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### **Abstract**

Housing – Co-operative Housing Societies – The Chennai Metropolitan Co-operative Housing Society Limited – Implementation of a House Site Scheme at Venbedu Village, Thiruporur Taluk, Kancheepuram District on consignment basis – Permission to process and implement the scheme – Orders – Issued.

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### **Housing and Urban Development (HCS.1) Department**

**G.O(2D) No.28**

**Dated: 10.02.2016**

மண்மத, தை 27

திருவள்ளூர் ஆண்டு 2047.

**Read:**

1. G.O (D) No.16, Housing and Urban Development Department, dated 11.01.2010.
2. From the Registrar of Cooperative Societies (Housing) Letter Rc.No.8627/2015/C4, dated 19.01.2016.

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### **ORDER:**

In the G.O first read above, orders have been issued among other things that in future, the Co-operative Housing Society should undertake consignment scheme only with the prior approval of the Government.

2. The Registrar of Cooperative Societies (Housing) in his letter second read above has stated that, the Chennai Metropolitan Co-operative Housing Society Ltd., has submitted a House Site scheme proposal at Venbedu Village, Thiruporur Taluk, Kancheepuram District on consignment basis and has requested to recommend the same to Government, to implement the scheme. The details are as follows:-

- (i) It is submitted that in exercise of the powers conferred under Rule 14(2) and 14(4) of the Tamil Nadu Cooperative Societies Rules 1988, the Registrar of Cooperative Societies (Housing) has classified the society as HOUSING SOCIETY and categorized as HOUSING BUILDING SOCIETY under Rule 14(i) S.No.9 of the Tamil Nadu Cooperative Societies Rules, 1988.

- (ii) Thiru.B.Dhanasekaran (a member of the Society with Membership No.28484) is the absolute owner for the saleable area in the DTCP approved layout Nos.135/2015 comprised in various Survey Nos.367/9A, 367/9B, 367/9C, 367/9D, 367/9E, 367/9F, 367/9G, 367/10A, 367/10B, 367/10C, 367/10D, 367/10E, 367/10F, 367/10G, 367/10H, 367/10-I, 367/10J, 367/10K, 367/10L, 367/10M, 367/10N, 367/10-O, 367/10P, 367/10Q, 367/11A, 367/11B, 367/11D, 368/20A2B, 369/8, 369/9, 369/10, 369/11B, 369/12, 369/13, 369/14, 369/15, 369/16, 369/17, 369/18, 369/19, 369/20, 369/20A, 369/21, 369/22, 369/23 in the lands of an total extent of 09.88 acres in Venbedu Village, Thiruporur Taluk, Kancheepuram District and have developed the above said land as House Sites as per approval from the Director of Town and Country Planning as mentioned above and offered to sell the saleable area in the above said layout with all the developments through the society at the prevailing market rate as may be permitted by the Government to the Society.
- (iii) The copies of documents, Government Pleader opinion about the marketable title to the property, Encumbrance Certificate as mentioned in the Government Pleader Opinion, Copy of the Directorate of Town and country Planning approved plan along with proceedings therein and the copy of the Gift Deed for having handed over the Road portion and Park areas earmarked in the approved layout to the local body are received.
- (iv) The Board of Management of the society in its meeting held on 28.12.2015 vide Resolution No.14 has resolved to request the Government through Registrar of Cooperative Societies (Housing) to accord necessary permission to implement the scheme with stamp duty exemption.

3. The Registrar of Cooperative Societies (Housing) has, therefore, requested the Government to issue necessary orders for the implementation of the Scheme with stamp duty remission / exemption for purchase of plots from the Land owners / members of the Society and sale of 182 plots and 2 shop sites in the Directorate of Town and Country Planning approved layout No.135/2015 approved in an area of 9.88 acres to the members of the society as per provisions under Section 51 of the Tamil Nadu Cooperative Societies Act, 1983 and Rules, 1988 and the notification made under the Act in G.O. (Ms.) No. 2179, Agriculture (Cooperation) Department, dated 29.06.1966 for purchasing and selling the plots and also for fixing the price by the pricing committee as may be constituted in the Government Order to be issued in this regard with certain conditions.

4. The Government after careful consideration, accept the proposal of the Registrar of Cooperative Societies (Housing) in Para 3 above and accord approval to implement the consignment scheme at Venbedu Village, Thiruporur Taluk, Kancheepuram District on consignment basis through the Chennai Metropolitan Co-operative Housing Society Limited with stamp duty exemption for purchase of plots from the land owners / members of the society and sale to the allottee / Members as per provisions under section 51 of the Tamil Nadu Cooperative Societies Act, 1983 and Rules, 1988 and the

notification made under the Act in G.O (Ms.) No.2179, Agriculture (Co-operation) Department, dated 29.1.1966 for purchasing and selling the plots and also for fixing the price by the Pricing Committee as constituted in the Government order with the following conditions :-

- (i) The Scheme should be implemented on consignment basis.
- (ii) The society should get the approval in the next general body for the implementation of the scheme.
- (iii) Purchase price and selling price of the proposed site are to be fixed by a "Pricing Committee" consisting of Regional Deputy Registrar (Housing) Chennai as Chairman, Managing Director of the Society, Secretary of the Society, Supervisor Cooperative Sub Registrar and Cooperative Sub Registrar of the Office of the Deputy Registrar (Housing), Chennai Region as members.
- (iv) To give advertisement in the leading dailies approved by the Director of Information and Public Information for selling the plots of the scheme.
- (v) The Scheme should be completed within 18 months. If the scheme could not be completed within the stipulated time, the unsold plots in this scheme should be returned to the land owner / agreement holder /nominee at their own cost. The scheme would be wound up on the expiry of the said period. If necessary, proposal seeking Government permission for extension of time for the continuance of the scheme should be sent well In advance.
- (vi) Uptodate Encumbrance Certificate should be obtained and ascertained that there is no pending encumbrance.
- (vii) The scheme should be executed only with the advance/payments received from the members. Society funds should not be utilized.
- (viii) To get the soil certificate from the competent authorities before implementing the scheme.

5. This order issues with the concurrence of Finance Department vide its U.O No.457/FS/P/2016, dated 3.2.2016.

6. Accordingly, this order will be published in the Tamil Nadu Government Gazette.

**(By Order of the Governor)**

**Dharmendra Pratap Yadav**  
**Secretary to Government.**

To  
The Registrar of Cooperative Societies (Housing),  
Nandanam, Chennai.35  
The Managing Director,  
The Chennai Metropolitan Co-operative Housing Society Limited,  
No.50, Ritherdon Road,

