ABSTRACT

Tamil Nadu Apartment Ownership Act, 2022 -Submission of declaration under sub-section (1) of section 4(1) of the Act – Extension of timelines – Tamil Nadu Apartment Ownership (Removal of Difficulties) Second Order, 2025 – Under section 28 of the Tamil Nadu Apartment Ownership Act, 2022 - Notification – Issued.

HOUSING AND URBAN DEVELOPMENT (HB3(1)) DEPARTMENT

G.O.(Ms.)No.57 **Dated: 07.04.2025.**
குரோதி வருடம், பங்குனி 24,
திருவள்ளுவர் ஆண்டு 2056.

Read:

1. G.O.(Ms.)No. 62, Housing and Urban Development (HB3(1)) Department, dated 06.03.2024.
2. G.O.(Ms.)No. 170, Housing and Urban Development (HB3(1)) Department, dated 24.09.2024

ORDER:

The Notification appended to this Order shall be published in the Extra-ordinary issue of the Tamil Nadu Government Gazette, dated the 7th April, 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,Chennai – 09.
The Directorate of Town and Country Planning,Chennai – 107.
The Managing Director, Tamil Nadu Housing Board, Chennai – 107.

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The Member Secretary, Chennai Metropolitan Development Authority, Chennai-08.
The Registrar of Cooperative Societies (Housing),
Tamil Nadu Cooperative Housing Federation, Chennai – 07.
The Law Department, Chennai – 09.

Copy to:

The Office of the Hon'ble Chief Minister, Chennai – 09.
The Office of the Hon'ble Minister, Housing and Urban Development, 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 – 09.
The Housing and Urban Development (OP-1/Bud) Department, Chennai – 09.
All departments of Secretariat, Chennai – 09.
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07/04/2025

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3/4/2025

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APPENDIX.

NOTIFICATION.

WHEREAS, proviso under sub-section (1) of section 4 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022) (hereinafter referred to as the said Act) provides that the promoter or majority of apartment owners of a building, as the case may be, shall submit a declaration in such Form accompanied with such fees and in such manner as may be prescribed to the competent authority within the period of one hundred and eighty days from the date of commencement of the said Act in respect of every building in existence on the date of commencement of the said Act;

AND WHEREAS in view of certain problems that arose in submission of declaration under sub-section (1) of section 4 of the said Act, in G.O.(Ms.)No.170, Housing and Urban Development (HB3(1)) Department, dated 24.09.2024, Tamil Nadu Apartment Ownership (Removal of Difficulties) Order, 2024 was issued substituting the expression "three hundred and sixty five days" for the expression "one hundred and eighty days" in the proviso to sub-section (1) of section 4 of the said Act;

AND WHEREAS, for the purpose of submission of declaration as referred to proviso under sub-section (1) of section 4 of the said Act, certain administrative problems are being faced, therefore, the timeline referred to in the said proviso under sub-section (1) of section 4 may not be sufficient and as a result whereof certain difficulties have arisen in giving effect to the provisions of the said section.

NOW, THEREFORE, in exercise of the powers conferred under section 28 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022), the Governor of Tamil Nadu, hereby makes the following Order, to remove the difficulties, namely: -

1. **Short title.—** This Order may be called the Tamil Nadu Apartment Ownership (Removal of Difficulties) Second Order, 2025.

2. In the proviso to sub-section (1) of section 4 of the Act, for the expression " three hundred and sixty five days", the expression "seven hundred and thirty days" shall be substituted.

KAKARLA USHA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

// FORWARDED BY ORDER //

07/04/2025

SECTION OFFICER.

3/4/2025

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