopment of Dilapidated 10,000 Tamil Nadu Government Rental Housing Scheme flats in 60 places under PPP mode.
3	8	Implementation of the Redevelopment of Tamil Nadu Housing Board schemes which were

		construcled long back at Singanallur and Sowripalayam in Coimbatore, Lotus colony, Bharathidhasan Nagar, Golden Jubilee Nagar, Kurunji, Mullai, Marutham, Neithal and Thendralnagar in Chennai.
4	18	Construction of Integrated Commercial cum Residential flats at Kakkalur, ThiruvallurDistrict with an extent of 2.60 acres for a value of Rs. 13.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.
5	20	Proposed construction of Residential flats in 125 Residential plots in the already developed plots at Hosur, Krishnagiri District.
		Proposed construction of Residential flats in 87 plots at Salamedu, Villupuram District.
6	22	Construction of Commercial cum Office Complex at i) Ayyapakkam in an extent of 0.29 Acre for a value of Rs 12.00 Crore, ii)Paruthipattu in an extent of 0.32 Acre for a value of Rs 14.00 Crore Thiruvallur& Chennai Districtard iii) Anna Nagar in an extent of 0.16 Acre for a value of Rs 8.37 Crore. TNHB will explore the feasibility of executing the project under PPP mode.
7	23	Construction of Commercial complex with an extent of 0.63 acre for a value of Rs.50.00 Crore at Thirumangalam, Chennai District. TNHB will explore the feasibility of executing the project under PPP mode.
8	24	Construction of Commercial complex at Sampath Nagar, Erode District with an extent of 0.78 acres for a value of Rs.34.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the implementation of the above schemes entail three modes of schemes execution viz.

I. Execution of schemes on Public Private Partnership (PPP/JV) mode. (Sl. No.1,4,5,6,7,8 of above table)

II. Redevelopment of existing TNGRHS Scheme at 60 Locations under PPP (Sl. No.2 of above table)

III. Redevelopment of old Tamil Nadu Housing Board developed colonies and involvement of Tamil Nadu Housing Board therein. (Sl. No.3 of above table)

3. As such, the Managing Director, Tamil Nadu Housing Board has furnished the details of projects under each mode as follows:

I. Execution of schemes on Public Private Partnership (PPP/JV) mode:

Six of the announcements as given below involve development under PPP/JV mode:

Sl. No.	Announcement No.	Scheme Details
1	6	Proposed construction of Integrated Commercial cum Residential flats at Thirumazhisai with an extent of 16.92 acres for value of Rs. 1280.00 Crore under PPP mode.
2	18	Construction of Integrated Commercial cum Residential flats at Kakkalur, Thiruvallur District with an extent of 2.60 acres for a value of Rs. 133.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.
3	20	Proposed construction of Residential flats in 125 Residential plots in the already developed plots at Hosur, Krishnagiri District under JV.
		Proposed construction of Residential flats in 87 plots at Salamedu, Villupuram District under JV.
4	22	Construction of Commercial cum Office Complex at i) Ayyapakkam in an extent of 0.29 Acre for a value of Rs 12.00 Crore, ii)Paruthipattu In an extent of 0.32 Acre for a value of Rs 14.00 Crore Thiruvallur& Chennai Districtand iii) Anna Nagar in an extent of 0.16 Acre for a value of Rs 8.37 Crore. TNHB will explore the feasibility of executing the project under PPP rnode.

5	23	Construction of Commercial complex with an extent of 0.63 acre for a value of Rs.50.00 Crore at Thirumangalam, Chennai District. TNHB will explore the feasibility of executing the project under PPP mode.
6	24	Construction of Commercial complex at Sampath Nagar, Erode District with an extent of 0.78 acres for a value of Rs.34.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.

Section 31 A of the Tamil Nadu Housing Board Act 1961, provides for execution of projects under PPP, and it reads;

"Power of Board to undertake housing or Improvement Schemes through Joint Project or Public Partnership Scheme. The Board may execute any housing or Improvement scheme through Joint Venture, Project of Public Private Partnership, as the case may be with the approval of the Government for each such scheme"

II. <u>Redevelopment of existing dilapidated 10,000 TNGRHS Scheme flats in 60 places under PPP:</u>

Tamil Nadu Housing Board has implemented TNGRHS scheme throughout the Tamil Nadu and facilitating exclusively for the Government Servant in 138 places in different periods. Now, the Technical Committee constituted by Government has inspected and ascertained that there are about 10,000 units in 60 places of TNGRHS are in dilapidated condition. These buildings have been recommended for demolition and based on the Technical Committee reports, necessary proposals were submitted to the Government and orders obtained for demolition and these schemes were implemented either on Government land or in Board land, as detailed below:

a) <u>Government lands:</u>

Out of 60 projects 43 No. of schemes, with 6479 units in an extent of about 194 Acres are situated on Government lands. There is no precedence in Tamil Nadu Housing Board on implementing Redevelopment schemes under PPP mode in Government land. Therefore, suitable modalities have to be established for implementing PPP mode projects in the Government land with Tamil Nadu Housing Board as the nodal agency to partner with the Private Developers.

b) <u>TNHB lands:</u>

For Redevelopment projects in Tamil Nadu Housing Board land, Tamil Nadu Housing Board will Implement the schemes on PPP mode, based

on feasibility as provided in section 31 (A) and other relevant provisions of Tamil Nadu Housing Board Act 1961. Requisite proposal under section 53 (2), 49 (2) and 152 for Sanctioning, Exemption and Declaration, will be sen .o Government subsequently as per the existing procedure.

III. **Redevelopment of old TNHB developed colonies and involvement of TNHB therein:**

Tamil Nadu Housing Board implemented group housing in various places in different periods of time throughout Tamil Nadu for the General Public. The beneficiaries identified and executed sale deeds the entire ownership of the old Tamil Nadu Housing Board colonies is vested with the allottees as undivided share in the saleable area of the respective schemes, and the non-saleable areas such as Park, Road, Children's play space are handed over to the local bodies as per the rule. These old Tamil Nadu Housing Board colonies were implemented 30 to 40 years ago and currently 9 registered Residents Welfare Association (RWA) have given representation seeking the Redevelopment of their respective colonies for achieving maximum build a ility as per the present development rules i.e., TNCDBR 2019. Hence it s proposed that, Tamil Nadu Housing Board would facilitate the Redevelo ment of these colonies, wherever feasible, after due study of the pro osals. The manner in which Tamil Nadu Housing Board would involve itself is being worked out and would be approved at the Board level.

4. In this connection, the Additional Chief Secretary to Government, Finance Department had conducted a meeting on 26.07.2022 in which the following directions were given with respect to the above issue:

1) *In respect of implementation of the budget announcements for redevelopment in 60 Tamil Nadu Government Servants Rental Housing schemes colonies, it was directed that five viable places may first be selected for redevelopment. Feasibility reports and DPRS may immediately be prepared for these five projects and project taken up with the Government for approval. Tamil Nadu Housing Board should act expeditiously on this matter and implement it on a time bound manner.*

2) *Tamil Nadu Housing Board should immediately form a Project Monitoring Unit (PMU) and hire required experts from the market to carry out these projects, the expenditure for which the Government will reimburse later on.*

3) *Though alienation of Government land (TNGRHS land in possession of TNHB) can be made at market rate basis, the most appropriate land utilization/transfer model may be brought out as a part of the DPR itself.*

5. The Managing Director, Tamil Nadu Housing Board has stated that the Board In it's Resolution No.4.05 dated 05.07.2022 has accorded in-principle approval of the above schemes.

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to accord In-principle approval as per the announcements made by the Hon'ble Minister for Housing and Urban Development Department in Demand No.26 for the year 2022-23 on 20.04.2022 for

A. Implementation of the following schemes on Public Private Partnership (PPP/JV) mode:

Sl. No	Announcement No.	Scheme Details	Estimated cost of project (Rs. In Crore)	Proposed Flats Houses / Plots & Mode
1	6	Proposed construction of Integrated Commercial cum Residential flats at Thirumazhisai with an extent of 16.92 acres for value of Rs. 1280.00 Crore under PPP mode	1280.00	PPP
2	18	Construction of Integrated Commercial cum Residential flats at Kakkalur, ThiruvallurDistrict with an extent of 2.50 acres for a value of Rs. 133.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.	133.00	PPP
3	20	Proposed construction of Residential flats in 125 Residential plots in the already developed plots at Hosur, Krishnagiri District.	59.00	JV/PPP
		Proposed construction of Residential flats in 87 plots at Salamedu, Villupuram District.	22.52	JV/PPP

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4	22	Construction of Commercial cum Office Complex at i) Ayyapakkam in an extent of 0.29 Acre fc a value of Rs 12.00 Crore, ii)Paruthipattu in an extent of 0.32 Acre for a value of Rs 14.00 Crore Thiruvallur& Chennai Districtand iii) Anna Nagar in an extent of 0.16 Acre for a value of Rs 8.37 Crore. TNHB will explore the feasibility of executing the project under PPP mode.	34.37	PPP
5	23	Construction of Commercial complex with an extent of 0.63 acre for a value of Rs.50.00 Crore at Thirumangalam, Chennai District. TNHB will explore the feasibility of executing the project under PPP mode.	50.00	PPP
6	24	Construction of Commercial complex at Sampath Nagar, Erode District with an extent of 0.78 acres for a value of Rs.34.00 Crore. TNHB will explore the feasibility of executing the project under PPP mode.	34.00	PPP

B. Implementation of the Redevelopment of Dilapidated 10,000 Tamil Nadu Government Rental Housing Scheme flats in 60 places under PPP.

C. Implementation of the Redevelopment of Tamil Nadu Housing Board schemes which were constructed long back at Singanallur and Sowripalayam in Coimbatore, Lotus colony, Bharathidhasan Nagar, Golden Jubilee Nagar, Kurunji, Mullai, Marutham, Neithal and Thendralnagar in Chennai.

7. The Government after careful examination, accept the proposal of the Managing Director, Tamil Nadu Housing Board for implementation of the following schemes as per the announcements made by the Hon'ble

Minister for Housing and Urban Development Department in Demand No.26 for the year 2022-23 on 20.04.2022 and accord

A. In-Principle approval for implementation of the 6 schemes indicated in para 6 (A) above under Public Private Partnership (PPP/JV) mode.

B. In-Principle approval for implementation of the Redevelopment of Dilapidated 10,000 Tamil Nadu Government Rental Housing Scheme flats in 60 places under PPP subject to the following conditions

1) In respect of implementation of the budget announcements for redevelopment in 60 Tamil Nadu Government Servants Rental Housing schemes colonies, in para 6 (B) above, it is directed that five viable places may first be selected for redevelopment. Feasibility reports and DPRS may immediately be prepared for these five projects and projects to be taken up with the Government for approval. Tamil Nadu Housing Board should act expeditiously on this matter and implement it on a time bound manner.

2) Tamil Nadu Housing Board should immediately form a Project Monitoring Unit (PMU) and hire required experts from the market to carry out these projects, the expenditure for which the Government will reimburse later on.

3) Though alienation of Government land (TNGRHS land in possession of TNHB) can be made at market rate basis, the most appropriate land utilization/transfer model may be brought out as a part of the DPR itself.

C. In-Principle approval for implementation of the Redevelopment of Tamil Nadu Housing Board schemes which were constructed long back as indicated in para 6 (C) above and it shall be taken up immediately as per the proposed Redevelopment policy which is under active consideration of the Government.

8. This order issues with the concurrence of Finance Department vide No.3913/FS/P/2022, dated 16.10.2022.

(BY ORDER OF THE GOVERNOR)

HITESH KUMAR S. MAKWANA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director, Tamil Nadu Housing Board, Chennai-107.

Copy to:

The Office of the Hon'ble Minster (Housing & Urban Development), Chennai–9.
The Private Secretary to the Additional Chief Secretary to Government, Finance Department, Chennai – 9.
The Private Secretary to the Principal Secretary to Government, Housing and Urban Development Department, Chennai – 9.
The Housing and Urban Development (OP-I/Budget) Department, Chennai–9.
The Finance (Housing) Department, Chennai–9.
Stock file / Spare Copy.

// FORWARDED BY ORDER //

SECTION OFFICER.

27/10/2022

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