



Project Details – Ambattur, MKB Nagar, Padikuppam, Sholinganallur, Jafferkhanpet and Villivakkam in Chennai

First Come First Serve

Elevate your lifestyle at Chennai

Tamil Nadu Housing Board (TNHB) invites applications from eligible candidates for the **outright sale** of 627 flats, comprising of Middle Income Group (MIG) category and Low Income Group (LIG) categories located in **Ambattur, MKB Nagar, Padikuppam, Sholinganallur, Jafferkhanpet and Villivakkam in Chennai**, through an online “**First Come First Serve**’ basis system.

Over View



Allotment of Units:

The allotment of units (flats or plots) will be done through an online First Come First Serve (FCFS) system through a common pool, open to all eligible applicants.

WHO CAN BOOK

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 Low Income Group (**LIG**) must have a monthly income between ₹25001 and ₹50000.
- Applicants falling under the Middle Income Group (**MIG**) must have a monthly income between ₹50001 and ₹70000.



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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 unit booking process starts at 10:00 AM from through TNHB official website	28-09-2026
2	Online unit booking process ends on 31.03.2027 or till the disposal of all units whichever is earlier	31-03-2027 or till the disposal of all units whichever is earlier

HOW TO BOOK

Online Unit Booking:

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 number 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 First Come First Serve basis. 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 bookings for Residential Plots/Flats/Houses must be registered through the online portal, accompanied by **the applicable fee**.

All eligible persons will be allowed to book their preferred Flats/Plots/Houses on a 'First Come First Serve' basis either within respective reserved categories or through common pool as applicable. Once a specific unit is selected through online portal, he/she will be given **a window of 20 minutes' time** to deposit the initial cost, application fee and registration fee on the online portal using the designated payment gateway (**Internet Banking or Debit Card or IMPS**) through **your registered account** in a single transaction.



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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.

Applicable fee for outright purchase via Lottery

For outright purchase via First Come First Serve, applicants are required to pay the initial cost (10% of the unit cost), 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	Initial Cost (10% of the unit cost)	Application fee (Inclusive of GST)	Registration fee
Ambattur 2394 MSB			
LIG	280100 - 288300	₹ 236	₹ 236
Ambattur Phase - I and II 336 MSB			
LIG	355200 - 365900	₹ 236	₹ 236
MKB Nagar 510 MSB			
LIG	407900 - 417900	₹ 236	₹ 236
Padikuppam 236 MSB			
LIG	398300 - 417000	₹ 236	₹ 236
Sholinganallur 904 MSB			
LIG	179400 - 188900	₹ 236	₹ 236
Jaffer Khanpet 120 MSB			
MIG	799200 - 816400	₹ 354	₹ 236
Villivakkam 324 MSB			
LIG	483100 - 486400	₹ 236	₹ 236

Mode of Payment

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
Ambattur 2394 MSB					
1	Flat	LIG	328	621 – 640	29 L
Ambattur Phase - I and II 336 MSB					
1	Flat	LIG	121	639 – 652	36 L to 37 L
MKB Nagar 510 MSB					
1	Flat	LIG	145	688 – 721	41 L to 42 L
Padikuppam 236 MSB					
1	Flat	LIG	13	622 – 643	40 L to 42 L
Sholinganallur 904 MSB					
1	Flat	LIG	6	444 – 462	18 L to 19 L
Jafferkhanpet 120 MSB					
1	Flat	MIG	4	992 – 1013	80 L to 82 L
Villivakkam 324 MSB					
1	Flat	LIG	10	723 – 729	49 L

Note: Plus applicable maintenance charges, if any

Site Location (Geo tag):

Scheme Name	Map link
Ambattur 2394 MSB	https://maps.app.goo.gl/vB6reKJzUaPSaq7NA
Ambattur Phase - I and II 336 MSB	https://maps.app.goo.gl/csNoU3pAxRPMfWj66
MKB Nagar 510 MSB	https://maps.app.goo.gl/TaSijmwxgc7qwLbr5
Padikuppam 236 MSB	https://maps.app.goo.gl/xfxLqfyCadetu4vy8
Sholinganallur 904 MSB	https://maps.app.goo.gl/jeKk5UPmQGRKFNgN8
Jafferkhanpet 120 MSB	https://maps.app.goo.gl/rr8e2YXbrz21iK1X6
Villivakkam 324 MSB	https://maps.app.goo.gl/MFmjSX1qSQEmQg1W9

RERA Number:

Scheme Name	Registered Number
Ambattur 2394 MSB	Not Applicable
Ambattur Phase - I and II 336 MSB	Not Applicable
MKB Nagar 510 MSB	Not Applicable
Padikuppam 236 MSB	EC/NORTHII/26/2019
Sholinganallur 904 MSB	Not Applicable
Jafferkhanpet 120 MSB	TN/29/BUILDING/0468/2020
Villivakkam 324 MSB	Not Applicable



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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
Ambattur 2394 MSB	7010742696	9952008171	9940498955
Ambattur Phase - I and II 336 MSB			
MKB Nagar 510 MSB	9444612745	-	9840498968
Villivakkam 324 MSB			
Sholinganallur 904 MSB	8526578530	9444971943	9940498952
Jafferkhanpet 120 MSB	7702950223	8122744039	9940498953
Padikuppam 236 MSB	9150909321	9841384399	9940498954

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 BOOKING OF UNITS			
Sl. No	Name of the Scheme	Commencement Date of Booking	Closing Date for Booking or till the disposal of all units, whichever is earlier
1	Ambattur 2394 MSB	28.09.2026	31.03.2027
2	Ambattur Phase - I and II 336 MSB	28.09.2026	31.03.2027
3	MKB Nagar 510 MSB	28.09.2026	31.03.2027
4	Villivakkam 324 MSB	28.09.2026	31.03.2027
5	Sholinganallur 904 MSB	28.09.2026	31.03.2027
6	Jafferkhanpet 120 MSB	28.09.2026	31.03.2027
7	Padikuppam 236 MSB	28.09.2026	31.03.2027