ABSTRACT

Housing – Announcement for the year 2025-2026 – Construction of 100 TNGRHS flats in S.F.No.24, Marur Village, Thalavadi Taluk, Erode District – In-principle Administrative approval - Orders – Issued.

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HOUSING AND URBAN DEVELOPMENT [HB3(2)] DEPARTMENT

G.O.(Ms.) No.93 **Dated: 26.06.2025.**
விசுவாவசு வருடம், ஆனி 12,
திருவள்ளுவர் ஆண்டு 2056.

Read:

1. Announcement made by the Hon'ble Minister (Housing, Prohibition and Excise) in Demand No.26, dated 07.04.2025.
2. From the Managing Director, Tamil Nadu Housing Board Letter No. ES/E5/14631-A/2024, dated 09.05.2025.

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ORDER:

The Hon'ble Minister (Housing, Prohibition and Excise) has made the following announcement on the floor of the assembly 2025-2026 on 07.04.2025 while moving the demand for Housing and Urban Development Department :-

"100 TNGRHS flats (in 1st phase) will be constructed by Tamil Nadu Housing Board at Thalavadi, Erode District at a cost of Rs.65.00 cr."

2. The District Collector, Erode has given concurrence for the construction of 100 TNGRHS flats having approximate flat area of 970 Sq.ft. for B Type, 830 Sq.ft. for C Type and 660 Sq.ft. for D Type (excluding common area).

3. In the reference 2nd read above, the Managing Director, Tamil Nadu Housing Board in its letter dated 09.05.2025 has stated that the scheme proposal has been prepared based on the PWD plinth area rate 2024-25 and total cost of the scheme works out to Rs.6500.00 Lakh (Excluding Land Cost) and the construction cost without over heads is

Rs.5,033 per Sq.ft. and with over heads is Rs.6,238 per Sq.ft. which includes the Price adjustment clause @ 3%, Escalation @ 5%, Contingencies & Petty Supervision Charges @ 2.5%, Supervision charges @ 12.50% Labour Welfare Fund @ 1% and Goods and Service Tax @ 18%.

4. He has also stated that a Detailed Project Report (DPR) has been prepared for the above project.

5. The Managing Director, Tamil Nadu Housing Board has therefore requested that to issue necessary in-principle administrative approval for construction of 100 TNGRHS flats in S.F.No.24, Marur Village, Thalavadi Taluk, Erode District, at a cost of Rs.6500.00 lakh (Excluding land cost).

6. The Government after careful examination, accept the proposal of the Managing Director, Tamil Nadu Housing Board and accord in-principle administrative sanction for construction of 100 TNGRHS flats in S.F.No.24, Marur Village, Thalavadi Taluk, Erode District as announced by the Hon'ble Minister (Housing, Prohibition and Excise) subject to the following conditions.

a) The building shall be constructed utilizing board funds and the rent from the occupants shall also be appropriated by Tamil Nadu Housing Board.
b) The Collector shall be requested to give additional land and the maximum number of floors shall be restricted to four since Thalavadi is a remote area and water pressure and other infrastructure would be suitable only for low height buildings.

7. This order issues with the concurrence of the Finance Department vide its Note#14, dated 14.06.2025.

8. The Managing Director, Tamil Nadu Housing Board is directed to send a separate proposal for financial sanction with revised estimates, restricting the construction to four floors, and based on the availability of additional land.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

To:
The Managing Director, Tamil Nadu Housing Board, Chennai – 107.
Copy to:
The Office of the Hon'ble Minster (Housing, Prohibition and Excise), Chennai–9.

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The District Collector, Erode District.
The Private Secretary to the Principal Secretary to Government,
Finance Department, Chennai – 9.
The Private Secretary to the Additional Chief Secretary to Government,
Housing and Urban Development Department, Chennai – 9.
The Finance (Housing) Department, Chennai – 9.
The Housing and Urban Development (OP-I/Budget) Department,
Chennai–9.
Stock File/Spare Copy.

// FORWARDED BY ORDER //

26/06/2025

SECTION OFFICER.

26/06/2025

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