ABSTRACT

Rules – The Tamil Nadu Apartment Ownership Rules, 2024 framed under section 30 of the Tamil Nadu Apartment Ownership Act, 2022 – Amendment – Notification – Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (HB3(1)) DEPARTMENT

G.O.(Ms.)No.132 **Dated: 09.09.2025.**
விசுவாவசு வருடம், ஆவணி 24,
திருவள்ளுவர் ஆண்டு 2056.

Read:

G.O.(Ms.). No. 62, Housing and Urban Development (HB3(1)) Department, dated 06.03.2024.

ORDER:

The appended Notification shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 9th September, 2025.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

To:
The Works Manager, Government Central Press, Chennai – 79.
(for publication of Notification in the Extraordinary Gazette).
The Commercial Tax and Registration Department, Secretariat, Chennai – 9.
Directorate of Town and Country Planning (DTCP), Chennai – 107.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai–8.
The Managing Director, Tamil Nadu Housing Board, Chennai – 35
The Managing Director, Tamil Nadu Urban Habitat Development Board, Chennai-5.

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The Inspector General of Registration, Chennai – 28.
The Registrar of Cooperative Societies (Housing), Chennai-07.
Tamil Nadu Cooperative Housing Federation, Chennai – 07.
The Law Department Hg&UD-sty, Chennai – 09.

Copy to:

The Office of the Hon'ble Minister (Housing, Prohibition & Excise), Chennai – 09.
The Senior Personal Assistant to Hon'ble Minister (Law), Chennai – 09.
The Private Secretary to the Additional Chief Secretary to Government, Housing and Urban Development Department, Chennai-9.
The Housing and Urban Development (OP-1/Bud) Department, Chennai – 09.
All departments of Secretariat, Chennai – 09.
All District Collectors.
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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by sub-section (1) of section 30 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Apartment Ownership Rules, 2024.

AMENDMENTS.

In the said Rules,-

(1) in rule 5, in sub-rule (1) for the expression "make bye-laws on the lines of model bye-laws in Appendix", the expression "make bye-laws in consonance with the provisions of the Act and these rules", shall be substituted;

(2) in rule 7, for sub-rule (2) the following sub-rule shall be substituted namely:-

"(2) The board of managers shall consist of not less than three apartment owners as its members".

(3) after rule 7, the following rule shall be inserted, namely:-

"7A. Change of name of association or existing society.- (1) Every application for change of name of an association or the existing society shall be made to the competent authority, with the consent of not less than two-thirds of the apartment owners by an extraordinary resolution at a special general meeting authorising the change of name.

(2) Upon receipt of an application under sub-rule (1), the competent authority shall, either approve or refuse to approve the application and shall communicate such order to the applicant. If the competent authority refuses to approve the change of name, he shall record the reasons for such refusal in writing and communicate the same to applicant.

(3) Where a change in the name of an association or existing society is made under sub-rule (2), the competent authority shall enter the new name in the register in place of the former name and shall issue a fresh certificate of registration bearing the new name. Such change of name shall be complete and effective only upon the issuance of such certificate.

7B. Register of members.- (1) Every association and existing society shall maintain a register of members containing the names, addresses and occupations of its members.

(2) A copy of the register of members maintained by the association or existing society shall be filed with the Competent Authority within one month from the date of its registration under sub-rule (3) of rule 5 or sub-rule (2) of rule 6, as the case may be.

(3) Any notice of change in the register of members of the association or existing society shall be filed with the Competent Authority within three months from the date of such changes.";

(4) in the ANNEXURE,-

(a) in Form A, in Serial No.(3),-

(i) under heading "B. Description of each and every apartment in the Project",- for the tabular column including the Note thereunder, the following tabular column shall be substituted, namely:-

"

Serial No.	Apartment / Unit No.	Tower	Floor	Carpet Area	UDS	Percentage of un divided interest in the common areas and facilities	Name of the apartment owner	Nature of use (Residential / Commercial)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

"

(ii) in item E, in sub-item (i), the expression "as well as the proportionate representation for voting purposes in the meeting of the association of apartment owners"; shall be omitted;

(b) in Form-I, under the heading "Encl:", in Serial Number (3), for the expression "Form F", the expression "Form-I" shall be substituted;

(c) in Form-L, under the heading "STATEMENT OF UDS OF LAND & ALLOTMENT OF APARTMENTS", under the sub-heading "CATEGORY-B (details of apartments for sale to new allottees)", in the tabular column, after column (6) at the end, the following column shall be added, namely:-

"Proportionate common areas (7)";

(5) in the APPENDIX, under the heading "MODEL BYE-LAWS",- (i) in CHAPTER II under the sub-heading "6. "Voting", item (i) shall be omitted;

(ii) in CHAPTER III under the sub-heading "Board of Manager"-, for item (i), the following item shall be substituted, namely:-

"(1) The Board of Managers consists of not less than three as its members".

KAKARLA USHA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

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