


# HOUSING AND URBAN DEVELOPMENT DEPARTMENT

## POLICY NOTE
## 2021 - 2022

## DEMAND No.26

**S. MUTHUSAMY**

**MINISTER FOR HOUSING AND URBAN DEVELOPMENT**

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GOVERNMENT OF TAMIL NADU
2021

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# DEMAND No.26

# HOUSING AND URBAN DEVELOPMENT DEPARTMENT

# POLICY NOTE 2021-2022

## INTRODUCTION:-

Under the ablest guidance of the **Hon'ble Chief Minister,** the Housing and Urban Development Department is pioneering many schemes to people to have housing facilities and to solve their housing related issues. As a result, Tamil Nadu will make great progress. Various reforms will unleash investment and growth, offering its citizens rich opportunities. Surging growth and

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employment opportunities in cities prove a powerful magnet for people to move in the cities. Tamil Nadu's urban population grew from 190.77 lakh in 1991 to 349 lakh in 2011 and that could soar further to 534 lakh (67% urban population) in 2031. The speed of urbanization poses an unprecedented managerial and policy challenges in urban governance in general and in the sectors of affordable housing and planned growth in particular.

As all of us know, housing has been recognized as a basic need ever since Stone Age where caves were used as shelter.

The need for shelter is not only a requirement for human well being but also plays a pivotal role for the economic upliftment of the household and the nation.

The first Habitat Conference held at Vancouver, 1976 recognized the need for Sustainable Human Settlement and this was reconfirmed 20 years later at Habitat-II Conference at Istanbul which adopted the Habitat Agenda to provide adequate shelter to all. At present, there is wide consensus to change the form and functionality of Towns and Cities to accommodate the need for the changing society.

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As per 2011 census, there are 832 towns in Tamil Nadu having urban population of 48.45% of its total population. Tamil Nadu is the most urbanized State in India.

Tamil Nadu has an even distribution of urban centres in the State and a well-established hierarchy of transportation network providing the necessary linkages. However, concentration of urban population is observed in the three Metropolitan Cities of Chennai, Madurai and Coimbatore. The Growth of Urban Population since 1901 is depicted in the next page:

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**TAMIL NADU-URBAN POPULATION AND NUMBER OF TOWNS 1901-2011**

| Year | No. of Towns | Urban Population (Lakh) | Urban Population (in Percent) | Decadal Growth (in Percent) |
|---|---|---|---|---|
| 1901 | 133 | 27.24 | 14.15 | |
| 1911 | 162 | 31.49 | 15.07 | 15.51 |
| 1921 | 189 | 34.28 | 15.85 | 8.86 |
| 1931 | 222 | 42.30 | 18.02 | 23.40 |
| 1941 | 257 | 51.73 | 19.70 | 22.30 |
| 1951 | 297 | 73.33 | 24.35 | 41.75 |
| 1961 | 339 | 89.90 | 26.69 | 22.59 |
| 1971 | 439 | 124.64 | 30.26 | 38.64 |
| 1981 | 434 | 159.50 | 32.95 | 27.98 |
| 1991 | 469 | 190.77 | 34.15 | 19.59 |
| 2001 | 832 | 272.42 | 43.86 | 42.79 |
| 2011 | 832 | 349.00 | 48.45 | 28.11 |

**(Source : Census of India)**

On one hand, urbanization as a process has positive impacts on the environment and on the human well being with higher

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population density leading to lower per capita cost for providing health care, energy and other infrastructure services. On the other hand, the increased pace of urbanization leads to several problems including urban sprawl, congestion, lack of housing, lack of infrastructural facilities including water supply and sewerage.

The problems arising from increased level of urbanization needs to be tackled in a systematic and holistic manner and appropriate measures are to be taken to provide a better quality of environment to the citizens. Cities are to be equipped with

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adequate employment opportunities to increase productivity. Infrastructural facilities need to be upgraded to attract investments. Access to affordable housing needs to be increased.

The primary responsibility of formulating and implementing the various policies, programmes and schemes for Housing and Urban Development sector is vested with Housing and Urban Development Department. The continuous growth of urban population along with the need for providing the required space for their living in an orderly systematic and efficient manner and also the need for

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providing the infrastructure to promote sustainable development are the key aspects that are considered by this department in formulating various policies and schemes.

The policies and programmes of the Housing and Urban Development Department are aligned with the Sustainable Development Goals (SDG) adopted by the United Nations. Sustainable Development Goal-11 aims to promote better planning and management of our urban spaces and making our cities more sustainable by ensuring access to safe and affordable housing, upgrading habitat settlements and providing other basic

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infrastructure such as public transport, roads etc.,

The targets to be achieved under this Goal-11 with respect to this department are:

- By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.
- By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management.
- Support positive economic, social and environmental links between urban,

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peri urban and rural areas by strengthening national and regional development planning.

The Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board, Co-operative Housing Societies, Directorate of Town and Country Planning and the Chennai Metropolitan Development Authority which function under the administrative control of this Department are engaged in designing and implementing policies, projects and programmes. The Housing and Urban Development Department is also the administrative department for the Real Estate

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Regulatory Authority and the Real Estate Appellate Tribunal. The following Acts are being implemented by this department:-

- The Tamil Nadu State Housing Board Act, 1961.
- The Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971
- The Tamil Nadu Town & Country Planning Act, 1971.
- The Tamil Nadu Apartments Ownership Act, 1994.
- The Tamil Nadu Real Estate (Regulation and Development) Act, 2016.
- The Tamil Nadu Regulation of Rights and Responsibilities of Landlord and Tenants Act, 2017.

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Tamil Nadu Slum Clearance Board is mandated to provide housing to various sections of Society at an affordable cost. The Registrar of Co-operative Societies (Housing) regulate Co-operative Societies, which develop layouts to sell plots at an affordable price and provide housing finance to their members. The "Housing for All" Mission is being implemented through these agencies in order to create slum free cities in Tamil Nadu.

The Directorate of Town and Country Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) implement the provisions of the Tamil Nadu Town and

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Country Planning Act, 1971. They prepare, update and enforce Master Plans and Detailed Development Plans to regulate land use and enable orderly urbanization.

The Tamil Nadu Slum Clearance Board is the designated State Level Nodal Agency for the implementation of the Pradhan Mantri Awas Yojana (PMAY) - Housing for All (HFA) Mission in the State. The Mission activities are implemented in all 666 Urban Local Bodies (15 Corporations, 121 Municipalities, 528 Town Panchayats and 2 cantonments).

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## 2. VISION

The Vision of the Housing and Urban Development Department is to re-energise the planning process for a vibrant and resilient urban Tamil Nadu through inclusive housing, environmentally sustainable, economically progressive, reform-led innovative management of policies and programmes.

## 3. MAJOR INITIATIVES OF THE DEPARTMENT

### a) Planning For Satellite Towns and Urban Growth Centre

Development of Satellite Towns surrounding major cities by synergizing the activities of all concerned departments such

as Industries, Health, Highways, Transport, Environment, Education etc., is being envisaged by this Department under the guidance of **Hon'ble Chief Minister of Tamil Nadu** to decongest large cities in the State. Action has been initiated to draft the Integrated Township Policy to promote and regulate development of townships both by public and private sectors.

With decreasing availability of land for further development due to execution of projects over the years, locking up of TNHB land resources due to litigation and the increasing cost and time of land acquisition,

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it has become imperative to adopt an integrated approach for planning of satellite towns and urban growth centers. Such development would involve identification of growth centers & notification of Planning Authorities, synergizing the activities of all concerned departments, partnership with private sector, implementation of Land Pooling Scheme, integrated approach to planning of transport network & Grid of Roads, Development of Industrial hubs, etc. Future projects would be taken up along these lines.

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## b) Externally Aided Projects

Multilateral financial institutions like World Bank provides financial assistance to strengthen housing sector through policy reforms enabling private sector participation in providing affordable urban housing, strengthening Tamil Nadu's urban housing institutions for enhanced sustainability and preparation of Chennai's third Master plan. The Asian Development Bank provides financial assistance for the construction of affordable housing units for the vulnerable communities, urban poor and migrant workers

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and for the preparation of Regional Plan Development.

**c) Increasing the coverage of area under Master Plans**

It has been proposed to review the existing Master Plans of the cities and prepare new Master Plans to increase the percentage of planned area from the present 7% to 22% in a phased manner. This exercise would render all District Head Quarters, Corporations and Municipalities along with their surrounding areas of Town Panchayats and Village Panchayats with statutory plans in place for regulating developments.

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## d) Land Pooling

Land pooling is a technique through which land is pooled voluntarily by the land owners wherein irregular land parcels are reorganized and developed. A minimum of 40 percent of developed land is returned to the land owners. Certain portion of the land is allocated for formation of roads including, ring roads, bye-pass roads, parks and economically weaker section housing. Certain portion of the remaining developed land will be sold and the funds so raised is used to create social infrastructure and amenities. New satellite towns, industrial parks, etc.,

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could be created through this scheme. The Tamil Nadu Town and Country Planning Act was amended in July 2018, for providing statutory support to the scheme. Amendments are being contemplated in the Act to facilitate establishment of industrial estates. Rules are being framed for this scheme.

**e) Redevelopment of Old Areas**

CMDA, on pilot basis, is preparing a redevelopment plan for George Town area of Chennai. The Government of India under AMRUT scheme has provided a fund assistance of Rs.1 crore for preparing this

plan. This pilot project will be completed and an implementable model plan with public participation will be prepared. The general public opinion of that area will be obtained before finalization of the plan. This plan will be replicated for other older areas of Chennai and in other parts of the State.

**f) Single Window System**

To expedite the issue of approvals for construction of buildings, layouts and plots, single window system is being developed for issue of plan approvals within 60 days. A combination of concepts of instant registration, instant approval,

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self-certification, deemed approval and post verification are being contemplated for certain categories of development. This system covers Greater Chennai Corporation, Chennai Metropolitan Development Authority, Directorate of Town and Country Planning, Directorate of Municipal Administration, Directorate of Town Panchayats and Directorate of Rural Development and Panchayat Raj with links to no objection certificate issuing departments. This would enable the public to get the approvals in a seamless and time bound manner.

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## g) Review of old Acts

To ensure sustainable urbanization and to provide adequate and decent housing to all citizens of the State, the older legislations like

- The Tamil Nadu Housing Board Act, 1961
- The Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971
- The Tamil Nadu Town and Country Planning Act, 1971 and
- The Tamil Nadu Apartment Ownership Act, 1994

will be reviewed and suitable amendments will be carried out.

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# Revised Budget Estimate 2021-2022

## ABSTRACT

**Rupees in Thousands (Gross)**

| Sl. No | Departments | | Revenue | Capital | Loan | Total |
|---|---|---|---|---|---|---|
| 1. | Housing and Urban Development Department, Secretariat | Voted | 366,83,74 | — | 160,95,00 | 527,78,74 |
| 2. | Directorate of Town and Country Planning | Charged | 1 | — | — | 1 |
| | | Voted | 493,59,74 | --- | --- | 493,59,74 |
| 3. | Cooperative Housing Societies | Charged | 1 | — | — | 1 |
| | | Voted | 15,42,12 | --- | 1 | 15,42,13 |
| 4. | Chennai Metropolitan Development Authority | Voted | 100,00,00 | 50,00,00 | 3,008,00,01 | 3,158,00,01 |
| 5. | Tamil Nadu Housing Board | Voted | 21,58,35 | 1 | — | 21,58,36 |
| 6. | Tamil Nadu Slum Clearance Board | Voted | 3,954,43,75 | 3 | 1 | 3,954,43,79 |
| **Total** | | **Charged** | **2** | **—** | **—** | **2** |
| | | **Voted** | **4,951,87,70** | **50,00,04** | **3,168,95,03** | **8,170,82,77** |

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## 1. TAMIL NADU HOUSING BOARD

In 1947, the City Improvement Trust (CIT) was established in order to meet the various needs of Chennai city. Subsequently, to cater to the rapidly growing need for affordable housing throughout the State, the Tamil Nadu Housing Board (TNHB) was established in 1961. Aptly, TNHB adopted the motto, "Housing for All".

Tamil Nadu Housing Board has since evolved into a pioneering institution, providing affordable housing to all categories of people in Tamil Nadu. In particular, more than 50% of the dwelling units constructed by TNHB

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have been for Economically Weaker Sections of the society. On account of the various schemes rolled out by TNHB, lakhs of people have realized their dream of becoming house owners.

TNHB has played a major role in ushering an orderly growth of urban centers by creating satellite townships across the State. Many of the prominent localities of Chennai such as Anna Nagar, Besant Nagar, K.K.Nagar, etc., were developed by TNHB through its neighbourhood schemes. Likewise, in cities such as Madurai, Trichy, Coimbatore, Hosur, etc., TNHB has been

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responsible for developing the planned localities in these cities.

To meet the housing needs of Government employees, TNHB has constructed and is maintaining the rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS).

Tamil Nadu Housing Board continues to evolve as a premier institution in providing environment friendly and sustainable housing solutions in the State. Lately, it has also acquired vast experience in construction of high rise buildings in the State.

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TNHB is currently implementing various projects which include residential, commercial and office spaces, community amenities, etc. TNHB envisages to take up redevelopment projects in the near future.

## 1.1 ORGANISATIONAL SETUP

Tamil Nadu Housing Board functions under the aegis of Housing & Urban Development Department, Government of Tamil Nadu. The Board is headed by the Chairman who is appointed by the Government and he is assisted by Board Members appointed from various departments and agencies of the Government.

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Its administrative functions are managed by the Managing Director and other Officers of the Board. The organization chart of TNHB is illustrated in the Annexure-I.

## 1.2 ACHIEVEMENTS OF TNHB

Since its inception, Tamil Nadu Housing Board has developed **4,35,065** housing units including plots, houses and flats all over the State with basic infrastructure facilities. Out of this, **1,31,557** units were developed for Economically Weaker Sections (EWS) and **1,03,226** units for Low Income Group (LIG), **82,801** units for Middle Income Group (MIG) and **58,367** units for Higher Income Group

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(HIG) categories. To provide housing to Government employees, TNHB has constructed **32,044** rental flats under TNGRHS. The MLA Quarters at Government Estate was constructed by TNHB and is under its maintenance.

Besides, TNHB has constructed **20,060** dwelling units for slum rehabilitation. Though construction of tenements for rehabilitation of slum dwellers have primarily been taken up by Tamil Nadu Slum Clearance Board since 1970, TNHB continues to provide slum tenements in some cases. Likewise, TNHB constructed **7,010** housing units for Police

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personnel and for industrial workers. The chart for the schemes completed by TNHB from 1960-61 to 2020-21 is depicited in the Annexure-II.

## 1.3 ONGOING PROJECTS

Currently, TNHB is implementing **108** projects at a total project cost of **Rs.4,487 crore** under Self Finance Scheme (SFS), Area Development Scsheme (ADS), Affordable Housing Scheme (AHS) of slum rehabilitation, TNGRHS and Deposit Works Scheme. These projects are under various stages of implementation. **67** schemes will be completed within this financial year.

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### 1.3.1 Self Finance Schemes

TNHB is executing **37** projects with its own resources under the Self Finance Scheme in different parts of the State. Out of this, **14** are Multi Storied Buildings (MSB) and **23** are Non-High Rise Buildings (NHRB) projects which consist of **4,303** units at a total cost of **Rs.1,483 crore** as detailed below:-

| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 1. | HIG Flats at K.G Colony, Chennai | 60 | 31.96 |
| 2. | LIG Flats at Korattur, Chennai | 260 | 51.67 |
| 3. | 108 HIG flats at Shenoy Nagar, Chennai | 108 | 37.92 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 4. | HIG flats at Annanagar West, Chennai | 44 | 18.75 |
| 5. | HIG Flats at New Tower Block, Nandanam, Chennai | 102 | 41.47 |
| 6. | MIG flats at Dr.Ramasamy Salai, Chennai | 120 | 43.75 |
| 7. | HIG flats at A.P. Pathrow Salai, Chennai | 90 | 31.98 |
| 8. | MSB flats at Sholinganallur, Chennai | 1000 | 218.05 |
| 9. | HIG flats at SAFGV, Koyambedu, Chennai | 418 | 177.47 |
| 10. | MSB flats at Shenoy Nagar, Chennai | 240 | 98.80 |
| 11. | HIG flats at Annanagar, Chennai | 72 | 30.63 |
| 12. | Flats at Rajakulipet, Chengalpet | 116 | 25.75 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 13. | MSB flats at Nerkundram, Chennai | 570 | 323.60 |
| 14. | Flats at Varuganery, Trichy | 56 | 22.67 |
| 15. | MIG Flats at Korattur, Chennai | 49 | 14.60 |
| 16. | MIG & HIG Flats at Annanagar, Chennai | 205 | 71.89 |
| 17. | MIG & HIG Flats at Annanagar, Chennai | 90 | 31.92 |
| 18. | HIG flats at Naduvakkarai, Shanthi Colony, Chennai | 16 | 6.76 |
| 19. | HIG flats at Anna Nagar, Chennai | 16 | 6.30 |
| 20. | MIG & HIG flats at Nolambur, Chennai | 60 | 19.69 |
| 21. | MIG flats at Thiruvanmiyur, Chennai | 10 | 4.37 |
| 22. | MIG Flats at Jafferkhanpet, Chennai | 120 | 36.64 |
| 23. | HIG flats at Nadanam Extension, Chennai | 32 | 12.58 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 24. | HIG flats at NGGO colony, Chennai | 16 | 6.13 |
| 25. | HIG flats at R.K. Nagar, Chennai | 8 | 11.73 |
| 26. | HIG flats at Mandavelipakkam, Chennai | 9 | |
| 27. | HIG flats at Mandavelipakkam, Chennai | 8 | |
| 28. | HIG flats at Mandavelipakkam, Chennai | 6 | |
| 29. | HIG Flats at Ganapathy, Pocket 1, Coimbatore. | 60 | 40.68 |
| 30. | HIG Flats at Ganapathy, Pocket 2, Coimbatore. | 56 | |
| 31. | HIG Flats at Ganapathy, Pocket 3 Coimbatore | 48 | 17.45 |
| 32. | MIG flats at Singanallur, Coimbatore | 32 | 7.76 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 33. | MIG Flats at Hosur | 20 | 4.57 |
| 34. | Flats at Hosur, Phase-XV | 70 | 19.41 |
| 35. | LIG houses at Dharapuram | 71 | 6.00 |
| 36. | MIG flats at Pudukottai | 15 | 3.39 |
| 37. | Flats at Ellis Nagar, Madurai | 30 | 6.54 |
| | **Total** | **4,303** | **1,483.00** |

TNHB is also executing **4** schemes of mixed development of **592** residential & commercial facilities at the cost of **Rs.624 crore**. Similarly, **23** projects to develop commercial cum office spaces are under implementation at the cost of **Rs.496 crore** as follows:-

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| Residential cum Commercial / Office complexes | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Chennai District** | | | |
| 1. | Commercial cum Residential complex at Ashok Pillar, KK Nagar, Chennai | 217 | 180.32 |
| 2. | Residential cum Shopping complex, Chennai | 33 | 29.86 |
| 3. | Residential flats & Commercial Cum Office Complex at Arumbakkam, Chennai | 305 | 392.84 |
| **Erode District** | | | |
| 4. | Residential cum Shopping / Office Complex at EVN Road, Erode | 37 | 21.16 |
| | **Total** | **592** | **624.00** |

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| Office/Commercial Complex | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Chennai District** | | | |
| 1. | Shops Cum Office Complex, Anna Nagar, Chennai | 1 | 10.92 |
| 2. | Shops Cum Office Complex at Chinthamani, Anna Nagar, Chennai | 1 | 18.17 |
| 3. | Commercial complex, Shastri Nagar Chennai. | 1 | 10.07 |
| 4. | Commercial complex, Thiruvanmiyur, Chennai. | 1 | 5.52 |
| 5. | Commercial complex, Chennai. | 1 | 30.58 |
| 6. | Commercial complex , Nandanam, Chennai. | 1 | 5.34 |
| 7. | Commercial complex , CIT Nagar Pocket-VI, Chennai. | 1 | 41.02 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 8. | Commercial complex at Ashoka Colony, Chennai | 1 | 11.67 |
| 9. | Commercial Cum Office Complex at Peter's Colony, Chennai | 1 | 236.76 |
| 10. | Commercial complex , CIT Nagar Pocket VII, Chennai. | 1 | 44.85 |
| 11. | Commercial Cum Office Complex at Nerkundram, Chennai | 1 | 15.60 |
| 12. | Community Hall at Madhavaram, Chennai | 1 | 7.48 |
| **Coimbatore District** | | | |
| 13. | Commercial complex Ganapathy, Coimbatore | 1 | 7.33 |
| 14. | Commercial complex Kurichy, Coimbatore | 1 | 8.00 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Theni District** | | | |
| 15. | Amma Mandapam,Theni | 1 | 8.90 |
| **Madurai District** | | | |
| 16. | Guest house at Thoppur Uchapatti | 1 | 2.18 |
| **Vellore District** | | | |
| 17. | Division Office at Vellore | 1 | 4.97 |
| **Krishnagiri District** | | | |
| 18. | Division Office at Hosur | 1 | 3.52 |
| **Coimbatore District** | | | |
| 19. | Division Office at Sowripalayam, Coimbatore | 1 | 5.44 |
| **Madurai District** | | | |
| 20. | Division Office at Thoppur Uchapatti | 1 | 3.07 |
| **Tirunelveli District** | | | |
| 21. | Division Office at Tirunelveli | 1 | 4.00 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Thanjavur District** | | | |
| 22. | Division Office at Thanjavur | 1 | 3.09 |
| **Trichy District** | | | |
| 23. | Division Office at Trichy | 1 | 8.21 |
| | **Total** | **23** | **496.00** |

### 1.3.2 Area Development under Self Finance Scheme

Area Development Schemes are also taken up under the Self Finance Scheme. Currently, there are Area development projects at **28** locations in **13** Districts. Through these projects, TNHB will develop **6,820** plots at the cost of **Rs.143 crore** with

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basic infrastructure such as roads, water supply, sewerage system, drainage, etc., as detailed below:-

| Area Development Schemes | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Chennai District** | | | |
| 1. | Plots at Korattur, Chennai | 28 | 0.28 |
| **Thiruvallur District** | | | |
| 2. | Plots at Ponneri | 185 | 3.48 |
| 3. | Plots in Sevvapet Ph-V scheme at Sevvapet, Thiruvallur | 114 | 2.61 |
| **Vellore District** | | | |
| 4. | Plots at Seekaraja puram, Walajah | 257 | 1.82 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Ranipet District** | | | |
| 5. | Plots at Arcot, Ranipet District | 118 | 3.74 |
| **Chengalpet District** | | | |
| 6. | Plots at Alapakkam, Chennai | 74 | 1.63 |
| 7. | Plots at Mullai Nagar Tambaram, Chennai | 39 | 0.84 |
| 8. | Plots at Paranur Rajakulipet, Chengalpet | 60 | 3.33 |
| **Coimbatore District** | | | |
| 9. | Plots at Vellakinar, Coimbatore | 1006 | 25.55 |
| 10. | Plots at Vilankurchi, Coimbatore | 427 | 11.51 |
| 11. | Plots at Periyanaickenpalayam, Coimbatore | 169 | 2.55 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Krishnagiri District** | | | |
| 12. | Plots at Phase VII, Hosur | 72 | 1.76 |
| 13. | Plots at Phase-XVI. Hosur. | 129 | 2.51 |
| 14. | Plots at Nalingapettai Agaragaram, Hosur | 65 | 1.49 |
| **Salem District** | | | |
| 15. | Plots at Edapaddi, Phase-IV, Salem | 72 | 1.62 |
| **Namakkal District** | | | |
| 16. | Plots at Pallipalayam Phase-IV, Erode | 57 | 0.95 |
| **Madurai District** | | | |
| 17. | Plots at Thathaneri sector-III, Madurai | 79 | 1.25 |
| 18. | Plots at Ellis Nagar, Madurai. | 46 | 0.92 |
| 19. | Plots at Thoppur Phase-V, Madurai. | 100 | 1.58 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| 20. | Plots at Uchapatti Area-V, Madurai. | 112 | 2.42 |
| 21. | Plots at Uchapatti Area-VI, Madurai. | 248 | 3.72 |
| 22. | Plots at Uchapatti, Phase -IV, Madurai. | 206 | 4.52 |
| 23. | Plots at Uchapatti Area-VII, Madurai. | 253 | 3.99 |
| 24. | Plots at Thoppur Phase-IV, Madurai. | 86 | 1.42 |
| 25. | Plots at Uchapatti village, Madurai. | 298 | 5.27s |
| **Pudukottai District** | | | |
| 26. | Plots at Mullur village, Pudukottai | 1603 | 27.98 |
| **Tirunelveli District** | | | |
| 27. | Plots at Kulavanikapauram, Palai Phase -VII, Palayankottai | 892 | 23.54 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Kanniyakumari District** | | | |
| 28. | Plots at Vallankumaravillai, Nagarkovil, | 25 | 0.61 |
| | **Total** | **6,820** | **143.00** |

### 1.3.3 Tamil Nadu Government Rental Housing Scheme

TNHB is the executing agency for construction of quarters for Government employees under the Government Rental Housing Scheme. Currently, **3,113** flats are under construction at **9** locations at the cost of **Rs.627 crore** as follows:

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| Tamil Nadu Government Rental Housing Scheme | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Chennai District** | | | |
| 1. | Todhunter Nagar Phase-1, Chennai | 504 | 84.84 |
| 2. | Todhunter Nagar Phase-2, Chennai | 1,387 | 278.50 |
| **Theni District** | | | |
| 3. | Theni | 122 | 28.16 |
| **Dindigul District** | | | |
| 4. | Dindigul | 88 | 16.10 |
| **Virudhunagar District** | | | |
| 5. | Virudhunagar | 222 | 49.96 |
| **Madurai District** | | | |
| 6. | District Revenue Officer Complex, Madurai | 224 | 51.21 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Ariyalur District** | | | |
| 7. | Ariyalur | 72 | 16.66 |
| **Nilgris District** | | | |
| 8. | Gudaloor, Nilgris | 30 | 9.09 |
| **Trichy District** | | | |
| 9. | Trichy | 464 | 92.28 |
| | **Total** | **3,113** | **627.00** |

TNHB also maintains these quarters with funding from Government of Tamil Nadu.

### 1.3.4 Slum Tenements

TNHB is constructing **6,877** tenements for Slum rehabilitation at Ernavur in Chennai District and **1,800** tenements at Periyanaickanpalayam in Coimbatore District

at the cost of **Rs.1,082 crore** as detailed below**:-**

| Slum Tenements | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Chennai sDistrict** | | | |
| 1. | Ernavur, Chennai | 6,877 | 929.07 |
| **Coimbatore District** | | | |
| 2. | Periyanaickanpalayam, Coimbatore | 1,800 | 152.87 |
| | **Total** | **8,677** | **1,082.00** |

### 1.3.5 Deposit Works

There are **5** ongoing Deposit Works of other departments and agencies at the cost of **Rs.32 crore**. It includes construction of class rooms and Hostel Building at Kumaran College, Andipalayam Village, Tiruppur District

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at a cost of **Rs.19.50 crore** and construction of **4** Local Planning Authority offices at Salem, Coimbatore, Erode and Madurai at a total cost of **Rs.12.50 crore** as detailed below:

| **Deposit Schemes** | | | |
|---|---|---|---|
| **Sl. No.** | **Name of the scheme** | **Units** | **Project cost (Rs. in crore)** |
| **Tiruppur District** | | | |
| 1. | Construction of Ladies hostel and additional works to Kumaran Collage, Tiruppur | 1 | 19.50 |
| **Coimbatore District** | | | |
| 2. | Construction of DTCP Office in Ganapathy, Coimbatore. | 1 | 2.76 |
| **Erode District** | | | |
| 3. | Construction of DTCP Office in Sampath Nagar, Erode | 1 | 2.40 |

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| Sl. No. | Name of the scheme | Units | Project cost (Rs. in crore) |
|---|---|---|---|
| **Salem District** | | | |
| 4. | Construction of DTCP Office in Seelavari, Salem | 1 | 4.60 |
| **Madurai District** | | | |
| 5. | Construction of DTCP Office in Madurai. | 1 | 2.64 |
| | **Total** | **5** | **32.00** |

### 1.3.6 Satellite Townships

TNHB has taken up Major Township Development Projects and Area Development Schemes in the past. For instance, development of prominent areas in Chennai such as Anna Nagar, CIT Nagar, K.K Nagar,

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Besant Nagar, etc., were carried out by TNHB. Currently, there are **28** Area Development Schemes under implementation for a total project cost of **Rs.143 crore** to develop **6,820** plots in **13** districts of the State. Major Area Development Schemes include the following:-

**a) Mullur Village, Pudukottai**

This involves development of **1,603** plots of various categories (HIG – 339, MIG – 280, sLIG – 218 and EWS - 766) in an extent of 100 acres in Mullur Village in Pudukottai District at the cost of **Rs.27.98 crore**.

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The project is under progress and will be completed by this financial year.

**b) Thirumazhisai**

Development works have been completed in **123** acres of land in Phase I. The next phase for development of plots, houses & flats will be taken up from this financial year.

**c) Thoppur Uchapatti**

The first phase development of **6,580** plots of various categories has been completed in an extent of **491** acre. The next phase of development is under progress.

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## 1.4 IMPLEMENTATION OF MAJOR WORKS

TNHB has taken up major works with project cost above **Rs.100 crore**. Currently, **7** such works are under implementation, including **1,000** MSB flats at Sholinganallur, **418** flats at SAF Games Village, Residential Cum Commercial Complexes at Ashok Nagar and Arumbakkam, Commercial Cum Office Complex at Peter's Road Colony and **1,387** TNGRHS at Tod Hunter Nagar. **570 flats under Own Your Housing Scheme (OYHS)** is under implementation to provide housing for AIS officers, judicial officers and Group-I officers at the cost of **Rs.323.60 crore**.

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## 1.5 OTHER ACTIVITIES

### 1.5.1 Sale Deeds

Tamil Nadu Housing Board has sold 2,93,353 dwelling units to the general public since its inception. For 2,66,098 (90%) units, sale deeds have been issued. For 5,450 cases, sale deeds could not be issued due to various reasons. The rest of the sale deeds would be issued on payment of full cost. A special drive has been initiated under the guidance of **Hon'ble Chief Minister of Tamil Nadu** to ensure the issue of sale deed to allottees. For allottees who could not be issued sale deeds, on account of incomplete

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payment, a similar special drive would be initiated.

### 1.5.2 Sale of Dwelling Units

TNHB has created dwelling units in the form of plots, flats and houses for sale to the general public. Currently, there is a stock of 19,558 units consisting of 11,497 plots and 8,061 residential units which are ready for sale. The sale of these units will result in substantial improvement in the financial position of TNHB. Marketing strategy will be undertaken and a Marketing wing in TNHB will be created to improve the sales of unsold units in TNHB.

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### 1.5.3 Comprehensive IT Services

A comprehensive package of IT services will be developed to leverage latest technology in monitoring of projects, management of assets, assuring transparency in tendering/auctioning process and safeguarding of land records through digitalization. Besides, sales and marketing portal will be developed to enable online application, allotment, payments, etc., for the benefit of applicants and allottees. For management of rental housing, an online rental housing allotment system will be

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developed to enable applicants to make applications for transparent allotment.

## 1.6 SCHEMES CARRIED FORWARD

The following schemes which were not implemented will be re-examined for feasibility.

### 1.6.1 Tamil Nadu Commerce Hub at Nandanam, Chennai

The proposal to develop a Commerce Hub at the locations where the TNHB old Head Office and EVR Building are located in Nandanam, Chennai, could not be implemented due to administrative and technical reasons. The project would be

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re-examined and would be taken up if found feasible.

### 1.6.2 Marina Business Centre at Foreshore Estate, Chennai

TNHB has proposed to develop a futuristic business and entertainment centre at Foreshore Estate for which a Detailed Feasibility Report (DFR) has been prepared. Detailed technical study will be carried out to take the project forward during the financial year.

## 1.7 REVENUE COLLECTION

Tamil Nadu Housing Board has earned a total revenue of **Rs.1,237.36 crore** during the financial year 2020-21 by way of sale

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proceeds of Flats/ Houses / Plots / Commercial units, monthly installments, rental collection, etc.

| Sl. No. | Revenue Collection from | Rs. in crore |
|---|---|---|
| 1. | Board Rental Scheme | 20.24 |
| 2. | Hire Purchase Scheme | 70.29 |
| 3. | Self Finance Scheme | 405.69 |
| 4. | Commercial and Residential through Outright Purchase Scheme | 555.86 |
| 5. | Others (Foreclosures, Advance, etc.) | 185.28 |
| **Total** | | **1,237.36** |

Anticipated revenue collection for the year 2021-2022 is **Rs.1,400 crore**.

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## 2. TAMIL NADU SLUM CLEARANCE BOARD

The economic vibrancy of the large urban centres offers diverse employment opportunities and means of livelihood. The concentration of economic activities in urban areas attracts rural folk to urban areas in search of employment.

The emergence of informal sectors in urban areas initially absorbs the rural migrants, where jobs are plentiful and wages stabilised. The migrant workers cannot afford housing in cities due to their low income. They eventually settle down in uninhabitable places and live in deplorable socio-economic

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conditions. Such habitations proliferate into slums. The most affected in this process are the urban poor.

Access to improved housing through slum development in an inclusive and integrated manner, will reduce social inequalities. It will also improve public spaces environmentally sustainable and more liveable for all. After redevelopment, slums which are pockets of urban socio economic exclusion will become vibrant neighbourhoods. Slum upgradation is an essential part of the urban vision to assure adequate housing and living standards for all. Therefore, the slum

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up-gradation and providing inclusive housing are the natural arena for intervention by any welfare oriented Government.

Realizing the poor living conditions of the urban slums, Tamil Nadu Slum Clearance Board (TNSCB) was established by **the former Chief Minister Muthamizh Arignar Dr.Kalaignar** in the year 1970 with the motto **"*We shall see God in the smile of the Poor"*** to provide inclusive housing.

The Sustainable Development Goal-11 inter-alia aims "By 2030, **ensure access for all to adequate, safe and affordable**

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**housing and basic services and upgrade slums".**

## 2.1 ORGANIZATIONAL SETUP

TNSCB is governed by the Tamil Nadu Slum Areas (Improvement and Clearance Act, 1971) and is functioning under the control of a Chairman, Managing Director and Joint Managing Director. The organizational structure of TNSCB is illustrated in the Annexure-III:

## 2.2 URBAN SLUM DEVELOPMENT – APPROACHES AND POLICIES

Tamil Nadu Slum Clearance Board is a pioneering organization for urban slum development in the Country. During the first

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decade of its operations it concentrated on the construction of storeyed tenements with provision of infrastructure such as water supply and sewage disposal. These tenements are being maintained by TNSCB. To curb the urban slum fires, fire-proof sheds were constructed on a large scale. Later, in deference to the aspirations of the urban slum families, "as is where is" infrastructure development with land tenure were provided with financial assistance of shelter component under World Bank funded Madras Urban Development Programme and Tamil Nadu Urban Development Programme. The slum

families living in sub-optional conditions on the banks of waterways, road margins and sites required for public purposes are provided with tenements with basic and social infrastructures as integrated townships in alternate locations.

It is programmed to construct 9.53 lakh tenements and individual houses under Housing for All Programme for the urban slum / poor families before 2030.

The slum families living in dilapidated tenement schemes and the nearby areas are resettled in the additional tenements that are being constructed in reconstruction projects.

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To make Tamil Nadu *slum free* and to provide houses/tenements to all the urban slum families, Tamil Nadu Slum Clearance Board is implementing various housing and other infrastructure programmes adopting the following strategies:

### 2.2.1 In-Situ Tenement Schemes with Infrastructure

Storeyed tenements are being constructed in dense unobjectionable slums, utilising the maximum possible *Floor Space Index (*FSI) and allotted to the families already living there. These tenements are constructed with basic infrastructure such as water supply, sewage disposal, elevators,

roads, street lights, paved pathways, storm water drain, etc.,. Each tenement having a living room, bed room, kitchen, bathroom and toilet facilities are allotted on subsidized hire purchase scheme. The individuval unit plan and individual interior view are depicited in the Annexure-IV and V.

### 2.2.2 Integrated Townships

Resettlement of families living in slums on objectionable lands like river banks, road margins are carried out by constructing tenements on available nearby vacant lands. Necessary basic infrastructure like water supply, sewerage infrastructure, lift, social

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infrastructure like schools, parks, anganwadi centres, primary health centre, bus terminus, vocational training centres, convenient shops, milk booth, community hall, etc., are provided. Some of the sites are provided with land for the functioning of Police Station, Industrial Training Institute & Government Arts College, etc., wherever it is required. At the time of resettlement, in order to facilitate livelihood support, onetime shifting allowance of Rs.5,000/- and a total subsistence allowance of Rs.30,000/- at the rate of Rs.2,500/- per month are disbursed to each family. Livelihood skill training and job melas

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are conducted to upgrade their skills and facilitation for their gainful employment.

### 2.2.3 Construction of Houses by the Beneficiaries

Under the scheme of construction of houses by the beneficiaries, the urban slum families living in kutcha houses in thatched / tiled roof without a toilet, who cannot afford to construct houses on their own and who are having land ownership with them, such families are given grants to enable them to construct permanent pucca houses on their own.

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### 2.2.4 Reconstruction of Dilapidated Storeyed Tenements

Some of the tenements constructed in the past are in dilapidated condition, posing risk to the lives and properties of the families living ssthere. The vulnerability of such tenements studied by a Technical Committee and recommended as unstable old buildings are being demolished and taken up for reconstruction. These tenements are allotted to the earlier occupants. In many of the areas additional tenements are constructed using higher Floor Space Index and allotted to the extended families of occupants, encroachers and other nearby families.

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### 2.2.5 Repair and Renewal works to the Storeyed Tenements

Repair & renewal works are carried out including maintenance works like periodical white washing, colour washing, etc., to ensure the life and soundness of the buildings.

### 2.2.6 Technology Innovation For Affordable Housing

The TNSCB is using modern construction technology like prefabricated concrete, monolithic concrete construction technology using aluminium formwork for faster construction of safe, sustainable and eco-friendly tenements.

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### 2.2.7 Urban Slum Improvement

The slum improvement work like BT roads, street lights, cement concrete pavement, deep bore well, public fountains, storm water drains, etc., are taken up in urban slums to upgrade the areas and make it habitable.

### 2.2.8 Other Programmes

The development of urban slums will be completed only if the slum families living there become economically independent. Economic independence and self-sustenance are essential for the urban poor especially for youth and women living in slums.

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To promote employability, skill development training is being imparted in coordination with Tamil Nadu Skill Development Corporation and reputed NGOs. Job melas are also organized to ensure employment.

## 2.3 ACHIEVEMENTS FROM 1970 TO 2021

Since its inception, Tamil Nadu Slum Clearance Board has constructed **4.13 lakh** tenements/houses including reconstruction and provided developed plots to **1.31 lakh** families in **732** slums through the Madras Urban Development Programme (MUDP) / Tamil Nadu Urban Development Programme

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(TNUDP) and invested **Rs.14,396 crore** to implement various capital works for the urban slum families till March, 2021.

TNSCB is maintaining 1,79,386 storied tenements of which 1,20,886 tenements in Chennai and 58,500 tenements in other towns.

## 2.4 ONGOING MAJOR PROGRAMMES

Following major Programmes are being implemented by Tamil Nadu Slum Clearance Board:

### 2.4.1 Pradhan Mantri Awas Yojana (Urban) – Housing For All

The Government of India had announced that by the time the Nation completes

75 years of its Independence in 2022, every family will have a pucca house with water supply and a toilet to improve the living conditions of the urban poor. To realize this dream, the Pradhan Mantri Awas Yojana (Urban) was formulated to address the housing requirement of urban poor including slum dwellers. As part of this programme storeyed tenements with basic infrastructure and individual houses are constructed utilizing Government of India grants under "Housing for All", State Government Grant and Beneficiary Contribution.

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TNSCB has been nominated as the State Level Nodal agency to implement HFA in Tamil Nadu. The status on the approval obtained from the GOI to construct tenements / houses under this programme and its implementation are furnished below:

**a) Affordable Housing in Partnership (AHP) – Construction of Tenements**

TNSCB constructs storeyed tenements for the slum families living in dense unobjectionable slums and in alternate locations for the slum families living in objectionable areas. The tenements having a plinth area of 350 sq.ft. are constructed with basic infrastructure like water supply,

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sewerage arrangements, roads, street lights, storm water drain, etc., with the following funding pattern.

| Sl. No. | Description | Unit cost (Rs. in lakh) | |
|---|---|---|---|
| | | Chennai | Towns other than Chennai |
| 1. | Government of India grant | 1.50 | 1.50 |
| 2. | Government of Tamil Nadu grant | 7.00 | 7.00 |
| 3. | Beneficiary's contribution | 0.80 - 7.25 | 0.66– 6.48 |
| **Total** | | 9.30-15.75 | 9.16-14.98 |

As part of this programme, the approval of GoI has been obtained for 1,66,290 tenements at a cost of Rs.17,195.16 crore. Out of this 27,496 tenements have been completed, 99,250 are in progress and 39,544

tenements are to be taken up for construction. A sum of Rs.5,354.73 crore has been spent till date. The details are given below in the Table:

**Affordable Housing Projects (AHP) - District wise details**

| Sl. No. | District | No. of Schemes | No. of units approved | Project Cost (Rs. in crore) | No. of units Completed | No. of units under Progress |
|---|---|---|---|---|---|---|
| 1. | Ariyalur | 2 | 864 | 72.96 | 288 | 576 |
| 2. | Chengalpattu | 7 | 4632 | 484.43 | 480 | 3756 |
| 3. | Chennai | 91 | 44911 | 5550.95 | 3308 | 29549 |
| 4. | Coimbatore | 37 | 15698 | 1382.70 | 1441 | 8233 |
| 5. | Cuddalore | 9 | 2092 | 195.14 | - | 2092 |
| 6. | Dharmapuri | 13 | 7912 | 786.32 | - | 3512 |
| 7. | Dindigul | 2 | 1488 | 143.89 | - | - |
| 8. | Erode | 33 | 14844 | 1298.93 | 2256 | 11268 |
| 9. | Kallakurichi | 2 | 776 | 75.40 | - | 776 |
| 10. | Kancheepuram | 12 | 5140 | 554.62 | 2112 | 2164 |

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| Sl. No. | District | No. of Schemes | No. of units approved | Project Cost (Rs. in crore) | No. of units Completed | No. of units under Progress |
|---|---|---|---|---|---|---|
| 11. | Kanniyakumari | 5 | 1336 | 119.83 | 600 | 736 |
| 12. | Karur | 6 | 1824 | 166.71 | 192 | 1488 |
| 13. | Krishnagiri | 3 | 1008 | 100.80 | 528 | 480 |
| 14. | Madurai | 10 | 5084 | 469.94 | 1164 | 3640 |
| 15. | Nagapattinam | 4 | 1664 | 185.66 | 320 | 1344 |
| 16. | Namakkal | 6 | 3224 | 286.53 | 1648 | 1056 |
| 17. | Perambalur | 1 | 504 | 41.03 | 504 | - |
| 18. | Pudukkottai | 16 | 5740 | 493.42 | 1920 | 3820 |
| 19. | Ramanathapuram | 2 | 520 | 45.61 | 256 | 264 |
| 20. | Ranipet | 1 | 352 | 38.38 | - | - |
| 21. | Salem | 10 | 4296 | 395.09 | 292 | 3876 |
| 22. | Sivagangai | 4 | 1508 | 147.75 | 608 | - |
| 23. | Tenkasi | 1 | 480 | 48.05 | - | - |
| 24. | Thanjavur | 11 | 6056 | 562.16 | 880 | 504 |
| 25. | The Nilgiris | 6 | 1016 | 96.70 | - | 872 |
| 26. | Theni | 21 | 6765 | 707.91 | 1223 | 3016 |
| 27. | Thirupattur | 1 | 528 | 48.31 | 528 | - |

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| Sl. No. | District | No. of Schemes | No. of units approved | Project Cost (Rs. in crore) | No. of units Completed | No. of units under Progress |
|---|---|---|---|---|---|---|
| 28. | Thiruvallur | 12 | 9084 | 1193.28 | - | 8384 |
| 29. | Thiruvannamalai | 1 | 192 | 17.26 | 192 | - |
| 30. | Thiruvarur | 1 | 120 | 11.61 | - | 120 |
| 31. | Thoothukudi | 7 | 1480 | 145.89 | 212 | 740 |
| 32. | Tirunelveli | 6 | 3224 | 299.07 | 480 | 1608 |
| 33. | Tiruppur | 16 | 7116 | 603.00 | 3840 | 2788 |
| 34. | Trichy | 8 | 2380 | 198.78 | 1520 | 860 |
| 35. | Vellore | 7 | 1568 | 149.65 | 704 | 864 |
| 36. | Virudhunagar | 3 | 864 | 77.40 | - | 864 |
| **Grand Total** | | **377** | **166290** | **17195.16** | **27496** | **99250** |

## b) Beneficiary Led Construction (BLC) – Construction of Individual Houses

Grant assistance of Rs.2.10 lakh per family is disbursed to the economically weaker section urban households / slum families, not

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owning a pucca house, and having land to construct the house with annual income less than Rs.3.00 lakh. The beneficiaries are expected to construct houses on their own in not less than 325 sq.ft carpet area. This programme is funded as follows:

| Sl. No. | Description | Amount (Rs. in lakh) |
|---|---|---|
| 1. | Government of India grant | 1.50 |
| 2. | Government of Tamil Nadu grant | 0.60 |
| **Total** | | **2.10** |

As a part of this programme, the approval of GoI has been obtained for 4,59,178 individual houses at a cost of Rs.14,731.56 crore of which 2,00,600

individual houses have been completed, 1,16,020 are in progress and 1,42,558 individual houses are to be taken up for construction. A sum of Rs.5,234.04 crore has been spent.

**During the year 2021-2022 to implement above mentioned schemes namely Construction of Tenements under AHP and Construction of Individual Houses under BLC, Rs.3,737.63 crore have been provided.**

**c) Credit Linked Subsidy Schemes (CLSS)**

This is an interest subsidy scheme envisaging subsidy upto Rs.2.67 lakh per family for acquisition/construction of

houses/purchase of flats (including re-purchase) to cater the need of housing for EWS/LIG/MIG categories of people. This programme is being implemented as a Central Sector Scheme through the Central Nodal Agencies, National Housing Bank (NHB), Housing and Urban Development Corporation (HUDCO) and other commercial banks. So far 76,404 beneficiaries have been sanctioned a subsidy of Rs.1,590.05 crore.

**d) Reconstruction of Dilapidated Storeyed Tenements**

The storeyed tenements constructed by TNSCB in the past become structurally weak and dilapidated due to atmospheric effects,

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wear and tear. This would pose dangers to the lives and properties of the inmates of the tenements. The Technical Committee recommends for the demolition of dilapidated tenements for the reconstruction. These tenements are reconstructed adopting higher FSI, with new designs / with more common amenities with increased carpet area. The Technical Committee have inspected 60 schemes and recommended to demolish 28,247 tenements in Chennai and other towns. Till date 2,500 dilapidated tenements have been reconstructed and works for the reconstruction of 11,408 tenements are in

various stages. The remaining tenements will be taken up for reconstruction.

The tenements after reconstruction will be allotted to the erstwhile occupants of the tenements and the additional tenements constructed will be allotted to the slum families living in and around same scheme area.

**e) Construction of Tenements / Houses for the Families Affected by Gaja Cyclone in November, 2018**

The Gaja Cyclonic storm severely affected the urban poor families living in the coastal districts of Tamil Nadu in November 2018. It is proposed to construct 12,752

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tenements and 9,048 individual houses for the Gaja Cyclone affected families at a cost of Rs.1,610.40 crore in the Districts as indicated as below:

| Sl. No. | District | No. of Tenements | No. of Houses | Total |
|---|---|---|---|---|
| 1. | Nagapattinam | 4,149 | 1,986 | 6,135 |
| 2. | Tiruvarur | 4,622 | 3,735 | 8,357 |
| 3. | Thanjavur | 3,143 | 1,344 | 4,487 |
| 4. | Pudukottai | 838 | 1,983 | 2,821 |
| **Total** | | **12,752** | **9,048** | **21,800** |

As part of this programme, the approval of GOI has been obtained to construct 5,396 tenements at a cost of Rs.562.17 crore, of which the works for 2,876 tenements have been commenced and are in progress.

Besides, the works for the construction of 1,692 individual houses have been commenced, 569 houses are completed and the works for the remaining 1,123 houses are in various stages in these 4 Districts.

### 2.4.2 Affordable Rental Housing Complexes for Migrant Workers

The Affordable Rental Housing Complexes envisaging the construction of dwelling units / dormitories is being implemented in statutory towns under this programme. The public / private entities are being permitted to construct, operate and maintain such complexes on their own land for 25 years by themselves to ease the living

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of migrant workers through access to dignified affordable housing near their work places. The GoI will provide Technology Innovation Grants (TIG) and the urban local bodies may provide the trunk infrastructure facilities for these projects. The memorandum of agreement to execute and administer this programme in Tamil Nadu has been entered into with GoI. Initially, it is proposed to implement Affordable Rental Housing Complexes in the following places in Tamil Nadu adopting alternate technologies. The works under this programme will be commenced during this year.

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| Sl. No | City | Organization | TIG Amount (Rs. in lakh) | No. of Units/ Dormitories Total |
|---|---|---|---|---|
| 1. | Chennai | State Industries Promotion Corporation of Tamil Nadu | 3,744.00 | 18,720 |
| 2. | Chennai | Chennai Petroleum Corporation Limited | 288.00 | 1,040 |
| 3. | Sriperumpudur | SPR City Estates Pvt. Ltd., | 3,622.40 | 18,112 |
| 4. | Sriperumpudur | SPR Construction Pvt. Ltd., | 794.60 | 3,969 |
| 5. | Hosur | TATA Electronics Power Limited (TEPL) | 3,300.00 | 11,500 |
| **Total** | | | **11,749.00** | **53,341** |

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## 2.5 STATE FUNDED PROGRAMME

### 2.5.1 Repairs & Renewal works to the Tenements

The repairs works to the staircases, midlanding, balconies, floor slabs, roof slabs, renewal of water supply and sanitary lines, repairing of water closets, laying of pressed tiles to the roof slabs of the tenements will be carried out to upgrade the tenements. These works are being carried out through State Government budgetary support MLACDS funds. During this year, it is proposed to spend Rs.37 crore for this programme.

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### 2.5.2 Infrastructure and Amenities Fund

It is proposed to provide basic amenities to the habitations where in houses are constructed on BLC mode and to improve the infrastructure in the tenements schemes at a total cost of Rs.76.68 crore utilising infrastructure and amenities fund during this year. The details of the schemes are as follows:

**(a) Habitations where houses are constructed on BLC Mode**

The basic amenities like B.T. Roads, Cement concrete pavements, storm water drains, street lights and water supply arrangements will be provided for the

habitations where individual houses are constructed in BLC mode under HFA. These works will be carried out in 447 scheme areas to benefit 90,016 families in 182 towns at a total cost of Rs.50.00 crore during 2021-2022.

The infrastructure development works completed in 79 schemes and in progress in 168 schemes and so far an expenditure of Rs.6.29 crore has been incurred. The remaining works will be commenced early.

**(b) Tenement Schemes**

The following additional infrastructure will be provided during this year at a cost of Rs.26.68 crore in the tenement schemes

detailed below. The works will be commenced in 2021-2022.

| Sl. No. | Description | Amount (Rs.in crore) |
|---|---|---|
| 1. | **Chennai - Perumbakkam** Development of 13 Parks. | 4.30 |
| 2. | **Pudukottai - Narimedu** Water supply arrangement to 1920 tenements | 7.90 |
| 3. | **Coimbatore – Nethajipuram** Approach road for 720 tenements | 14.48 |
| | **Total** | **26.68** |

## 2.6 EXTERNALLY AIDED PROJECTS

Multilateral financial institutions like World Bank and Asian Development Bank provide financial assistance to improve housing sector.

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The World Bank is providing financial assistance, (1) to strengthen housing sector through policy reforms enabling private sector participation in affordable urban housing projects, (2) Strengthening Tamil Nadu's urban housing institutions for enhanced sustainability and (3) Preparation of third Master plan for Chennai.

The Asian Development Bank is providing financial assistance for the construction of affordable housing units for the vulnerable communities, urban poor and migrant workers and for preparation of Regional Plans.

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### 2.6.1 World Bank Financed Tamil Nadu Housing and Habitat Development Project for Urban Poor.

The Tamil Nadu Housing and Habitat Development Project with a total project cost of Rs.4,647.50 crore (USD 715 million) with World Bank loan of Rs.3,347.50 crore (USD 500 million) was proposed to the World Bank through the Government of India to strengthen the housing sector. Now the project is to be implemented under two separate financing instruments.

**a) The Tamil Nadu Housing Sector Strengthening Program,** with the World Bank loan of USD 450 million will support to

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strengthen the Policy, Institutions and Programs of the housing sector. The Program is structured in three Pillars: (i) Strengthening Policies and Institutions to Support Inclusive and Efficient Housing Sector Development (ii) Developing an Enabling Environment to Increase the supply of Affordable Housing (iii) Crowding Private Sector Participation in Affordable Housing. The policy, regulatory and institutional changes supported under the Program will be implemented in a phased manner.

**i) The First Tamil Nadu Housing Sector Strengthening Program,** with the

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World Bank **Development Policy Loan** of USD 200 million, became effective from July, 2020 and the World Bank has fully disbursed the loan amount of Rs. 1,492.40 crore (USD 200 million) as Budget support to the Government of Tamil Nadu.

**ii) The proposed Second Tamil Nadu Housing Sector Strengthening Program,** with the World Bank loan of USD 250 million with Counter-part funding from the Government of Tamil Nadu, will be implemented through the financing instrument of Program for Results (P for R).

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**b) The Tamil Nadu Housing and Habitat Development Project,** at a cost of Rs.504 crore (USD 72 million) with the World Bank Investment Policy Loan of USD 50 million with Counter-part funding of USD 22 million from the Government of Tamil Nadu, is being implemented to strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing. The project also supports the Tamil Nadu Shelter Fund by providing equity contribution. The Project became effective from July, 2020 and

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Rs.65.42 crore has been spent under this Project during the year 2020-2021.

The Second Tamil Nadu Housing Sector Strengthening Project with World Bank assistance will be taken up shortly. A provision of Rs.320.40 crore has been made in the Revised Budget Estimate 2021-2022 for the World Bank Project in the Housing Sector.

### 2.6.2 Asian Development Bank financed Inclusive Resilient Sustainable Housing for Urban Poor Project in Tamil Nadu.

The Inclusive, Resilient and Sustainable Housing for Urban Poor Sector Project with three components at a total project cost of Rs.5,000 crore (USD 715 million) with Asian

Development Bank funding Assistance of Rs.3,500 crore (USD 500 million) has been proposed to the Asian Development Bank through Government of India during 2019.

As part of Tranche-1, the Project with a total project cost of Rs.1,500 crore (USD 215 million) with Asian Development Bank financial Assistance of Rs.1,050 crore (USD 150 million) and with Rs. 450 crore (USD 65 million) Counter-part financing by the State Government will be implemented from the Financial Year of 2021-2022.

Under Component-1, about 6,000 affordable housing units along with multiple

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infrastructure facilities in nine locations of Tamil Nadu (i.e) Tirunelveli, Madurai, Thanjavur, Sivagangai, Theni, Tenkasi, Dindigul, Salem and Namakkal districts at an estimated project cost of Rs.950 crore (USD 128 million) are to be constructed for resettling the vulnerable communities living in and along the water bodies/waterways in these districts.

The preliminary works for the construction of 2,745 affordable housing units in Tirunelveli, Sivagangai and Thanjavur districts with an estimated project cost of

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Rs.419 crore (USD 56 million) are in advanced stage.

The negotiations for the first phase of the Inclusive, Resilient and Sustainable Housing for the urban poor with Asian Development Bank assistance have been recently concluded. A provision of Rs.171 crore has been made for Asian Development Bank Project in the Revised Budget Estimate 2021-2022.

## 2.7 RESTORATION OF CHENNAI CITY WATERWAYS – PROVIDING TENEMENTS FOR THE FAMILIES LIVING ON THE RIVER BANKS

The families living on the banks of Adyar and Cooum rivers and affected by the

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frequent floods are being resettled in the tenements constructed by TNSCB in coordination with Public Works Department, Greater Chennai Corporation and other departments as part of Chennai Rivers Restoration Trust project.

The current status report on the resettlement of the slum families is furnished below:

| Sl. No. | Name of the waterways | Total families to be resettled | Families resettled | Families to be resettled |
|---|---|---|---|---|
| 1. | Cooum | 14,257 | 12,302 | 1,955 |
| 2. | Adyar | 9,539 | 4,462 | 5,077 |
| | **Total** | **23,796** | **16,764** | **7,032** |

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The 16,764 families from Cooum and Adyar River banks were resettled in the tenements constructed under JNNURM. The remaining 7,032 families will be resettled in the tenements now under construction and will be completed by June, 2022.

At the time of resettlement, one time shifting allowance of Rs.5,000/- and subsistence allowance of Rs.30,000/- for a period of one year (Rs.2,500/- per month) and other livelihood assistance are provided to the families evicted from the river banks.

The families living on the banks of Buckingham Canal and other small canals

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draining into river Adyar and Cooum are yet to be enumerated. The Public Works Department has to carry out the survey of the families living on the banks of Buckingham Canal in coordination with Revenue Department, Greater Chennai Corporation and Tamil Nadu Slum Clearance Board.

## 2.8 SPECIAL COMPONENT PLAN (SCP) (2021-2022)

Urban slum families belonging to Scheduled Caste and Scheduled Tribes are benefited through various housing programmes being implemented by Tamil Nadu Slum Clearance Board. The Government has provided Rs.673.75 crore for

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the implementation of Schedule Caste Sub-Plan (SCSP) and Rs.19.25 crore for Tribal Sub Plan (TSP) for 2021-2022. Utilizing this assistance, TNSCB will construct 29,036 tenements / houses (1,000 tenements / 28,036 houses) for the families belonging to Scheduled Castes and Scheduled Tribes.

## 2.9 SALE DEEDS FOR PLOTS/ TENEMENTS

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements/plots wherever the land had been transferred in the name of Slum Clearance Board. So far 42,842 sale deeds have been issued for the

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developed plots and 26,842 sale deeds issued for the tenements. During 2021-2022 sale deeds will be issued for 25,000 families living in the tenements/plots after verifying authenticity of the beneficiaries.

## 2.10 COMMUNITY DEVELOPMENT WING

It is proposed to impart Skill Development Trainings through Tamil Nadu Urban Livelihood Mission (TNULM), Tamil Nadu Skill Development Corporation (TNSDC), NGOs benefitting 10,000 persons and to conduct Job fairs through Employment & Training Department to benefit 7,500 persons living in urban slum.

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Besides, it is also proposed to conduct various camps / activities in the field of School Education, Higher Education, Social Security Schemes, Labour Welfare and Awareness creation benefitting 33,760 persons.

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## 3. CO-OPERATIVE HOUSING SOCIETIES

The Registrar of Co-operative Housing Societies in the State of Tamil Nadu is working for development of housing societies through policies announced by the Government. Co-operative Housing Societies in the State are autonomous, self help organizations governed by their members. They are working as non-profit organizations. These Societies are intended to help people with limited income to construct their own houses at a reasonable cost in their own lands. The Co-operative Housing Societies have a long history since 1904 in increasing

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the Housing Stock in the State of Tamil Nadu. The Co-operative Housing Societies carryout various functions, such as sanction of house construction / mortgage loans, acquisition of land for developing layouts, running of medical shops, common service centres and running of college. The Co-operative Housing Societies have become an effective and potential instrument of economic development.

In order to promote, coordinate and facilitate the operations of the Co-operative Housing Societies and to enable them to provide affordable houses to its members the

Tamil Nadu Co-operative Housing Federation was established in the year 1959 as an apex organization.

At present in Tamil Nadu there are 710 Co-operative Housing Societies. Out of which 647 Co-operative Housing Societies are affiliated to the Tamil Nadu Co-operative Housing Federation. 493 Co-operative Housing Societies catering the housing needs of urban areas and 154 Co-operative Housing Societies operate in rural areas with a special focus on the Economically Weaker Sections. Out of 710 societies, 142 societies are running in profit.

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## 3.1 FUNCTIONS:

The Primary functions of the Housing Co-operative Society are:-

**a)** To extend loan for construction of houses at an affordable rate of interest to those people who cannot get institutional finance through Banks and other Financial Institutions.

**b)** Promotion of layouts with all facilities and selling the plots to the members at a reasonable cost without profit motive so as to benefit the members at large.

## 3.2 SOURCE OF FINANCE

Tamil Nadu Co-operative Housing Federation is the Apex body of Primary

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Co-operative Housing Societies functioning in the State. Primary Co-operative Housing Societies receive loans from this Apex body and also mobilizes deposits from its members. These funds are used to help the members in the form of loans.

## 3.3 ACHIEVEMENTS

**a)** Financial assistance is provided to people for construction of houses through Urban Co-operative Housing Societies and Rural Co-operative Housing Societies with the help of Tamil Nadu Co-operative Housing Federation. Since its inception in 1959, so far 3,62,693 houses have been constructed with

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the financial assistance of Rs.3,793.00 crore extended through Urban Co-operative Housing Societies. Through Rural Co-operative Housing Societies, a financial assistance of Rs.1,120.80 crore have been extended to 8,03,777 members. In total, 11,66,470 houses have been constructed with a financial assistance of Rs.4,913.80 crore.

**b)** So far 776 layout schemes with a value of Rs.4,656.00 crore have been promoted through Co-operative Housing Societies and 81,771 members have been benefitted, which speaks of the fact that Co-operative Housing Societies are

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instrumental in achieving the State Government policy of "a house for each and every family".

**c)** Under the current One Time Settlement Scheme for the members, 11,867 documents have been released by the Co-operative Housing Societies as on 31.03.2021.

## 3.4 SPECIAL FEATURES

**i)** The profit earned by the Society is being given back to the members as dividend.

**ii)** The Co-operative Housing Society members are being exempted from payment of stamp duty charges on registration cost.

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**iii)** Tirupur Kumaran College for women was started in the year 1996 by Tiruppur Co-operative Housing Society. This college provides a platform to the rural students living in nearby villages to pursue higher studies. Every year around 1,000 students pass out from this college.

**iv)** Co-operative Housing Societies sanction jewel loan to the members at cheaper rate of interest.

**v)** The Kalyana Mandapams operated by the Co-operative Housing Societies are given at lower rent to the members.

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**vi)** In the pharmacies run by Co-operative Housing Societies, medicines are being sold at 15% to 20% discount.

## 3.5 FUTURE PLANS (2021-22)

- **Liquidation of Unviable Co-operative Housing Societies:**

  In order to streamline the functions of the Co-operative Housing Societies, 262 Co-operative Societies which have failed to fulfil their object and are unviable will be liquidated.

- **Revenue Generation:** In order to augment the income of the Co-operative Societies, innovative methods will be employed to identify and sell the unused

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land of the societies. Further, the possibility of promoting apartments and shopping complex will also be examined. A survey will be done to identify the demand of such apartments and shopping complex in the location of own lands and projects would be taken up accordingly.

- **Affordable Housing:** Promotion of affordable housing is an essential component in the sustainable development of housing sector. In order to provide affordable housing to under privileged people of Lower Income

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Group, lands are identified by the societies, in the neighborhood of big cities and municipalities, to form layouts. Such an initiative, provides an opportunity to people to get houses from Union and State housing schemes with interest subsidy.

## 3.6 PROJECTIONS FOR 2021-2022

During the year 2021-22, the Tamil Nadu Co-operative Housing Federation plans to sanction construction loan / Mortgage loan to the tune of Rs.200 crore to the Primary Co-operative Housing Societies by availing term loan from banks/financial institutions.

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# 4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

It is a dream of every Government Employee to own a house in his lifetime. To fulfil this dream of the Government employees, the Government, as a welfare measure, provide "House Building Advance" to the Government employees for purchase of ready built flat/house and construction of a house for their own use.

**4.1** This advance is granted to Government employees, who have completed 4 years of service and completed probation in the entry level post, subject to maximum of Rs.60.00 lakh for All India Service Officers

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and Rs.40.00 lakh for the State Government Employees according to their pay eligibility. 50% of the eligible amount under this advance is sanctioned to purchase a plot and remaining 50% is sanctioned for construction. 50% of the amount eligible under this advance may be availed for enlargement / improvement of existing house subject to the maximum overall limit of the House Building Advance.

**4.2** Now, the Government have allowed Additional House Building Advance of Rs.20.00 lakh to All India Service Officers and Rs.10.00 lakh to the Government employees

for purchase of flats constructed by TNHB under "Own Your Housing Scheme" at Nerkundram, Chennai.

**4.3** Further, in the interest of employees and to reduce their interest burden, the Government have allowed the existing employees, who have already availed Home loans from Banks / other Financial Institutions, to migrate to the State sanctioned House Building Advance subject to fulfillment of certain conditions.

**4.4** The Principal part of this House Building Advance amount will be recovered first in a maximum of 180 instalments and

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subsequently the interest will be recovered in 60 instalments. The interest on the advance is calculated on monthly diminishing balance in slab rates.

**4.5** A unique scheme of "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" has been devised for helping the families of Government employees, who die in harness, after availing House Building Advance. Under this scheme, a monthly subscription of 1% of the monthly instalment amount payable by all the Government employees availing House Building Advance is recovered on a monthly

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basis. This amount is maintained by the Government as a separate fund. When a Government employee, who is a member of this scheme, dies in harness, the amount of outstanding principal and interest of the House Building Advance availed by the employee, are adjusted out of this fund thus providing relief to the bereaved family.

**4.6** For the current financial year, an amount of Rs.160.00 crore has been provided in the Revised Budget Estimates for sanction of House Building Advance to eligible Government Servants. Apart from this, separate allocations have been made for all

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the Departments of Secretariat in their respective Demands for Grant to sanction House Building Advance to Employees in the Secretariat and to All India Service Officers.

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# 5. REGULATION OF THE RIGHTS AND RESPONSIBILITIES OF LANDLORDS AND TENANTS

Several years ago, the Tamil Nadu Building (Lease and Rent Control) Act, 1960 was enacted when the availability of rental accommodation was scarce, real estate business had not evolved and properties were held by very few people. Increased growth of the real estate sector, broad based home ownership and availability of more housing stock have made the Rent Control Act redundant and out of tune with time. The Government of Tamil Nadu has therefore enacted the Tamil Nadu Regulation of Rights

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and Responsibilities of Landlords and Tenants (TNRRRLT) Act, 2017 repealing the old Rent Control Act. Subsequently, the Act was amended by the Tamil Nadu Act, 39 of 2018. The amended Act was notified with effect from 22nd February, 2019. The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 came into effect from 22nd February, 2019 in urban areas only and subsequently, the Act came into force in all Villages of State with effect from 4th February, 2021.

**5.1** The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants

Act, 2017 aims to regulate rent as per the terms and conditions of the agreement between the owner of the premises and the tenant. This Act balances the rights and responsibilities of the landlord and the tenant. The Act provides for compulsory registration of all rental agreements.

**5.2** Tenancy Registration web portal (www.tenancy.tn.gov.in) was launched on 22nd February, 2019. Landlords and tenants can register their Tenancy Agreements on this portal. Till now, more than 5,500 tenancy agreements have been registered.

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**5.3** The rent authorities issue Tenancy Registration Numbers after verifying the relevant documents in a hassle free and user friendly manner. Under section 30 of the Act, Rent Authorities have been appointed by the respective District Collectors. Rent Courts have also been constituted under the section 32 of the Act as per the notification published in Government Gazette Extraordinary, dated 8th May, 2019. Rent Tribunals have been constituted and notification published in Government Gazette dated 12th August, 2020.

**5.4** The Rent Tribunal shall dispose the appeal within a period of 120 days from the

date of service of notice of appeal on the respondent. The decision of Rent Tribunal shall be final and no further appeal or revision shall be against the order.

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# 6. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

Real Estate (Regulation & Development) Act was enacted in the year 2016. The objective of the Act is to regulate and promote the real estate sector in an efficient and transparent manner and to protect the interest of home buyers. To implement this Act, the Government of Tamil Nadu have notified the Tamil Nadu Real Estate (Regulation & Development) Rules in 2017 and established the Tamil Nadu Real Estate Regulatory Authority (TNRERA) comprising of a Chairperson and two Members.

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**6.1** The main functions of the Authority are to register the real estate projects and agents and adjudication of complaints. The real estate projects which involve sale, where the area of land proposed to be developed exceeds 500 sq.m or the number of apartments to be developed exceeds 8 inclusive of all phases, require registration with TNRERA.

**6.2** To hear the appeals from the decisions/orders of the Authority and the Adjudicating Officer, Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has also been established with a retired Judge from

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Madras High Court as Chairperson along with two Members.

**6.3** As on 01.08.2021, 2,567 Projects have been registered in TNRERA. Similarly, 1,738 Real Estate Agents have been registered.

**6.4** 1,318 complaints have been received involving 212 Projects in Form 'M' against the Promoters. Final orders have been passed for 1,017 complaints involving 162 Projects as on 01.08.2021 and the remaining complaints are being heard. Seeking compensation from the registered projects against the Promoters' default, 882

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complaints have been received in Form 'N', out of which 539 have been disposed giving relief to the complainants.

**6.5** Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has admitted 245 appeals, out of which 163 appeals have been disposed. Remaining 82 appeals are being heard.

**6.6** In view of the increase in number of Real estate project registration, Government have expanded the Authority with two more members.

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# 7. DIRECTORATE OF TOWN AND COUNTRY PLANNING

To ensure orderly development of urban areas on planned lines in the State, Government constituted the Directorate of Town and Country Planning (DTCP) under the Town and Country Planning Act, 1971. It is mandated to prepare regional plans, master plans, new town development plans and detailed development plans for regulated growth of urban areas. Besides, it has the role of approving the layouts, plots, buildings and carrying out variations in the plans.

Urban planning has a pivotal role to play in ensuring the sustainability of the towns in

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Tamil Nadu. The increasing population growth in the towns has been causing pressure on public transport, roadways, air and water in the urban environment. Taking this into account, the Government is committed to develop the urban areas and growth centres in a well-planned manner to have adequate basic amenities through preparation and implementation of plans.

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## 7.1 ADMINISTRATIVE STRUCTURE

The administrative structure of the DTCP is below:




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## 7.2 MISSION

i. Preparation of Regional plans for the State for efficient management of land.

ii. Preparation of Master plans for urban areas for sustainable growth of those urban areas.

iii. Review of existing Master plans to cater the present land use requirements of the public.

iv. Preparation of detailed development plans for an oriented urban growth.

v. To use Infrastructure and Amenities fund to improve and strengthen basic amenities in urban areas.

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## 7.3 FUNCTIONS OF THE DIRECTORATE

i. To notify regional planning area, local planning area, new town development area and detailed development plan area.

ii. To constitute regional planning authorities, local planning authorities and new town development authorities.

iii. To prepare Regional plan, Master plan, new town development plan and detailed development plan.

iv. To approve layouts and plans for buildings.

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v. To enforce statutory obligations as set out in the Act.

vi. To assist the local bodies on planning permission.

## 7.4 PLANS

### 7.4.1 Regional plans

It is an urban planning on a large scale ensuring efficient use of land resource. In 1974, 8 regions were created in the State for a planned growth. This Government has proposed to create 12 regions in Tamil Nadu for the preparation of regional plans, for optimum use of land resource. The 12 regions with their extent are as follows:

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| Sl. No. | Regions | Extent in Sq. Km. |
|---|---|---|
| 1. | Chennai Metropolitan Area | 1,189 |
| 2. | Chengalpattu, Kancheepuram, Tiruvallur | 6,863 |
| 3. | Vellore, Ranipet, Tirupattur, Tiruvannamalai | 12,263 |
| 4. | Villupuram, Cuddalore, Kallakurichi | 10,897 |
| 5. | Salem, Namakkal, Krishnagiri, Dharmapuri | 18,283 |
| 6. | Tiruchirappalli, Ariyalur, Karur, Perambalur, Pudukottai. | 15,753 |
| 7. | Thanjavur, Tiruvarur, Nagapattinam, Mayiladuthurai | 8,254 |
| 8. | Coimbatore, Erode, Tiruppur | 15,679 |
| 9. | Nilgiris | 2,565 |
| 10. | Madurai, Theni, Dindigul | 12,614 |
| 11. | Sivagangai,Virudhunagar, Ramanathapuram | 12,578 |
| 12. | Tirunelveli, Thoothukudi, Tenkasi Kanniyakumari | 13,122 |
| **Total** | | **1,30,060** |

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The Map for the proposed planning Regions is depicited in the Annexure-VI.

Regional plan for Coimbatore region comprising the districts of Coimbatore, Erode and Tiruppur embracing an extent of 15,679 sq.km and the Nilgiris region with an extent of 2,565 sq.km are being prepared by the consultant of School of Architecture and Planning, Bhopal.

Regional Plan for Madurai region comprising the districts of Madurai, Theni and Dindigul covering an extent of 12,614 sq.km, has been taken up with the financial assistance of Asian Development Bank. The

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regional plans would be completed as per the time limit set out in the Act and as per rules.

### 7.4.2 Master Plans

The Directorate of Town and Country Planning has prepared 123 Master plans covering 162 urban local bodies in the State. The total geographical area is 1,30,060 sq.km. Out of this area, 7% of area has been covered under Master plans.

Since the horizon period of Master plan is 20 years, review of the plans is the need of the hour in view of the increasing urbanization in the State. A total of 111 Master plans have been taken up for review in three phases.

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(With 12 Master plans merged in the 111 Master plans). These plans are being prepared with the use of satellite imageries, Geographical Information System (GIS) and using external sources.

a) **Under phase-I**, Master plans for Coimbatore, Madurai, Tiruchirappalli, Tiruppur, Erode and Hosur are being prepared. Under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT), 17 master plans have been taken up for review.

i. Master plans of Nagapattinam, Kancheepuram and Cuddalore are

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reviewed by the School of Architecture and Planning, Anna University.

ii. Master plans of Vellore, Tiruvannamalai, Ambur, Salem are under review by WAPCOS, Chennai.

iii. Master Plans of Pudukottai, Kumbakonam and Thanjavur has been taken up for review by Jana Urban Space Foundation, Bangalore.

iv. Master plans of Tirunelveli, Nagercoil Thoothukudi, Dindigul, Karaikudi, Rameshwaram and Rajapalaiyam are reviewed by the Town and Country Planning district offices.

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**b) Under phase-II**, Master Plans for 19 towns are taken up for review and 17 towns have been selected for preparation of new master plans. The details are as follows:

| Sl. No. | Review Master Plans for Towns | Sl. No. | New Master Plans for Towns |
|---|---|---|---|
| 1. | Arakkonam | 1. | Gudalur |
| 2. | Attur- Narasingapuram | 2. | Jeyankondam |
| 3. | Chengalpattu | 3. | Jolarpettai |
| 4. | Dharmapuri | 4. | Kilakkarai |
| 5. | Gobichettipalaiyam | 5. | Kangeyam |
| 6. | Gummidipoondi | 6. | Kayalpattinam |
| 7. | Kovilpatti | 7. | Kallakurichi |
| 8. | Krishnagiri | 8. | Keeranur |
| 9. | Karur | 9. | Nelliyalam |
| 10. | Namakkal | 10. | Pernambattu |
| 11. | Udhagamandalam | 11. | Punjai- Puliampatti |
| 12. | Poompuhar | 12. | Pallipalaiyam |
| 13. | Palani | 13. | Tirukazhukundram |
| 14. | Sivakasi | 14. | Vellakoil |
| 15. | Tiruvarur | 15. | Vedaranyam |

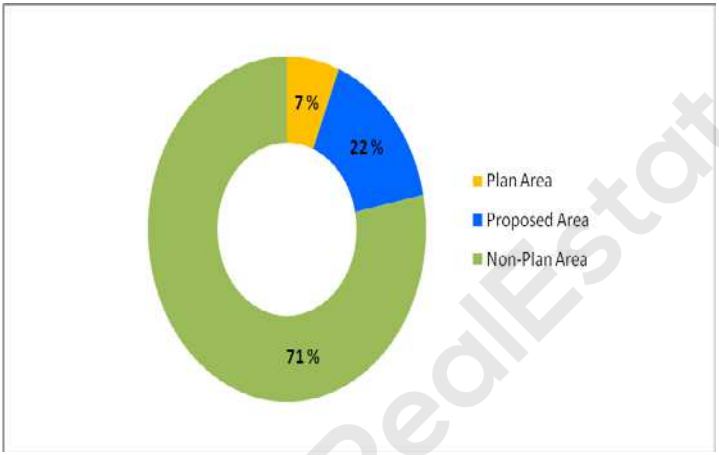
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| Sl. No. | Review Master Plans for Towns | Sl. No. | New Master Plans for Towns |
|---|---|---|---|
| 16. | Theni-Allinagaram | 16. | Vandavasi |
| 17. | Tiruvallur | 17. | Vikramasingapuram |
| 18. | Udumalpet | | |
| 19. | Villupuram | | |

**c) Under phase-III**, review of Master Plans for 69 towns and preparation of new Master plans for Ariyalur, Perambalur and Oddanchathiram Municipalities have been taken up.

Expansion of Master plan of Chennai metropolitan area, the review of 111 master plans and preparation of new master plans for 20 municipalities will increase the coverage of planned areas from 8,139 sq.km to 29,093 sq.km. This will increase percentage

of planned areas from 7% to 22% and is shown in the chart.




### 7.4.3 Detailed Development Plans

The plans are prepared for smaller pockets of area identified within the Master plans. In the plan, areas are earmarked for specific purposes such as parks, play fields, small link roads, roads for traffic circulation,

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residential, commercial, industrial areas and other public purposes. To date, 1,703 detailed development plans have been notified and are under various stages of preparation.

## 7.5 PLANNING AUTHORITIES

There are 26 composite local planning authorities, 89 single local planning authorities and 8 new town development authorities functioning in the State. They are vested with powers to prepare plans and implement such plans to provide amenities such as transport networks, water, sewerage in the urban areas to cater the needs of the

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growing population. The composite local planning authorities are mentioned below:-

| Sl. No. | Places | Sl. No. | Places |
|---|---|---|---|
| 1. | Coimbatore | 14. | Ramanathapuram |
| 2. | Cuddalore | 15. | Sivagangai |
| 3. | Dindigul | 16. | Salem |
| 4. | Erode | 17. | Tiruchirappalli |
| 5. | Gummidipoondi | 18. | Thanjavur |
| 6. | Karur | 19. | Tiruppur |
| 7. | Kumbakonam | 20. | Tirunelveli |
| 8. | Kancheepuram | 21. | Tiruvarur |
| 9. | Madurai | 22. | Thoothukudi |
| 10. | Mamallapuram | 23. | Tirubhuvanam |
| 11. | Nagercoil | 24. | Vellore |
| 12. | Pudukottai | 25. | Virudhunagar |
| 13. | Poompuhar | 26. | Villupuram |

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### 7.5.1 Following is the list of New Town Development Authorities

1. Chithode in Erode District.
2. Hosur in Krishnagiri District.
3. Kagithapuram in Karur District.
4. Kurichi in Coimbatore District.
5. Madurai Palkalai Nagar in Madurai District.
6. Mamallapuram in Chengalpattu District.
7. Navalpattu in Tiruchirappalli District.
8. Salem Steel Plant in Salem District.

## 7.6 DEVELOPMENT AUTHORITIES

In view of increasing urbanization in Tamil Nadu, to ensure orderly development of urban areas and growth centres, action have been initiated to constitute following new urban development authorities:

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i. Madurai Metropolitan Development Authority (MMDA)
ii. Coimbatore - Tiruppur Metropolitan Development Authority (CTMDA)
iii. Hosur Urban Development Authority (HUDA).

## 7.7 PLANNING FUNDS

### 7.7.1 Infrastructure and Amenities Fund

In 2007, Government have created this fund by garnering charges on the buildings at different rates in different areas. This fund is administered by the State Infrastructure and Amenities Promotion Committee. Since inception of the fund Rs.4,567.43 crore has been collected and Rs.4,151.77 crore of projects have been sanctioned. The fund has

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been provided for implementation of various Infrastructure and Amenities Projects taken up by the following departments, viz. Chennai Metropolitan Water Supply and Sewerage Board, Chennai Metro Rail Ltd, Chennai Metropolitan Development Authority, Greater Chennai Corporation, Highways (Metro), Road Projects for Urban Local Bodies, Tamil Nadu Slum Clearance Board, Directorate of Town and Country Planning, Highways (Rural), Directorate of Municipal Administration, Directorate of Rural Development & Panchayat Raj, Directorate of Town Panchayats, Namakkal Truck Body Building

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implemented by SIDCO, Tamil Nadu Water Supply and Drainage Board and Transport department.

### 7.7.2 Planning Authority's Fund

This fund is administered by the composite local planning authorities and new town development authorities. Scrutiny fees for planning applications, development charges and 1% contribution from the constituent local bodies are sources of this fund. It is used for implementation of project proposals contemplated in the development plans like formation of new roads, important link roads, road junction improvements which

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include both cost of acquisition of land and execution of the works. Also this fund is used for taking up infrastructure projects like underground drainage, bus stand.

## 7.8 REGULARIZATION OF UNAPPROVED LAYOUTS, PLOTS AND BUILDINGS

### 7.8.1 Unapproved layouts

Layouts and plots were developed by promoters without the approval of Directorate of Town and Country Planning and such plots in the layouts were purchased by the public without knowing the facts. In 2017, Government notified a scheme to regularize such unapproved layouts and plots. This scheme enables the public and the promoters

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to obtain permission from the Directorate of Town and Country Planning against payment of regularization charges and development charges. A total of 27,949 layout applications have been disposed against a receipt of 29,461. The remaining 1,512 layout applications are under scrutiny for appropriate orders.

### 7.8.2 Unauthorized Plots

Under regularization of unauthorized Plots clearances have been issued for the 5,75,249 applications against the receipt of 5,87,142 applications. The remaining 11,893 plot

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applications are under scrutiny and orders will be passed based on merits.

### 7.8.3 Unauthorized buildings / deviated buildings

The buildings that were constructed on or before 1-7-2007 were permitted to get regularized by Government in 2017. On a public interest litigation filed against the orders of the Government, the Hon'ble High Court in their order permitted to receive the applications and not to pass final orders on those applications. A total of 5,348 applications received from the public would be disposed based on Hon'ble Court orders.

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### 7.8.4 Unauthorized educational buildings

Government have allowed regularization of educational buildings that were constructed and functioning on or before 1-1-2011. A total of 249 applications have been disposed against a receipt of 2,579 applications. The remaining 2,330 applications are under scrutiny and appropriate orders will be passed expeditiously.

## 7.9 HILL AREA CONSERVATION

To develop the hills into an ecologically acceptable and environmentally desirable area, in the year 1990, Government constituted a high-level committee namely Hill

Area Conservation Authority (HACA). In 2003, Government notified 597 revenue villages in 16 districts viz., Coimbatore, Dindigul, Dharmapuri, Erode, Kanniyakumari, Madurai, Namakkal, Salem, The Nilgiris, Tirunelveli, Tiruchirappalli, Theni, Tiruvannamalai, Vellore, Virudhunagar and Villupuram as hill areas. The developments in these villages are regulated by HACA.

Earlier, for developments like buildings, layouts, change of land use and mining were cleared by the HACA. In 2020, Government have permitted appropriate planning authorities and the Director to decide on

clearances for buildings and layouts after getting No objection Certificates from District Forest Officer, Executive Engineer (Agriculture Engineering), Assistant Director of Geology & Mining and Revenue Divisional Officer and HACA to decide on change of land use and mining in the notified hill areas.

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# 8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted in 1975 as a body corporate under the Tamil Nadu Town & Country Planning Act, 1971, for the Chennai Metropolitan Planning Area.

The Chennai Metropolitan Area (CMA) is spread over an extent of 1,189 sq.km. comprising the Greater Chennai Corporation, Avadi Corporation, 7 Municipalities, 11 Town Panchayats and 10 Panchayat Unions consisting of 179 Villages.

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## 8.1 ORGANISATIONAL SET UP

Chennai Metropolitan Development Authority is presently chaired by the Hon'ble Minister for Housing and Urban Development. The Vice-Chairman, the Member-Secretary and the Chief Executive Officer are the executive functionaries in the Authority.

## 8.2 MAJOR FUNCTIONS OF CMDA

### 8.2.1 Planning

Preparation of Master Plans, Detailed Development Plans, New Town Development Plans, formulation of development projects for systematic and sustainable development

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of Chennai Metropolitan Area (CMA) and issue of planning permission for the developments are the major functions of CMDA. Identifying appropriate policies and strategies to tackle the increase in urban population with due emphasis on preservation and conservation of ecologically sensitive areas and sustainability are the other functions. CMDA also provides financial assistance to local bodies and other departments for undertaking development projects in CMA. CMDA is apportioning 75% of the Development Charges and Open Space Reservation Charges collected to the local

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bodies concerned for taking up various infrastructure development projects.

### 8.2.2 Preparation of Third Master Plan for Chennai Metropolitan Area (2027-2046)

Government approved the Second Master Plan in 2008. The Second Master Plan period ends by 2026. Preparatory works for the Third Master Plan have commenced. Third Master Plan will be prepared considering the aspirations of all the sections, classes and genders of the society and ensuring that no one is left behind. This Master plan will be dynamic in nature and foster development of vibrant economy, inclusive housing, safe and efficient transport, adequate water supply,

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environmentally safe disposal of sewage and solid waste, improved usage of renewable energy, conservation of water bodies and ecological assets, resilience to natural disasters, climatic change adaptation and sustainable growth.

Public and stakeholders will be involved in the entire process of Master plan preparation. Work on preparing this Master plan by utilizing the World Bank fund is under way.

### 8.2.3 Development of Grid of Roads

CMDA has prepared Grid of Roads plan for 53 villages and is in the final stage of preparation for another 143 villages covering

the undeveloped villages in Chennai Metropolitan Area. This plan gives a hierarchal system of road network to provide good transportation in the undeveloped areas of CMA. The roads proposed in these plans will be implemented by incorporating the proposed roads in the sub-division, layout and building plans approved by CMDA and in the Land Pooling & Area Development Schemes proposed to be taken up in the CMA.

### 8.2.4 Preparation of Project Report for Improving the Road Linkage between Old Mahabalipuram Road (OMR) & East Coast Road (ECR) in Chennai

A study to examine the feasibility of providing additional connectivity between

Old Mahabalipuram Road (OMR) & East Coast Road (ECR) after incorporating the proposals of State Highways Department is in the final stage. The feasible proposal will be examined in detail for implementation by Greater Chennai Corporation (or) Highways Department.

### 8.2.5 Land Pooling and Area Development Scheme in Madambakkam Village

This is a green field area development scheme implemented by joint venture between the land owners and the developing agency. This scheme is an alternative to land acquisition and it will facilitate easy

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availability of land required for Government projects and Public Infrastructure.

CMDA has prepared a Land pooling and Area Development plan for an area of 740 acres in Madambakkam village in South Chennai. This scheme along with other new schemes in CMA will be taken up for implementation in phases, once the rules are notified.

### 8.2.6 Regularization of Unauthorized Plots/Layouts

A regularization scheme under Section 113 of Town and Country Planning Act, 1971 was announced during May, 2017

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for regularization of unauthorized subdivision, plots, layouts laid before 20.10.2016.

Chennai Metropolitan Development Authority has in-principle approved layout framework for 5,435 out of 5,700 unapproved layouts forwarded by Local Bodies up to July, 2021.

### 8.2.7 Regularization of Unauthorized/ Deviated Buildings

A regularization scheme under Section 113-C of the Tamil Nadu Town & Country Planning Act, 1971 was announced during June, 2017 for regularization of unauthorized buildings constructed upto 01.07.2007. The Government have notified rules under this

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Scheme for regularization of unauthorized / deviated buildings constructed prior to 01.07.2007.

In a writ petition filed against this scheme, the Hon'ble High Court of Madras has ordered that CMDA shall receive and process the applications, but not pass final orders on them till further orders of the Court. Accordingly, the CMDA is scrutinizing the applications received under this scheme. Government has issued orders to extend the time limit for filing applications till 21.09.2021. So far, 2,081 applications have been received and a sum of Rs.34.20 crore

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has been collected towards regularization fees.

## 8.3 PROJECTS

### 8.3.1 New Mofussil bus terminus at Kilambakkam (Vandalur)

The new bus terminus at Kilambakkam is under construction at a cost of Rs.393.74 crore. This terminus will be completed and made operational for south bound buses by March, 2022.

### 8.3.2 New Mofussil Bus Terminus at Kuthambakkam (Thirumazhisai)

The new bus terminus at Kuthambakkam is under construction at a cost of Rs.336 crore. This terminus will be completed

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and made operational for west bound buses by October 2022.

### 8.3.3 Development of Community Hall at Maraimalai Nagar New Town

A community hall is under construction in a land of area 2 acres in the town centre at Maraimalai Nagar New Town at a cost of Rs.4 crore. This work will be completed by October, 2021 and will be made operational for public use.

### 8.3.4 Construction of Night Shelter & Restaurant for labourers in Koyambedu Wholesale Market Complex.

A Night Shelter and Restaurant for the benefit of labourers at Koyambedu Wholesale

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Market is under construction at a cost of Rs.2 crore. This work will be completed by October, 2021 and will be made operational for usage of labourers.

### 8.3.5 Transportation Projects MRTS Phase – II Extension

MRTS Phase-II extension to a length of 5 km from Velachery to St. Thomas Mount at a cost of Rs.732.89 crore is under progress. The construction work of rail corridor has been completed to a length of 4.5 km with elevated MRTS stations at Puzhuthivakkam and Adambakkam. The balance 0.5 km stretch, in which the land acquisition proceedings was pending for a long time was

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cleared recently except for a small parcel of land of extent 431.84 sq.m. Enter upon permission for 3,011.48 sq.m. of land was given to MTP (Railways) on 22.03.2021. Land acquisition of this small parcel of land will be pursued vigorously and the route will be made operational.

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## 9. CHENNAI UNIFIED METROPOLITAN TRANSPORT AUTHORITY (CUMTA)

Chennai Unified Metropolitan Transport Authority (CUMTA) was constituted by Chennai Unified Metropolitan Transport Authority Act, 2010 to promote, co-ordinate and monitor implementation of various traffic and transportation measures in Chennai Metropolitan Area. The rules have been notified in 2019. As per the amended Act, in 2020 CUMTA will function with the Hon'ble Chief Minister as Chairman. This Authority will be revitalized and made operational as a dedicated organization to improve mobility in Chennai Metropolitan Area.

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## 10. TAMIL NADU STATE SHELTER FUND

The Government constituted "Tamil Nadu State Shelter Fund" in 2017 to finance housing projects to rehabilitate the urban poor and for promoting Public Housing for Economically Weaker Sections and Low Income Group categories with two tiers. It aims to create social impact by reducing the environmental footprint of beneficiaries, improving living conditions and livelihood. It is a unique platform for various types of investors to help increase the supply of affordable housing in the State.

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**10.1** In January, 2018 necessary amendments were made to the Town and Country Planning Act, 1971 to give statutory backing for levy and collection of Shelter Charges and the rules were also notified. Accordingly, Shelter Charges are to be levied and collected on the guideline value of the land from any person who undertakes or carries out any development of building and paid into Shelter Fund Tier – I.

**10.2** The Tier – I Shelter Fund has been constituted as a Government Regulated Fund. It is credited with the proceeds through various sources like levy of Shelter fees and

other collections approved by the Government and maintained by the Tamil Nadu Slum Clearance Board. An amount of Rs.266.93 crore has been collected upto financial year 2020-2021 under Tamil Nadu State Shelter Fund Tier – I.

**10.3** The Tamil Nadu Infrastructure Fund Management Corporation Limited (TNIFMC), which manages the Tier-II Shelter Fund, has registered the Tamil Nadu Shelter Fund Tier-II as a Category-I Social Alternate Investment Fund with the Securities and Exchange Board of India (SEBI). SEBI has accorded its approval to the Fund in

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July, 2018. National Housing Bank (NHB) is the technical advisor to the Fund.

**10.4** The primary objective of Tamil Nadu Shelter Fund Tier-II will be to raise hitherto untapped financial resources from private investors and others on a private placement basis and make investments in affordable housing and related projects. It aims to achieve a two-fold impact:

1. Cross-subsidize housing for economically weaker sections and lower income groups by building commercially viable affordable housing and /or other supporting commercial infrastructure.

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2. Focusing on energy optimization, use of green energy, Solid waste and waste water management in each project, achieving Green Building Certification like IFC – EDGE, GRIHA or equivalent for sustainable affordable housing.

**10.5** Apart from the commitment of Rs.154 crore from Government as first loss capital to Tamil Nadu Shelter Fund Tier-II, an amount of Rs.245 crore (USD 35 million) by the World Bank has been sanctioned as part of Tamil Nadu Housing and Habitat Development Project (TNHHDP). Asian Development Bank (ADB) is also considering a

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funding of Rs.245 crore (USD 35million) to Tamil Nadu State Shelter Fund Tier-II. These investments have enabled the fund to achieve its first close, and now the Fund would be able to make investments with the first investment already made in an affordable housing project in July, 2021.

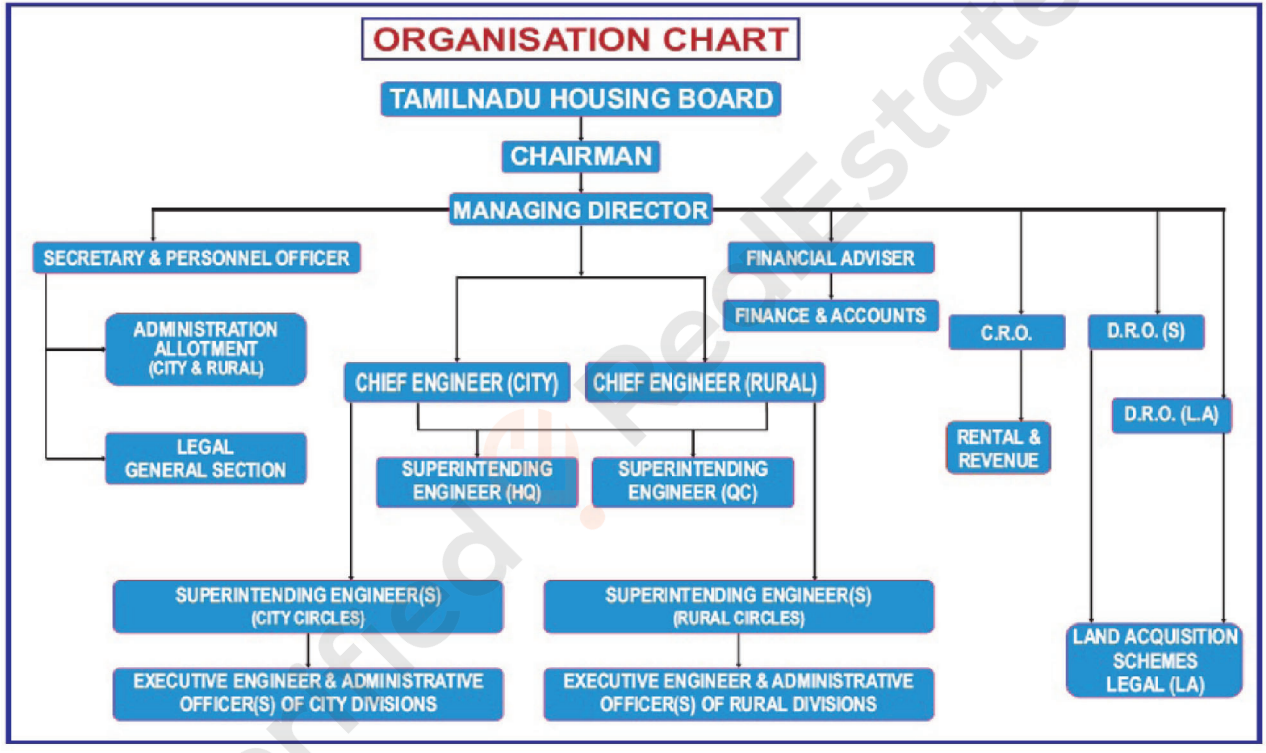
**CONCLUSION**

**Under the guidance of Hon'ble Chief Minister of Tamil Nadu,** the Government will strive to provide Housing to all sections of the population including the economically weaker sections by framing effective policies and programmes for the

benefit of both rural and urban sector. The schemes that are implemented by the department are aimed at providing adequate shelter that is affordable for all sections of the society. This Government will focus on urban planning to make cities more livable with better quality of life to all citizens.

**S. MUTHUSAMY**
**MINISTER FOR HOUSING AND URBAN DEVELOPMENT**

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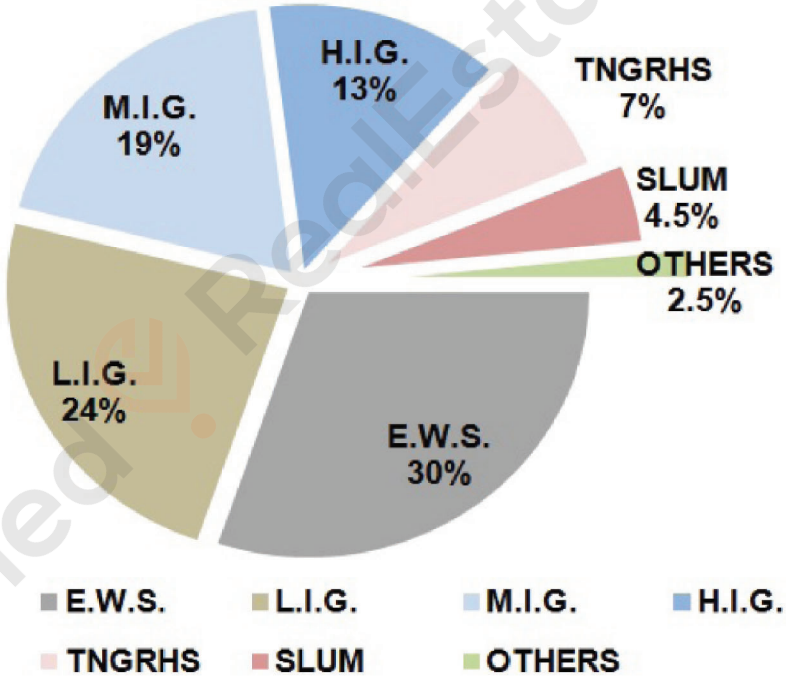



**ANNEXURE - I**

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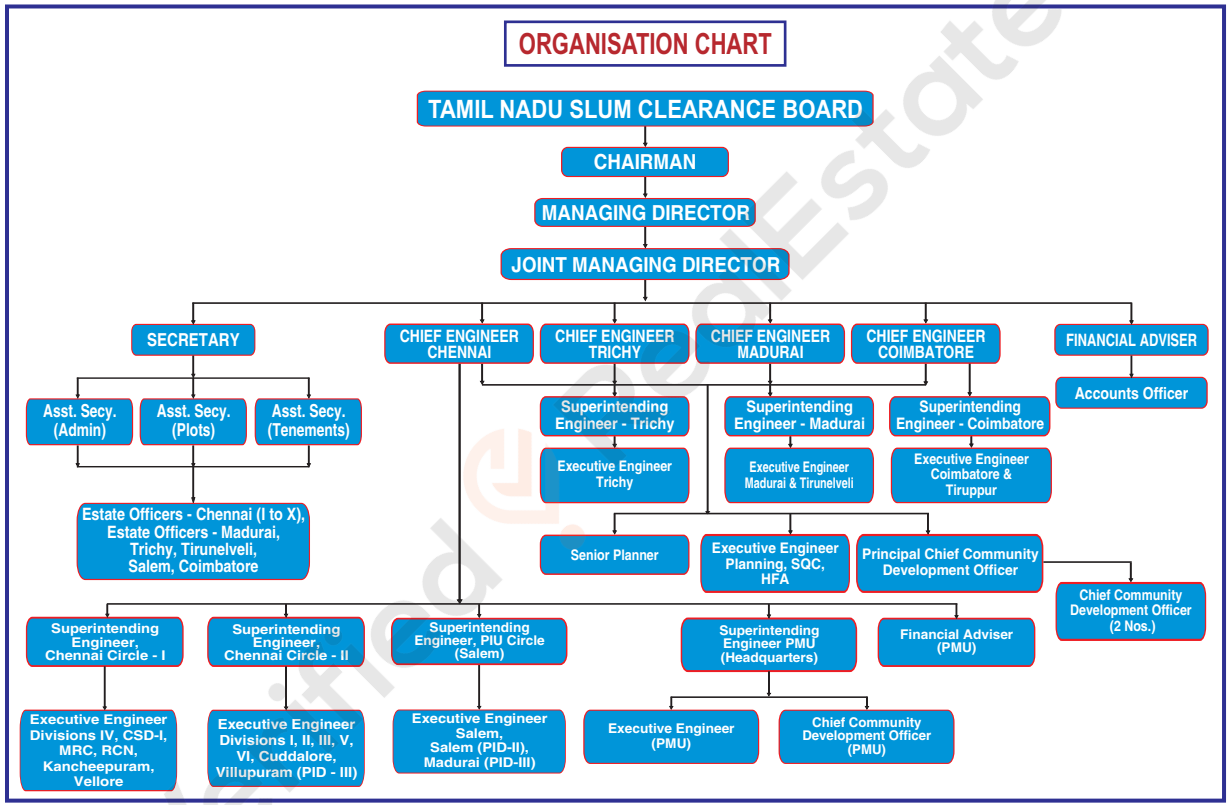
## Schemes completed by TNHB from 1960-61 to 2020-21.

| TYPE | UNITS |
|---|---|
| E.W.S. | 131557 |
| L.I.G. | 103226 |
| M.I.G. | 82801 |
| H.I.G. | 58367 |
| TNGRHS | 32044 |
| SLUM | 20060 |
| OTHERS | 7010 |
| Total Units | 435065 |




ANNEXURE - II

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**ANNEXURE - III**

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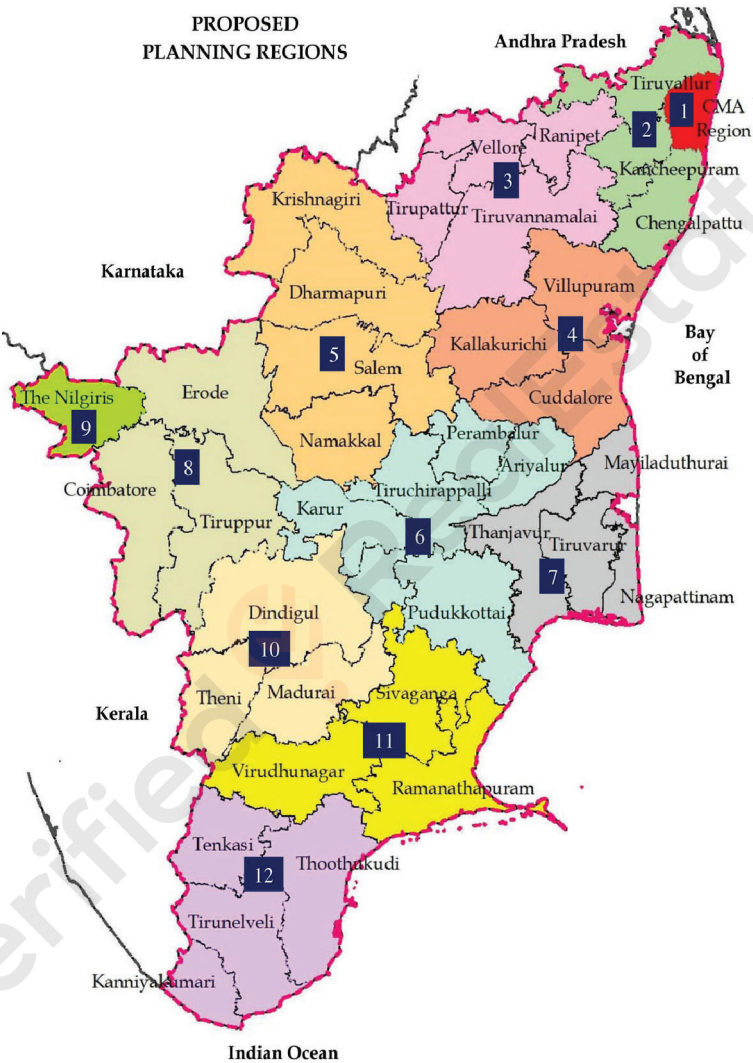

**ANNEXURE - IV**




# INDIVIDUAL UNIT PLAN

**ANNEXURE - V**

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## ANNEXURE - VI

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