

## ABSTRACT

Tamil Nadu Apartment Ownership Act, 2022 - Submission of declaration under section 4(1) of the Act – Extension of timelines – Tamil Nadu Apartment Ownership (Removal of Difficulties) Order 2024 – Under section 28 of the Tamil Nadu Apartment Ownership Act, 2022 - Notification – Issued.

### HOUSING AND URBAN DEVELOPMENT (HB3(1)) DEPARTMENT

G.O.(Ms.)No.170

Dated: 24.09.2024.

குரோதி வருடம், புரட்டாசி 8,  
திருவள்ளூர் ஆண்டு 2055.

Read:

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

### ORDER:

The Notification appended to this order shall be published in the Extra-ordinary issue of the Tamil Nadu Government Gazette, dated the 24<sup>th</sup> September, 2024.

(BY ORDER OF THE GOVERNOR)

**KAKARLA USHA,**  
**PRINCIPAL 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.

The Member Secretary,


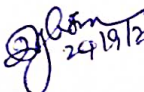
Chennai Metropolitan Development Authority , Chennai-08.

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 Principal 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.  
Stock file / Spare copy.

**// FORWARDED BY ORDER //**

  
24/09/2024  
**SECTION OFFICER.**  
  
24/09/2024



**APPENDIX.**

**NOTIFICATION.**

WHEREAS, 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 ninety days from the date of issue of the completion certificate of the building and within 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, for the purpose of submission of declaration as referred to in sub-section (1) of section 4 of the said Act, certain problems are being faced, therefore, the timeline referred to in the said sub-section (1) may not be sufficient and as a result whereof certain difficulties have arisen in giving effect to the provisions of the said section.

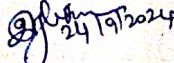
NOW, THEREFORE, in exercise of the powers conferred under section 28 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022), the Governor of Tamil Nadu, hereby makes the following Order, to remove the difficulties, namely:-

1. **Short title.**— This Order may be called the Tamil Nadu Apartment Ownership (Removal of Difficulties) Order, 2024.
2. In sub-section (1) of section 4 of the said Act;
  - (a) for the expression "ninety days", the expression "three hundred and sixty five days" shall be substituted;
  - (b) in the proviso, for the expression "one hundred and eighty days", the expression "three hundred and sixty five days" shall be substituted.

**KAKARLA USHA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

**// FORWARDED BY ORDER //**

  
24/09/2024  
**SECTION OFFICER.**

  
24/09/2024