



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

திருவள்ளூர் 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

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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, Chennai-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.
29/1/13