ABSTRACT

Tamil Nadu Housing Board – Enhancement and revised Delegation of Financial powers to the Board, Managing Director and other officials of Tamil Nadu Hosing Board - Necessary amendments to the Provisions contained in paras 111-1(a), 1(b), 1(c), 2(a),2 (b), 3, 4 & 5, 8, 10(a), 10 (b) and 10(c) to the Works Code of TNHB and incorporation of new item No.32 to the works code - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [HB1(2)] DEPARTMENT

G.O.(Ms.)No.67 Dated: 08.05.2025

சித்திரை 25, விசுவாவசு வருடம்,

திருவள்ளுவர் ஆண்டு 2056

Read:

1. From the Managing Director, Tamil Nadu Housing Board, Letter No. PNT-1/13669/2024 dated 23.08.2024.
2. Government Letter No.8315409/HB1-2/2024-1, Housing and Urban Development Department, dated 10.10.2024.
3. From the Managing Director, Tamil Nadu Housing Board, Letter No.PNT-1/ 13669/ 2024 dated 16.12.2024, 19.03.2025 and 25.03.2025.

ORDER:

The Managing Director, Tamil Nadu Housing Board in his letter first read above has proposed a new financial limits for various types of works, including administrative approval for original works, technical sanction of estimates, approval of tender notices, execution of agreements, acceptance of tenders and approval of auction costs and also added that due to efflux of time, there is a necessity to enhance the delegation of powers to officers of TNHB to suit the present condition of money value based on the Government Orders issued to Public Works Department & Tamil Nadu Urban Habitat Development Board.

2. Tamil Nadu Housing Board in its Resolution No. 7.11 dated 27.09.2024 has resolved to make amendments to the powers delegated to various officers in para 111-1(a), 1(b), 1(c), 2(a), 2(b), 3 , 4 & 5, 8, 10(a), 10(b), 10(c), 15 of works code and to incorporate "the powers to entrustment of additional quantity" as item No.32 to the para No. 111 of works code of Tamil Nadu Housing Board in exercise of the powers conferred by Tamil Nadu Housing Board Act, 1961.

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3. The Government, after careful examination have decided to accept the proposal of the Managing Director, Tamil Nadu Housing Board to accord approval to revise the delegation of financial powers to the Board, Managing Director and other Officials of Tamil Nadu Housing Board in respect of the provisions contained in Works Code paras 111-1(a), 1(b), 1(c), 2(a), 2 (b), 3, 4 & 5, 8, 10(a), 10(b), 10(c), 15 and incorporate the item "the powers to entrustment of additional quantity" as item No.32 to the para No.111 of works code of Tamil Nadu Housing Board in exercise of the powers conferred by Tamil Nadu Housing Board Act, 1961 as indicated below and to make necessary amendments to the Works Code accordingly, subject to the conditions that (a) any sanctions above the limits fixed to the Managing Director shall be approved by the Board (b) as per Section 33 in Tamil Nadu Transparency In Tenders Rules, 2000 and clause (d) of section 16 of the Act, any procurement, which is less than rupees fifty lakhs in value for construction and which is less than rupees twenty lakhs in value for vehicles and which is less than rupees twenty five lakhs in value for all other categories of procurement inclusive of consultancies for construction is Low Value Procurement and the same may be adopted by TNHB for low value procurements.

Delegation of powers to various officers of TNHB as per works code para 111 of Chapter V Technical.

1(a)- Powers to accord administrative approval for original works and repairs (Other than additions and alterations to existing residential buildings (B.R.No.31/30.9.1988 & B.R.No.4.01 /30.8.2007)

and

1(b)- Powers to accord administrative approval for original works and repairs (Additions, improvements, alterations to Electrical Installation in residential and non-residential).
(B.R.No.11.03/17.05.1997 & B.R.No.4.01/30.8.2007)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.10000/-	Rs.1 lakh
Superintending Engineer	Rs. 25000/-	Rs.2 lakh
Chief Engineer	Rs. 1 lakh	Rs.5 lakhs
Managing Director	Rs.15 lakhs	Rs.50 lakhs
Board	-	Full

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1(c)-Powers to accord administrative approval for maintenance of SFS/Hire purchase houses/flats (paragraph 111 of TNHB works code)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	-	--
Superintending Engineer	-	Rs. 5 lakh
Chief Engineer	Full	Full
Managing Director	-	--
Board	-	--

2 (a) - Powers to accord technical sanction to estimates and working estimates (Other than electrical works). (B.R.No.11.03/30.10.1998)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.6 lakhs	Up to Rs.50 lakhs
Superintending Engineer	Rs.30 lakhs	Up to Rs. 2.00 crore
Chief Engineer	Full	Full
Managing Director	--	--
Board	--	--

2 (b) - Powers to accord technical sanction to estimates and approval of working estimates (Electrical works) (B.R.No.31, dt. 30.9.1988).

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.15000	Rs.2 lakh
Superintending Engineer	Rs.40,000/-	Up to Rs.5 lakhs
Chief Engineer	Full	Full
Managing Director	--	--
Board	-	-

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3 - Power to approve draft tender notices and schedules (B.R.No.11.03, dt.30.10.1988).

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Up to 6.00 lakh	Up to 10 lakhs
Superintending Engineer	Above 6.00 lakh	Full
Chief Engineer	---	Full
Managing Director	---	---
Board	---	---

4 & 5 - Powers to accept Tenders for the works & Powers to accept in excess of sanctioned estimate (B.R.No.11.03, dt.30.10.1998).

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Upto Rs. 6 lakhs with 5% excess	Up to Rs. 20 lakhs with not more than 5% tender excess
Superintending Engineer	a) Above Rs.6.00 lakh and upto Rs.30.00 lakh with 5% excess b) upto Rs.6.00 lakh with 5 % to 10% excess	a) Above Rs.20 lakh and Upto Rs.50.00 lakh with 5% excess b) Above Rs.50.00 lakh and up to Rs.75 lakh without tender excess
Chief Engineer	a) Above Rs. 30.00 lakh and upto Rs. 1 crore with 5 % excess b) Above Rs. 6.00 lakh and upto Rs. 30 lakh with 5 % to 10 % excess	Rs. 2 crore with a tender excess not exceeding 5 %
Managing Director	a) Above Rs.1 crore and upto Rs.1.5 crore with 5% excess b) Above Rs.30 lakh and upto Rs. 75 lakh with 5% to 10 % excess	Rs. 3 crore with a tender excess not exceeding 5%
Board	Full	Full

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8- Powers to dispense with tender for execution of works (Works code para 111-8)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.5000/-	Rs.1 lakh
Superintending Engineer	Rs.25,000/-	Rs.2 lakhs
Chief Engineer	Rs.50,000/-	Rs.5 lakhs
Managing Director	Rs.1 lakh	Rs.50 lakhs
Board	--	Full

10(a)- Powers to award extra or supplemental item of works to the original contractor without call of tender (Works code para 111-10 (a))

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	-	10% of value of contract or Rs.1 lakh whichever is lower
Superintending Engineer	Upto Rs. 10,000/-	10% of value of contract or Rs.5 lakhs whichever is less
Chief Engineer	Upto Rs.25,000/-	25% of value of contract or Rs. 20 lakh whichever is less
Managing Director	Full	Full
Board	---	-

10 (b)- Powers to approval supplemental rate and enter into Agreement (Works code para 111-10 (b))

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.1 lakh	Rs.5 lakh
Superintending Engineer	Rs.5 lakh	Rs. 20 lakh
Chief Engineer	Full	Full
Managing Director	---	---
Board	--	--

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10 (c)- Powers to acceptance of tender for purchase (Works code para 111-10 (c))

Name of the officials to whom powers delegated	Proposed by TNHB	Revised Limit
Executive Engineer	Rs.10000	Rs. 1 lakh
Superintending Engineer	Above Rs. 10,000/- and upto Rs.1 lakh	Rs. 2 lakhs
Chief Engineer	Above Rs. 1 lakh and upto Rs. 5 lakh	Rs. 5 lakhs
Managing Director	Above Rs. 5 lakh and upto Rs. 50 lakh	Rs. 50 lakhs
Board	Full (Above Rs. 50 lakh)	Full

15 - Powers to approve survey reports for demolition of dilapidated buildings (Works code para 111-15)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	Rs.500/-	Rs.5,000/-
Superintending Engineer	Rs.5,000/-	Rs.25,000/-
Chief Engineer	Rs.25,000/-	Rs.1 lakh
Managing Director	Full	Full
Board	---	---

32. Powers to entrustment of additional quantity (to be Incorporated in the works code 111 as Item No.32)

Name of the officials to whom powers delegated	Existing	Revised Limit
Executive Engineer	-	10% of value of contract or Rs.1 lakh whichever is less
Superintending Engineer	-	10% of value of contract or Rs.5 lakh whichever is less
Chief Engineer	-	25% of value of contract or Rs.20 lakh whichever is less

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Managing Director	-	25% of value of contract
Board	-	-

5. This order issues with the concurrence of the Finance (BPE) Department vide its U.O.dated 02.05.2025.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Managing Director,
Tamil Nadu Housing Board,
Chennai – 600 107.
The Accountant General (A&E), Chennai - 600 018.
The Accountant General (G&SSA), Chennai - 600 018.
The Pay and Accounts Officer,
Chennai - 600 009.
The Section Officer,
Housing and Urban Development (Bills) Department,
Chennai - 600 009.

Copy to:-

O/o.the Hon'ble Minister (Housing & Urban Development),
Chennai - 600 009.
The Resident Audit Officer,
O/o. the Principal Accountant General (G&SSA),
Chennai – 600 009.
Private Secretary to the Additional Chief Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Finance (BPE) Department, Chennai - 600 009.
Stock file / Spare Copy.

// FORWARDED BY ORDER //

9/5/2025
SECTION OFFICER

9/5/25

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