ABSTRACT

Housing – Construction of 125 Units (HIG-1-57 No's, HIG-II- 55 No's, MIG-I – 13 No's) at Phase VII, Hosur, Krishnagiri District for a value of Rs.59.00 Cr. under Joint Venture Mode – Scheme Announced by Hon'ble Minister of Housing and Urban Development Department vide Demand No.26 for the year 2022-2023 – To drop the scheme from G.O.(Ms.)No.191, Housing and Urban Development (HB3(2)) Department, dated 27.10.2022 – Resolution resolved - Exclusion from Government Order - Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (HB3(1)) DEPARTMENT

G.O.(Ms.)No. 97 **Dated: 25.04.2024.**

குரோதி வருடம், சித்திரை 12,
திருவள்ளுவர் ஆண்டு 2055.

Read:

1. G.O.(Ms.)No. 191, Housing and Urban Development (HB3(2)) Department, dated 27.10.2022.
2. From the Managing Director, Tamil Nadu Housing Board Letter No. ES/E5/256/2023, dated 15.03.2024.

ORDER:

In Government order first read above, the Government accorded 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 2022-2023 on 20.04.2022 for implementation of the 6 schemes indicated in para 6 (A) under Public Private Partnership (PPP/JV) mode as follows:-

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		

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		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.	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
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 District and 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

2. In the reference 2nd read above, the Managing Director, Tamil Nadu Housing Board in its letter dated 15.03.2024 has stated that to explore the feasibility of project implementation under Joint Venture Mode and the Terms of Reference (ToR) was approved by the Chief Engineer (City)/ Tamil Nadu Housing Board. Based on that the Expression of Interest (EoI) under Joint Venture mode to implement the above scheme of construction of 125 units at Phase VII, Hosur, Krishnagiri District has been called for by fixing the due date for submission of tenders on 25.04.2023 by giving vide publicity through newspapers on 21.03.2023. The tender notice published in State Level Government Tender Bulletin on 23.03.2023 and there is no response till

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Pre-Bid meeting. Hence, the opening date of tender was extended up to 23.05.2023.

3. He has also stated that, on the due date of tender opening, 2 tenders had been received and submitted to the Chief Engineer (Rural) for approval and the same returned by Chief Engineer (Rural) stating that the Tenderers are not qualified with the following conditions:-

a) Tenderer's have not done similar nature of work.
b) Annual Average turnover should be around Rs.75 Crores in the tender conditions but average turnover of tenderer is not satisfied for the above condition.
c) Bid capacity is insufficient for participated tenderer.

Under this circumstances the details of unsold flats in Hosur are as follows: -

Sl. No.	Place	Year	No. of flats	Unsold flats
1	Phase-19	2023	70	53
2	Phase-03	2021	20	16
3	Phase-07	2016	248	34
4	Phase-07	2016	100	22
5	Phase-16	2014	122	14
	Total			139

4. He has further stated that, during the review meeting Chaired by the Hon'ble Minister of Housing and Urban Development Department on 11.07.2023 and it is directed that the vacant land situated in 125 already developed plots at Hosur (Announcement 2022-2023) may be sold as plots. The Scheme announced for Phase-VII and the 125 plots are in scattered manner and offer / response from the private developers / promoters could not be expected under Joint venture mode.

5. The subject was placed before for the Board in its Resolution No.4.03, dated 28.02.2024 has resolved as follows:-

"The Board resolved to drop the construction of 125 Housing units in Hosur Phase-VII, Krishnagiri District."

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to exclude the announcement No.20 under Sl. No. 3 in G.O.(Ms.)No.191, Housing and Urban Development (HB3(2)) Department, dated 27.10.2022 comes under the demand No.26 for the year 2022-2023.

7. The Government after careful examination, accept the proposal of the Managing Director, Tamil Nadu Housing Board and to exclude the construction of 125 Housing units (HIG-I-57 No's, HIG-II-55 No's, MIG-13 No's) in Hosur Phase -VII Krishnagiri District for a value of Rs.59.00 crore under Joint Venture Mode as announced by the Hon'ble Minister of Housing and Urban Development Department vide Demand

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No.26 for the year 2022-2023 in Sl.No. 3 in G.O.(Ms.)No.191, Housing and Urban Development (HB3(2)) Department, dated 27.10.2022.

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.

Copy to:
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.
Stock file / Spare copy

// FORWARDED BY ORDER //

25/04/2024

SECTION OFFICER.

25/4/2024

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