ABSTRACT

Hon'ble Chief Minister's Announcement under Rule 110 - Construction of 6424 tenements in 17 schemes by the Tamil Nadu Urban Habitat Development Board at a project cost of Rs.1148.85 crore for the financial year 2024-2025 – Administrative sanction accorded - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (UHD-1(2)) DEPARTMENT

G.O.(4D) No.45 **Dated:12.12.2024**

குரோதி வருடம், கார்திகை-27,
திருவள்ளுவர் ஆண்டு 2055

Read:

From the MD, TNUHDB, Letter No.M1/7364/2024, dated 24.09.2024.

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ORDER:

The Hon'ble Chief Minister of Tamil Nadu has made the following announcement on 28.06.2024 on the floor of the Tamil Nadu Legislative Assembly under Rule 110:-

"தமிழ்நாடு நகர்ப்புற வாழ்விட மேம்பாட்டு வாரியத்தால் தற்போது, தமிழ்நாடு முழுவதும் 1,93,891 அடுக்குமாடி குடியிருப்புகள் பராமரிக்கப்பட்டு வருகின்றன. அவற்றுள் 28,643 குடியிருப்புகள் சிதிலமடைந்துள்ளதாக தொழில்நுட்ப வல்லுநர் குழுவால் கண்டறியப்பட்டுள்ளன. இவை அனைத்தும் அடுத்த மூன்று ஆண்டுகளுக்குள் மறுகட்டுமானம் செய்யப்படும்.

இதன் முதற்கட்டமாக, 2024-2025 ஆம் ஆண்டில், சென்னை மாநகரில் கிழக்கு கல்லறை சாலை, கொடுங்கையூர், வ.உ.சி. நகர் போன்ற திட்டப்பகுதிகள், தஞ்சாவூரில் ஏ.வி.பதி நகர் திட்டப்பகுதி மற்றும் திருச்சியில் கோட்டக்கொல்லை திட்டப்பகுதி ஆகியவற்றில் உள்ள 6,746 அடுக்குமாடிக் குடியிருப்புகள், 1,146 கோடி ரூபாய் மதிப்பீட்டில் மறுகட்டுமானமும் மற்றும் புதிய திட்டப்பகுதிகளில் கட்டுமானமும் மேற்கொள்ளப்படும்."

2. Based on the above announcement, the Managing Director, Tamil Nadu Urban Habitat Development Board has sent a proposal to the Government to accord administrative sanction for construction/ reconstruction of 6424 tenements in 17 schemes in Chennai, Trichy, Thanjavur, Kanchipuram and Chengalpattu Districts at a project cost of

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Rs.1148.85 crore for the financial year 2024-2025 by utilising Asian Development Bank funds and Tamil Nadu Housing Board funds with improved designs by optimal use of available land. The details are as follows:-

Table – I (Tamil Nadu Housing Board(TNHB) Funded Schemes)

Rs.in crore

Sl. No.	Name of the scheme	No. of tenements	Fund from Beneficiary contribution	Fund From Tamil Nadu Housing Board	Total Project cost	Category	Projects to be implemented by
1	East Cemetery Road (Vada Chennai Valarchi Thittam)	1500	22.50	232.50	255	Reconstruction	TNUHDB
2	Kodungaiyur (Vada Chennai Valarchi Thittam)	300	4.50	46.50	51	Reconstruction	TNUHDB
3	Powerkuppam	64	0.96	6.44	7.4	Reconstruction	TNHB
4	Kamarajar Colony	40	0.60	7.00	7.6	Reconstruction	TNHB
5	Osankulam	300	4.50	49.10	53.6	Reconstruction	TNHB
6	Karumankulam	24	0.36	3.59	3.95	Reconstruction	TNHB
7	Kanagam	494	7.41	82.85	90.26	Reconstruction	TNHB
8	Pallakku Maniyam	850	12.75	141.90	154.65	Reconstruction	TNHB
9	Trichy - Kottakollai	84	1.26	11.30	12.56	Reconstruction	TNHB
10	Thanjavur-A.V.Pathy Nagar	294	4.41	42.81	47.22	Reconstruction	TNHB
11	Thanjavur-Old Fish Market	72	1.08	11.46	12.54	Reconstruction	TNHB
12	Thanjavur-J.J Nagar	192	2.88	29.50	32.38	Reconstruction	TNHB
	Total	**4214**	**63.21**	**664.95**	**728.16**		

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Table – II (Asian Development Bank (ADB) Funded Schemes)

Rs.in crore

Sl. No.	Name of the scheme	No. of tenements	Fund from Beneficiary contribution	State grant	Fund From ADB	Total Project cost	Category	Projects to be implemented by
1	Kothandaramar Street (Vada Chennai Valarchi Thittam)	158	2.37	-	24.49	26.86	Reconstruction	TNUHDB
2	Greams Road	352	5.28	14.22	37.86	57.36	Reconstruction	TNUHDB
3	Pumping Station	450	6.75	19.33	61.65	87.73	Reconstruction	TNUHDB
4	Thirumudivakkam	494	7.41	22.83	68.33	98.57	Green field	TNUHDB
5	Melakottaiyur	756	11.34	37.52	101.31	150.17	Green field	TNUHDB
	Total	**2210**	**33.15**	**93.90**	**293.64**	**420.69**		

Table – III (Grand Total)

Rs.in crore

Funding Institutions	No. of tenements	Fund From Beneficiary Contribution	State Grant	Fund from TNHB	Fund from ADB	Total Project cost
Tamil Nadu Housing Board (TNHB)	4214	63.21	-	664.95	-	728.16
Asian Development Bank (ADB)	2210	33.15	93.90	-	293.64	420.69
Total	**6424**	**96.36**	**93.90**	**664.95**	**293.64**	**1148.85**

3. In order for Tamil Nadu Housing Board to recoup its funds that it is using to implement Tamil Nadu Urban Habitat Development Board projects and for funding the first two projects in Table-I i.e., East Cemetery Road and Kodungaiyur, which Tamil Nadu Urban Habitat Development Board will implement with Tamil Nadu Housing Board funds, Tamil Nadu Infrastructure Development Board will formulate a revenue share model for development of Tamil Nadu Urban Habitat Development Board lands through any of the project executing agencies of the State

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Government in which Tamil Nadu Housing Board will get a share of the revenues.

4. After careful examination, the Government has decided to accept the proposal of the Managing Director, Tamil Nadu Urban Habitat Development Board and accord administrative sanction for a sum of Rs.1148.85 crore (Rupees one thousand one hundred forty eight crore and eighty five lakhs only) towards construction/ reconstruction of 6424 tenements in 17 schemes and utilizing Asian Development Bank funds and Tamil Nadu Housing Board fund as per the implementation pattern mentioned in para-2 above, subject to the following conditions:-

i. New Greenfield projects should be undertaken only after obtaining the full list of beneficiaries along with commitments for beneficiary contributions.

ii. The Tamil Nadu Urban Habitat Development Board has to ensure that Floor Space Index is utilized as much as possible in the reconstruction projects, and additional units have to be created to accommodate additional beneficiaries. The beneficiary contribution should be as per existing norms.

5. The Managing Director, Tamil Nadu Housing Board and the Managing Director, Tamil Nadu Urban Habitat Development Board are requested to take necessary action accordingly.

6. This order issues with the concurrence of Finance (Infra-III) Department, vide U.O.No.8533594/2024, dated:11.12.2024

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director,
Tamil Nadu Urban Habitat Development Board, Chennai – 600 005.
The Managing Director,
Tamil Nadu Housing Board, Chennai – 600 107.
The Accountant General (A&E), Chennai-600 018.
The Accountant General (G&SSA), Chennai-600 018.
The Pay and Accounts Officer, (North/ East/ South),
Chennai-600 001/8/35.
The Principal Secretary /Commissioner of Treasuries and Accounts,
Chennai–600 035.

Copy to:-
The Chief Minister's Office, Chennai-600 009.

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Office of the Minister (Hg & UD), Chennai-9
Office of the Minister (MSME), Chennai-9
The Resident Audit Officer,
Office of the Principal Accountant General (G&SSA),
Chennai-600 009.
Office of the Principal Secretary to Government,
Housing and Urban Development Department,
Chennai-600 009.
The Finance (Infrastructure-III) Department,
Chennai-600 009.
The Housing and Urban Development (OP-I/Budget/HB3/UHD2) Department,
Chennai-600 009.
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12/12/24

SECTION OFFICER

12/12/24

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