ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 384 Tamil Nadu Government Servant Rental Housing Scheme flats at Race Course Colony and DRO Colony in Madurai District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.80 Dated: 18.05.2022

ஸ்ரீ சுபகிருது வருடம், வைகாசி 4,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.33, Housing and Urban Development (HB5(2)) Department, dated 22.02.2017.
2. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
3. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
4. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/2110/2022, dated 21.03.2022.

======

ORDER:

In G.O. first read above, the Government have accorded administrative sanction at an estimated value of Rs.401.84 crore for demolishing 904 Tamil Nadu Government Servant Rental Housing Scheme flats and to reconstruct 908 Nos. of Tamil Nadu Government Servant Rental Housing Scheme flats and 1266 flats under Self Finance Scheme.

2. In G.O. second read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

3. In G.O. third read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

4. In his letter fourth read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and Tamil Nadu Housing Board have been

constructing and maintaining various Tamil Nadu Government Rental Housing Scheme in Madurai Districts.

5. He has further stated that Tamil Nadu Housing Board had constructed 640 Tamil Nadu Government Servants Rental Housing Scheme flats in various Phases at Race course Colony, Madurai during the year 1964-97 and has furnished the details which are as follows:

(i) Race course Colony, Madurai

Sl. No	Name of scheme	Details of flats				
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No. of Flats
1.	640 TNGRHS flaJs at Race course Colony, Madurai	A	G+2	07 (A1 to A7)	6 in 1	42
		B	G+2	10 (B14 to B23)	4 in 1	40
		B	G+2	18(B1 to B13, B55, B56, B59 to B61)	6 in 1	108
		B	G+2	04(B57, B58, B70, B71)	12 in 1	48
		B	G+2	01(B69)	18 in 1	18
		C	G+2	02(C23, 29)	6 in 1	12
		C	G+2	17(C1 to C6, C10 to C13, C22, C30 to	12 in 1	204
		C	G+2	35)	18 in 1	72
		D	G+2	04(C7 to C9, C21)	24 in 1	24
		E	G+2	01(D4)	36 in 1	72
				02(E1 & E2)		
				Total		**640**

6. He has also stated that the Tamil Nadu Housing Board had constructed 606 TNGRH flats in various Phases at DRO Colony, Madurai during the year 1978-87 and has furnished the details which are as follows:.

(ii) DRO Colony, Madurai

Sl. No	Name of scheme	Details of flats				
		Category	No. of floors/ Block	No. of blocks	No. of flats in one Block	Total No. of Flat
1.	606 TNGRHS flats at DRO Colony, Madurai	A	G+2	08 (A17 to A22, A25 to A26)	6 in 1	48
		A	G+2	04(A23, A24, A27, A28)	12 in 1	48
		B	G+2	24(B34 to B54, B62, B64, B68)	6 in 1	144
		B	G+2	04(B63, B65, B66, B67)	12 in 1	48
		C	G+2	11(C14 to C17, C18 to C20, C24 to	12 in 1	132
		C	G+2	C27)	18 in 1	18
		D	G+2	01(C28)	36 in 1	108
		E	G+2	03(D1 to D3)	24 in 1	24
		E	G+2	01(E4)	36 in 1	36
				01(E3)		
				Total		**606**

Verified RealEstate ™

7. The Managing Director, Tamil Nadu Housing Board has stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition.

8. He has stated that the demolition approval of 114 flats (C Type – 18, D Type – 36 and E Type -60) at DRO Colony was obtained from the Government vide G.O.Ms.No.33, Housing and Urban Development (HB5(2)) Department, dated 22.02.2017 and the above said 114 flats were demolished and reconstruction of 224 Tamil Nadu Government Servants Rental Housing Scheme flats (C Type -224) at DRO colony is under progress.

9. He has also stated that during the course of time, to access the stability of the building, the Committee members inspected the Race course Colony and DRO Colony on 18.10.2019 at Madurai District and recommended for demolition of 72 flats out of 640 Tamil Nadu Government Servants Rental Housing Scheme flats in Race Course Colony and 60 flats out of the remaining 492 Tamil Nadu Government Servants Rental Housing Scheme flats in DRO Colony, at first instance. Subsequently, the Committee members inspected the Race course Colony and DRO Colony and on 14.02.2022 and 15.02.2022 respectively at Madurai District.

10. He has further stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings which are as listed below:

(i) Race course Colony, Madurai

Sl. No	Name of scheme	Details of flats to be demolished					Remarks
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No of Flats	
1.	640 TNGRHS flats at Race course Colony, Madurai (1964-83)	B	G+2	05 (B55, B56, B59 to B61)	6 in 1	30	Technical Committee report obtained on 15.02.2022. 14 flats are occupied.
		B	G+2	02 (B57, B58)	12 in 1	24	Technical Committee report obtained on 15.02.2022. 14 flats are occupied.
		B	G+2	01 (B 69)	18 in 1	18	Technical Committee report obtained on 15.02.2022. 5 flats are occupied.

		C	G+2	02 (C23, C29)	6 in 1	12	Technical Committee report obtained on 15.02.2022. 11 flats are occupied.
		C	G+2	02 (C22, C30)	12 in 1	24	Technical Committee report obtained on 15.02.2022. 22 flats are occupied.
		C	G+2	01(C21)	18 in 1	18	Technical Committee report obtained on 15.02.2022. 15 flats are occupied.
		E	G+2	02 (E1 & E2)	36 in 1	72	Technical Committee report obtained on 18.10.2019. All flats are vacant.
				Total		**198**	

(ii) DRO Colony, Madurai

Sl. No.	Name of scheme	Details of flats of to be demolished					Remarks
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No of Flat	
1.	492 TNGRHS flats at DRO Colony, Madurai (1978-87)	A	G+2	02 (A17, A18)	6 in 1	12	Technical Committee report obtained on 18.10.2019. All the flats are vacant
		C	G+2	04 (C14 to C17)	12 in 1	48	Technical Committee report obtained on 18.10.2019. All the flats are vacant
		B	G+2	21 (B34 to B54)	6 in 1	126	Technical Committee report obtained on 14.02.2022. 34 flats are occupied.
				Total		**186**	

11. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of 384 Tamil Nadu Government Servants Rental Housing Scheme flats at Race Course Colony and DRO Colony in Madurai District considering the significant situation of these schemes.

Verified RedIEState™

12. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition for 384 Tamil Nadu Government Servants Rental Housing Scheme flats at Race Course Colony and DRO Colony in Madurai District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

13. This order issues with the concurrence of Finance Department vide its U.O.No.17912/ Fin(Hg&UD)Dept./2022, dated 09.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

18/5/22
SECTION OFFICER

Verified RealEstate

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 360 Tamil Nadu Government Servants Rental Housing Scheme flats (288 Tamil Nadu Government Servant Rental Housing Scheme flats at Rani Mangammal Colony and 72 Tamil Nadu Government Servant Rental Housing Scheme flats at Palani) in Dindigul District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.81 Dated: 18.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 4,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.33, Housing and Urban Development (HB5(2)) Department, dated 22.02.2017.
2. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
3. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
4. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/13153/2019, dated 04.01.2020 and 21.03.2022.

======

ORDER:

In the Government order first read above, the Government have accorded administrative sanction at an estimated value of Rs.401.84 Crore for demolishing 904 Tamil Nadu Government Servant Rental Housing Scheme flats and to reconstruct 908 Number of Tamil Nadu Government Servant Rental Housing Scheme flats and 1266 flats under Self Finance Scheme.

2. In the Government order second read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

3. In the Government order third read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

Verified RedEsthe

4. In his letter fourth read above, the Managing Director, Tamil Nadu Housing Board has stated that the proposal for demolition of unsafe dilapidated 3334 Tamil Nadu Government Servant Rental Housing Scheme flats and to demolish top floor of 388 flats as recommended by the Technical Committee under the Chairmanship of District Collectors of respective Districts in various places of Tamil Nadu was submitted in 2009 which is inclusive of 288 Tamil Nadu Government Servants Rental Housing Scheme Flats at RM Colony at Dindigul and considering the worst condition of the building and due to urgency, demolition has been approved only for 2490 Tamil Nadu Government Servants Rental Housing Scheme flats among 3334 Tamil Nadu Government Servants Rental Housing Scheme flats.

5. He has further stated that in the meantime, the District Collector, Dindigul District has sent a letter to the Executive Engineer and Administrative Officer, Madurai Housing Unit instructing to renovate the dilapidated Tamil Nadu Government Servants Rental Housing Scheme flats constructed by the Tamil Nadu Housing Board at RM colony, Dindugul to avoid life risks and also to shift the occupants to a safer accommodation, due to the prevailing heavy rain caused due to the North East Monsoon, and to submit a report to the District collector after the execution of the same.

6. The Managing Director, Tamil Nadu Housing Board has also stated that the Technical Committee consisting of Chief Engineer (Rural) as Chairman and other members are Assistant Professor, Head of the Dept., Department of Civil Engineering, Anna University, Dindigul, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Madurai Circle, Tamil Nadu Housing Board and Executive Engineer and Administrative Officer, Madurai Housing Unit, Tamil Nadu Housing Board reconstituted inG.O.Ms.No.8, Housing and Urban Development (HB3(2)) Department dated 25.01.2022inspected the 288 Tamil Nadu Government Servants Rental Housing Scheme flats at Rani Mangammal Colony and 72 Tamil Nadu Government Servants Rental Housing Scheme flats at Palani at Dindigul District on 14.02.2022 and has furnished the details of the schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	288 TNGRHS flats at Rani Mangammal Colony, Dindigul District	A B C D E	G+2 G+2 G+2 G+2 G+2	02 10 20 06 02	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	12 60 120 72 24 288	02 10 20 06 02	12 60 120 72 24 288	1984-94	All the flats to be demolished. All flats are vacant

2.	72 TNGRHS flats at Palani, Dindigul District	B C D	G +2 G +2 G +2	02 04 03	6 In 1 6 in 1 12 In 1	12 24 36 72	02 04 03	12 24 36 72	1993-94	All the flats to be demolished. Out of 72 TNGRHS, 26 flats are occupied.
	Total					360		360		

7. He has further stated that the Technical Committee opined that the condition assessment and evaluation for the safety aspects of existing buildings are in damaged state due to aggressive environment. This will not satisfy all the safety and serviceability requirements according to relevant codes of practice and also the structures were not designed for seismic forces. Hence it is recommended to demolish above said flats and new building may be built.

8. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of 360 Tamil Nadu Government Servant Rental Housing Scheme flats (288 Tamil Nadu Government Rental Housing Scheme flats at Rani Mangammal Colony and 72 Tamil Nadu Government Servants Rental Housing Scheme flats at Palani) in Dindigul District considering the significant situation of these schemes.

9. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of 360 TNGSRHS flats (288 Tamil Nadu Government Servants Rental Housing Scheme flats at Rani Mangammal Colony and 72 Tamil Nadu Government Servants Rental Housing Scheme flats at Palani) in Dindigul District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

10. This order issues with the concurrence of Finance Department vide its U.O.No.17674/Fin (Hg&UD) Dept./2022, dated 07.05.2022.

(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 Principal Secretary to Government, Housing and Urban Development Department, Chennai - 9.

Verified by PeriStore™

The Housing and Urban Development (OP-I/Budget) Department,
Chennai-9.
The Finance (Housing) Department, Chennai-9.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Verified RealEstate™

ABSTRACT

Housing - Tamil Nadu Housing Board - 1167 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Thanjavur, Thiruvarur, Nagapattinam and Mayiladuthurai Districts - Orders - Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.82

Dated: 18.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி4,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC3/3968/2022, dated 21.03.2022.

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in Thanjavur, Thiruvarur, Nagapattinam and Mayiladuthurai Districts.

3. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition and to access the stability of the building, a technical committee was formed consisting of Chief Engineer (Rural) as Chairman and other members are Assistant Professor, Head of the Department, Department of Civil Engineering, Anna University, Trichy, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Madurai Circle, TNHB and Executive Engineer & Administrative Officer, Thanjavur Housing Unit, Tamil Nadu

Verified RealEstate

Housing Board vide G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022 inspected the buildings at Thanjavur, Mannargudi and Thiruvarur on 17.02.2022 and Nagapattinam, Kumbakonam and Mayiladuthurai on 18.02.2022. The details of the scheme which are as follows:-

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	450 TNGRHS flats at NTT Colony, Thanjavur	A A B B C C C C D+ D D+ D D+ D+ D	G+1 G+2 G+2 G+2 G+2 G+2 G+2 G+2 G+2 G+1 G+1 G+1 G+1 G+1 G+1	02 01 07 01 22 6 01 02 03 02 02 05 05 02 01	4 in 1 6 in 1 6 in 1 12 in 1 6 in 1 4 in 1 8 in 1 12 in 1 18 in 1 12 in 1 12 in 1 8 in 1 8 in 1 4 in 1 4 in 1	08 06 42 12 132 24 08 24 54 24 24 40 40 08 04 450	02 01 07 01 22 6 01 02 03 02 02 05 05 02 01 62	08 06 42 12 132 24 08 24 54 24 24 40 40 08 04 450	1965-81	All the flats to be demolished. Out 450 flats 285 flats are occupied.
2.	132 TNGRHS flats at Kumbakkonam	B+ B+ B C D	G +2 G +2 G +2 G +2 G+2	02 01 06 06 06	6 in 1 12 in 1 6 in 1 6 in 1 6 in 1	12 12 36 36 36 132	02 01 06 06 06 21	12 12 36 36 36 132	1976-78	All the flats to be demolished. Out of 132 flats 53 flats are occupied.
3	260 TNGRHS flats at Thiruvarur	B+ B C D D2 D	G+2 G+2 G+2 G+2 G+2 G+2	02 02 16 13 03 13	6 in 1 6 in 1 6 in 1 6 in 1 12 in 1 2 in 1	12 12 96 78 36 26 260	02 02 07 13 0 13 37	12 12 42 78 0 26 170	1976-99	170 flats out of 260TNGRHS flats (B+ type 2 blocks of B+14 & B+15, B type 2 blocks of B1 & B2, C type 7 blocks of C3 to C5 & C35 to C38 & D type of 26 blocks of D6 to D12, D16 to 21 & D22 to D34) may be demolished as per Technical Committee Recommendation. Out of 260 flats 145 flats are occupied.

Verified © RegFlstate™

4	132 TNGRHS flats at Mannargudi	A B C D	G +2 G +2 G +2 G +2	01 07 06 04	6 in 1 6 in 1 6 in 1 12 in 1	06 42 36 48 132	01 07 06 04 18	06 42 36 48 132	1986	All the flats to be demolished. Out of 132 flats 49 flats are occupied.
5	168 TNGRHS flats at Nagapattinam	A B B C C D	G +2 G +2 G +2 G +2 G +2 G +2	02 03 01 03 01 03	6 in 1 6 in 1 12 in 1 12 in 1 18 in 1 24 in 1	12 18 12 36 18 72 168	0 03 01 03 01 03 11	0 18 12 36 18 72 156	1980-99	156 flats out of 168TNGRHS flats (B type 4 blocks of B1 to B4, C type 4 blocks of C1 to C4 and D type 3 blocks of D1 to D3) may be demolished as per Technical Committee Recommendation. Out of 168 flats 82 are occupied.
6	79 TNGRHS Individual houses at Maraimalai Nagar, Nagapattinam	HIG -A HIG -B LIG	GF GF GF	02 03 74 79	1 in 1 1 in 1 1 in 1	02 03 74 79	02 03 74 79	02 03 74 79	1994	All the flats to be demolished. Out of 79 houses 38 houses are occupied.
7	58 TNGRHS flats at Mayiladuthurai	B C D	G+1 G+2 G+1	02 05 05	4 in 1 6 in 1 4 in 1	08 30 20 58	01 04 05 10	04 24 20 48	1974-76	48 flats out of 58TNGRHS flats (B type 1 block of B1, C type 4 blocks of C2, C3, C6 & C8 and D type 5 blocks of D4, D9, D10, D11 & D12) may be demolished as per Technical Committee Recommendation. Out of 58 flats 19 are occupied.
	Total					1279		1167		

4. He has also stated that the Technical Committee opined that the condition assessment and evaluation for the safety aspects of existing buildings are in damaged state due to aggressive environment and this buildings are in damaged state due to aggressive environment and this will not satisfy all the safety and serviceability requirements according to relevant codes of practice. Hence no action is needed towards restoration. Hence it is recommended to demolish above said flat and new building may be built.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 1167 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Thanjavur, Thiruvarur, Nagapattinam and Mayiladuthurai Districts considering the significant situation of these schemes.

6. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board, orders for demolition of all the said 1167 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Thanjavur, Thiruvarur, Nagapattinam and Mayiladuthurai Districts considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.17639/Fin (Hg&UD) Dept./2022, dated 07.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

18/05/2022

Verified © RedFlag

6

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of the 168 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Vellore District (VNHS Phase IV) – Orders – Issued.

==========

HOUSING AND URBAN DEVELOPMENT (HB3(2)) DEPARTMENT

G.O.(Ms.).No.83 Dated: 18.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 4,
திருவள்ளுவர் ஆண்டு 2053.

Read :

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC4/5896/2020, dated 23.09.2021 and 11.01.2022.

= = = = =

ORDER:

In the G.O. first read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and Tamil Nadu Housing Board have been constructing and maintaining various Tamil Nadu Government Rental Housing Scheme in Madurai Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Governmental Rental scheme in Vellore District.

3. He has further stated that that the work for the construction of 168 Tamil Nadu Government Rental Housing Scheme flats at VNHS Phase IV commenced during the year 1994 and completed during the year 1995. The scheme was implemented in two groups as follows:

(i) Construction of 72 Tamil Nadu Government Rental Housing Scheme (12 Blocks of 'B' Type SD No.25/78) at VNHS Phase IV –Group I.5
(ii) Construction of 96 Tamil Nadu Government Rental Housing Scheme (02 Blocks of 'A' type SD No.24/78, 01 Block of 'B' type SD

Vellore Real Estate™

No.25/78, 07 Blocks of 'C' type SD No.18/81, 03 Blocks of 'D2' type SD No.42/83) at VNHS Phase IV –Group II.

4. He has further stated that right after the completion of work, it was observed that there were damages in the building. The special repair work was carried out during the year 2010 for rectification. At present these flats are structurally unfit for dwelling. The allotment order was issued to these flats, but the allotment had to be cancelled due to prevailing condition of the flats. Due to this condition of the flats, there is no demand for the occupation and the allotment was stopped since, 2014. During the year 2015, a Technical Committee was formed under the Chairmanship of District Collector, Vellore, Superintending Engineer / Public Works Department, Executive Engineer, Tamil Nadu Housing Board, Private structural consultant and Professor of Thanthai Periyar College to inspect the site. All the buildings were inspected on 18.08.2015 by the Technical Committee.

After analyzing all the available factors, the members of the committee recommended to demolish the building which will otherwise cause endanger safety of the occupants and the neighborhood. The Technical committee report was addressed to the Managing Director, Tamil Nadu Housing Board on 26.10.2015 for the further action and also to obtain necessary orders from the Government for demolition.

5. He has also stated that the Managing Director, Tamil Nadu Housing Board inspected the site on 03.02.2017 along with Chief Engineer (City), Tamil Nadu Housing Board and Superintending Engineer, Chennai Circle and instructed to get the opinion for retrofitting of existing tenements in the 168 Tamil Nadu Government Rental Housing Scheme at VNHS Phase IV scheme. As per instruction, to re-examine the structure for retrofitting VIT College, Vellore has been approached for which Design consultation fee for a value of Rs.3,00,000/- + 18 % of GST was received.

6. He has further stated that the second Technical Committee was formed under chairmanship of Chief Engineer (City), Tamil Nadu Housing Board along with Superintending Engineer, Chennai Circle, Professor of Anna University, CUBE, IIT Madras member and Executive Engineer, Vellore Housing Unit and inspected the site on 04.02.2020 and it was suggested to dismantle the entire flats, since it is unfit for dwelling and to prevent any untoward incident and it is brought to the kind notice that, both Technical Committee report have suggested for demolition of 168 Tamil Nadu Government Rental Housing Scheme flats at Vellore Phase IV building which will otherwise cause untoward incident or causalities.

7. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of 168 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Vellore District (VNHS Phase IV).

8. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board orders for demolition of all the 168 Tamil Nadu Government Rental Housing Scheme flats at Vellore

district (VNHS Phase-IV) considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

9. This order issues with the concurrence of the Finance Department vide its U.O.No.5296/Fin (Hg&UD/MAWS)dept./2022, dated 28.04.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Verified RealEstate™

6

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 480 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Madurai, Virudhunagar and Theni Districts– Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.84

Dated: 18.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி4,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/4280/2022, dated 21.03.2022.

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in Madurai, Virudhunagar and Theni District.

3. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition and to access the stability of the building, a technical committee was formed consisting of Chief Engineer (Rural) as Chairman and other members are Assistant Professor, Department of Civil Engineering, University College of Engineering, Anna University, Dindugal, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Madurai Circle, Tamil

(P.T.O.)

Nadu Housing Board and Executive Engineer and Administrative Officer, Madurai Housing Unit, Tamil Nadu Housing Board vide G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022 inspected the buildings at Madurai, Virudhunagar and Theni District on 14.02.2022 and 15.02.2022 and has furnished the details of the schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	132 TNGRHS flats at Chokkikulam Colony, Madurai	A B C D	G+2 G+2 G+2 G+2	05 06 05 03	6 in 1 6 in 1 6 in 1 12 in 1	30 36 30 36 132	05 06 05 03 19	30 36 30 36 132	1984-98	All the flats to be demolished. Out of 132 flats, 58 flats are occupied.
2.	94 TNGRHS flats at Dean's Compound Madurai	A A B	G +1 G +2 G +2	08 01 12	2 in 1 6 in 1 6 in 1	16 06 72 94	08 01 12 21	00 00 72 72	1974-75	72 flats out of 94 TNGRHS flats (12 blocks of B type) may be demolished as per Technical Committee Recommendation. Out of 72 flats, 36 flats are occupied.
3	30 TNGRHS flats at Aruppukottai, Virudhunagar	B C D	G+2 G+2 G+2	01 02 01	6 in 1 6 in 1 12 in 1	06 12 12 30	01 02 01 04	06 12 12 30	1982-83	All the flats to be demolished. Out of 30 flats, 15 flats are occupied.
4	72 TNGRHS flats at Periyakulam, Theni	B C D E	G +2 G +2 G +2 G +2	01 01 01 01	6 in 1 18 in 1 36 in 1 12 in 1	06 18 36 12 72	01 01 01 01 04	06 18 36 12 72	1982-87	All the flats to be demolished. Out of 72 flats, 14 flats are occupied.
5	72 TNGRHS flats at Sivakasi, Virudhunagar	B C C D D	G +2 G +2 G +2 G +2 G +2	02 01 02 01 01	6 in 1 6 in 1 12 in 1 18 in 1 12 in 1	12 06 24 18 12 72	02 01 02 01 01 07	12 06 24 18 12 72	1986-87	All the flats to be demolished. Out of 72 flats, 6 flats are occupied.
6	102 TNGRHS at Usilampati, Madurai	B C C D D	G +2 G +2 G +2 G +2 G +2	02 03 01 02 01	6 in 1 6 in 1 12 in 1 18 in 1 24 in 1	12 18 12 36 24 102	02 03 01 02 01 09	12 18 12 36 24 102	1972-73	All the flats to be demolished. Out of 102 flats, 33 flats are occupied.
	Total					502		480		

4. He has also stated that the Technical Committee opined that the condition assessment and evaluation for the safety aspects of existing

buildings are in damaged state due to aggressive environment and this will not satisfy all the safety and serviceability requirements according to relevant codes of and also the structures were not designed for seismic forces. Hence it is recommended to demolish above said flats and new building may be built.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 480 Tamil Nadu Government Servants Rental Housing Scheme flats at Madurai, Virudhunagar and Theni Districts considering the significant situation of these schemes.

6. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of all the said 480 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Madurai, Virudhunagar and Theni Districts considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.17630/Fin (Hg&UD) Dept./2022, dated 7.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

18/05/2022

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 298 Tamil Nadu Government Rental Housing Scheme at Trichy, Pudukottai and Karur District considering the significant situation of these schemes – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.86 Dated: 19.05.2022

ஸ்ரீசுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.68, Housing and Urban Development (HB5(2)) Department, dated 28.04.2020.
2. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
3. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/3969/2022, dated 21.03.2022.

======

ORDER:

In the Government order first read above, the Government have issued orders for demolition of all the said 298 Tamil Nadu Government Rental Housing Scheme at Trichy, Pudukottai and Karur District considering the significant situation of these schemes subject to the condition that wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

2. In Government order second read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

3. In his letter third read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in Trichy, Pudukottai and Karur District.

4. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee was formed consisting of Chief Engineer (Rural) as Chairman

Verified @ RealEstate™

and other members are Assistant Professor, Head of the Dept., Department of Civil Engineering, Anna University, Trichy, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Madurai Circle(TNHB) and Executive Engineer and Administrative Officer, Trichy Housing Unit (TNHB) vide G.O.(Ms.)No.8, Housing & Urban Development HB 3(2) Department, dated 25.01.2022. The Committee members inspected the following schemes on 16.02.2022 at Trichy, Pudukottai and Karur District.

(i) 390 Tamil Nadu Government Servants Rental Housing Scheme flats at Sengulam, Trichy.
(ii) 58 Tamil Nadu Government Servants Rental Housing Scheme flats at Manapparai, Trichy.
(iii) 372 Tamil Nadu Government Servants Rental Housing Scheme at Alangulam, Pudukottai.
(iv) 108 Tamil Nadu Government Servants Rental Housing Scheme flats at Thanthoni Malai, Karur.
(v) 168 Tamil Nadu Government Servants Rental Housing Scheme flats at Gandhigramam, Karur.

5. He has also stated that previously, necessary orders for demolition for 144 flats (24 flats of 4 blocks in C type of 6 in1, 84 flats of 7 blocks in D type of 12 in 1 & 36 flats of 3 blocks in E type of 12 in 1) out of 372 Tamil Nadu Government Servants Rental Housing Scheme flats at Alangulam Colony, Pudukottai District and 36 flats (36 flats of 2 blocks in D type of 18 in 1) out of 390 Tamil Nadu Government Servants Rental Housing Scheme flats at Sengulam Colony, Trichy District was obtained in G.O.(Ms.)No.68, Housing and Urban Development HB5(2) Department, dated 28.04.2020. Now the Technical Committee has recommended to demolish the dilapidated Tamil Nadu Government Servants Rental Housing Scheme flats which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	390 TNGRHS flats at Sengulam, Trichy (Demolition order has already been obtained for 36 flats vide G.O.Ms.no. 68 dated 28.04.2020	A B1 B2 C1 C2 D	G+2 G+2 G+2 G+2 G+2 G+2	05 01 11 01 01 13	6 in 1 6 in 1 6 in 1 6 in 1 12 in 1 18 in 1	30 06 66 06 12 234 354	0 0 0 0 0 4 4	0 0 0 0 0 72 72	1964 -68	72 flats out of remaining 354 TNGRHS flats (D type 4 blocks of A,B,C & T) may be demolished as per Technical Committee

Verified RealEstate ™

	and at present remaining 354 flats are inspected by the Technical Committee)									Recommendation. Out 72 flats 27 are occupied.
2.	58 TNGRHS flats at Manapparai, Trichy	B C D D1	G +1 G +2 G +2 G +2	01 02 02 01	4 in 1 6 in 1 12 in 1 18 in 1	04 12 24 18 58	1 2 2 1 6	4 12 24 18 58	1970 -71	All the flats to be demolished. 58 flats are 18 occupied.
3	372 TNGRHS at Alangulam, Pudukottai (demolition order has already been obtained for 144 flats vide G.O.Ms.no. 68 dated 28.04.2020 and at present remaining 228 flats are inspected by the Technical Committee)	A B C D E	G+2 G+2 G+2 G+2 G+2	01 12 15 03 02	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	06 72 90 36 24 228	0 0 3 2 0 5	0 0 18 24 0 42	1988 -89	42 flats out of remaining 208 TNGRHS flats (C type 3 blocks of C2,C3 & C4 & D type 2 block of E4 & E5) may be demolished as per Technical Committee Recommendation. Out of 42 flats 26 are occupied.
4	108 TNGRHS flats at Thanthoni Malai, Karur	B C D E	G +2 G +2 G +2 G +2	06 06 04 01	6 in 1 6 in 1 6 in 1 12 in 1	36 36 24 12 108	2 3 4 0 9	12 18 24 0 54	1980 -81	54 flats out of 108 TNGRHS flats (B type 2 blocks of 10 & 11, C type 3 blocks of 15, 16 & 17 and D type 4 blocks of 6,7,8 & 9) may be demolished as per Technical Committee Recommendation. Out of 54 flats are 5 occupied.
5	168 TNGRHS flats at Gandhigramam, Karur	A B C D E	G +2 G +2 G +2 G +2 G +2	02 06 08 04 02	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	12 36 48 48 24 168	0 6 2 0 2 10	0 36 12 0 24 72	1988 -89	72 flats out of 168 TNGRHS flats (B type 6 blocks of 3,4,5,9,10 & 11, C type 2 blocks of 20 & 21 and E type 2 blocks of 18 & 19) may be demolished as per Technical Committee Recommendation. Out of 72 flats 2 are occupied.
	Total					916		298		

6. He has further stated that the Technical Committee opined that the condition and safety aspects of existing buildings are very dangerous and this will not satisfy all the safety and serviceability requirements according to relevant codes of practice. Hence no action is needed

Verified © RealEstate

towards restoration. Hence it is recommended to demolish above said flat and new building may be built.

7. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 298 Tamil Nadu Government Servants Rental Housing Scheme flats at Trichy, Pudukottai and Karur District considering the significant situation of these schemes.

8. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board issue orders for demolition of all the said 298 Tamil Nadu Government Servants Rental Housing Scheme flats at Trichy, Pudukottai and Karur District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

9. This order issues with the concurrence of Finance Department vide its U.O.No.17638/Fin (Hg&UD) Dept./2022, dated 07.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

19/5/22
SECTION OFFICER.

Verified to be True Copy

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 54 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Moolapalayam, Erode District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.87 Dated: 19.05.2022

ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/4714/2022, dated 21.03.2022.

======

ORDER:

In the Government order first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated flats of Tamil Nadu Government Rental Housing Scheme maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Tamil Nadu Housing Board had constructed 54 Tamil Nadu Government Servants Rental Housing Scheme flats at Moolapalayam, Erode District during the year 1973-74 under Tamil Nadu Government Rental Housing Scheme for the welfare of the Tamil Nadu Government Servants Scheme for their residential purpose.

3. He has further stated that due to age of the building and normal wear and tear, the building is completely deteriorated and they are in dilapidated condition. To assess the stability of the building, a technical committee was formed consisting of Chief Engineer (Rural) as Chairman and other members are Professor / Department of Civil Engineer, Government Engineering College, Coimbatore, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Salem Circle (TNHB) and Executive Engineer & Administrative Officer, Erode Housing Unit (TNHB) in G.O.Ms.No.8, Housing and Urban Development (HB3(2)) Department dated 25.01.2022 and the Committee members inspected the 54 Tamil Nadu Government

Verified @ RealEstate™

Rental Housing Scheme flats at Moolapalayam, Erode District on 24.02.2022. The details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Constr uction	Remarks
		Categ ory	No. of floors/ Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommen dation			
							Block	Flat		
1.	54 TNGRHS flats at Moolapalaya m, Erode District	A B C D E	G +2 G +2 G +2 G+2 G+2	1 1 1 1 1	6 in 1 6 in 1 18 in 1 18 in 1 6 in 1	06 06 18 18 06 54	1 1 1 1 1 5	06 06 18 18 06 54	1973-74	All the flats to be demolished as per Technical Committee Recommendation. Out of 54 TNGRHS flats 32 flats are kept vacant.

4. He has also stated that the Technical Committee has opined that, based on the visual inspection of the existing flats in all the blocks namely type A, B, C, D given in the observations most of the structural components were found deteriorated. During the condition assessment and evaluation, it was found that the safety of existing buildings is in damaged state due to normal wear and tear. This will not satisfy all the necessary safety and serviceability requirements as prescribed by the relevant codes of practice. Hence, no action is needed towards restoration. Therefore, it is recommended to demolish all the 54 Tamil Nadu Government Rental Housing Scheme flats completely.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of 54 Tamil Nadu Government Rental Housing Scheme flats at Moolapalayam, Erode District considering the significant situation of this scheme.

6. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of 54 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Moolapalayam, Erode District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.17527/Fin(Hg&UD)Dept./2022, dated 07.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

19/5

SECTION OFFICER.

Verified RealEstate ™

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 60 Tamil Nadu Government Servants Rental Housing Scheme flats at Sankagiri and 96 Tamil Nadu Government Servants Rental Housing Scheme E type LGGS flats out of 658 Tamil Nadu Government Servants Rental Housing Scheme flats Judge Bungalow Compound (JBC), Salem (i.e.,) total demolition of 156 flats as recommended by the Technical Committee – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.88 Dated: 19.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/26304/2019, dated 09.02.2021.

======

ORDER:

In G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Government Rental Scheme in Salem District.

3. He has further stated that due to age of the building and normal wear and tear, the buildings were completely deteriorated and they are in a dilapidated condition. The Committee members formed vide G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department,

dated 04.07.2018 consisting of Chief Engineer (Rural) as Chairman and other members are Professor from Anna University, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Salem Circle (TNHB) and Executive Engineer & Administrative Officer, Salem Housing Unit (TNHB) inspected the 3 Tamil Nadu Government Rental Housing Scheme on 12.07.2019 out of which the technical committee has recommended to demolish the following schemes and has furnished the details of schemes which are as follows:

Sl. No	Scheme / Year of construction / Land	Total No. of flats / Block Details	No. of flats proposed for demolition.			Technical Committee's Recommendation	Recommendations of the S.E/ Salem Circle
			Total	Occupied	Vacant		
1	**60 TNGRHS flats at Sankagiri (Year 1980-81)- Govt. Land**						
(a)	'D' type	24 (2 Blocks- 12 in 1)	24	9	15	The Committee suggested that the buildings can be demolished and reconstructed.	The Committee's has recommended demolition of 60 TNGRHS flats
(b)	'C' type	18 (3 Blocks- 6 in 1)	18	5	13		
(c)	'B' type	18 (3 Blocks- 6 in 1)	18	7	11		
	Total-1	**60 (8 Blocks)**	**60**	**21**	**39**		
2.	**656 TNGRHS flats at Judge Bungalow Compound (JBC) - Govt. Land**						
(a)	'E' type (LGGS) (1983-84)	96 Blocks – 6 in 1)	96	0	96	The Committee suggested that the dilapidated E-type of LGGS flats may be demolished.	The Committee's has recommendation of 96 TNGRHS E type flats

4. He has further stated that the Technical Committee has recommended for demolition of 60 Tamil Nadu Government Servants Rental Housing Scheme flats at Sankagiri and 96 Tamil Nadu Government Servants Rental Housing Scheme E type LGGS flats out of 658 Tamil Nadu Government Servants Rental Housing Scheme flats Judge Bungalow Compound (JBC), Salem.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of 60 Tamil Nadu Government Servants Rental Housing Scheme flats at Sankagiri and

96 Tamil Nadu Government Servants Rental Housing Scheme E type LGGS flats out of 658 Tamil Nadu Government Servants Rental Housing Scheme flats Judge Bungalow Compound (JBC), Salem (i.e.,) total demolition of 156 flats as recommended by the Technical Committee considering the significant situation of these schemes.

6. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition of all the 60 Tamil Nadu Government Servants Rental Housing Scheme flats at Sankagiri and 96 Tamil Nadu Government Servants Rental Housing Scheme 'E' type LGGS flats out of 658 Tamil Nadu Government Servants Rental Housing Scheme flats at Judge Bungalow Compound (JBC), Salem (i.e.) total demolition of 156 flats as recommended by the Technical Committee considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.9479/Fin(Hg&UD)/ 2022, dated 28.04.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

19/5/22

SECTION OFFICER

Verified RealBoards

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 656 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Kanchipuram, Ranipet and Vellore District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.89 Dated: 19.05.2022

ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC4/5896/2020, dated 23.09.2021.

======

ORDER:

In the Government order first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Governmental Rental scheme in Kanchipuram, Ranipet and Vellore District.

3. Due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee formed consisting of Chief Engineer (City) as Chairman and other members are Professor from Anna University, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Chennai Circle, Tamil Nadu Housing Board and Executive Engineer and Administrative Officer, Vellore Housing Unit, Tamil

Nadu Housing Board inspected the following scheme on 04.02.2020 at Kanchipuram, Ranipet and Vellore District. The details of schemes are

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No. of flats in one block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	126 TNGRHS at Kanchipuram	B C D	G +2 G +2 G +2	3 8 5 5 16	6 in 1 6 in 1 12 in 1	18 48 60 126	0 0 5 5	0 0 60 60	1986	60 flats out of 126 TNGRHS flats (D type 5 blocks) may be demolished as per Technical Committee Recommendation
2.	90 TNGRHS at Kanchipuram	A B C	G +2 G +2 G +2	2 6 7 15	6 in 1 6 in 1 6 in 1	12 36 42 90	2 6 7 15	12 36 42 90	1980	All the flats to be demolished
3.	272 TNGRHS at Kanchipuram	B1 B2 C1 C2 D1 D2 E	G +1 G +2 G +1 G +2 G +1 G +2 G +2	3 1 15 1 38 2 2 62	4 in 1 6 in 1 4 in 1 6 in 1 4 in 1 6 in 1 12 in 1	12 6 60 6 152 12 24 272	3 1 15 1 38 2 2 62	12 6 60 6 152 12 24 272	1968-1974	All the flats to be demolished
4.	156 TNGRHS at RDO at Ranipet	A B C D	G +2 G +2 G +2 G +2	2 7 9 4 22	6 in 1 6 in 1 6 in 1 12 in 1	12 42 54 48 156	2 7 9 4 22	12 42 54 48 156	1965-73	All the flats to be demolished
5.	24 TNGRHS at Vellore Phase-I (Chavadi)	D	G +1	6	4 in 1	24 24	6 6	24 24	1965-73	All the flats to be demolished
6.	108 TNGRHS at VNHS Phase-II	B C D	G +2 G +2 G +2	5 5 4 14	6 in 1 6 in 1 12 in 1	30 30 48 108	1 0 4 5	6 0 48 54	1981	54 flats out of 108 TNGRHS flats (B type 1 block and D type 4 blocks) may be demolished as per Technical Committee Recommendation
	Total						656			

Verified RealEstate

3. He has also furnished the overall assessment based on the visual observations made by the Technical Committee as below:

a. As the building were designed at different time periods by following guidelines of old Codal provisions using working stress method and Limit State Method, succeeding the newly revised code (IS: 456: 2000) for renovation would be more expensive than the value of the building

b. Site can be encroached easily by strangers as there is a common road and signs of vandalism is visibly seen

c. Plantation and trees around the buildings have spoilt the structure and damaged beyond repair.

d. Structural damages due to ageing and corrosion are difficult to be removed.

e. Settlement of foundation has persuaded drainage problems and rectifying will lead to loss of revenue to the department.

4. He has further stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings listed below:

i. 60 Nos. out of 126 TNGRHS flats at Kanchipuram Phase-I, Stage-I (D type 5 blocks)
ii. 90 Nos. out of 90 TNGRHS flats at Kanchipuram Phase-I, Stage-II (A type- 2 blocks, B type 6 Blocks and C type 7 Blocks)
iii. 272 Nos. out of 272 TNGRHS flats at Kanchipuram Phase-II (B type 4 blocks, C type 16 blocks, D type 40 blocks and E type 2 blocks)
iv. 156 Nos. out of 156 TNGRHS flats at RDO Compound, Ranipet (A type 2 blocks, B type 7 blocks, C type 9 blocks and D type 4 blocks)
v. 24 Nos. out of 24 TNGRHS flats at Vellore Phase-I (Chavadi) (D type A-3 blocks and B- 3 blocks)
vi. 54 Nos. out of 108 TNGRHS flats at Vellore Phase-II (B type 1 block and D type 4 blocks)

5. The Managing Director, Tamil Nadu Housing Board has furnished the Technical Committee inspection report of Tamil Nadu Government Rental Housing Scheme Building in Kanchipuram, Ranipet and Vellore District.

6. The Managing Director, Tamil Nadu Housing Board has requested the Government to issue necessary orders for demolition of the 656 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Kanchipuram, Ranipet and Vellore District considering the significant situation of these schemes.

Verified RealEstate

7. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board orders for demolition of all the following 656 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Kanchipuram, Ranipet and Vellore districts considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account, as listed below:

i. 60 Nos. out of 126 TNGRHS flats at Kanchipuram Phase-I, Stage-I (D type 5 blocks)
ii. 90 Nos. out of 90 TNGRHS flats at Kanchipuram Phase-I, Stage-II (A type-2 blocks, B type 6 Blocks and C type 7 Blocks)
iii. 272 Nos. out of 272 TNGRHS flats at Kanchipuram Phase-II (B type 4 blocks, C type 16 blocks, D type 40 blocks and E type 2 blocks)
iv. 156 Nos. out of 156 TNGRHS flats at RDO Compound, Ranipet (A type 2 blocks, B type 7 blocks, C type 9 blocks and D type 4 blocks)
v. 24 Nos. out of 24 TNGRHS flats at Vellore Phase-I (Chavadi) (D type A-3 blocks and B- 3 blocks)
vi. 54 Nos. out of 108 TNGRHS flats at Vellore Phase-II (B type 1 block and D type 4 blocks)

8. This order issues with the concurrence of Finance Department vide its U.O.No.8130/Fin(Hg&UD)Dept./2022 dated 28.04.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

M.G-19

SECTION OFFICER

Verified e-copy

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of all the said 206 Tamil Nadu Government Servants Rental Housing Scheme flats at Nilgiris and Tirupur District considering the significant situation of these schemes – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.90

Dated: 19.05.2022
சுபகிருது வருடம்,வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/3533/2022, dated 21.03.2022.

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in Nilgris and Tirupur Districts.

3. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee was formed based on the reference cited consisting of Chief Engineer (Rural) as Chairman and other members are Professor and Head, Department of Civil Engineering, Government College of Technology, Coimbatore., Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Salem Circle (TNHB) and Executive Engineer and Administrative

Officer, Coimbatore Housing Unit (TNHB) vide G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022. The Committee members inspected the buildings at Nilgiris and Tirupur District on 22.02.2022 and has furnished the details of scheme which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	80 TNGRHS flats at Church Hill, Nilgiris	B B B2 C D	G+1 G+1 G+2 G+2 G+1	01 02 03 06 02	6 in 1 4 in 1 6 in 1 6 in 1 6 in 1	06 08 18 36 12 80	01 02 03 06 02 14	06 08 18 36 12 80	1976-77	All the flats to be demolished. Out of 80 flats, 08 flats are occupied.
2.	48 TNGRHS flats at Gandhi Nagar, Nilgiris	B D	G +1 G +1	02 04	8 in 1 8 in 1	16 32 48	02 04 06	16 32 48	1971-73	All the flats to be demolished. Out of 48 flats, 37 flats are occupied.
3	42 TNGRHS flats at Murugampalayam, Tirupur	E E	G+2 G+2	01 02	18 in 1 12 in 1	18 24 42	01 02 03	18 24 42	1973-75	All the flats to be demolished. Out of 42 flats, 09 flats are occupied.
4	36 TNGRHS flats at Thottipalayam, Tirupur	D2	G +2	03	12 in 1	36	03	36	1987-88	All the flats to be demolished. Out of 36 flats, 11 flats are occupied.
	Total					206		206		

4. He has also furnished the recommendation of the Technical Committee for 80 Tamil Nadu Government Servants Rental Housing Scheme and 48 Tamil Nadu Government Servants Rental Housing Scheme buildings in Nilgiris District which is as below:

Structural Audit was conducted for the flats. The building is of load bearing structure. Condition assessment of the building was done by visual observations to know the status of the buildings. The flat appears to be in very bad condition. From the detailed investigations made in the site, it is found that the structure is unfit for use. Hence it is recommended for complete demolition due to heavy dampness in walls, vegetation growth, differential settlement, deterioration due to age. If left unattended it will be dangerous to the nearby public. So it should be demolished immediately. Hence it is recommended for demolition.

5. He has further furnished the recommendation of the Technical Committee for 42 Tamil Nadu Government Servants Rental Housing

Scheme and 36 Tamil Nadu Government Servants Rental Housing Scheme buildings in Tirupur District which is as below:

The building was constructed as per IS 456-1978 with the RCC slab with M15 grade of concrete which might have resulted in to cracks spalling and corrosion. Spending money on repair may not yield the desired purpose and revenue to the Government. Though the load bearing walls looks to be stable in the building, the slabs have to be completely replaced. This will not be possible with weakening the load bearing masonry walls. Hence it is recommended for demolition.

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 206 Tamil Nadu Government Servants Rental Housing Scheme flats at Nilgiris and Tirupur District considering the significant situation of these schemes.

7. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of all the said 206 Tamil Nadu Government Rental Housing Scheme flats at Nilgiris and Tirupur District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

8. This order issues with the concurrence of Finance Department vide its U.O.No.17534/Fin (Hg&UD) Dept./2022, dated 07.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

19/5/22

SECTION OFFICER.

Verified Genuine Store

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 24 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Ganapathy and Saravanampatti in Coimbatore District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.91

Dated: 19.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/1673/2021-2, dated 21.03.2022.

======

ORDER:

In the Government order first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in CoimbatoreDistrict.

3. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee formed consisting of Chief Engineer (Rural) as Chairman and other members are Professor from Anna University along with Superintending Engineer, Salem Circle(TNHB) and Executive Engineer and Administrative Officer, Coimbatore Housing Unit (TNHB) in G.O.Ms.No.91, Housing & Urban Development (HB5(2)) Department dated 04.07.2018

inspected the following scheme on 14.08.2020 at CoimbatoreDistrict. The details of schemes which are as follows:-

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	90 TNGRHS at Ganapathy	A B C	G +2 G +2 G +2	2 6 7 15	6 in 1 6 in 1 6 in 1	12 36 42 90	0 1 2 3	0 6 12 18	1995-96	18 flats out of 90 TNGRHS flats (B type 1 block and C type 2 blocks) may be demolished as per Technical Committee Recommendation and they are vacant.
2.	138 TNGRHS at Saravanampatti	A B C D	G +2 G +2 G +2 G +2	3 6 6 4 19	6 in 1 6 in 1 6 in 1 12 in 1	18 36 36 48 138	1 0 0 0 1	6 0 0 0 6	1997-98	6 flats out of 138 TNGRHS flats (A type 1 block) may be demolished as per Technical Committee Recommendation and they are vacant
	Total							24		

4. He has also furnished the overall assessment based on the visual observations made by the Technical Committee which are as follows:

a. As the building was constructed as per IS 456-1978 with the RCC slab with M15 grade of concrete which might have resulted in to crack, spalling of concrete and corrosion

b. Spending money on repair may not yield the desired purpose and revenue to the Government

c. Though the load bearing walls looks to be stable in the building, the slabs have to be completely replaced. This will not be possible with weakening the load bearing brick masonry walls.

5. He has further stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings as listed above.

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 24 Tamil Nadu Government Servant Rental Housing Scheme flats

at Coimbatore District considering the significant situation of these schemes.

7. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition of all the said 24 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Ganapathy and Saravanampatti in Coimbatore District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

8. This order issues with the concurrence of Finance Department vide its U.O.No.18195/Fin(Hg&UD)Dept./ 2022, dated 07.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Verified RealEstate

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 234 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Uppilipalayam ULC, Coimbatore District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.92

Dated: 19.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/1673/2021-1, dated 21.03.2022.

======

ORDER:

In G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board has been constructing various Tamil Nadu Government Rental Housing Scheme in Coimbatore District.

3. He has further stated that due to age of the building and normal wear and tear, the building is completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee formed consisting of Chief Engineer (Rural) as Chairman and other members are Professor from Anna University along with Superintending Engineer, Salem Circle, Tamil Nadu Housing Board and Executive Engineer and Administrative Officer, Coimbatore Housing Unit,

TNHB in G.O.Ms.No.91, Housing and Urban Development (HB5(2)) Department dated 04.07.2018 inspected the following scheme on 14.08.2020 at CoimbatoreDistrict. The details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No of flats in one Block	Total No of Flat	Technical Committee Recommendation			
							Block	Flat		
1	234 TNGRHS at Uppilipalayam ULC (SIHS)	B C D	G +2 G +2 G +2	9 12 9 30	6 in 1 6 in 1 12 in 1	54 72 108 234	9 12 9 30	54 72 108 234	1990	All the flats to be demolished as per Technical Committee Recommendation. Out of 234 TNGRHS flats 175 flats are kept vacant.
	Total							234		

4. He has also furnished the overall assessment based on the visual observations made by the Technical Committee which are as follows:

a. As the building was constructed as per IS 456-1978 with the RCC slab with M15 grade of concrete which might have resulted in to crack, spalling of concrete and corrosion

b. Spending money on repair may not yield the desired purpose and revenue to the Government

c. Though the load bearing walls looks to be stable in the building, the slabs have to be completely replaced. This will not be possible with weakening the load bearing brick masonry walls.

5. He has further stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings as listed in the above table.

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of all the said 234 Tamil Nadu Government Servants Rental Housing Scheme flats at Uppilipalayam ULC, Coimbatore District considering the significant situation of these schemes.

7. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition

of all the said 234 Tamil Nadu Government Servants Rental Housing Scheme flats at Uppilipalayam ULC, Coimbatore District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

8. This order issues with the concurrence of Finance Department vide its U.O.No.17645/Fin(Hg&UD)Dept./2022, dated 29.05.2022

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Verified PeelEstate

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of all the 96 Tamil Nadu Government Rental Housing Scheme flats at Chidambaram, Cuddalore District considering the significant situation of these schemes – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT.

G.O.(Ms.) No.93 Dated: 19.05.2022

ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,

திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC4/25071-A/2014, dated 05.02.2022.

======

ORDER:

In G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that in Cuddalore District, Chidambaram Town there are 96 Nos. of Tamil Nadu Government Rental Housing Scheme flats consist of 54 Tamil Nadu Government Rental Housing Scheme flats at Bus Stand Colony, 24 Tamil Nadu Government Rental Housing Scheme flats at Nandavanam Colony and 18 Tamil Nadu Government Rental Housing Scheme flats at Seerkazhi are constructed by Tamil Nadu Housing Board during the year 1985 & 1975. Due to wear and tear, the structure of the building was completely in dilapidated condition.

3. He has further stated that the Technical Committee under Chief Engineer (City) as Chairman and other members are Professor from Anna University, Senior Consultant from CUBE (center for Urbanization, Building & Environment) along with Superintending Engineer, Chennai Circle (TNHB) and Executive Engineer and Administrative Officer, Villupuram Housing Unit (TNHB) vide G.O.(Ms.)No.91, Housing and Urban

Development (HB5(2)) Department, dated 04.07.2018 inspected the following scheme on 11.02.2020 at Chidambaram and has furnished the details of scheme which are as follows:

Sl. No	Location of TNGRHS	Details of flats			No. of floors/ Block	Flats to be demolished as recommended by Technical Committee	Year of Construction	Remarks
		Category	No. of blocks	No. of flats				
1	54 TNGRHS flats at Bus Stand Colony, Chidambaram	B C D	2 5 1	54	2x6=12 2x6=30 1x12=12	54	1985	All the flats to be demolished
2	18 TNGRHS flats at Seerkazhi, Chidambaram	B C	1 2	18	1x6=6 2x6=12	18	1975	All the flats to be demolished
3	24 TNGRHS flats at Nandavanam Colony, Chidambaram	D	2	24	2x12=24	24	1985	All the flats to be demolished
	Total					96 flats		

4. He has also stated that based on the recommendation of Technical Committee orders for demolition proposal was requested 96 Tamil Nadu Government Rental Housing Scheme flats at Chidambaram, Cuddalore District.

5. Further in regard to the Board approval for demolition and details of further action to be taken after the demolition of the above schemes, the Managing Director, Tamil Nadu Housing Board has submitted the details which are as follows:

(i) The Government is the competent authority to accord demolition approval for Tamil Nadu Government Rental Housing Scheme Building and hence, the proposal being a Tamil Nadu Government Rental Housing Scheme building was directly submitted to Government.

(ii) The Executive Engineer and Administrative Officer, Villupuram Housing Unit, Tamil Nadu Housing Board has requested the District Collector, Cuddalore to provide the priority list for construction of new Tamil Nadu Government Rental Housing Scheme at Chidambaram. In turn, the District Collector, Cuddalore has informed that, the final demand list for the construction of new Tamil Nadu Government Rental Housing Scheme will be provided after conduct the meeting with concern officials for ascertain the demand. Due to Election work, the meeting was postponed.

Verified RealEstate™

6. The Managing Director, Tamil Nadu Housing Board has also informed that roof slab of D type Tamil Nadu Government Rental Housing Scheme flat No.10 at Nadavanam Colony was collapsed on 08.11.2020 and the same was informed to the Government. The above flats are unfit for occupation and lying vacant from 2020 onwards in order to avoid the untoward incident.

7. Hence, The Managing Director, Tamil Nadu Housing Board has requested the Government to issue orders for demolition of all the said 96 Tamil Nadu Government Rental Housing Scheme flats at Chidambaram, Cuddalore District considering the significant situation of these schemes and has stated that the new Tamil Nadu Government Rental Housing Scheme proposal will be submitted separately after getting demand from the District Collector, Cuddlore.

8. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board, orders for demolition of all the 96 Tamil Nadu Government Rental Housing Scheme flats at Chidambaram, Cuddalore District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

9. This order issues with the concurrence of Finance Department vide its U.O.No.7859/Fin (Hg&UD/MAWS) Dept./2022, dated 28.04.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

H. 4/5/22

SECTION OFFICER.

Verified Real Estate

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 18 Tamil Nadu Government Servants Rental Housing Scheme (TNGRHS) flats at Sampath Nagar (Avvaiyar Street), Erode District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.85 Dated: 19.05.2022
ஸ்ரீ சுபகிருது வருடம், வைகாசி 5,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/3534/2022, dated 29.03.2022.

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that Tamil Nadu Housing Board had constructed 18 Tamil Nadu Government Servants Rental Housing Scheme flats at Sampath Nagar (Avvaiyar Street), Erode District during the year 1987-88 under Tamil Nadu Government Servants Rental Housing Scheme for the welfare of the Tamil Nadu Government Servants for their residential purpose.

3. He has further stated that due to age of the building and normal wear and tear, the building is completely deteriorated and they are in dilapidated condition and to assess the stability the building, a technical committee consisting of Chief Engineer (Rural) as Chairman and other members are Professor / Department of Civil Engineer, Government Engineering College, Coimbatore, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with Superintending Engineer, Salem Circle(TNHB) and Executive Engineer & Administrative Officer, Erode Housing Unit (TNHB) formed vide G.O.Ms.No.8, Housing & Urban Development (HB3(2)) Department dated 25.01.2022 inspected the 18 Tamil Nadu Government Servants Rental Housing Scheme flats at

Sampath Nagar (Avvaiyar Street), Erode District on 24.02.2022 and has furnished the details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	18TNGRHS flats at Sampath Nagar (Avvaiyar Street), Erode District	C	G+2	03	6 in 1	18	3	18	1987-88	All the flats to be demolished as per Technical Committee Recommendation. Out of 18 TNGRHS flats 12 flats are kept vacant

4. He has also stated that the Technical Committee has opined that, based on the detailed visual inspection of the existing flats in all the blocks namely type C given in the observations most of the structural components were found deteriorated. During the condition assessment and evaluation, it was found that the safety of existing buildings is in damaged state due to normal wear and tear. This will not satisfy all the necessary safety and serviceability requirements as prescribed by the relevant codes of practice. Hence, no action is needed towards restoration. Therefore, it is recommended to demolish all the 18 flats completely.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of 18 Tamil Nadu Government Servants Rental Housing Scheme flats at Sampath Nagar (Avvaiyar Street), Erode District considering the significant situation of this scheme.

6. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board orders for demolition of 18 Tamil Nadu Government Servants Rental Housing Scheme flats at Sampath Nagar (Avvaiyar Street) in Erode District considering the significant situation of this scheme subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of the Finance Department vide its U.O.No.18756/Fin (Hg&UD)dept./2022, dated 07.05.2022.

(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 Minister (Housing & Urban Development), Chennai-9.
The Private Secretary to 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Verified RealEstate™

ABSTRACT

Housing – Tamil Nadu Housing Board – Dismantling of 30 TNGRHS flats at Kovilpatti in Thoothukudi District and 12 flats (B type) in 36 TNGRHS flats at Thukkalay in Kanniyakumari District – Orders – Issued.

= ===========

Housing and Urban Development (HB5(2)) Department

G.O.(Ms)No.86 **Dated : 04.07.2020**

சார்வரி வருடம், ஆனி 20,
திருவள்ளுவர் ஆண்டு 2051.

Read :

From Managing Director, Tamil Nadu Housing Board Letter No.TC2/20951/2007, dated 12.02.2020.

= = = = =

ORDER:

In the letter read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu has provided Housing accommodation to Government Servants in all Districts under TNGRH Scheme through Tamil Nadu Housing Board. TNHB has constructed TNGRHS flats both in Chennai and other Districts in Tamil Nadu.

2. He has also stated that the technical committee members were appointed as per G.O.(Ms)No.91,Housing and Urban Development (HB5(2)) Department dated 04.07.2018, has jointly inspected 30 TNGRHS flats at Kovilpatti in Thoothukudi District and 36 TNGRHS flats at Thukkaly in Kanniyakumari District. Based on the observations during inspection of the buildings by the Technical Committee members, "it is recommended to demolish all the Ground + 2 structure of 30 TNGRHS at Kovilpatti in Thoothukudi District and 12 flats (B type) in 36 TNGRHS flats at Thukkalay in Kanniyakumari District on 03.01.2020.

3. The Managing Director, Tamil Nadu Housing Board has requested the Government to accord necessary orders for dismantling all

Verified RealEstate

the Ground + 2 structure of 30 TNGRHS flats at Kovilpatti in Thoothukudi District and 12 flats (B type) in 36 TNGRHS flats at Thukkalay in Kanniyakumari District.

4. The Government have carefully examined the proposal of the Managing Director, Tamil Nadu Housing Board and issue orders for dismantling all the Ground +2 structure of 30 TNGRHS flats at Kovilpatti in Thoothukudi District and 12 flats (B type) in 36 TNGRHS flats at Thukkalay in Kanniyakumari District subject to the condition that the wood, steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

5. This order issues with the concurrence of Finance Department vide its U.O.No.9919/ Finance(Hg&UD)/2020, dated 13.03.2020.

(BY Order of the Governor)

Rajesh Lakhoni,
Principal Secretary to Government.

To
The Managing Director, Tamil Nadu Housing Board, Chennai-35.
The Financial Adviser, Tamil Nadu Housing Board, Chennai-35.

Copy to:
The Deputy Secretary to Hon'ble Deputy Chief Minister, Chennai –9.
The Senior Principal Private Secretary to Additional
Chief Secretary to Government, Finance Department, Chennai-9.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai – 600 009.
The Finance (Housing) Department, Chennai-9.
The Housing and Urban Development (OP-1 /Budget) Department,
Chennai-9.
SF/SC.

// Forwarded By Order //

Section Officer. 6/7/2020

1-03
4/7/2020.

Verified RediEstate™

ABSTRACT

Tamil Nadu Housing Board – Technical Cell-Redevelopment of Tamil Nadu Government Servants Rental Housing Schemes in Chennai – Demolition and Reconstruction of new Flats under TNGRHS and Self Financing Scheme – Orders – Issued.

Housing & Urban Development (HB5(2))Department

G.O.Ms.No.21

Dated:29.01.2013
நந்தன வருடம் தை 16
திருவள்ளுவர் ஆண்டு 2043

Read:

1 From the Managing Director, Tamil Nadu Housing Board, Letter No.TC5/10452/2012, dated 22.3.2012

2 Government D.O.letter No.6601/HB5(2)/12-4, dated 25.07.2012.

3 From the Managing Director, Tamil Nadu Housing Board Letter No.TC5/10452/2012, dated 25.09.2012

= = = = =

ORDER:

Hon'ble Minister, Housing & Urban Development Department while moving the demand for Housing & Urban Development Department for the year 2012-2013, announced on the floor of the Assembly that, 2238 Tamil Nadu Government Servant Rental Housing Scheme old flats at 17 places in Chennai would be demolished and 4691 new flats would be constructed in phased manner at an estimated cost of Rs.679.30 crores.

2. Based on the announcement, the Managing Director, Tamil Nadu Housing Board in his letter first read above has sent proposal wherein he has stated that in Chennai, several rental flats under Tamil Nadu Government Servants Rental Housing Scheme were constructed in the years i.e from 1963 and allotted to the Government Servants on rental basis. Due to over ageing, these buildings require repair works and huge amount is spent towards special repairs of these buildings periodically. Moreover, the said TNGRH Schemes located in prime area of Chennai City were developed with lesser FSI than the permissible FSI under Development Control Regulations for Chennai Metropolitan Area. He has, therefore, suggested for demolition and reconstruction of Tamil

Nadu Government Servant's Rental Housing Scheme & Self Financing Scheme in the following 17 places in Chennai:-

Sl. No.	Name of the Scheme
1	Peters Road Colony
2	Lloyd's Colony
3	Todhunter Nagar Phase-I
4	Todhunter Nagar Phase-II
5	R.K.Mutt Scheme
6	R.K.Nagar
7	Mandavelipakkam
8	N.G.G.O.Colony
9	PVR Salai
10	Ashoka Colony
11	Anna Nagar West, Thirumangalam
12	Todhunter Nagar
13	Venkatapuram
14	Pathrow Salai
15	K.G.Colony
16	Ayanvaram
17	M.K.B. Nagar

3. In Government letter 2nd read above the Managing Director, Tamil Nadu Housing Board was requested to revise the proposal factoring in the possibility of availing premium FSI and constructing more flats.

4. In his letter 3rd read above, the Managing Director, Tamil Nadu Housing Board has sent a revised proposal for construction of 2522 units under Tamil Nadu Government Rental Housing Scheme and 1770 units under Self Financing Scheme (Overall 4292 Units) under Phase I, and Construction of 1124 units under TNGRHS and 838 units under Self Financing Scheme (Overall 1962 Units) under Phase II, availing premium FSI.

5. The Managing Director, Tamil Nadu Housing Board has further stated that there will be an overall net profit of Rs.159.76 crore by availing premium FSI for construction of 3646 TNGRH units and 2608 Self Financing Scheme units as against 2238 TNGRHS units to be demolished and that the viability of availing premium FSI mainly depends on the approval of Government for relaxation for Multi Storied Building proposed in some locations.

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to accord administrative approval for construction of 2522 units under TNGRHS and 1770 units under Self Financing Scheme (SFS) in

Phase I and 1124 units under TNGRHS units and 838 units under SFS in Phase II (overall 6254 units) in Chennai at an approximate estimated cost of Rs.1740 crore.

7. The Government after careful examination accept the request of the Managing Director, Tamil Nadu Housing Board for construction of 2522 units under TNGRHS and 1770 units under SFS in Phase I and 1124 units under TNGRHS and 838 units under SFS in Phase II (overall 6254 units) in Chennai at an approximate estimated cost of Rs.1740 crore. Profit realized can be shared in the ratio 9:1 between the Government and Tamil Nadu Housing Board as approved for Anna Nagar scheme and Coimbatore redevelopment scheme.

8. This order issues with the concurrence of Finance Department vide its U.O.No.95/Hg/13, dated 10.01.2013.

(BY ORDER OF THE GOVERNOR)

K. PHANINDRA REDDY,
SECRETARY TO GOVERNMENT.

To
The Managing Director,
Tamil Nadu Housing Board,
Chennai-35.

Copy to:
The Secretary to Hon'ble Chief Minister,Chennai-9.
The Senior Personal Assistant to Hon'ble Minister (Finance), Chennai-9.
The Senior Personal Assistant to Hon'ble Minister (Hg & UD),Chennai-9.
The Private Secretary to Chief Secretary, Chenai-9.
The Finance (Housing), Chennai-9.
The Senior Private Secretary to the Secretary to Government,
Housing & Urban Development Department, Chennai-9.
SF / SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

Verified RealEstate

D.69
10 APR 2020

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 342 TNGRHS flats at Trichy and Pudukottai District– Orders – Issued.

= =

Housing and Urban Development (HB5(2)) Department

G.O.(Ms)No.68 **Dated :28.04.2020**
சார்வரி வருடம், சித்திரை 15,
திருவள்ளுவர் ஆண்டு 2051.

Read :

1. G.O.(Ms)No.9, Housing and Urban Development (HB5(2)) Department, Dated 04.07.2018.
2. From Managing Director, Tamil Nadu Housing Board letter No. TC2/16039/2015, dated 09.01.2020.

= = = = =

ORDER:

In the Government Order 1st read above, the Government have issued orders to reconstitute a Technical Committee which consisting of Chief Engineer (Rural) as Chairman and other members are Professor from Anna University, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) alongwith Superintending Engineer, Madurai Circle (Tamil Nadu Housing Board) and Executive Engineer, Trichy Housing Unit (TNHB).

2. The Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provided Housing accommodation to Government Servants in all districts under TNGRH Scheme through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Governmental Rental Scheme in Trichy and Pudukottai District.

3. He has also stated that the Technical Committee members were inspected the following schemes on 09.08.2019 at Trichy and Pudukottai District.:-

Sl. No.	Location of TNGRHS	Details of flats						Year of Construction	Remarks
		Category	No. of floor/ Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation No. of flats		
1	162 TNGRHS at Sathyamorthy Colony in Pudukottai District	A1 A2 B C1 C2 C3 D1 D2 D3	G+2 G+1 G+2 G+1 G+1 G+2 G+1 G+1 G+1	2 1 10 1 2 2 6 1 2	4 in 1 6 in 1 6 in 1 4 in 1 8 in 1 6 in 1 4 in 1 8 in 1 12in 1	08 06 60 04 16 12 24 08 24 --- 162 ---	08 06 60 04 16 12 24 08 24 --- 162 ---	1977 - 1978	All the 162 flats may be demolished as per Technical Committee Recommendation
2	372 TNGRHS at Alangulam Colony in Pudukottai District	A B C D E	G+2 G+2 G+2 G+2 G+2	01 12 19 10 05	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	06 72 114 120 60 --- 372 ---	00 00 24 84 36 --- 144 ---	1988 – 1989	The 144 flats Comprising in Blocks (C1, C7, C8, C9, D1, D2, D3, D4, D5, D6, D7, E1, E2 and E3) may be demolished as per Technical Committee Recommendation.
3	390 TNGRHS at Sengulam Colony in Trichy District	A B1 B2 C1 C2 D	G+2 G+2 G+2 G+2 G+2 G+2	05 01 11 01 01 15	6 in 1 6 in 1 6 in 1 6 in 1 12 in 1 18 in1	30 06 66 06 12 270 ---- 390 ----	00 00 00 00 00 36 ---- 36 ----	1964 – 1968	The 36 flats comprising in I & J Block under E Type category may be demolished as per Technical Committee Recommendation
	Total					924	342		

Verified RegEstate™

4. He has further stated that the Technical Committee opined that the condition and safety aspects of existing buildings are very dangerous. This will not satisfy all the safety and serviceability requirements according to relevant codes of practice. Hence no action is needed towards restoration. Hence it is recommended to demolish above said flat and new building may be built.

5. Hence, the Managing Director, Tamil Nadu Housing Board has requested the Government to issue necessary orders for demolition of 342 TNGRH Scheme flats at Trichy and Pudukottai District.

6. The Government have carefully examined the proposal of the Managing Director, Tamil Nadu Housing Board and issue orders for demolishing of 342 TNGRH Scheme flats at Trichy and Pudukottai District subject to the condition that wood, steel and other valuable materials collected from the demolished flats to be disposed through auction and the amount to be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.6381/ Finance(Hg&UD)/2020, dated 04.03.2020.

(By Order of the Governor)

RAJESH LAKHONI
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Managing Director, Tamil Nadu Housing Board, Chennai – 35.
The Financial Adviser, Tamil Nadu Housing Board, Chennai – 35.

Copy to:

The Hon'ble Chief Minister Office, Chennai-9,
The Deputy Secretary to Hon'ble Deputy Chief Minister, Chennai –9.
The Private Secretary to Chief Secretary to Government, Chennai-9.
The Senior Principal Private Secretary to Additional Chief Secretary (Finance) to Government, Chennai-9.
The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Chennai-9.
Finance (Hg) Department, Chennai-9.
Housing and Urban Development (Budget/OP1) Department, Chennai-9.
Stock File / Spare Copy.

// Forwarded by Order //

28/4/2020

Section Officer.

28/4/2020

CE(R)
CE(2)

09 JAN 2020

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 132 dilapidated flats (Anbu Nagar 108 flats + Cheranmahadevi 24 flats) under TNGRHS at Thirunelveli District – Orders – Issued.

==========

HOUSING AND URBAN DEVELOPMENT (HB5(2)) DEPARTMENT

G.O.(Ms)No.5 **Dated: 06.01.2020**
விகாரி வருடம், மார்கழி 21,
திருவள்ளுவர் ஆண்டு 2050.

Read:

From the Managing Director, Tamil Nadu Housing Board
Letter No.TC1/27355/2013(2), dated 15.11.2019.

= = = = =

ORDER:

In the letter read above, the Managing Director, Tamil Nadu Housing Board has stated that the 294 TNGRHS flats at Anbu Nagar, Tirunelveli was constructed in the year 1986 and 36 TNGRHS flats at Cheranmahadevi, Tirunelveli was constructed in the year 1980. The building was fully occupied till the year 2018. Due to age of the building and wear and tear, the building are in dilapidated condition and RCC Roof has got damaged. The occupants vacated the flats. As on date, allotment was stopped and all the dilapidated flats are vacant.

2. He has furnished the details of flats and flats to be demolished in Anbu Nagar and Cheranmahadevi as follows:-

Sl. No.	Locations of TNGRHS	Details of flats			No. of floors/ Blocks	Flats to be demolished as recommended by Technical Committee	Year of Construction	Remarks
		Category	No. of Blocks	No. of Flats				
	Tirunelveli District							
1	Anbu Nagar	A B C	1 9 7	6 54 42	G+2 (27 Blocks)	108	1986	All the 108 "E – Type flats" to be

		D E	7 3 (36)	84 108 294				demolished
2	Cheranmahadevi	B C D	1 1 1	6 12 18 36	G+2 (3 Blocks)	24	1980	B Block -6 flats D Block – 18 flats are to be demolished
	Total					132 flats		

3. He has further stated that TNGRH Schemes at Anbu Nagar and Cheranmahadevi in Tirunelveli District were inspected by the Technical Committee. That Committee opined that, No structural remedy will improve the safety and performance of the building and the problems posed are beyond repairable condition. Based on the observations and the assessment on the structural soundness of these dilapidated buildings, the Technical Committee has recommended for demolition of the building, considering the safety of the occupants.

4. Hence, the Managing Director, Tamil Nadu Housing Board has requested the Government to issue necessary orders for demolition of 132 TNGRHS dilapidated flats (Anbu Nagar 108 flats + Cheranmahadevi 24 flats) at Tirunelveli District.

5. The Government have carefully examined the proposal of Managing Director, Tamil Nadu Housing Board and accord administrative approval for demolition of 132 TNGRHS dilapidated flats (Anbu Nagar 108 flats + Cheranmahadevi 24 flats) at Tirunelveli District, subject to the condition that the wood, steel and other valuable materials collected from the demolition flats should be disposed through auction and the amount should be remitted into Government Account.

6. This order issues with the concurrence of Finance Department vide its U.O.No.61026/Finance(Hg&UD)/ 2019, dated 11.12.2019.

(BY ORDER OF THE GOVERNOR)

RAJESH LAKHONI,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Managing Director, Tamil Nadu Housing Board, Chennai – 35.
The Financial Adviser, Tamil Nadu Housing Board, Chennai – 35.

Copy to:
The Deputy Secretary to Hon'ble Deputy Chief Minister, Chennai –9.
The Senior Principal Private Secretary to Additional Chief Secretary (Finance) to Government, Chennai-9.

Verified Real Estate

The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-9.
The Finance (Hg) Department, Chennai-9.
The Housing and Urban Development (Budget/OP1) Department,
Chennai-9.
Stock File / Spare Copy.

// FORWARDED BY ORDER //

SECTION OFFICER.

Verified RealEstate™

D354

09 JUN 2022

ABSTRACT

Housing – Tamil Nadu Housing Board –Tirunelveli Housing Unit – Demolition of 262 dilapidated Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Sankaraperi and Korampallam in Thoothukudi District – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.) No.102 **Dated: 08.06.2022**

ஸ்ரீ சுபகிருது வருடம், வைகாசி 25 ,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. G.O.(Ms.)No.55, Housing and Urban Development (HB5(2)) Department, dated 08.03.2019.
3. From the Managing Director, Tamil Nadu Housing Board, letter No.TC1/27355/2013, dated 05.02.2022

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In the G.O second read above, the Government have accorded administrative approval for demolition of the following 994 unsafe dilapidated flats under Tamil Nadu Government Servants Rental Housing Scheme at Ramanathapuram, Sivagangai and Thoothukudi Districts.

Sl. No.	Location of TNGRHS	Flats
I	**Ramanathapuram District**	
1	Rameswaram	48
2	Ramanathapuram Phase-II	48
3	Ramanathapuram Phase-III	408
II	**Sivagangai District**	
1	Sivagangai Phase-I	48
2	Sivagangai phase-II	288

3	Singampunari	40
III	**Thoothukudi District**	
1	Ganesh Nagar	114
	Total	**994**

3. In his letter third read above, the Managing Director, Tamil Nadu Housing Board has stated that the proposal for demolition of 1624 dilapidated Tamil Nadu Government Servants Rental Housing Scheme flats in 3 districts viz., Ramanathapuram, Sivagangai and Thoothukudi District was submitted earlier and the approval for demolition of only 994 Tamil Nadu Government Rental Housing Scheme flats was issued vide G.O.(Ms.)No.55, Housing and Urban Development (HB5(2)) Department, dated 08.03.2019.

Regarding the remaining 630 Tamil Nadu Government Rental Housing Scheme flats at 5 locations i.e., 348 Tamil Nadu Government Rental Housing Scheme flats at Ramanathapuram Phase-IV, 24 Tamil Nadu Government Rental Housing Scheme flats at Kamuthi, 24 Tamil Nadu Government Rental Housing Scheme flats at Mudukulathur in Ramanathapuram District and 36 flats out of 120 Tamil Nadu Government Rental Housing Scheme flats at Korampallam, 198 Tamil Nadu Government Rental Housing Scheme flats at Sankaraperi in Thoothukudi District, it has been instructed to re-inspect the schemes again, by an independent Third party, since the life span of such Quarters is less than 25 years and to send the revised proposal separately.

4. He has further stated that accordingly 2 Tamil Nadu Government Rental Housing Schemes at Sankaraperi and Korampallam in Thoothukodi District were inspected by the Technical Committee and has furnished the details which are as follows.

Sl. No	Location of TNGRHS	Details of flats			No. of floors/ Block	Flats to be demolished as recommended by Technical Committee	Year of Construction	Remarks
		Category	No. of blocks	No. of flats				
	Thoothukudi District							
1	Sankaraperi	B C D E	6 15 4 2	36 90 48 24 198	G+2 (27 Blocks)	198	1995	All the flats to be demolished

2	Korampallam	A B C D	1 5 6 4	6 30 36 48 120	G+2 (16 Blocks)	64	2001	A & B Blocks – All the 36 flats and C Block – only 12 flats in Second floor D Block – only 16 flats in Second floor are to be demolished
	Total					262 flats		

5. He has also stated that the Technical Committee has recommended for demolition of the building, considering the safety of the occupants and at present the flats recommended for demolition are vacant.

6. The Managing Director, Tamil Nadu Housing Board has stated that in the meantime, the District Collector has also informed during his inspection on 31.12.2021 that these Tamil Nadu Government Rental Housing Scheme flats are in dilapidated condition and unfit for dwelling purpose. Moreover the building may collapse at any time, thereby posing grave danger to the safety of the people living adjacent to these buildings. Further, the District Collector, Thoothukodi District has recommended for demolition of 262 Tamil Nadu Government Rental Housing Scheme flats in Korampallam and Sankaraperi as per Technical Committee report.

7. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of all the said 262 Tamil Nadu Government Rental Housing Scheme flats at Sankaraperi and Korapallam in Thoothukodi District considering the significant situation of these schemes.

8. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of 262 dilapidated Tamil Nadu Government Rental Housing Scheme flats at Sankaraperi and Korapallam in Thoothukudi District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

9. This order issues with the concurrence of Finance Department vide its U.O.No.7092/Fin (Hg&UD) Dept./2022, dated 18.04.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

09/06/2022.

Verified RealEstate™

D355

09 JUN 2022

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of dilapidated 96 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Collector Bangalow Compound in Salem District considering the significant situation of these schemes– Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.)No.103 **Dated : 08.06.2022.**

ஸ்ரீ சுபகிருது வருடம், வைகாசி 25,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
2. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/11936/2020, dated 22.04.2022.

======

ORDER:

In the G.O. first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu has provided Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Servants Rental Housing Scheme through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have constructed and being maintained various Tamil Nadu Governmental Rental scheme in Salem District.

Due to age of the building and normal wear and tear, the building is completely deteriorated and they are in dilapidated condition. To access the stability of the building, a technical committee consisting of Chief Engineer (Rural) as Chairman and other members are Professor / Head of Department / Department of Civil Engineer, Government Engineering College, Salem, Senior Consultant from CUBE (Center for Urbanization, Building and Environment) along with Superintending Engineer, Salem

Circle, Tamil Nadu Housing Board and Executive Engineer & Administrative Officer, Salem Unit, Tamil Nadu Housing Board formed in G.O.(Ms.)No.8, Housing and Urban Development HB3(2) Department, dated 25.01.2022 inspected the 96 Tamil Nadu Government Servants Rental Housing Scheme flats at Collector Bungalow Compound, Salem District on 28.02.2022 and has furnished the details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No. of flats in one block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	96 TNGRHS flats at Collector Bungalow Compound Salem (Sarkar promboke)	A B C D	G+2 G+2 G+2 G+2	2 6 6 1 15	6 in 1 6 in 1 6 in 1 12 in 1	12 36 36 12 96	2 6 6 1 15	12 36 36 12 96	1983-84	All the flats to be demolished as per Technical Committee Recommendation. Out of 96 TNGRHS flats 95 flats are kept vacant.

3. He has further stated that the Technical Committee has opined that, though the building was constructed 38 years back, major structural damages were observed. Extensive structural damages and deterioration observed were found to be beyond economical repair. Since the structures are presently in a precarious condition, they require either extreme and complicated retro fittings measures or they need to be demolished and rebuilt. Based on the visual observations and the overall assessment on the structural soundness of the building, the committee recommended to demolish all the 96 Tamil Nadu Government Servants Rental Housing Scheme flats at Collector Bungalow Compound at Salem District.

4. He has also stated that after getting demand for future Tamil Nadu Government Servants Rental Housing Scheme flats from the District Collector, necessary proposal will be submitted for approval.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue necessary orders for demolition of 96 Tamil Nadu Tamil Nadu Government Servants Rental Housing Scheme flats at Collector Bungalow Compound in Salem District considering the significant situation of this scheme.

6. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board orders for demolition of all the said 96 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Collector Bangalow Compound in Salem District

considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

7. This order issues with the concurrence of Finance Department vide its U.O.No.24325/Fin (Hg&UD) Dept./2022, dated 19.05.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

09/06/2022.

Verified RoleState™

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 210 Tamil Nadu Government Servants Rental Housing Scheme flats at Tirupattur and Tiruvannamalai Districts – Orders – Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.)No.139 **Dated: 11.07.2022**

ஸ்ரீசுபகிருது வருடம்,ஆனி 27,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC4/2280110/2022, dated 21.03.2022.

======

ORDER:

In the Government order first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In the letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Government Rental Scheme in Tirupattur and Tiruvannamalai Districts.

3. He has further stated that due to age of the building and normal wear and tear, the buildings have been deteriorating and they are in a dilapidated condition. The Committee members formed vide G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018 consisting of Chief Engineer (City) as Chairman and other members are Professor from Anna University, Senior Consultant from CUBE (Center for Urbanization, Building & Environment) along with

Superintending Engineer, Chennai Circle, Tamil Nadu Housing Board and Executive Engineer & Administrative Officer, Vellore Housing Unit, Tamil Nadu Housing Board inspected the following scheme on 07.01.2022 at Tirupattur and Tiruvannamalai Districts and has furnished the details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	96 TNGRHS at Tirupattur Phase I	B C D	G +2 G +2 G +2	2 4 5 11	6 in 1 6 in 1 12 in 1	12 24 60 96	2 4 5 11	12 24 60 96	1984	All 96 TNGRHS flats may be demolished as per Technical Committee Recommendation At present 49 flats are vacant.
2.	114 TNGRHS at Tiruvannamalai	A B C D E	G +2 G +2 G +2 G +2 G +2	1 4 4 4 1 14	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	6 24 24 48 12 114	1 4 4 4 1 14	6 24 24 48 12 114	1979	All 114 TNGRHS flats may be demolished as per Technical Committee Recommendation At present 107 flats are vacant.
	Total							210		

4. He has further furnished the overall assessment based on the visual observations made by the Technical Committee as follows:

a) As the building were designed at different time periods by following guidelines of old Codal provisions using working stress method and Limit State Method, succeeding the newly revised code (IS: 456: 2000) for renovation would be more expensive than the value of the building.

b) Site can be encroached easily by strangers as there is a common road and signs of vandalism is visibly seen

c) The complete stability of the building and the repair works required cannot be possessed without performing NDT tests which is costly.

d) Structural damages due to ageing and corrosion are difficult to be retrofitted.

e) Settlement of foundation has persuaded drainage problems and rectifying will lead to loss of revenue to the department.

Verified RealEstate™

5. He has also stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings listed below, which will otherwise endanger safety of the occupants and the neighbourhood:

1) 96 Nos. out of 96 TNGRHS flats at Tirupattur Phase-I, (B Type 2 blocks, C type 4 blocks and D type 5 blocks)

2) 114 Nos. out of 114 TNGRHS flats at Tiruvannamalai (A type 1 block, B type 4 Blocks and C type 4 Blocks D type 4 blocks and E type-1 block)

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of all the said 210 Tamil Nadu Government Servants Rental Housing Scheme flats at Tirupattur and Tiruvannamalai Districts considering the significant situation of these schemes.

7. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition of 210 Tamil Nadu Government Servants Rental Housing Scheme flats at Tirupattur and Tiruvannamalai Districts considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

8 This order issues with the concurrence of Finance Department vide its U.O.No.7090/Fin(Hg&UD)Dept./2022, dated 07.06.2022.

(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 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

11/07/2022

Verified RedEstate™

ABSTRACT

Housing - Tamil Nadu Housing Board - Demolition of 150 Tamil Nadu Government Servants Rental Housing Scheme flats at Hosur, Krishnagiri District - Orders - Issued.

= =

HOUSING AND URBAN DEVELOPMENT (HB3-2) DEPARTMENT

G.O.(Ms.)No.140 **Dated:11.07.2022**

ஸ்ரீசுபகிருது வருடம்,ஆனி 27
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. From the Managing Director, Tamil Nadu Housing Board Letter No.TC1/1751/2020, dated 01.02.2022.

======

ORDER:

In the Government order first read above, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. In his letter second read above, the Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board. The Tamil Nadu Housing Board have been constructing various Tamil Nadu Governmental Rental Scheme in Hosur, Krishnagiri District.

3. He has further stated that due to age of the building and normal wear and tear, the buildings are completely deteriorated and they are in dilapidated condition. The technical Committee members formed vide G.O.Ms.No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018 inspected the following scheme on 01.11.2019at Hosur,

Krishnagiri District and has furnished the details of schemes which are as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors/ Block	No. of blocks	No. of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	58 TNGRHS flats at Uthangarai	B C D	G +2 G +2 G +1	1 2 10 13	6 in 1 6 in 1 4 in 1	6 12 40 58	0 2 0 2	0 12 0 12	1976-77	12 flats out of 58 TNGRHS flats (L1-L6 & M1-M6) may be demolished as per Technical Committee Recommendation. At present proposed building for demolition are vacant.
2.	108 TNGRHS flats at Therpet, Hosur	B B C C D	G +2 G +2 G +2 G +2 G +2	3 2 5 2 2 14	6 in 1 6 in 1 6 in 1 6 in 1 18 in 1	18 12 30 12 36 108	3 2 2 0 2 12	18 12 12 0 36 78	1976-77 1983-84 1976-77 1983-84 1976-77	78 flats out of 108 TNGRHS flats (B1-B18, B19-B30, C1-C12 & D1-D36) may be demolished as per Technical Committee Recommendation. At present proposed building for demolition are vacant.
3	156 TNGRHS out of 330 TNGRHS at Bagalur Road	A B C D	G +2 G +2 G +2 G +2	2 8 4 6 20	6 in 1 6 in 1 6 in 1 12 in 1	12 48 24 72 156	0 0 1 0 1	0 0 6 0 6	1976-77	6 flats out of 156 TNGRHS flats (TC55-TC60) may be demolished as per Technical Committee Recommendation. At present proposed building for demolition are vacant.
4	174 TNGRHS out of 330 TNGRHS at Bagalur Road	A B C D E	G +2 G +2 G +2 G +2 G+2	1 5 11 2 4 23	6 in 1 6 in 1 6 in 1 12 in 1 12 in 1	6 30 66 24 48 174	0 3 6 0 0 16	0 18 36 0 0 54	1988-89 1988-89 1988-89 1988-89 1988-89	54 flats out of 174 TNGRHS flats (TB13-TB30, TC1-TC18, C20/1-C20/18) may be demolished as per Technical Committee Recommendation. At present proposed building for demolition are vacant. E1 to E36 already dismantled as per G.O.Ms. No. 33 dated 22.02.2017.

Verified © RedFast

4. He has further furnished the overall assessment based on the visual observations made by the Technical Committee as follows:

a. As the building were designed at different time periods by following guidelines as per IS: 456-1978 with less cover for the RCC member with M 15 Grade of concrete and quality of the materials might have resulted into cracks, spalling and corrosion.

b. Though the load bearing walls look to be stable in many of the building roof slabs have to be completely replaced. This will not be possible without weakening the load bearing stone masonry walls.

5. He has also stated that based on the visual observations and the overall assessment on the structural soundness of the building, the committee has suggested to demolish the buildings listed below:

1) 12 flats out of 58 TNGRHS flats at Uthangarai (L1-L6 & M1-M6)
2) 78 flats out of 108 TNGRHS flats at Therpet, Hosur (B1-B18, B19-B30, C1-C12 & D1-D36)
3) 6 flats out of 156 TNGRHS flats at Bagalur Road (TC55-TC60)
4) 54 flats out of 174 TNGRHS flats at Bagalur Road (TB13-TB30, TC1-TC18, C20/1-C20/18)

6. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of all the said 150 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Hosur, Krishnagiri District considering the significant situation of these schemes.

7. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Housing Board, issue orders for demolition of150 Tamil Nadu Government Servants Rental Housing Scheme (TNGSRHS) flats at Hosur, Krishnagiri District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

8. This order issues with the concurrence of Finance Department vide its U.O.No.7367/Fin(Hg&UD)Dept./2022, dated 07.06.2022.

(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.

Verified RealEstate

The Private Secretary to 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.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

11/07/2022

Verified RealEstate ™

D392 27 AUG 202

ABSTRACT

Housing – Tamil Nadu Housing Board – Demolition of 556 Tamil Nadu Government Rental Housing Scheme (TNGRHS) flats at Periyar Nagar and Sampath Nagar in Erode District considering the significant situation of these schemes – Orders – Issued.

= =

Housing and Urban Development (HB3-2) Department.

G.O.(Ms.) No.155 **Dated: 23.08.2022,**
ஸ்ரீசுபகிருது வருடம், ஆவணி 7,
திருவள்ளுவர் ஆண்டு 2053.

Read:

1. G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018.
2. G.O.(Ms.)No.121, Housing and Urban Development (HB3(1)) Department, dated 12.11.2021.
3. G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022.
4. From the Managing Director, Tamil Nadu Housing Board, Letter No.TC1/9044/2021, dated 24.12.2021 and 18.07.2022.

======

ORDER:

In G.O.(Ms.)No.91, Housing and Urban Development (HB5(2)) Department, dated 04.07.2018, the Government have reconstituted a Technical Committee consisting one Chairman and four members (as against the committee formed in the year 2008), to find out the Structural Soundness of the dilapidated Tamil Nadu Government Servant Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other Districts.

2. The Hon'ble Minister for Housing and Urban Development has made the following announcement in the floor of assembly in Demand No.26 for the year 2021-2022 on 01.09.2021 that the Tamil Nadu Housing Board will implement the Schemes.

"To fulfill Governments Endeavour to provide affordable housing, Tamil Nadu Housing Board will construct 108 residential flats at Sampath Nagar and Periyar Nagar in Erode at a total cost of Rs.40.60 Crore under Self Finance Scheme."

3. Based on the announcement, in G.O.(Ms.).No.121, Housing and Urban Development (HB3(1)) Department, dated 12.11.2021, the Government have issued orders according administrative sanction for Construction of 108 Residential Flats at Periyar Nagar and Sampath Nagar, Erode District at a cost of Rs.37.59 Crore (Excluding land cost) subject to the condition that detailed estimate may be prepared and scrutinized by a Sub Committee of the Board (including Finance Member) before the floating tender or according Financial Sanction.

4. In G.O.(Ms.)No.8, Housing and Urban Development (HB3(2)) Department, dated 25.01.2022, the Government have reconstituted a Technical Committee consisting one Chairman and four members to find out the structural Soundness of the dilapidated Tamil Nadu Government Rental Housing Scheme flats maintained by Tamil Nadu Housing Board in Chennai and other District.

5. The Managing Director, Tamil Nadu Housing Board has stated that the Government of Tamil Nadu provides Housing accommodation to Government Servants in all Districts under Tamil Nadu Government Rental Housing Scheme through Tamil Nadu Housing Board and the Tamil Nadu Housing Board have been constructing various Tamil Nadu Government Rental Scheme all over Tamil Nadu.

6. He has further stated that due to age of the building and normal wear and tear, the buildings were completely deteriorated and become dilapidated condition at Sampath Nagar and Periyar Nagar.

7. He has also stated that the revised technical committee team has inspected the following Tamil Nadu Government Rental Housing Scheme flats at Sampath Nagar and Periyar Nagar in Erode District on 09.11.2021 and has furnished the details as follows:

Sl. No	Location of TNGRHS	Details of flats							Year of Construction	Remarks
		Category	No. of floors / Block	No. of blocks	No of flats in one Block	Total No. of Flat	Technical Committee Recommendation			
							Block	Flat		
1.	176 TNGRHS flats at Periyar Nagar									
a.	Pocket-I	A C	G +3 G +3	4 5 9	8 in 1 8 in 1	32 40 72	4 5 9	32 48 72	1979-80	Out of 176 TNGRHS flats 121 flats are kept vacant. Notice were issued to remaining allottes to vacate the flats. All the flats to be
b.	Pocket-II	C	G +3	3	8 in 1	24	3	24		
c.	Pocket-III	B C	G +3 G +3	4 1 5	8 in 1 8 in 1	32 8 40	4 1 5	32 8 40		

d.	Pocket-IV	F	G +1	5	8 in 1	40	5	40		demolished as per Technical Committee Recommendation
2.	380 TNGRHS flats at Sampath Nagar									
a.	Pocket-I	E	G +3	1	16 in 1	16	1	16	1980-81	Out of 380 TNGRHS flats 170 flats are kept vacant. Notice were issued to remaining allottes to vacate the flats. All the flats to be demolished as per Technical Committee Recommendation
b.	Pocket-II	B	G +3	3	8 in 1	24	3	24		
c.	Pocket-II	B C	G +3 G +3	4 3 7	8 in 1 8 in 1	32 24 56	4 3 7	32 24 56		
d.	Pocket-IV	E	G +3	4	16 in 1	64	4	64		
e.	Pocket-V	C	G +3	6	8 in 1	48	6	48		
f.	Pocket-VI	D	G +3	3	8 in 1	24	3	24		
g.	Pocket-VII	C	G +3	3	8 in 1	24	3	24		
h.	Pocket-VIII	D E	G +3 G +3	6 3 8	8 in 1 16 in 1	48 48 96	6 3 8	48 48 96		
i.	Pocket-IX	A	G +2	2	6 in 1	12	2	12		
j.	Pocket-X	B	G +3	2	8 in 1	16	2	16		
	Total							556		

8. He has further stated that the technical committee has opined that, based on the professional judgement and visual observations, the following recommendations are as:

(i) The structure is presently not in a usable condition though some special repairs have been carried out in the past years

(ii) It is recommended to **demolish the existing building** and to plan a new development as per new revised codes and current development rules.

9. The Hon'ble Minister for Housing also announced during the Budget demand for the year 2022-23 on 20.04.2022, that

(i) "10,000 Nos. of old and dilapidated Tamil Nadu Government Servants Rental Housing Scheme (TNGRHS) in 60 places will be taken up for redevelopment by Tamil Nadu Housing Board on PPP mode."

(ii) "Tamil Nadu Housing Board will construct commercial complex in an extent of 0.78 Acre (the land ownership vested with Tamil Nadu Housing Board) at a cost of Rs.34 Crore in Sampath Nagar, Erode District and Tamil Nadu Housing Board will explore the feasibility of implementing the project under PPP mode."

Verified RealEstate™

10. He has further stated that based on the above announcement, action is being taken to redevelop the Tamil Nadu Government Servants Rental Housing Scheme (TNGRHS)in Periyar Nagar and Sampath Nagar and construction of commercial complex in Sampath Nagar, Erode for which the proposal will be sent early.

11. The Managing Director, Tamil Nadu Housing Board has therefore requested the Government to issue orders for demolition of 556 Tamil Nadu Government Rental Housing Scheme (TNGRHS) flats at Periyar Nagar and Sampath Nagar in Erode District considering the significant situation of these schemes.

12. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Housing Board issue orders for demolition of all the said 556 Tamil Nadu Government Rental Housing Scheme (TNGRHS) flats at Periyar Nagar and Sampath Nagar in Erode District considering the significant situation of these schemes subject to the condition that the Wood, Steel and other valuable materials collected from the demolished flats should be disposed through auction and the amount should be remitted into Government account.

13. This order issues with the concurrence of Finance Department vide its U.O.No.37928/Fin(Hg&UD) Dept/22, dated 01.08.2022.

(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 Principal Secretary to Government, Housing and Urban Development Department, Chennai – 9.
The Finance (Housing) Department, Chennai–9.
The Housing and Urban Development (OP-I/Bud) Department, Chennai–9.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

24/08/2022.