



## Project Details – Muthampalayam in Erode, Navalpattu & Valavantankottai in Trichy, Harur in Dharmapuri and Edapaddi in Salem

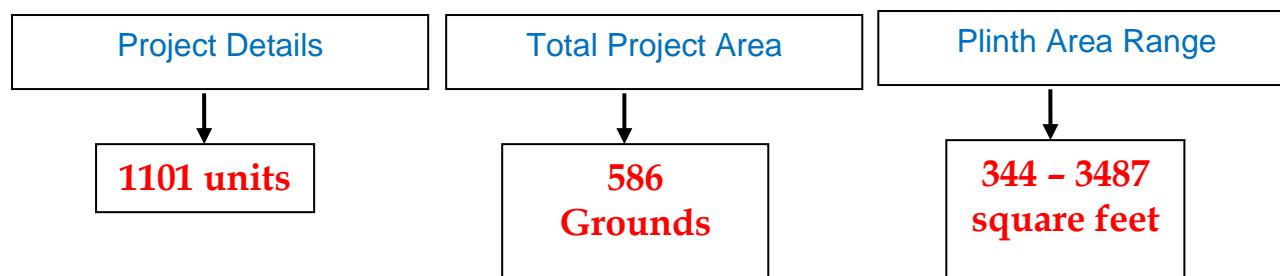
### 1101 plots on First Come First Serve

Secure Your Future Today – Own a Plot in Muthampalayam (Erode) or Navalpattu or Valavantankottai (Trichy) or Edapaddi (Salem)

Tamil Nadu Housing Board (TNHB) invites applications from eligible candidates for the **outright sale** of 1101 plots, comprising of High Income Group (HIG), Middle Income Group (MIG) category, Low Income Group (LIG) category and Economically Weaker Section (EWS) located in **Muthampalayam in Erode, Navalpattu & Valavantankottai in Trichy, Harur in Dharmapuri and Edapaddi in Salem**, through an online “**First Come First Serve**” basis system.



#### Over View





## Allotment of Units:

The allotment of units (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 Economically Weaker Section (**EWS**) must have a monthly income below ₹25000.
- Applicants 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.
- Applicants falling under the High Income Group (**HIG**) must have a monthly income of above ₹70000.

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	09-02-2026
2	Online unit booking process ends on	31-03-2026

## 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.

### **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
<b>Muthampalayam Phase - II</b>			
LIG	241800 – 493300	₹ 236	₹ 200
<b>Muthampalayam Phase - V</b>			
HIG	424400 – 554100	₹ 590	₹ 200
MIG	213700 – 580200	₹ 354	₹ 200
LIG	103700 – 236200	₹ 236	₹ 200
<b>Muthampalayam Phase - VII</b>			
HIG	381500 – 531400	₹ 590	₹ 200
MIG	90400 – 480500	₹ 354	₹ 200
LIG	70100 – 253800	₹ 236	₹ 200
<b>Muthampalayam Phase - VIII</b>			
HIG	395300	₹ 590	₹ 200
MIG	237900 – 247100	₹ 354	₹ 200
<b>Harur SMT - Dharmapuri</b>			
HIG	157000	₹ 590	₹ 200
MIG	108000 – 242200	₹ 354	₹ 200
LIG	30500 – 152600	₹ 236	₹ 200
<b>Navalpattu S and S Phase - I</b>			
LIG – I	31400	₹ 236	₹ 200
LIG – II	58200	₹ 236	₹ 200
EWS – I	19800 – 22400	₹ 118	₹ 200
EWS – II	28700 – 46500	₹ 118	₹ 200
<b>Navalpattu ADS</b>			
HIG	116300 – 174400	₹ 590	₹ 200
MIG	67900 – 150600	₹ 354	₹ 200
EWS	18500 – 47800	₹ 118	₹ 200
<b>Valavanthankottai ADS</b>			
HIG	273500 – 394800	₹ 590	₹ 200
MIG	184900 - 238900	₹ 354	₹ 200
LIG	97900 – 236100	₹ 236	₹ 200
<b>Edapaddi Phase - III ADS</b>			
HIG	300600 – 689200	₹ 590	₹ 200
MIG	153600 – 428700	₹ 354	₹ 200



EWS	58200 – 145100	₹ 118	₹ 200
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### 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

### Unit Details

Sl. No	Type	Units available	Extent (in Sq. feet)	Selling Price
<b>Muthampalayam Phase - II</b>				
1	LIG	3	775 – 1581	24 L to 50 L
<b>Muthampalayam Phase - V</b>				
1	HIG	12	2277 – 2759	42 to 56 L
2	MIG	73	1064 – 2889	21 L to 58 L
3	LIG	82	568 – 1983	10 L to 24 L
<b>Muthampalayam Phase - VII</b>				
1	HIG	7	2119 – 2952	38 L to 54 L
2	MIG	59	502 – 2669	9 L to 49 L
3	LIG	28	473 – 1410	7 L to 26 L
<b>Muthampalayam Phase - VIII</b>				
1	HIG	2	2325	40 L
2	MIG	5	1399 – 1453	23 L to 25 L
<b>Harur SMT - Dharmapuri</b>				
1	HIG	8	1744	16 L
2	MIG	52	1199 – 1776	10 L to 25 L
3	LIG	34	621 – 1418	3 L to 16 L
<b>Navalpattu S and S Phase - I</b>				
1	LIG – I	2	646	4 L
2	LIG – II	1	969	6 L
3	EWS – I	87	344 – 388	1 L to 3 L
4	EWS – II	104	431 – 700	2 L to 5 L
<b>Navalpattu ADS</b>				
1	HIG	12	2325 – 3487	11 L to 18 L
2	MIG	35	1358 – 3011	6 L to 16 L
3	EWS	147	419 – 956	1 L to 5 L
<b>Valavanthankottai ADS</b>				
1	HIG	31	2131 – 3077	27 L to 40 L
2	MIG	57	1441 – 1862	18 L to 24 L
3	LIG	125	763 – 1840	9 L to 24 L



Edapaddi Phase - III ADS				
1	HIG	35	2277 – 3446	30 L to 69 L
2	MIG	77	1106 – 2858	15 L to 43 L
3	EWS	23	388 – 967	5 L to 15 L

### Site Location (Geo tag):

Scheme Name	Map link
Muthampalayam Phase - II	<a href="https://maps.app.goo.gl/syzUEVQDpLvqrAxM7">https://maps.app.goo.gl/syzUEVQDpLvqrAxM7</a>
Muthampalayam Phase – V	<a href="https://maps.app.goo.gl/UFmdxVrkErjBLsk2A">https://maps.app.goo.gl/UFmdxVrkErjBLsk2A</a>
Muthampalayam Phase – VII	<a href="https://maps.app.goo.gl/yDjoYH6xdBisoBNU8">https://maps.app.goo.gl/yDjoYH6xdBisoBNU8</a>
Muthampalayam Phase - VIII	<a href="https://maps.app.goo.gl/2rcotJZ27gtAEyHW9">https://maps.app.goo.gl/2rcotJZ27gtAEyHW9</a>
Harur SMT - Dharmapuri	<a href="https://maps.app.goo.gl/gNNbUABjUFU3XASY8?g_st=aw">https://maps.app.goo.gl/gNNbUABjUFU3XASY8?g_st=aw</a>
Navalpattu S and S Phase - I	<a href="https://maps.app.goo.gl/HrGEyydPf2zs54nj8">https://maps.app.goo.gl/HrGEyydPf2zs54nj8</a>
Navalpattu ADS	<a href="https://maps.app.goo.gl/aWBATdEdidUgN6CbA">https://maps.app.goo.gl/aWBATdEdidUgN6CbA</a>
Valavanthankottai ADS	<a href="https://maps.app.goo.gl/tY438wWaTVRjg44t8">https://maps.app.goo.gl/tY438wWaTVRjg44t8</a>
Edapaddi Phase - III ADS	<a href="https://maps.app.goo.gl/71yuUPx3TWX9aoYG9">https://maps.app.goo.gl/71yuUPx3TWX9aoYG9</a>

### RERA Number:

Scheme Name	Registered Number
Muthampalayam Phase - II	Not Applicable
Muthampalayam Phase – V	Not Applicable
Muthampalayam Phase – VII	Not Applicable
Muthampalayam Phase - VIII	Not Applicable
Harur SMT - Dharmapuri	Not Applicable
Navalpattu S and S Phase - I	Not Applicable
Navalpattu ADS	TN/16/LAYOUT/0185/2020
Valavanthankottai ADS	Not Applicable
Edapaddi Phase - III ADS	TN/07/LAYOUT/0298/2021

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
Muthampalayam Phase - II	7373595230	-	9940498964



Muthampalayam Phase – V	8778664350	-	9940498964
Muthampalayam Phase – VII	8778664350	-	9940498964
Muthampalayam Phase - VIII	8778664350	-	9940498964
Harur SMT - Dharmapuri	8015468109	9841137896	9940498956
Navalpattu S and S Phase - I	9942083147	9715236922	9940498956
Navalpattu ADS	9942083147	9715236922	9940498956
Valavanthankottai ADS	9943398045	9715236922	9940498956
Edapaddi Phase - III ADS	9942741435	9597761862	9940498963

### 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 center is available at the Head Office. Applicant/Allottee can reach them through:

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