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ABSTRACT

Tamil Nadu Housing Board – 103 unsold flats in 154 MSB Residential flats (Stilt + 11 floors) under outright purchase in the Wood Working Unit site in Town survey No.6, Block No.129 Kodambakkam Town, K.K.Nagar, Chennai (Old Survey No.337 part, 340/1 part of Kodambakkam Village) – Proposal for conversion of Outright Purchase sale to Board's Rental Flats – Approval – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (HB3(1))DEPARTMENT

G.O.(Ms.)No.20 **Dated: 24.01.2024.**
சோபகிருது வருடம், தை 10,
திருவள்ளுவர் ஆண்டு 2055.

Read:

1. G.O.(Ms.)No.No.85, Housing and Urban Development (HB4) Department, dated 14.06.2019.
2. From the Managing Director, Tamil Nadu Housing Board Letter No. BR4/9326/2022, dated 02.11.2023.

ORDER:

In the Government Order first read above, orders were issued the conversion of 154 MIG Multi-Storeyed Building Board's Rental transit flats constructed by utilizing the Board's fund into outright purchase sale in Wood working Unit site, at Ashok Nagar.

2. In the letter second read above, the Managing Director, Tamil Nadu Housing Board in his letter dated 02.11.2023 has stated that the Tamil Nadu Housing Board has constructed 154 MIG transit quarters under Re-development schemes in the Wood Working Unit site in T.S.No.6, Block No.129 (Old survey No.337 part, 340/1 part) of Kodambakkam Village at K.K.Nagar, Chennai for a value of Rs.6150.00 lakhs as per Board Resolution No.4.08, dated 02.03.2015 and after the work completed in all respects the Scheme was inaugurated by the Hon'ble Chief Minister of Tamil Nadu on 20.02.2018.

3. The lot was conducted on 09.07.2020 and the flats also handed over to the Allottees from August 2020. The First cum First Serve allotment started on 14.08.2020 and the Tamil Nadu Housing Board is

carrying out the maintenance of 154 MSB flats from 01.09.2020 to till date. The sale of flats details as follows:-

Sl. No.	Sale of flats through	No. of flats sold
1	Lot conducted during the year 2020-2021	23
2	First come First Serve 2020-2021	17
3	Lot conducted during the year 2021-2022	0
4	First come First Serve 2021-2022	11
	Total	51

The Unsold units details are as follows:-

Sl. No.	Block	Total No. of Units	Sold units as on 12.09.2023	Unsold units as on 12.09.2023
1	MIG-III	154	51	103

4. He has also stated that, the 51 flats key orders issued and flat owners have taken over the flats from the Tamil Nadu Housing Board. The scheme is located in prime location and effective marketing strategies has also been taken to improve the sale of flats through notices, advertisements, banners etc., but the sale of flats is poor due to the 2:1 ratio of car parking allotment system (as per CMDA norms) through lot. Hence, the general public are not showing interest to purchase the flats.

Sl. No.	Available parking for MIG III (154 flats)	No. of car parking	Remarks
1	Covered car parking	20	
2	Open car parking	57	
	Total	77	Total number of units = 154/2=77 numbers of car parking

5. He has further stated that, the 51 allottees have been taken over the flats without car parking allotment. The sale of flats in poor, being kept vacant for long periods will cause Revenue loss to the Board. Hence to avoid the revenue loss, the subject for conversion of 103 unsold flats in

154 MIG transit quarters in the Wood Working Unit site in T.S.No.6, Block No.129 Kodambakkam town (Old survey No.337 part, 340/1 part) of Kodambakkam Village at K.K.Nagar, Chennai to Board's Rental flats was placed before the Board.

6. In the Board's Resolution No.11.03, dated 17.10.2023 has resolved as follows:-

"The Board resolved to approve the conversion of 103 unsold flats in MIG III, 154 MSB flats in the Wood Working Unit site at town survey No.6, Block No.129, Kodambakkam Town, K.K.Nagar, Chennai, under outright purchase sale into Board's Rental Flats and directed to send proposal to the Government."

7. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to accord the approval for conversion of 103 unsold flats in 154 MIG transit quarters in the Wood Working Unit site in T.S.No.6, Block No.129 Kodambakkam town (Old survey No.337 part, 340/1 part) of Kodambakkam Village at K.K.Nagar, Chennai to Board's Rental flats from outright purchase sale.

8. The Government after careful examination agreed the proposal of the Managing Director, Tamil Nadu Housing Board the conversion of 103 unsold flats in 154 MIG transit quarters in the Wood Working Unit site in T.S.No.6, Block No.129 Kodambakkam town (Old survey No.337 part, 340/1 part) of Kodambakkam Village at K.K.Nagar, Chennai to Board's Rental flats from outright purchase sale subject to condition as follows:-

i) The above 103 unsold flats may be allotted under Public Quota.

ii) TNHB may sell to the above flats any time they wish to take them under Outright Purchase subject to the terms and conditions at the rate of current Financial Year with Board's Allotment Policy.

iii) If someone comes to buy flats here, if there are any remaining houses left on rent, we can calculate the price of that year and sell them.

9. This order issues with the concurrence of Special Secretary to Government, Finance Department vide dated 09.01.2024.

(BY ORDER OF THE GOVERNOR)

C. SAMAYAMOORTHY
SECRETARY TO GOVERNMENT.

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

Copy to
The Special Personal Assistant to Hon'ble Minister
(Housing & Urban Development) Secretariat, Chennai-9.