



TAMIL NADU HOUSING BOARD

Vellore Housing Unit

Tender Document for E-Tender cum E-Auction of

Commercial units in Dharapadavedu S & S Scheme, Kalinjur S & S Scheme, Dharapadavedu SMT Scheme, Vellore N.H. Scheme in Vellore District, Arcot N.H. Scheme, Sholingur SMT Scheme, Seekarajapuram SMT Scheme in Ranipet District, Tirupathur N.H. Scheme in Tirupattur District, Kanchipuram N.H. Scheme in Kanchipuram District and Chengam SMT Scheme, Tiruvannamalai N.H. Scheme in Tiruvannamalai District

AUGUST-2026

The Executive Engineer and Administrative Officer,
Tamil Nadu Housing Board,
Vellore Housing Unit,
Sathuvachari, Phase-I,
Vellore – 632 009.



TAMIL NADU HOUSING BOARD
Vellore Housing Unit

APPLICATION FORM

Tender document for Commercial units in various schemes pertaining to
Vellore, Ranipet, Tirupattur, Kanchipuram and Tiruvannamalai District.

Last date of receipt of Application - 11.00 A.M on 24.09.2026

Each application must be accompanied by EMD by online mode*

Sl. No	Code No	Type	Plot No.	Plot Area (Sq.Ft.)	Upset price for 2026-27 Rs.	EMD Amount (15% of upset price)	Sub Registrar Office	Location link
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<u>COMMERCIAL UNITS</u>								
<u>DHARAPADAVEDU SITE & SERVICE SCHEME</u>								
1	VR060	Prime Commercial	S1 (PC)	49730	24,26,83,000	3,64,02,450	Katpadi	https://maps.app.goo.gl/5hirmBgKxQvTPxzRA
2	VR063	Commercial	S4	28699	15,40,57,000	2,31,08,550	Katpadi	https://maps.app.goo.gl/H48oTPNYiJsShx92A
3	VR064	Shop site	S5	3536	1,89,82,000	28,47,300	Katpadi	https://maps.app.goo.gl/zwDYr1MLu8rohYcV8
4	VR065	Shop site	S6	3439	1,84,61,000	27,69,150	Katpadi	https://maps.app.goo.gl/XMSZwhcw9wR4phHV8
5	VR074	Daily Market	S16	23250	11,34,60,000	1,70,19,000	Katpadi	https://maps.app.goo.gl/uDE5TEh7byZx3mcE8
6	VR098	Primary School	R6(PS)	24087	12,93,00,000	1,93,95,000	Katpadi	https://maps.app.goo.gl/Dwa7v8yo9fnTPhEo6
7	VR099	Primary School	R7(PS)	22365	12,00,56,000	1,80,08,400	Katpadi	https://maps.app.goo.gl/KSPBZTMq34psV7DU9
8	VR100	Nursery School	R3(NS)	10106	5,42,50,000	81,37,500	Katpadi	https://maps.app.goo.gl/Fg3eJQmitycz4yX6A

9	VR101	Nursery School	R4(NS)	10440	5,60,42,000	84,06,300	Katpadi	https://maps.app.goo.gl/93HAXrx5DWKwJqLEA
10	VR102	Nursery School	R5(NS)	7836	4,20,64,000	63,09,600	Katpadi	https://maps.app.goo.gl/NFRwG58oub5fz99H9
<u>DHARAPADAVEDU SMT</u>								
11	VR144	Shop site	S1	8678	1,24,10,000	18,61,500	Katpadi	https://maps.app.goo.gl/8v4FYT5fRxjujBMSA
12	VR148	Nursery School	S5 (NS)	34190	4,44,47,000	66,67,050	Katpadi	https://maps.app.goo.gl/WTpCXWMSKQnsGCACA
<u>KALINJUR SITE & SERVICE SCHEME</u>								
13	VR042	Commercial	C-8	8073	3,45,93,000	51,88,950	Katpadi	https://maps.app.goo.gl/eWqg1bSu2udLaox16
14	VR043	Commercial	C-9	3439	1,47,37,000	22,10,550	Katpadi	https://maps.app.goo.gl/Dkpi64R8gDSIA6nX6
15	VR044	Commercial	C-10	3439	1,47,37,000	22,10,550	Katpadi	https://maps.app.goo.gl/wjxqVYNdCU3KQc639
16	VR045	Commercial	C-11	2583	1,10,69,000	16,60,350	Katpadi	https://maps.app.goo.gl/7PpR7gePJbR3GIVE6
17	VR046	Commercial	C-12	3488	1,49,47,000	22,42,050	Katpadi	https://maps.app.goo.gl/L4QSYwp2gv6YEeu3A
18	VR047	Commercial	C-13	4844	2,07,57,000	31,13,550	Katpadi	https://maps.app.goo.gl/gnDdjbatsvTJFSqY8
19	VR048	Commercial	C-14	4844	2,07,57,000	31,13,550	Katpadi	https://maps.app.goo.gl/DCNSuT1jRYt9dEaC9
20	VR049	Commercial	C-15	9483	3,69,37,000	55,40,550	Katpadi	https://maps.app.goo.gl/yJWMmyzrZwTaPAXD7
21	VR051	Commercial	C-17	2583	1,10,69,000	16,60,350	Katpadi	https://maps.app.goo.gl/DePh9JHgVeyv7gCg8
22	VR052	Commercial	C-18	2559	1,09,66,000	16,44,900	Katpadi	https://maps.app.goo.gl/FTAz9NfztgHcWTEd8
23	VR053	Commercial	C-19	2559	1,09,66,000	16,44,900	Katpadi	https://maps.app.goo.gl/Eah5xurjHGCokyHD7
24	VR054	Prime Commercial	PC R4	9946	4,26,19,000	63,92,850	Katpadi	https://maps.app.goo.gl/kXZLWMjBPr92ses8A
25	VR058	Daily Market	R10	14639	6,27,29,000	94,09,350	Katpadi	https://maps.app.goo.gl/77PQAHkceY1Dzok2A
26	VR055	Service Industrial	R6 (S.I.)	81225	34,80,50,000	5,22,07,500	Katpadi	https://maps.app.goo.gl/khF5JFpNJ2rUPPrx7
27	VR056	Service Industrial	R7 (S.I.)	53282	22,83,14,000	3,42,47,100	Katpadi	https://maps.app.goo.gl/1fwN69UESLqxKkpy6
28	VR057	Service Industrial	R8 (S.I.)	53282	22,83,14,000	3,42,47,100	Katpadi	https://maps.app.goo.gl/6FU5iBJxZQfXPbMo9
29	VR059	7 Shops	7 Shops	50203	19,66,38,000	2,94,95,700	Katpadi	https://maps.app.goo.gl/PEURGLMRewAdzQFNA
30	VR092	Primary School	P.S.II	19666	8,42,69,000	1,26,40,350	Katpadi	https://maps.app.goo.gl/1WkDAcuFhSJjZLWw7
31	VR093	Primary School	P.S.III	17373	7,44,44,000	1,11,66,600	Katpadi	https://maps.app.goo.gl/TyEAH3wKoWBN7d4q8

32	VR094	Nursery School-II	N.S.II	7193	3,08,23,000	46,23,450	Katpadi	https://maps.app.goo.gl/u2d5QgmYhXiqiF9H6
33	VR095	Nursery School-III	N.S.III	7193	3,08,23,000	46,23,450	Katpadi	https://maps.app.goo.gl/FBr3wmhGG1LGmamg7
34	VR096	Nursery School-IV	N.S.IV	7193	3,08,23,000	46,23,450	Katpadi	https://maps.app.goo.gl/u6a72NDG839uDeoA8
35	VR097	Nursery School-V	N.S.V	13474	5,77,37,000	86,60,550	Katpadi	https://maps.app.goo.gl/7qXLTDU6KS5ygzZA9
<u>CHENGAM SMT SCHEME</u>								
36	VR078	Shop	S1	906	7,04,000	1,05,600	Chengam	https://maps.app.goo.gl/c_aCvyntEq8h7TTQ8
37	VR079	Shop	S2	7386	52,15,000	7,82,250	Chengam	https://maps.app.goo.gl/uqjhCsVB49TQtpFH8
38	VR104	Nursery School	S-3 (NS)	11840	91,88,000	13,78,200	Chengam	https://maps.app.goo.gl/WwiLeHdpf4uB77Cp6
<u>TIRUVANNAMALAI - THAMARAI NAGAR</u>								
39	VR175	Nursery School	S-3 (NS)	19873	9,93,65,000	1,49,04,750	Tiruvannamalai	https://maps.app.goo.gl/T3ssvtp5XV4rAQKD7
<u>TIRUVANNAMALAI</u>								
40	VR197	Shop	No.9	703	59,58,000	8,93,700	Tiruvannamalai	https://maps.app.goo.gl/QCGV4Mb4upc1QWxd7
<u>SEEKARAJAPURAM SMT SCHEME</u>								
41	VR157	Shop site	S-2	20906	3,13,59,000	47,03,850	Walaja	https://maps.app.goo.gl/q_sC42q2rQKrn15JK7
42	VR158	Primary School	P.S.	33860	5,07,90,000	76,18,500	Walaja	https://maps.app.goo.gl/uXT2UiLihzxoB1EDA
43	VR161	Shop site	S-1	4548	38,66,000	5,79,900	Walaja	https://maps.app.goo.gl/i_stx4KFW3yo6fki48
44	VR162	Shop site	S-2	4626	39,33,000	5,89,950	Walaja	https://maps.app.goo.gl/AtnicS5v5k9Yo45i8
45	VR163	Shop site	S-3	4638	39,43,000	5,91,450	Walaja	https://maps.app.goo.gl/7G9TMQiw7373RsK9
46	VR164	Shop site	S-4	5845	87,68,000	13,15,200	Walaja	https://maps.app.goo.gl/6mafynsNy872RzPG7
<u>ARCOT PHASE - I</u>								
47	VR011	Shop Site	S-2	45193	12,20,22,000	1,83,03,300	Arcot	https://maps.app.goo.gl/KVSSnE2STyg53mkq6
48	VR089	High School site	S-6(HS)	144227	36,05,68,000	5,40,85,200	Arcot	https://maps.app.goo.gl/QSBmchHdogLtdNMdA
<u>ARCOT PHASE - II</u>								
49	VR140	Shop site	S9	1820	47,32,000	7,09,800	Arcot	https://maps.app.goo.gl/KAmTAeocPoXCeyka9
50	VR141	Public Purpose	PP1	7738	2,01,19,000	30,17,850	Arcot	https://maps.app.goo.gl/LwVwgBeDuGr4sX579
51	VR142	Community Hall	P-2	13696	3,56,10,000	53,41,500	Arcot	https://maps.app.goo.gl/cdXuLYapZMkPvtiG8

52	VR143	Primary School	P-3 (PS)	53933	14,02,26,000	2,10,33,900	Arcot	https://maps.app.goo.gl/ns3Z4AFevVNV6WT6
<u>ARCOT PHASE - III</u>								
53	VR194	Shop	Shop No.1	1284	33,39,000	5,00,850	Arcot	https://maps.app.goo.gl/Da853e6TJYCkegwT8
54	VR195	Shop	Shop No.2	1440	37,44,000	5,61,600	Arcot	https://maps.app.goo.gl/Da853e6TJYCkegwT8
55	VR196	Shop	Shop No.3	2720	70,72,000	10,60,800	Arcot	https://maps.app.goo.gl/n16CUc6EFpsHBrc8
<u>SHOLINGHUR SMT SCHEME</u>								
56	VR090	Nursery School	C-3 (NS)	9342	56,06,000	8,40,900	Sholingur	https://maps.app.goo.gl/2G7ExqKRdQD4uDng6
57	VR115	Public Purpose	C2A	2434	14,61,000	2,19,150	Sholingur	https://maps.app.goo.gl/vscYip7ps87fC6oR6
<u>VELLORE N.H. SCHEME PHASE - IV</u>								
58	VR088	Nursery School	NS7	25411	6,35,28,000	95,29,200	Vellore	https://maps.app.goo.gl/wJkwZQjvETAfVu9y5
<u>VELLORE N.H. SCHEME PHASE - V</u>								
59	VR190	School	S-4	16146	7,26,57,000	1,08,98,550	Vellore	https://maps.app.goo.gl/acpX75CfRbuppGo9A
<u>TIRUPATTUR PHASE - I</u>								
60	VR173	Primary School	R-1 (PS)	46605	14,91,36,000	2,23,70,400	Tirupattur	https://maps.app.goo.gl/PVB5GmAewBJe3uQZ6
<u>KANCHIPURAM PHASE-II</u>								
61	VR198	Public Purpose -1	PP -1	16329	2,12,28,000	31,84,200	Kanchipuram	https://maps.app.goo.gl/ShLz5JSPwMQ9JqR98
62	VR199	Public Purpose -2	PP -2	4267	55,48,000	8,32,200	Kanchipuram	https://maps.app.goo.gl/SLvRGc6XyDbstVxV8
63	VR200	Public Purpose -3	PP -3	9763	1,26,92,000	19,03,800	Kanchipuram	https://maps.app.goo.gl/6nfkw1Vufm2Rft6o7
64	VR201	Commercial-1	C-1	5749	74,74,000	11,21,100	Kanchipuram	https://maps.app.goo.gl/iUxS2e92pn66cFAx6
65	VR202	Shop	S-4	6757	87,85,000	13,17,750	Kanchipuram	https://maps.app.goo.gl/ef7RfK41BwK1QbXL9
66	VR203	Shop-5	S-5	7573	98,45,000	14,76,750	Kanchipuram	https://maps.app.goo.gl/JVefHgQora9WSkp9A
67	VR204	School-II	School-II	24432	3,17,62,000	47,64,300	Kanchipuram	https://maps.app.goo.gl/yMgGtSwSYtNsdSiHA
68	VR205	Commercial	C-2	17736	2,12,82,000	31,92,300	Kanchipuram	https://maps.app.goo.gl/aXk8RSwAEDMBzLLU8

Please Note:

1. To apply in <https://tntenders.gov.in> website, the Digital Signature Certificate (DSC key) is mandatory and the same shall be purchased from the appropriate vendor.
2. Application not accompanied by EMD as stipulated above will be summarily rejected. Such applicants will not be allowed to participate in E-Tender cum E-Auction.
3. After completion of technical evaluation and financial bid opening the E-Auction will be conducted by fixing the highest tender value as the upset price from 25.09.2026 at 10.00 am onwards. Hence the eligible bidders are requested to participate in the E-Auction to compete with the other bidders.
4. GST if any applicable will be paid separately.

How to make online EMD payment:

1. The bidders can make the EMD payment only for the particular Unit and no need to pay the entire EMD amount.
2. During the process of making the EMD payment, the bidders are requested to avail the EMD Exemption option as “**Yes**”.
3. Opt for “**YES**” for EMD payment exemption in order to pay EMD for the particular unit and choose the “**fixed**” in the exemption type and enter the amount. (Actual EMD amount – EMD amount of the particular unit to be bid for) & the EMD self-declaration form should be filled and submitted.

Example:

Actual EMD amount : Rs. 25,00,000/-

EMD amount for the single unit to be bid for : Rs.10,00,000/-

Amount to be entered in Amount/ Percentage tab : Rs. 15,00,000/-

Note: If opted for “**NO**” the entire EMD amount displayed has to be paid and then only the applicant can participate in the e-tender cum e-auction. Failing which the applicant cannot participate in this e-tender cum e-auction with the same DSC key.

SIGNATURE OF THE APPLICANT

EMD SELF DECLARATION FORM

IS/o.

hereby applied for Commercial Unit No / Unit Name. at

Scheme for an extent of Sq.ft with Upset Price of Rs. /-

Hence, I have to pay Rs. /- as EMD amount and balance amount of
Rs. /- may be exempted.

SIGNATURE OF THE APPLICANT

Sir,

I wish to take of unit No. _____ of _____ Scheme of Tamil Nadu Housing Board and in pursuance of the above intention I hereby give my offer for the purchase of the above Units. I have read the conditions of sale and I agree to abide by them and return the original copy of the conditions of sale, duly signed in each page in token of having accepted the said conditions.

2. I wish to take of the above Commercial Site and given E-Tender for Rs. _____
_____ (in words) Rupees and also wish to participating open auction.

3. I undertake to pay 15% of the bid amount as EMD. I understood that that higher bidder should remit 25% bid amount by deducting the 15% on upset price (EMD) on the immediate next working day by 4.00 pm. Balance 50% bid amount should be remitted within 6 weeks from the date of receipt of confirmation of the sale and the balance 25% bid amount should be remitted within next 12 weeks from the date of receipt of confirmation of sale as 2nd installment. In the event of any default on my part in the payment of bid amount as per the aforesaid time schedule, the confirmation of sale in my name shall be cancelled and the application money and all the bid amounts paid by me shall be forfeited by the Tamil Nadu Housing Board.

SIGNATURE OF THE APPLICANT

TRUE PARTICULARS ABOUT ME ARE GIVEN BELOW:-

1	Name of the applicant (in Block letters)	:	
2	Father's Name	:	
3	Name of the spouse	:	
4	Age & Date of Birth	:	
5	Permanent Residential Address	:	
6	Phone Number	:	
7	Email id	:	
8	Aadhaar No.	:	
9	Present Address	:	
10	Occupation	:	
11	Income per Annum	:	
12	Whether income tax Assessee If so furnish PAN Number	:	

STATION:

DATE:

SIGNATURE OF THE APPLICANT

TERMS AND CONDITIONS FOR SALE OF UNIT

1. Each application form for each unit should be accompanied with Application money (EMD) by online mode.
2. Application without payment of EMD will be summarily rejected.
3. Incomplete applications and applications without mentioning the unit No. will be summarily rejected.
4. The applicants should inspect the site based on the layout and location link mentioned in the e-tender notice. Complaint or clarification after presenting the application will not be entertained.
5. The bidders are advised to regularly check e-procurement portal <https://tntenders.gov.in> for updates.
6. The intending tenderers must be registered on e-Procurement portal <https://tntenders.gov.in>. Those who are not registered on the e-Procurement portal shall be required to get registered beforehand. After registration, the tenderer will get user id and password. On logging in, the tenderer can participate in tendering process and can witness various activities of the process. Tender has to be submitted online through e-Procurement portal <https://tntenders.gov.in> only.
7. The schedule of bidding process for sale of the commercial units as follows:

Date of publishing of the tender documents in E-Tender portal	:	24.08.2026 at 10.00 am
Tender documents download / sale start date	:	24.08.2026 at 10.00 am
Bid submission start date	:	24.08.2026 at 10.00 am
Tender documents download / sale end date	:	24.09.2026 at 11.00 am
Last date & time for submission of bids	:	24.09.2026 at 11.00 am
Date & time for opening of Bid	:	24.09.2026 at 11.30 am
E-auction date & time	:	25.09.2026 at 10.00 am (After completion of Technical and Financial Bid evaluation, the e-Auction will be conducted by fixing highest bid value as upset price)

8. The EMD received from the unsuccessful bidders will be refunded as per e-tender norms.
9. If the successful bidder withdrawn after the e-auction conducted the EMD paid by him/them/her will be forfeited without any intimation.
10. Schedule of Various stages of payment :

The selected bidders should follow timelines for the payment to TNHB as mentioned below:-

Stage of Activity		Time period
The successful tenderer / Bidders should deposit 25% bid amount by deducting the 15% on upset price (EMD)	:	On the immediate next working day by 4.00 pm (After completion of e-auction)
50% bid amount should be remitted	:	Within 6 weeks from the date of receipt of confirmation of the sale.
Balance 25% bid amount should be remitted	:	Within 12 weeks from the date of receipt of confirmation of sale.

11. In the event of any default on bidder part in the payment of bid amount as per the aforesaid time schedule, the confirmation of sale in successful bidder name shall be cancelled and the application money and all the bid amounts paid by the successful bidder shall be forfeited by the Tamil Nadu Housing Board.
12. The auction for sale is subject to the confirmation Committee of the Board. The payment of 25% of the bid amount is only to ensure the earnestness of the Part of the bidder and it will not confer any right on him/her to claim confirmation of the sale. If the sale is not confirmed, the Application money (EMD) and 25% of the bid amount paid by him/her will be refunded without interest.
13. The Auction sale for Confirmation Committee of the Board reserves the rights to confirm or to reject the auction sale without assigning any reasons therefore.
14. The successful bidder is liable for payment of all costs and taxes etc., due to corporation/ or any local or other authority from the date on which the sale of rentals confirmed in his/her favor.

15. An application found to be defective or incorrect or incomplete will be rejected summarily.
16. The possession of the plot for which sale is confirmed by the Auction Sale Confirmation Committee will be handed over to the successful Applicant soon after payment of full cost.
17. If for reasons beyond the control of the Tamil Nadu Housing Board, the possession of a site, in respect of which sale is confirmed, cannot be handed over to the successful applicant, he/she shall be entitled only to refund of the amount paid by him/her without any interest.
18. Before submitting the E-tender cum E-auction application, the applicant shall satisfy himself/herself as to the condition of the site and, if sale is confirmed in his/her favor, the site will be handed over to him/her in as is where is condition. For any extra land available with allotted site that is found after the allotment the extra land cost with interest will be collected later from the allottee.
19. In the event to the purchaser contravening any of the conditions here in contained the Tamil Nadu Housing Board shall be entitled to cancel the sale, besides forfeiture of the amounts paid by the applicant.
20. The Tamil Nadu Housing Board or officials authorized by it shall be entitled to have access at all reasonable times to enter upon the premises and inspect the same from time to time and to require the allottee to provide facilities to pursue research / verification related to land cost.
21. Any kind of alteration or additions will not be allowed before the execution of the sale deed by the Tamil Nadu Housing Board.
22. If any doubt or dispute arises between the parties to this sale proceedings the decision of the MD/ TNHB shall be final and shall be accepted and acted upon by the purchaser.
23. The sale deed will be executed only after payment of full cost.
24. After participating in the e-Tender, any request for withdrawal from the proceeding will not be complied with and the amount paid by the applicant will not be refunded.
25. Single tender will not be entertained.
26. Extra land cost left out if any will be added proportionately to the confirmed bid price.

27. TNHB reserves the right to confirm or reject any bid without assigning any reasons therefore.

28. TNHB reserves the right to restrict or withdraw any units from auction, due to administrative reasons.

29. Applicant should apply for tender only through the Digital Signature Certificate (DSC key) obtained in their name.

I have read the above terms and conditions and I agree to above by the said terms and condition and in case of any violation during auction, participating in the auction may be disallowed.

Place:

Date:

SIGNATURE OF THE APPLICANT