TAMIL NADU HOUSING BOARD

A Government of Tamil Nadu Undertaking



OWN YOUR DREAM APARTMENT

PREMIUM APARTMENTS IN PRIME CHENNAI LOCATIONS

ONLINE LOTTERY

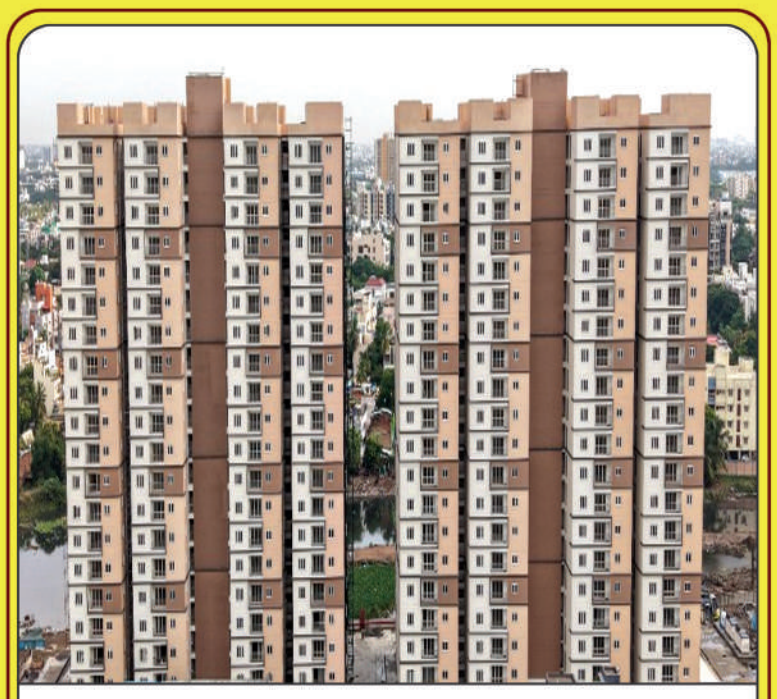
AN EXCEPTIONAL OPPORTUNITY TO OWN A QUALITY HOME IN FOUR NEW TNHB APARTMENT SCHEMES!!



ASHOK PILLAR
216 MSB

Plinth Area	CONFIGURATION
1761 Sq. Ft	3 BHK

Cost ₹ 2.23 Cr



ARUMBAKKAM
304 MSB

Plinth Area	CONFIGURATION
1458 - 1741 Sq. Ft	3 BHK

Cost ₹ 1.89 Cr - 2.25 Cr



PADI KUPPAM
80 MSB

Plinth Area	CONFIGURATION
1476 - 1592 Sq. Ft	3 BHK

Cost ₹ 1.62 Cr - 1.75 Cr



BESANT NAGAR
16 MSB

Plinth Area	CONFIGURATION
1430 & 1899 Sq. Ft	2 & 3 BHK

Cost ₹ 2.43 Cr & 3.25 Cr

Common Amenities

- Car Parking
- Lift Facility
- 24 x 7 Security
- 24 x 7 Water Supply

Online Applications

KEY DATES

Application Starts	28.11.2026
Application Closes	27.12.2026

Application Fee ₹ 826 (Incl. GST)

Eligibility Criteria

The applicant should

1. Be a native of Tamil Nadu
2. Have completed 21 years of age
3. Not have bought any plot, house or flat from TNHB either in his/her name or in the name of spouse or minor children.

NOTE: After the lottery, selected applicants must book their preferred units online & pay 10% of the unit cost through Online Portal within the stipulated period.

Project Details

Scan QR Code

For registration, application, terms & conditions and other details, please visit our website.

Managing Director
Tamil Nadu Housing Board

DIPR/990/DISPLAY/2026

User Registration Open | 1800-599-6060 | 95662 89561 | https://tnhb.tn.gov.in

Notification No. : 03/2026 **Dated: 16.11.2026**

Project Details – Ashok Nagar, Arumbakkam, Besant Nagar & Padikuppam in Chennai

Online Lottery

Secure Your Future Today – Own a Flat in Chennai

Tamil Nadu Housing Board (TNHB) invites applications from eligible candidates for the **outright sale** of 616 flats, comprising of High Income Group (HIG) and Middle Income Group (MIG) categories, located in **Ashok Nagar, Arumbakkam, Besant Nagar & Padikuppam in Chennai** through an online lottery system.

Over View

Project Details	Price Range	Plinth Area
616 units	1.63 Cr. to 3.25 Cr.	1430 – 1899 square feet

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Allotment of Units:

The units (plots) will be allotted through an online lottery system, with reservations for various categories as per G.O (Ms) No. 2, Housing and Urban Development Department, dated 02.01.2013. The reservation percentages for different categories are provided in **Annexure - A** at the end of these details.

WHO CAN APPLY

Eligibility Criteria:

The eligibility for getting a unit is that **the applicant** should (i) be a native of Tamil Nadu, (ii) completed 21 years of age and (iii) not have bought any plot, house or flat from Tamil Nadu Housing Board either in his/her name or in the name of spouse or minor children.

Monthly Income Ceiling:

Apart from these generic eligibility criteria, individuals must fulfill the following income criteria for purchasing plots, flats and houses under Tamil Nadu Housing Board scheme.

- Those falling under the Middle Income Group **(MIG)** must have a monthly income between ₹50001 and ₹70000.

- Applicants falling under the High Income Group **(HIG)** must have a monthly income of ₹70001 and above.

If an applicant belonging to a higher income category opts for purchase of a lower category Plot/Flat/House (except EWS) in the Tamil Nadu Housing Board, such a request shall be considered.

Some important dates

Sl. No	Events	Date
1	Online application process starts at 10:00 AM from through TNHB official website	28-11-2026
2	Online application process ends at 11:29 PM	27-12-2026

HOW TO APPLY

Online Application:

Interested eligible persons have to visit official website of TNHB **(**https://tnhb.tn.gov.in & https://propertysales.tnhb.tn.gov.in) and have to create login credential using Mobile and other details & thereafter login with the same.

Interested eligible person can access in https://tnhb.tn.gov.in and get the details of unit for sale through drawl of lottery. The details such as size, location, price, lay out of plot, plinth area, undivided share, extent, facing, layout, type wise floor plan, scheme photos and images, amenities etc to be hosted.

Interested public shall register, create login credential and submit their applications along with necessary documents. All the applications for selling Residential Plots/Flats/Houses shall be received along with the **applicable fee through online portal.**

Uploading of Documents

The applicant shall upload all the necessary documents proving his/her Age / Nativity / Income / PAN / Aadhaar / Scanned Signature / Proof of certificate for Reservation if any, Soft copy of applicant's photograph or any other documents in such format as specified in the online application.

For more information, please refer to the Procedure and Terms & Conditions in our website.

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Applicable fee for outright purchase via Lottery

For outright purchase via Lottery, applicants are required to pay the application fee and registration fee online through the portal using the designated payment gateway **(Internet Banking or Debit Card or IMPS)** through **your registered account** at the time of submitting their application. The fee details, categorized by type, are provided in the table below:

Type	Application fee (Inclusive of GST)	Registration fee (Inclusive of GST)	Total payable
HIG	₹ 590	₹ 236	**₹ 826**
MIG	₹ 354	₹ 236	**₹ 590**

Mode of Payment

The selected applicants **(Winners)** will be allowed to book their choice of Flats. Once a specific unit is selected through online portal, he/she will be given **a window of 15 minutes' time** to deposit the initial cost (10% of the unit cost) on the online portal using the designated payment gateway **(Internet Banking or Debit Card or IMPS)** through **your registered account** in a single transaction.

The allottee will be allowed to pay the remaining 90% of the cost within 90 days from the date of the allotment either in part or full payment online through the designated payment gateway using your registered account at the TNHB e-Service Portal or by e-Challan

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Unit Details

Sl. No	Unit Type	Type	Units available	Extent (in Sq. feet)	Selling Price
Ashok Nagar 216 MSB					
1	Flat	HIG	216	1758 – 1761	2.23 Cr.
Arumbakkam 304 MSB					
1	Flat	HIG	304	1458 – 1741	1.89 cr. to 2.25 Cr.
Besant Nagar 16 MSB					
1	Flat	HIG	8	1899	3.25 Cr.
2	Flat	MIG	8	1430	2.43 Cr.
Padikuppam 80					
1	Flat	HIG	80	1476 – 1592	1.62 Cr. to 1.75 Cr.

Site Location (Geo tag):

Scheme Name	Map link
Ashok Nagar 216 MSB	https://maps.app.goo.gl/ubxJAASfvg7ND3aj6
Arumbakkam 304 MSB	https://maps.app.goo.gl/1y86fVMEeqZAffB69
Besant Nagar 16 MSB	https://maps.app.goo.gl/8Pc6qkMW8ru4ULS68
Padikuppam 80	https://maps.app.goo.gl/MxTJvFNnzqbAuQUr9

RERA Number:

Scheme Name	Registered Number
Ashok Nagar 216 MSB	TN/29/BUILDING/0079/2021
Arumbakkam 304 MSB	TN/29/BUILDING/0104/2026
Besant Nagar 16 MSB	TN/29/BUILDING/0205/2021
Padikuppam 80	TN/29/BUILDING/0329/2024

For more information and to register online, please visit our website: (https://tnhb.tn.gov.in & https://propertysales.tnhb.tn.gov.in).

General procedure and Terms & Conditions Apply (English | Tamil)

Contact Officers

Scheme Name	Assistant Engineer	Manager (M&S)	Exe. Engineer & Admin. Officer
Ashok Nagar 216 MSB	8883220859	8122744039	9940498953
Arumbakkam 304 MSB	9551671651	9841384399	9940498954
Besant Nagar 16 MSB	7339156970	9444971943	9940498952
Padikuppam 80	9150909321	9841384399	9940498954

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Contact Us

The office locations for the Tamil Nadu Housing Board's (TNHB) Head Office and Divisional offices are available on the official TNHB website. To access this information, simply visit the website and click on "Contact Us".

Customer Care Toll-Free Number

For assistance, a dedicated call centre is available at the Head Office. Applicant/Allottee can reach them through:

- Toll-free number: 1800-599-6060
- WhatsApp : 9566289561

Key Dates

SCHEDULE OF COMMENCEMENT and CLOSING DATES FOR APPLICATION OF UNITS			
Sl. No	**Name of the Scheme**	**Commencement Date of Application**	**Closing Date for Application**
1	Ashok Nagar 216 MSB	**28.11.2026**	**27.12.2026**
2	Arumbakkam 304 MSB	28.11.2026	27.12.2026
3	Besant Nagar 16 MSB	28.11.2026	27.12.2026
4	Padikuppam 80	28.11.2026	27.12.2026

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Annexure - A

Percentage of Reservation

Sl. No	Category	Percentage
I	Scheduled Castes	18%
II	Scheduled Tribes	1%
III	State Government Servants	18%
IV	Central Government Servants, Employees of Tamil Nadu Electricity Board and local bodies	8%
V	Defense service personnel including Ex-Serviceman and widows of Defense personnel, Territorial Army personnel, the member of General Reserve Engineer Force and I.N.A personnel and Coast Guard personnel (out of this 1% reserved for allotment to Ex-Servicemen belonging to Tamil Nadu who are recipients of the Gallantry awards such as Vir Chakra, Param Vir Chakra and Maha Vir Chakra).	7%
VI	Dhobies and Barbers	4%
VII	Working Journalist	3%
VIII	Language crusaders and participants in State Border Agitations (with the qualification that in respect of persons involved in Language crusade, the persons who come under the category of Tamil Scholars and Miscellaneous Provision Act 1983, alone) and Freedom Fighters	1%
IX	Employees of Tamil Nadu Housing Board	2%
X	General Public	38%

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From out of the categories in items (i), (vi) and (x), 5% for Artists and 1% for political sufferers will be allotted on priority basis.

3% for differently abled persons be made on priority basis in all the categories mentioned above from the allotment made by the Tamil Nadu Housing Board plots, flats and houses.

Further, the Government directs that to provide 2% reservation in allotment of plots, flats and houses of Tamil Nadu Housing Board to Judicial Officers, those who are serving in the State of Tamil Nadu, within the reservation of 18% made for State Government servants.

Note: For differently abled, although reservation comes less than or equal to .50, it should be treated as 1 as per the Government order.

(G.O (Ms) No. 2, Housing and Urban Development [HB. 4(2)] Department Dated: 02.01.2013)