ABSTRACT

Announcement - Housing - Tamil Nadu Housing Board – Budget Speech 2022 – 2023 – Redevelopment Policy to redevelop old and dilapidated residential tenements constructed by Tamil Nadu Housing Board – Proposal dropped - Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (HB3(2)) DEPARTMENT

G.O.(Ms.)No. 112 **Dated: 07.06.2024.**
குரோதி வருடம், வைகாசி 25,
திருவள்ளுவர் ஆண்டு 2055.

Read:

1. From the Principal Secretary to Government, Special Programme Implementation Department, Secretariat, Chennai-9, Letter No.433/SPI(M)/2022-1, dated 23.03.2022.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.JV/13773A/2018, dated 01.07.2022.
3. From the Managing Director, Tamil Nadu Housing Board Letter No.ES/E1/13773A/2018, dated 14.03.2024.
4. From the Managing Director, Tamil Nadu Housing Board Letter No.ES/E1/13773A/2018, dated 24.04.2024

ORDER:

In the reference first read above, Announcement made in the Budget speech 2022-2023, the Hon'ble Finance Minister announced that as follows:-

"The Government will release a "Redevelopment Policy" this year to redevelop old and dilapidated residential tenements constructed by the Tamil Nadu Housing Board".

2. In the reference second read above, the Managing Director, Tamil Nadu Housing Board in his letter dated 01.07.2022 has stated that, old and dilapidated TNGRHS buildings of about 10,000 in 60 places have been identified and will be taken up for redevelopment on Public Private Partnership (PPP) mode. Besides, the Tamil Nadu Housing Board will also assist the Resident Welfare Associations in Redevelopment of the dilapidated buildings in the existing old schemes promoted by Tamil Nadu Housing Board. So far, 60 such schemes have been identified and

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preliminary activities have been initiated. The project will envisage to achieve maximum FSI in partnership with private enterprises.

3. In the reference third read above, he has also stated that, the Board in its Resolution No. 11.10, dated 28.02.2024 has resolved as follows:-

"The Board resolved to approve the draft Re-development Policy and directed to submit to Government."

4. In the letter 4th read above, the Managing Director, Tamil Nadu Housing Board has stated that, the above mentioned 60 schemes are for TNGRHS schemes constructed by Tamil Nadu Housing Board only.

5. He has also stated that, such as condition of Re-development Amenities / improvement criteria and condition regarding Undivided Share (UDS) and the guidelines of redevelopment of old, dilapidated and other buildings are captured in the Apartment Ownership Act, 2022 in Clause 13 as follows:-

13 (a): with the consent of not less than two-thirds of the apartment owners of the project; or

13 (b): if the appropriate authority has certified that the building is in ruinous condition, are in a such state that it may endanger the lives of the occupants or any other person.

6. The Managing Director, Tamil Nadu Housing Board has recommended that a separate redevelopment policy is not necessary to redevelop old and dilapidated residential tenements constructed by Tamil Nadu Housing Board for Tamil Nadu Government Servants Rental Housing Scheme. Hence, he has requested the Government to drop his proposal.

7. The Government after careful examination of the recommendation of the Managing Director, Tamil Nadu Housing Board is accepted and to drop the announcement made by Hon'ble Finance Minister in the Budget Speech 2022-2023 since, a separate redevelopment Policy is not necessary to redevelop old and dilapidated residential tenements constructed by Tamil Nadu Housing Board for Tamil Nadu Government Servants Rental Housing Scheme as redevelopment aspects is covered in Tamil Nadu Apartment Ownership Act, 2022.

8. The Managing Director, Tamil Nadu Housing Board is directed to take necessary action accordingly.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA,
PRINCIPAL SECRETARY TO GOVERNMENT.

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

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Copy to:

The Office of the Hon'ble Minister (Finance & HRM), Chennai -9.
The Office of the Hon'ble Minster (Housing & Urban Development), 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.
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07/06/2024

SECTION OFFICER.

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