HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE

2024-2025

DEMAND No.26

S. MUTHUSAMY

MINISTER FOR HOUSING AND URBANDEVELOPMENT

©

Government of Tamil Nadu

2024

Verified RealEstate™

CONTENTS

Sl. No.	Subject	Page No.
	Introduction	1-7
1.	Directorate of Town and Country Planning	8-39
2.	Tamil Nadu Housing Board	40-54
3.	Co-operative Housing Societies	55-68
4.	Tamil Nadu Real Estate Regulatory Authority (TNRERA)	69-71
5.	House Building Advance to Government Servants	72-74
6.	Chennai Unified Metropolitan Transport Authority (CUMTA)	75-88
	Conclusion	89

Verified RealEstate™

DEMAND No.26

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE 2024-2025

Introduction

Urbanisation is one of the inevitable effects of a developing economy. Tamil Nadu, being one of the most developed States in India, is also one of the most urbanized. The Urban population of Tamil Nadu is 48.2% as per 2011 census and is projected to increase to 67% by 2031. The State ranks third in absolute urban population and first on the share of urban population among large states in the Country.

Urban areas today face multifaceted challenges such as an upsurge in migration, robust growth in population, changes in family patterns, growing number of floating population in the developed cities, growth in slums and

Verified RealEstate ™

informal settlements and constrained urban services. This creates a lot of pressure on the civic infrastructure available in the cities.

People from Tamil Nadu's rural areas and other states are migrating in large numbers to urban centres in Tamil Nadu. As a result, affordable housing and sustainable and resilient urban development has become the need of the hour.

Keeping the above issues in mind, the Housing and Urban Development Department of the State of Tamil Nadu, has formulated various schemes and is implementing them effectively. The department prioritises the provision of affordable housing for all the citizens. There is a focus on implementing sustainable urban development projects which aim at providing congestion free traffic, abundant greenery, areas for entertainment and improved living conditions for the public at large.

Verified RedEstate™

In 2015, the United Nations created 17 world Sustainable Development Goals in the '2030 Agenda for Sustainable Development'. They were created with the aim of promoting peace and prosperity of people and the planet. SDGs highlight the connections between the environmental, social and economic aspects of sustainable development. Among these, Goal No:11 has been stipulated as 'Sustainable Cities and communities.' It aims at making the cities and human settlements inclusive, safe, resilient and sustainable. This can be achieved by ensuring access to safe and affordable housing, upgrading existing facilities and providing basic infrastructure facilities wherever they are lacking, without disturbing the ecological balance. The policy of the Housing and Urban Development Department is aligned with the above goals.

The Head of Departments working under the administrative control of this department

viz., the Directorate of Town and Country Planning (DTCP), the Tamil Nadu Housing Board (TNHB), Registrar of Co-operative Societies (Housing), Real Estate Regulatory Authority (RERA), Chennai Unified Metropolitan Transport Authority (CUMTA), the Tamil Nadu Urban Habitat Development Board (TNUHDB), the Chennai Metropolitan Development Authority (CMDA) design and implement policies, projects, schemes and programmes to ensure that the cities of Tamil Nadu remain centres of economic growth as well as of sustainable and inclusive living.

The Directorate of Town and Country Planning implements the Tamil Nadu Town and Country Planning Act, 1971 and ensures planned development of areas. They prepare and enforce statutory plans such as Regional Plans, Master Plans and Detailed Development Plans to regulate development and ensure optimal use of natural resources.

Verified RedEstate™

Tamil Nadu Housing Board was established under the Tamil Nadu Housing Board Act 1961. Its mandate consists of developing planned layouts, ready built houses, flats, plots for construction of housing units with the provision of basic amenities for all income categories. With an aim of meeting the needs of the increasing population and to decongest the cities, Tamil Nadu Housing Board plans on promoting satellite townships.

The Registrar of Co-operative Societies (Housing) regulates the Housing Cooperative Societies of the State. Tamil Nadu Cooperative Housing Federation is the apex society in the State. The Housing Cooperative Societies plays a prominent role in providing plots in developed layouts at an affordable price. They also provide loans for purchase of plots, constructions of houses and mortgage loans to its members. They have also diversified their activities and run pharmacies, college, petrol bunks, provide jewel

Verified RedEstate™

loans etc to ensure sustained income to the societies.

Chennai Unified Metropolitan Transport Authority plays a pivotal role in facilitating proper coordination among all agencies involved in urban mobility in Chennai Metropolitan Area (CMA) for optimal utilisation of infrastructure facilities and resources. CUMTA strives to fulfill the vision of moving people seamlessly through a safe, integrated, sustainable and resilient transport eco-system.

Tamil Nadu Housing and Urban Development is thus committed to reengineer our cities into sustainable and inclusive urban centres which drive the economic growth of the State.

Verified RedEstate™

Budget Estimate
2024-2025

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	**Housing and Urban Development Department, Secretariat**	**Voted**	**233,80,68**	**—**	**241,70,00**	**475,50,68**
2.	**Directorate of Town and Country Planning**	**Charged** **Voted**	**1** **883,58,96**	**—** **---**	**—** **---**	**1** **883,58,96**
3.	**Registrar of Co-operative Societies (Housing)**	**Voted**	**16,48,20**	**---**	**1**	**16,48,21**
4.	Chennai Metropolitan Development Authority	Voted	3	1,04,02	12,020,00,02	12,021,04,07
5.	**Tamil Nadu Housing Board**	**Voted**	**32,82,49**	**6,09,52**	**—**	**38,92,01**
6.	Tamil Nadu Urban Habitat Development Board	Voted	2,432,54,35	4	1	2,432,54,40
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	7,28,01	—	—	7,28,01
Total		**Charged** **Voted**	1 3,606,52,72	… 7,13,58	– 12,261,70,04	1 15,875,36,34

Verified RedEstate™

1. DIRECTORATE OF TOWN AND COUNTRY PLANNING

In recent decades, rapid urbanization has triggered significant economic growth and created abundant employment opportunities. This surge presents challenges, particularly in terms of increasing population density in urban areas. As cities expand, the strain on land resources and infrastructure becomes more noticeable. To address these issues effectively and ensure sustainable growth, it is important to prioritize planned development.

The Directorate of Town and Country Planning (DTCP) plays a pivotal role in shaping the development of urban and rural areas across the state with the goal of improving the quality of life of the people and creating a sustainable environment.

DTCP, with its headquarters in Chennai and 37 district offices, holds jurisdiction over the

Verified RedEstate™

entire state except the Chennai Metropolitan Area. Its responsibilities extend to planning and development activities in corporations, municipalities, town panchayats, and village panchayats.

1.1 Administrative Structure

The Directorate of Town and Country Planning in Tamil Nadu was established under the Town and Country Planning Act, 1971. It operates under the administrative control of Housing and Urban Development Department and is headed by the Director. The department has technical and administrative branches with various supporting staff at different levels. District offices are led by the Joint Director, Deputy Director, or Assistant Director with their respective teams.

1.2 Vision

The Directorate of Town and Country Planning (DTCP) envisions fostering equitable urban growth across the state of Tamil Nadu. This

Verified RealEstate™

vision encompasses several key elements like decentralized development, sustainable urbanization, enhancing infrastructure and opportunities by adopting sustainable practices. These are achieved by focusing on the preparation of spatial plans such as Regional Plans, Master Plans, Detailed Development Plans and other non-statutory plans like Heritage Town Development Plan and Comprehensive Mobility Plan.

In short, DTCP's vision is *"to create thriving urban centres that balance economic prosperity, environmental stewardship, and the well- being of Tamil Nadu's residents*."

1.3 Regional Plan

Regional planning is a proactive and comprehensive process aimed at shaping a sustainable future for different regions. It strives to achieve critical objectives such as efficient use of resources, economic development, social equity, environmental

sustainability and disaster management taking into consideration various factors such as the natural environment, land use, and available resources of the given area.

The Government has delineated 12 Regional Planning Areas under Section 10(5) of the Tamil Nadu Town and Country Planning Act, 1971. The Directorate of Town and Country Planning is actively working on Regional Plans for 10 regions namely:-

Region 1	:	Coimbatore, Erode, Tiruppur
Region 2	:	The Nilgiris
Region 3	:	Madurai, Theni, Dindigul
Region 4	:	Vellore, Ranipet, Tirupathur, Tiruvannamalai
Region 5	:	Villupuram, Cuddalore, Kallakurichi
Region 6	:	Tiruchirappalli, Ariyalur, Karur, Perambalur, Pudukottai

Verified RedEstate ™

Region 7	:	Thanjavur, Thiruvarur, Nagapattinam, Mayiladuthurai
Region 8	:	Sivaganga, Ramanathapuram, Virudhunagar
Region 9	:	Tirunelveli, Tuticorin, Tenkasi, Kanniyakumari
Region 10	:	Salem, Namakkal, Krishnagiri, Dharmapuri

1.4 Master Plan

A Master Plan is a comprehensive strategic document that outlines the development of a city over a 20-year period. It addresses challenges in various sectors such as economic, housing, transportation, infrastructure, and heritage & tourism. The plan aims to achieve holistic development through infrastructure improvement, economic promotion, environmental sustainability and land use planning, with inputs from the public and government departments.

Verified RealEstate™

The DTCP is in the process to increase the present geographical area covered under master plans from 7% to 22% by preparing 135 GIS based Master Plans under different schemes/ Phases. They are as follows:

1.4.1 AMRUT 1.0

In Tamil Nadu, Master Plans for 18 towns (i.e. 17 Master Plans) are prepared under this sub-scheme. Presently out of 17 Master Plans, the Final Master Plan of Rajapalayam has been approved by the Government. Draft Master Plans of Nagapattinam with Velankanni, Salem, Vellore and Tirunelveli were submitted to the Government and the Government have given consent for the publication of notice for inviting objections and suggestions. The remaining 12 Draft Master Plans are on the verge of completion.

The Master Plans under AMRUT 1.0 sub-scheme is listed below:

Verified by RealEstate™

Sl. No.	Master Plan Area	Sl. No.	Master Plan Area
1.	Nagapattinam with Velankanni	2.	Vellore
3.	Cuddalore	4.	Rameswaram
5.	Kancheepuram	6.	Karaikudi
7.	Thanjavur	8.	Rajapalayam
9.	Pudukottai	10.	Nagercoil
11.	Kumbakonam	12.	Thoothukudi
13.	Ambur	14.	Tirunelveli
15.	Tiruvannamalai	16.	Dindigul
17.	Salem		

1.4.2 AMRUT 2.0

AMRUT 2.0 was launched in 2021. Under this, GIS-based master plans are being prepared for Class 2 towns with population ranging from 50,000 to 99,999. In Tamil Nadu, Master Plans for 54 towns (i.e. 51 Master Plans) will be prepared under this sub-scheme. As per the government order issued vide G.O.(Ms). No.183, Housing and Urban development department,

Verified RealEstate™

dated 19.12.2023, the Government of India sanctioned the 1st instalment of Rs.9,87,46,020 for the preparation of Master Plans and capacity building. The list of Master Plans under AMRUT 2.0 sub- scheme is listed below:

Sl. No.	Master Plan Area	Sl. No.	Master Plan Area
1	Theni Allinagaram	2	Udumalaipettai
3	Valparai	4	Gobichettipalayam
5	Udhagamandalam	6	Dharapuram
7	Cumbam	8	Mettur
9	Bodinayakanur	10	Pollachi
11	Mettupalayam	12	Ranipettai
13	Tenkasi	14	Tindivanam
15	Sankarankoil	16	Villuppuram
17	Chidambaram	18	Panruti
19	Thiruvarur	20	Arcot
21	Palani	22	Arani
23	Srivilliputhur	24	Arakkonam
25	Mayiladuthurai	26	Dharmapuri
27	Kovilpatti	28	Krishnagiri
29	Kallakurichi	30	Tirupathur
31	Sivakasi with	32	Gudiyatham

Sl. No.	Master Plan Area	Sl. No.	Master Plan Area
	Thiruthangal		
33	Aruppukkottai	34	Vaniyambadi
35	Kadayanallur	36	Pernampattu
37	Virudhunagar	38	Virudhachalam
39	Namakkal	40	Ramanathapuram
41	Attur	42	Puliankudi
43	Karur with Inamkarur and Thanthoni	44	Mannargudi
45	Tiruchengode	46	Paramakudi
47	Rasipuram	48	Pattukkottai
49	Kumarapalayam	50	Devakottai
51	Edappadi		

1.4.3 Phase I, II, III and New Master Plans

In the first phase, Master Plan preparation for six major cities has been taken-up. In this, the Government have given consent for the publication of notice for inviting objections and suggestions from the public for Coimbatore, Erode, Madurai, Tiruchirappalli and Tiruppur Master Plans. Final approval for the Hosur Master Plan is under progress.

Verified RealEstate

The Master Plans under Phase-II are listed below:

S.No	Master Plan Area	S.No	Master Plan Area
1	Jeyamkondam	2	Gudalur
3	Thirukazhukundram	4	Kayalpattinam
5	Punjaipuliyampatti	6	Gummidipoondi
7	Poompuhar	8	Ambasamudram, Vikramasingapuram
9	Pallipalayam	10	Jolarpettai
11	Vedharanyam	12	Kangeyam
13	Keeranur	14	Vellakovil
15	Keelakarai	16	Vandhavasi
17	Nelliyalam		

The Master Plans under Phase-III are listed below:

S.No	Master Plan Area	S.No	Master Plan Area
1	Maduranthagam	2	Sivagangai
3	Mamallapuram	4	Courtralam - Senkottai
5	Mamallapuram (NTDA)	6	Coonoor
7	Nellikuppam	8	Kothagiri
9	Bhavanisagar	10	Chinnamanur

Verified Realestate

S.No	Master Plan Area	S.No	Master Plan Area
11	Bhavani	12	Periyakulam
13	Sathyamangalam	14	Tiruttani
15	Colachal	16	Thiruthuraipoondi
17	Padmanabapuram	18	Koothanallur
19	Kuzhithurai	20	Manapparai
21	Kulithalai	22	Thuraiyur
23	Kagithapuram (NTDA)	24	Thisayanvillai
25	Usilampatti	26	Vadakkuvalliyur
27	Sirkali	28	Thiruvathipuram
29	Velur (Paramathi)	30	Polur
31	Aranthangi	32	Sathur
33	Yercaud		

New Master Plans to be taken up are listed below:

S.No	Master Plan Area	S.No	Master Plan Area
1	Ariyalur	2	Perambalur
3	Vadalur	4	Sholinghur
5	Oddanchathiram	6	Gudalur
7	Tirukoilur		

Verified RealEstate™

1.4.4 Continuous Built-up Area

The Directorate of Town and Country Planning has identified areas with significant historic and heritage value which have seen continuous development since the ancient times.

These continuous built-up areas have been demarcated in the approved Rajapalayam Master Plan, consented master plans of Tiruchirappalli, Madurai, Erode, Tiruppur, Tirunelveli, Vellore, Salem and submitted master plans of Karaikudi, Nagerkoil, Coimbatore, and Pudukottai. The department is also working to define these areas for all other cities under its jurisdiction.

1.4.5 Scheme for Special Assistance to States for Capital Investment 2023-2024 - Part-III (Urban Planning Reform)

The Ministry of Housing and Urban Affairs released Supplementary Guidelines for the "Scheme for Special Assistance to States for Capital Investment 2023-24" focusing on Urban Planning Reform. The scheme includes 8 reform components, with one being the creation of

Verified RealEstate™

Urban Forestry on at least 1 acre of land, offering states an incentive of Rs.5 crore per city.

Under the reform "Integrating Essential Components in Master Plan", the 4 major components such as Transportation network/ Mobility planning, Blue and Green infrastructure developments, Economic planning and Land use planning have to be well integrated with each other in all the Master Plans for which the States will receive an incentive amount of Rs.50 Crore per city.

DTCP has prepared Master plans and created Urban Forestry for 8 cities viz., Coimbatore, Madurai, Erode, Tiruppur, Trichy, Salem, Tirunelveli and Vellore integrating all the essential components as per the guidelines and received a total incentive amount of Rs.440 Crore from the Government of India.

Verified RedEstate™

1.4.6 Expansion of Planning Area from Single Local Planning Area to Composite Local Planning Area

DTCP's goal is to increase the coverage of planning areas under Master plans by converting single local planning areas (SLPAs) to composite local planning areas (CLPAs). The process involves notifying and declaring the new planning areas for those municipalities along with their respective surrounding areas which have not been notified.

1.5 Detailed Development Plan (DDP)

Detailed Development Plan acts as a supplementary document to the Master Plan, providing an in-depth planning for areas within a town for development, redevelopment, or improvement.

The DDP provides a framework of objectives and standards for layout, land acquisition, provision of public services including transportation, water, lighting, drainage, etc. It

Verified RealEstate™

allocates land for housing, recreation, public facilities, heritage preservation and financial provisions for orderly development and project execution. The department has notified 1,703 Detailed Development Plans which are in process under various stages.

1.6 Review of the Tamil Nadu Town And Country Planning Act, 1971

The Tamil Nadu Town and Country Planning Act, 1971, replaced the former Madras Town Planning Act, 1920 and established regulations for urban and rural development in the state.

Cities in the state are experiencing rapid growth due to urbanization requiring the development of industrial estates, transportation infrastructure, improved education, healthcare and recreation facilities. A comprehensive review of the 1971 Act to align with emerging planning and developmental demands is underway. This exercise involves stakeholder consultations with

Verified RealEstate™

various government departments, academic & research institutions, real estate and construction associations. In order to gather public feedback, Focus Group Discussions were conducted in Madurai, Trichy and Coimbatore.

1.7 Amendments to Tamil Nadu Combined Development and Building Rules, 2019

The Tamil Nadu Combined Development and Building Rules (TNCDBR) have undergone several amendments since their notification in 2019. These amendments are designed to meet the evolving needs of the public. Some of the key reforms taken up recently are discussed below.

1.7.1 Access Roads for Layout Developments

The amendment to the access road width requirements for layout development now stipulates a reduction from 7 meters to 6.5 meters in Town Panchayats and from 7 meters to 6 meters in Village Panchayats. As a result, narrow width rural roads and

regularized layout roads will act as approach roads to newly developed layouts. But the width of the roads within the newly developed layout should be at least 7.2 meters.

1.7.2 Increase in Height of Non-High-Rise Buildings

The amendment addresses the height restrictions for buildings and allows for non-high-rise buildings (ground + 2 floors or stilt + 3 floors) to have a height upto 14 meters from 12 meters and upto 10 meters from 9m for the buildings in the Aquifer Recharge Area, without changing the setback requirements.

1.7.3 Exemption of Completion Certificate for Small Scale Developments

In order to extend the benefit of the exemption of completion certificate to smaller developments, economically weaker sections and the middle-class, buildings having built-up area up to 750 sq.m and the number of dwelling units to be exempted

Verified RealEstate™

from obtaining completion certificate is increased from 3 to 8 dwelling units for residential buildings.

1.8 Self-Certification Scheme

The Hon'ble Finance Minister during the budget speech for the year 2024-2025 has announced that a scheme will be introduced to facilitate economically weaker section & middle-class people for obtaining building permissions based on self-certification.

The Self-certification scheme allows public to obtain building permits instantly for residential construction in their plot of extent up to 2,500 sq.ft and built-up area up to 3,500 sq.ft and upto a height of 7 meter.

Applicants shall provide plot details, ownership documents, road width, built-up area, and building height. They then certify the documents and the software calculates necessary charges. Once the fees is paid, applicants can download building permit and drawings instantly along with QR code.

Verified RealEstate ™

The development of self-certification module and its integration in the Single Window Portal is under progress.

1.9 Hill Area Conservation Authority

The Hill Area Conservation Authority (HACA) was established in 1990 to protect the ecology and regulate development in hill areas, originally covering 43 Taluks, it was later consolidated to include 597 villages.

The existing multiple rules and regulations for hill areas are in need of review to regulate the development. Hence, the process of engaging a consultant to formulate "simplified and unified set of rules for hill areas" is underway.

1.10 Special Schemes

1.10.1 Regularisation of Unapproved Plots and Layouts

This special scheme has been implemented in 2017 to regularize unapproved plots and layouts sold through registered sale deeds on or

Verified RedEstate ™

before 20.10.2016 in plain areas. The scheme focuses on protecting the interests of the purchasers and facilitating the local bodies to provide basic infrastructure.

Similarly for regularization of unapproved plots and layouts in hill area, a separate order was issued.

The registration period for land owners has been extended multiple times. As on 30.04.2024, a total of 36,906 applications have been received and 35,312 orders have been issued.

1.10.2 Regularisation of Unauthorised Educational Institutions

The guidelines were issued by the Government for according concurrence for the buildings of the Educational Institutions functioning prior to 01.01.2011 in non-plan areas in the state. This scheme paves way for the educational institutions to regularize their buildings which in turn is mandatory to renew

their recognition from All India Council for Technical Education (AICTE), Medical Council of India and Central Board of Secondary Education (CBSE).

As on 30.04.2024, 3,689 applications were received online. A hearing committee was formed to expedite the approval process and 2,858 orders have been issued.

1.11 State Wide Single Window Portal

In order to promote transparency in the working environment and ease of applying from the applicant's perspective, online state wide Single Window Portal for building plan permission, layout approval and land use reclassification is being developed.

The Single Window Portal integrates various departments including Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Greater Chennai Corporation (GCC),

Verified RedEstate ™

Commissionerate of Municipal Administration (CMA), Directorate of Town Panchayat (DTP) and Rural Development and Panchayat Raj (RD&PR).

The single window portal includes 19 modules viz.,

1) Professional Registration and User Management
2) Change of Land use approval process
3) Layout Module
4) Building plan approval with integration of scrutiny engine
5) Scrutiny Engine Development
6) Commencement of Construction
7) Plinth level inspection process
8) Last storey inspection process
9) Completion certificate process
10) Enforcement from Plinth level, last storey, completion and at various stages
11) Enforcement Cell actions for surprise site visit
12) Software Content Management System

Verified RealEstate™

13) Dashboard and MIS Reports
14) Mobile App
15) Grievances from petitioners and Collectorates
16) Legal Cell – Court Case Management System
17) Automatic Bank Reconciliation
18) Integration with other Departments
19) Integration of NOC issuing departments.

The layout approval module was rolled out on 24th June 2022, followed by building permission and land use reclassification modules on 1st September 2022. All applications are processed through the online Single Window Portal, with 7,093 building plan and 15,608 layout approval applications being submitted online thus far. In those, 5744 building plan permissions and 13,757 layout approvals have been disposed off. Additionally, a dedicated help desk at the DTCP has also been established to

Verified RealEstate ™

assist applicants throughout the application process. It also streamlines the process of obtaining No Objection Certificate (NOC) by allowing online requests and approvals from various departments for applicants.

Integration of Departments issuing NOC:

a) Integration Completed:

1.Forest Department, 2.Electronics Corporation of Tamil Nadu Ltd (ELCOT), 3.Public Works Department (PWD), 4.Tamil Nadu Hosing Board (TNHB), 5. Chennai Metro Rail Limited (CMRL), 6. District Collector Offices, 7. Geology and Mining, 8. Small Industries Development Corporations (SIDCO), 9. Southern Railway, 10. State Highway, 11. Water Resources Department (WRD), 12. Fire and Rescue Services, 13. Airport Authority of India (AAI), 14. Archaeological Survey of India (ASI), 15. National Monument

Verified RealEstate™

Authority (NMA), 16. Agricultural Department, 17. Agricultural Engineering, 18. Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), 19. Oil and Natural Gas Corporation (ONGC).

b) Integration under progress:

1. Tamil Nadu Coastal Zone Management Authority, 2. Indian Air Force, 3. Defence Integration of different technologies such as GIS mapping and auto-request of NOC for building permission and layout approval based on location attributes is under development.

1.12 Approval of Guidance Bureau and MSME Projects

Tamil Nadu known for its automobile manufacturing, textiles, engineering and electronics industries, aims to attract more investments by offering a single-window portal

Verified PropEstate™

for fast-tracked approvals. The Directorate of Town and Country Planning has simplified processes under the Tamil Nadu Business Facilitation Act of 2018. Out of 595 applications received from various industries, 539 have been cleared from 07.05.2021 to 30.03.2024.

1.13 Computerization of Approved Layouts and Buildings

In 2023-2024, the Minister for Housing and Urban Development announced the digitisation of all records of approved layouts and buildings for future use. Rs.20,23,166 was sanctioned from the Town and Country Planning fund for the project. So far 92,422 drawings of approved layouts, buildings and their proceedings have been scanned and computerized through ELCOT.

1.14 State Infrastructure and Amenities Fund

The State Infrastructure and Amenities Fund established in 2007 under Section 63-C of

the Tamil Nadu Town and Country Planning Act, 1971 focuses on improving physical infrastructure and providing essential amenities for local bodies. The fund is administered by the State Infrastructure and Amenities Promotion Committee, which strategically allocates resources to improve living conditions in rural & urban areas and foster economic growth for residents.

An amount of Rs.5688.47 crore has been collected up to 31.01.2024 and has been sanctioned to various infrastructure and amenities projects through various implementing departments such as DMA, CMWSSB, DTP, TNUHDB, CMDA, DTCP, DRD&PR, Highways Department, CMRL, Commissionerate of Industries and Commerce, Department of Archaeology and Department of Transport.

Verified RegiEstate™

S. No.	Implementing Department / Agency	Sanctioned Amount (In Cr)
1	Directorate of Municipal Administration (DMA)	3214.62
2	Chennai Metropolitan Water Supply and Sewage Board (CMWSSB)	695.15
3	Directorate of Town Panchayat (DTP)	79.90
4	Tamil Nadu Urban Habitat Development Board (TNUHDB)	1438.71
5	Chennai Metropolitan Development Authority (CMDA)	210.57
6	Directorate of Town & Country Planning (DTCP)	42.06
7	Directorate of Rural Development and Panchayat Raj (DRD&PR)	266.69
8	Highways Department	439.22
9	Chennai Metro Rail Ltd (CMRL)	350.00
10	Commissionerate of Industries and Commerce	12.68
11	Department of Archaeology	18.00
12	Department of Transport	4.50
Total		**6772.10**

In anticipation of collection of I&A funds up to 2025-26, the State Infrastructure and Amenities Promotion Committee sanctioned an

amount of Rs. 6772.10 crore to 12 implementing departments / agencies.

1.15 Recruitment

To enable smooth functioning of the department activities and timely delivery of service to the public, expeditious action was taken to fill the following Technical Posts through Tamil Nadu Public Service Commission (TNPSC).

Sl. No.	Post	No. of Vacancies
1.	Assistant Director	03
2.	Architectural Assistant / Planning Assistant.	03
3.	Research Assistant	04
4.	Draughtsman Grade-III	15
5.	Surveyor / Assistant Draughtsman	48

1.15.1 Engagement of Urban Planners on contract basis

The Government has allocated Rs.2.88 crore from Coimbatore and Mamallapuram Local Planning Authority funds to hire 20 urban planners on contract basis for 2

years. These planners, have been deployed since January 2024 and they are tasked with various activities.

1.16 Capacity Building Training Program

Newly recruited 52 Surveyors / Assistant Draughtsman were given training at Tamil Nadu Survey Institute, Orathanadu, Thanjavur District from 12.10.2023 to 18.10.2023 in two batches.

1.17 Own Building for District Town and Country Planning Offices

In 2018 – 2019, it was announced to construct own office buildings for 15 district offices at an estimate of Rs.35.22 crore. Accordingly, Madurai, Coimbatore, Salem and Erode District office buildings were constructed. The Construction works for Dindigul and Tuticorin office buildings are under progress. Space in the respective Collectorate buildings has to be provided for Kanniyakumari, Perambalur, Dharmapuri, Thanjavur, Cuddalore, Vellore, Tiruppur, Krishnagiri and Villupuram district offices.

Verified RealEstate ™

In 2021 – 2022, it was announced that own buildings for 18 district offices at an estimate of Rs.60 crore will be constructed. Accordingly, Tenkasi District office building was constructed. Ariyalur, Nagapattinam, Pudukkottai, Virudhunagar, Tiruvannamalai office building construction works are under progress. Tirupattur, Ranipet, Chengalpet, Tiruvarur, Namakkal and The Nilgiris offices were housed in the Master Plan complex of the Collectorate. Space in respective Collectorate building has to be provided for Tiruvallur, Theni, Karur, Kallakurichi and Ramanathapuram district offices.

1.18 Planning Authority Fund

Planning Authority fund consists of scrutiny fees, development charges and 1% general fund contributions from the concerned local bodies and other receipts. The fund is being administered by the concerned Local Planning Authorities and New Town Development

Authorities. An amount of Rs. 537.37 crore has been collected from various receipts.

1.19 Non-Tax Receipts

Infrastructure and amenities charges, centage charges, premium floor space index charges, regularization charges, open space reservation charges and charges on conversion of land use are the non-tax charges levied for development on land and buildings.

An amount of Rs.941.68 crore has been collected during the financial year 2023 - 2024.

1.20 Enforcement Cell

The Directorate of Town and Country Planning (DTCP) has established an Enforcement Cell to address the issue of unauthorized and deviated constructions. The cell is responsible for taking action on complaints, advising district officers on appropriate measures, conducting inspections, and maintaining data on unauthorized buildings.

Verified RealEstate™

2. Tamil Nadu Housing Board

The Tamil Nadu Housing Board (TNHB) was initially established as the City Improvement Trust (CIT) in 1947 to fulfil the housing needs of the people in Chennai city. Later, TNHB was established in its present form under the Tamil Nadu Housing Board Act, 1961. The objective of TNHB is to provide "housing for all" at an affordable price.

TNHB is a pioneering institution which provides dwelling units to all categories of the public with well developed infrastructure facilities at an affordable cost. TNHB has created many new neighbourhood schemes and townships throughout Tamil Nadu over the years thus playing a significant role in urbanisation of Tamil Nadu.

TNHB is now focusing on affordable housing to cater to the needs of the Economically Weaker Section and Lower Income

Verified RealEstate

Group categories. Accordingly, TNHB offers efficiently designed flats with 2 bedrooms under Lower Income Group Category with a carpet area of 600 sq.ft., in urban areas and 900 sq.ft., in rural areas. Single bedroom flats with multipurpose hall having a carpet area of 400 sq.ft., are offered for EWS category. TNHB ensures cost effective & quality construction adopting modern technologies including pre-fab, mivan and monolithic concrete.

2.1 Achievements

Since its inception, Tamil Nadu Housing Board has developed 4,46,660 housing units including plots, houses and flats throughout Tamil Nadu with basic infrastructure facilities. Out of these, 1,33,964 units were developed for Economically Weaker Section (EWS) and 1,03,960 units for Low Income Group (LIG), 84,859 units for Middle Income Group (MIG) and 60,679 units for Higher Income Group (HIG) categories.

Verified RedEstate™

2.2 Organisational Setup

Tamil Nadu Housing Board (TNHB) is governed by a Chairman and members.

2.3 Major Schemes

2.3.1 Housing Schemes

TNHB has been implementing Area Development Schemes and Housing Schemes in Tamil Nadu. The details of the scheme are discussed below.

2.3.2 Area Development Scheme

In area development schemes, layouts are formed with provision of basic amenities such as roads, street lights, water and sewerage lines, OHT etc in the lands owned by TNHB. These residential / commercial plots with amenities are sold to the public through a lot system or auctioned. On completion of the project, the basic amenities are handed over to the concerned local bodies for maintenance.

During 2023-24, the area development scheme at Thathaneri in Madurai, Attur at Salem

Verified RealEstate ™

and Hosur consisting of 203 units developed at a cost of Rs. 4.86 crore has been completed and action has been initiated to hand over the service amenities to the local bodies. The plots will be brought to sale during this financial year.

Further, 4 area development schemes in 3 districts consisting of 779 units developed at a total cost of Rs.19.02 crore will be completed during the financial year of 2024-25.

S. No.	Location	No of Units	Cost (Rs. in Cr)
	Chennai District		
1	Ambattur, Chennai	152	4.54
2	Sholinganallur,Chennai	117	3.75
	Tiruvallur District		
3	Avadi, Tiruvallur	45	1.00
	Vellore District		
4	Gudiyatham, Vellore	465	9.73
	Total	779	19.02

Verified RealEstate™

2.3.3 Self Finance Scheme

TNHB has been implementing many projects through the Self Finance scheme. In this scheme, the cost of flats is collected from the allotees in advance at various stages of construction and the entire cost is realized from allottees before completion of the project. Currently TNHB is executing 8 SFS projects at a total cost of Rs.886.00 crore as detailed below.

S. No	Type of flats and location	No of Units	Cost (Rs. in Crore)
LIG, MIG and HIG flats			
1	Sholinganallur	1000	218.05
LIG and MIG flats			
2	Rajakulipet, Chengalpet	116	25.43
MIG flats			
3	Ayanavaram	203	93.54
4	Dr. Ramasamy Salai	120	43.75
HIG flats			
5	Nerkundram	570	323.60
6	Shenoy Nagar	240	98.80
7	Padikuppam	80	60.16

Verified RealEstate™

S. No	Type of flats and location	No of Units	Cost (Rs. in Crore)
8	Varaganeri, Trichy	56	22.67
	Total	2385	886.00

Six of the above housing schemes will be completed in 2025 except Padikuppam and Ayanavaram, which will be completed in 2026.

2.3.4 Composite Development Scheme

Under this scheme, construction of both residential and commercial complexes are taken up. There are 4 schemes under implementation at a cost of Rs.624.18 crore. The details are as follows:

S. No.	Location	No. of Units	Cost (Rs. in crore)
1	Arumbakkam	305	392.84
2	Ashok Pillar, KK Nagar	217	180.32
3	Besant Nagar	33	29.86
4	EVN Road, Erode	37	21.16
	Total	592	624.18

Verified RealEstate

It is planned to complete the composite development schemes at Arumbakkam, Besant Nagar and Erode within this financial year of 2024-25.

2.3.5 Commercial Development Scheme

Under this scheme, 8 projects are under implementation at a cost of Rs.421.31 crore. The details are as follows:-

S. No.	Location	Cost (Rs. in crore)
1	Commercial cum office complex, Peter's Colony	236.76
2	Commercial complex, CIT Nagar pocket-VII	44.85
3	Commercial complex, CIT Nagar pocket-VI	41.02
4	Commercial cum office complex, Chinthamani, Anna Nagar	18.17
5	Commercial cum office complex, Nerkundram	15.60
6	Commercial complex at Thoppur, Madurai	33.53
7	Commercial complex at Hosur	19.29
8	Service apartment at Sathuvachari, Vellore	12.09
	Total	421.31

Veritas RealEstate ™

It is planned to complete 6 commercial schemes out of the above, within the financial year 2024-25. Hosur and Vellore are slated to be completed in 2026.

2.3.6 Tamil Nadu Government Rental Housing Scheme

To meet the housing needs of Government employees, TNHB has constructed rental quarters. TNGRHS flats are being maintained by utilizing Government funds. Presently, 464 flats in Tiruchirapalli district are under construction at a cost of Rs.92 crores.

2.4 Redevelopment of Tamil Nadu Government Rental Quarters

Government Rental Quarters in 60 places have been identified for reconstruction. Out of these, 43 are situated on Government lands and 17 are on Board owned lands. Construction of 83 flats at Pallavan Nagar, Kancheepuram and 20 flats at Anbu nagar, Tirunelveli will be taken up during the financial year 2024-25 on the land

Verified RealEstate™

owned by the Board. Further, old residential buildings in 15 sites owned by TNHB will be taken up for redevelopment in a phased manner.

2.5 Rehabilitation Scheme

To rehabilitate the urban poor, construction of 1800 slum tenements at Periyanaickenpalayam, Coimbatore has been completed, beneficiaries identified and allotment orders issued for 1000 units. For the remaining 800 beneficiaries, action is being taken to issue allotment orders.

The construction of 6877 tenements at Ernavur in Chennai district at a total cost of Rs.1168.16 crore is nearing completion and beneficiaries have been identified and the tenements will be handed over to allottees.

2.6 Tamil Nadu Apartment Ownership Act 2022

The Government have now enacted the Apartment Ownership Act, 2022. This Act came in to force on 06.03.2024. It envisages two aspects.

Verified RedEstate ™

(i) The formation of residents' welfare association for buildings with more than four apartments and the maintenance and upkeep of that Association.

(ii) Redevelopment of the existing buildings either on the agreement of 2/3rd of the existing owners or if the building is certified to be under dilapidated condition.

2.7 Redevelopment of Old TNHB Colonies

If a request is received from the allottees or resident welfare associations in the old TNHB colonies which have already been sold, then TNHB would assist in re-development of the dilapidated buildings and complexes.

2.8 Alienation of Government Land

Tamil Nadu Housing Board has been implementing housing schemes for the general public. The lands required for the schemes are acquired from the public and government lands are also alienated. Tamil Nadu Housing Board has been getting alienation order from the

Verified RedEstate ™

government and carrying out changes in the revenue records in the name of TNHB for facilitating issue of patta for its allottees. Government orders were issued alienating 1553.93 acres of government land to TNHB against payment of Rs.76.13 crore. Patta has been obtained in the name of TNHB for 1522.39 acres of land. Action is being taken to get patta for the remaining 31.54 acres of land.

2.9 Mudhalvarin Munnaeduppu Thittam

The Minister for Housing and Urban Development Department launched a new scheme on 03.06.2023. Accordingly, petition boxes placed at head office of TNHB and 15 division offices in the State, enabling the public to drop petitions seeking no objection certificate, re-conveyance of lands and other such land acquisition matters or any other matters pertaining to TNHB.

A total of 5460 petitions were received from the public for the period ended 31.08.2023.

Out of 5460 petitions, 4575 petitions are related to land acquisition subject and 885 petitions are pertained to other subjects. Out of the 885 petitions, 288 petitions which are in consonance with rules and regulations of TNHB, have been accepted and orders passed. A committee was constituted in October 2023 for disposing the 4575 land related petitions. The committee is examining land acquisition details / records for the above 4575 petitions and submit recommendations to the Board and the Government to solve the settlement of long standing issues.

2.10 Sale Deeds

Special camps have been organized in the division offices for the issuance of sale deeds. A total of 15,890 sale deeds have been issued to the allottees from May 2021 to March 2024, providing much needed relief to the allottees. Special camps are being continued for issue of sale deed for the benefit of the allotees.

Verified RealEstate™

2.11 Sale of Housing Units

TNHB has a stock of 7482 plots and 4026 housing units totaling to 11,508 units which are ready for sale. This stock will be marketed aggressively. Measures such as rationalized interest structure, IT intervention etc., have been introduced to shore up sales.

2.12 IT Services

An integrated end-to-end IT solution to monitor the progress of projects, management of assets, digitization of land records, property management, payroll management, NOC automation platform, ensuring transparency in tender and auction of stocks, sales and marketing, online allotment of rental apartments, management of accounts and finance, pension and personnel management is being developed and will be put into use in this financial year.

Verified RealEstate™

2.13 Revenue Collection

The sources of revenue of TNHB are rent from the residential and commercial buildings, sale of residential units-plots, flats and houses, etc. The details of revenue collection in the past five years are as follows:

S. No.	Financial Year	Revenue collected (Rs. in crore)
1	2018-2019	643.48
2	2019-2020	309.55
3	2020-2021	1237.36
4	2021-2022	1269.85
5	2022-2023	1362.13

Tamil Nadu Housing Board earned a total revenue of Rs.814.89 crore for Financial Year 2023-24 through sale proceeds of residential and commercial units, monthly installments, rental collections etc.,

Anticipated revenue collection for the Financial Year 2024-25 has been pegged at

Verified RealEstate™

Rs.1650 crore. This target will be achieved by deploying various measures indicated below:-

i. TNHB's official website has been completely revamped. The details of plots, flats and houses ready for occupation are hosted in the website.
ii. The official social media handles have also been activated to provide all relevant information for the benefit of the general public.
iii. Hosting of special events and participation in Home Exhibitions/Melas.
iv. Formation of Special Teams with specific targets for revenue collection.
v. Exclusive development of software application for sales and service.
vi. Initiation of e-tendering process for letting out Commercial Projects on rent/lease. On pilot basis, 54 commercial sites are brought for auction.

It is expected that these measures will go a long way in achieving the ambitious revenue targets set by the Board.

Verified RealEstate

3. CO-OPERATIVE HOUSING SOCIETIES

Co-operative housing societies are member driven, autonomous, self help organizations managed by the members of the society and working as non profitable organizations to fulfill the goal of "providing a house for each and every family". Cooperative housing societies have played an important role in fulfilling the housing needs of the people in Tamil Nadu, since 1912. Chennai Metropolitan Cooperative Housing Society is the first society in the sector.

The Cooperative housing sector is functioning as a two tier structure, with the apex and the primary cooperative housing societies. More than 8 different types of societies have been formed and are functioning in the State of Tamil Nadu.

Verified RedEstate™

3.1 Tamil Nadu Cooperative Housing Federation

The Tamil Nadu Cooperative Housing Federation was formed in the year 1959 as an apex society for the primaries. As of now, 1,173 co-operative housing societies are registered in the state. Out of these, 728 are functioning and 445 are dormant and under liquidation. 159 of the functioning societies are Taluk Cooperative Societies and the remaining 569 are Urban Cooperative Housing Societies.

Tamil Nadu Cooperative Housing Federation has 661 affiliated societies of which 503 are Urban and 158 are Taluk Housing Societies.

3.2 Main Objective of the Tamil Nadu Cooperative Housing Federation

1. Providing finance to the affiliated Co-operative Housing Societies in the State to form housing lay-outs.

Verified RealEstate

2. Providing all type of Housing Loans and Jewel Loans to its own individual members directly.

3.3 Main Objectives of Cooperative Housing Societies

1. To develop house sites and form lay-outs for distribution amongst the members.
2. To allot house sites / houses to members.
3. To advance loans for construction of new houses, extension of house and house mortgage loans to its members.
4. To construct buildings of common utility like marriage halls, community halls etc, and to maintain them.
5. To establish and maintain social, recreational, educational, public health and medical facilities for the welfare of the members and their families.

3.4 Financial resources of TNCHF

The TNCHF is financed through loans from the Government, Life Insurance Corporation of

India (LIC), Housing and Urban Development Corporation, National Housing Bank, Housing Development Finance Corporation, Commercial and Cooperative Banks with or without Government guarantee and deposit mobilization from members.

3.5 Activities of the Department

3.5.1 Deposit Mobilization

The Tamil Nadu Cooperative Housing Federation mobilizes fixed deposits from its members. It provides various types of housing loans and jewel loans to its members.

(Rs. in Crore)

Organisation	Deposits mobilized during the year (01.04.2023 to 31.03.2024)		Deposits Outstanding (as on 31.03.2024)	
	Members	Amount	Members	Amount
Federation	509	123.13	1578	278.64
Primary Cooperative Housing Societies	46,824	808.35	96,598	1,496.58
Total	47,333	931.48	98,176	1,775.22

Verified RedEstate™

3.5.2 Loans Disbursed and Outstanding

Loan Details	No. of Members	Loan disbursed during the year (01.04.2023 to 31.03.2024)	No. of Members	Loan Outstanding (as on 31.03.2024)
Jewel loan	48811	320.24	34636	206.79
Construction Loan	147	10.35	24099	383.85
Mortgage Loan	3433	331.16	65529	1421.29
Other Loan	1438	173.91	8492	1179.60
TOTAL	**53829**	**835.66**	**132756**	**3191.53**

Verified RedEstate ™

3.5.3 One time settlement scheme

Under this scheme from 01.04.2021 to 02.09.2023, a sum of Rs.156.41 crore was collected and a sum of Rs.192.73 crore, being the overdue interest for unpaid instalment and penal interest, was waived. 7,164 original documents were returned to the members. This scheme was in force till 03.09.2023.

3.5.4 Release of Documents

TNCHF is taking steps to release 5,113 documents to the members who have repaid their loans fully to their respective primary societies during the period from 01.06.2019 to 31.03.2023 wherein the society failed to repay the same to the Federation due to various reasons.

3.5.5 Health Insurance Scheme

Health Insurance Scheme for the employees of the Cooperative Housing societies is being implemented by the Federation. Around 1500 employees and 2500 of their family members are covered under the scheme. Under this scheme an

Verified © RedlEstate™

amount of Rs.36.68 lakhs has been disbursed to 62 employees from November 2021 to March 2024.

3.5.6 Lending for layout schemes by the Federation

The Federation has taken an initiative to fund the layout schemes implemented by the societies on joint venture basis. The loan is sanctioned based on the land value registered with the society. During the financial year 2023-24, a sum of Rs.63.82 crore has been sanctioned to implement three layout schemes.

3.5.7 Samathuvapuram Scheme

To promote social justice and to spread the message of social equality, the Government of Tamil Nadu in 1997-98 launched a scheme called "Samathuvapuram housing scheme". In addition to the subsidy of Rs.35,000 per house sanctioned for construction of houses by the Government of Tamil Nadu under the scheme, the Federation has sanctioned a loan to the tune of Rs.7.73 crore to

Verified RealEstate™

the members for construction of 8,257 houses as per their requirements.

3.6 Highlights of the department:

3.6.1 Thiyagi Tirupur Kumaran Women's College

Hon'ble Former Chief Minister of Tamil Nadu Dr.M.Karunanidhi, inaugurated the College of Arts and Science for women which was founded by Tirupur Cooperative Housing Society, in the year 1996 in the name of "Thiyagi Tirupur Kumaran" and it is functioning effectively. It is the only co-operative women's college in the country. The institute has received ISO 9001:2008 certification from the University Grants Commission (UGC).

The college is affiliated to Bharathiar University and provides high standards of education at an affordable fee structure. At present, 2400 students are studying in this college.

Since inception, 11,738 students have completed undergraduate courses, 2,228 students have completed post-graduate courses, 283

students completed M.Phil. and 56 have obtained Doctorates. 135 students have been awarded gold medal at university level.

3.6.2 School

The Secretariat Colony Matriculation School which is run by Madras Secretariat Co-operative Housing Society, was setup in 1966 at Kilpauk, Chennai. The School provides educational services at affordable fees. In the academic year 2023-24 school achieved a 100% pass percentage in Class 10^{th} and 12^{th} Board examinations.

3.6.3 Common Service Centers

During 2023-24, a rental income of Rs.485.32 lakh has been generated from 920 properties of primary co-operative housing societies including 752 shops, 72 office buildings, 28 apartments, 19 community halls / marriage halls, 13 school plots.

3.6.4 Medical Shops

6 Medical shops are being run by 4 cooperative housing societies in Salem and

Madurai Regions and medicines worth Rs.670.00 lakh have been sold through these cooperative housing medical shops during 2023-24. Through this, a net income of Rs.42.82 lakh has been generated.

3.6.5 Cement

176.8 metric tonnes of government cement was sold through 3 cooperative Housing societies of Salem Region and a net income of Rs.10.84 lakh has been earned in the financial year 2023-24.

3.6.6 E-Seva Centers

58 E-Service centers in 9 zones were inaugurated on 23.08.2023 by Minister of Housing and Urban Development and are functioning and they have earned a revenue of Rs.217.61 lakh.

3.6.7 Layout Schemes:

During 2023-2024, 8 layout schemes were implemented by the 4 primary cooperative housing societies. 3,707 members have benefitted from this.

Verified by RealEstate™

3.7 New Initiatives Taken by the Department

3.7.1 Computerisation

Efforts are being made to consolidate and computerize the accounts of the co-operative housing federation and primary co-operative housing societies, with the following objectives.

- To carry out administration and business of the societies more effectively and quickly, with minimum number of employees.

- To expedite the pending audit of primary societies.

A committee has been formed to speed up the preparation of software and its implementation in all the co-operative housing societies.

3.7.2 Business Diversification

In addition to the primary objective of cooperative housing societies such as land planning and lending, steps are being taken for the sustainable development of cooperative

Verified RealEstate™

housing societies, so as to fulfill the various needs of the members in the areas where the societies are located. Business diversification is being done to revive the non-functioning housing societies, to improve the financial position of the societies and to revitalize the housing societies.

Along with mortgage loans, construction loans and jewel loans which are currently disbursed in primary co-operative housing societies, proactive measures are being taken to carry out new business activities, such as running of petrol bunks, commercial complexes, marriage halls, community halls, e-sevai centres, Aavin parlours, sale of construction materials, sale of cement, increasing the number of jewel loan issuing societies, setting up more numbers of pharmacies etc.,

3.7.3 Deputation

Action is being taken to identify the societies which have more business activities, but functioning with fewer employees and also

societies which have more employees than the requirement. In the interests of serving the members more effectively and efficiently and for the welfare of societies, steps are being taken to transfer the employees from non viable societies to viable societies on deputation basis or on the basis of permanent absorption. This will give a push to the implementation of new business projects in the societies.

3.7.4 Others

The following committees are being formed to bring the weak societies onto the path of revival & development through new business and non-commercial activities.

- Deposit Guarantee Fund Committee
- Technical Development Fund Committee
- Primary Cooperative Housing Development Fund Committee
- Committee to Monitor Retirement of Employees of Societies.

Verified RealEstate™

3.7.5 Conversion of Outstanding Loan to Medium Term Loan

In the accounts of the primary cooperative housing societies and that of the Tamil Nadu Cooperative Housing Federation, imbalance is seen due to poor collection by primary cooperative housing societies from its members, diversion of funds of the societies to meet out establishment expenses and contingencies and improper accounting, etc. To overcome these shotcomings, steps are being taken to reconcile the accounts of the societies with the accounts of Tamil Nadu Cooperative Housing Federation and by converting all loans due from the societies to the Federation, into medium-term loans.

Verified © RealEstate

4. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

4.1 Real Estate (Regulation & Development) Act was enacted in the year 2016 with the object of regulation and promotion of real estate sector in an efficient and transparent manner and to protect the interests of home buyers. To implement this Act in Tamil Nadu, the Government of Tamil Nadu have notified the Tamil Nadu Real Estate (Regulation & Development) Rules in 2017. The Tamil Nadu Real Estate Regulatory Authority (TNRERA) has been established with the posts of a Chairperson and four members.

4.2 The main functions of the Authority is to register real estate projects, real estate agents and adjudication of complaints. Real estate projects which involve sale, where the area of land proposed to be developed exceeds 500 sq.m and the number of apartments to be developed

Verified RedEstate™

exceeds 8 inclusive of all phases require registration with TNRERA.

4.3 To hear the appeals on the decisions/orders of the Authority and the Adjudicating Officer of RERA, an appellate tribunal called Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has also been established with a retired Judge from High Court as Chairperson along with two members.

4.4 As on 31.05.2024, 23188 Real Estate Projects have been registered with TNRERA. 3109 real estate agents have been granted registration.

4.5 As on 31.05.2024, 4103 complaints have been admitted against promoters for delays in handing over of flats, non-refund of the amount paid by the allottees and compensation thereon. Final orders have been passed on 3,130 complaints and the remaining 973 complaints are being heard.

4.6 Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has admitted 487 appeals, out of which 474 appeals have been disposed off.

Verified RealEstate™

5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

5.1 House Building Advance is being sanctioned by the Government for the State Government Servants and All India Service Officers under the State Rules To Regulate the Grant of Advances to Government Servants.

5.2 An Amount of Rs.75.00 lakh for All India Service Officers and Rs.50.00 lakh for state government employees is granted as House Building Advance according to their pay eligibility and is granted to officers who have completed 4 years of service and upon completion of probation. 50% of the amount is sanctioned for purchase of a plot and the remaining is sanctioned for construction. For enlargement / improvement of existing house, 50% of the overall ceiling amount is sanctioned.

5.3 The Government have now allowed an Additional House Building Advance of

Verified RealEstate

Rs.20.00 lakhs to All India Service Officers and Rs.10.00 lakhs to the Government servants for purchase of flats constructed by TNHB under "Own Your Housing Scheme" at Nerkundram, Chennai.

5.4 The government have now allowed existing employees who have already taken home loans from banks/ other financial institutions to migrate to House Building Advance subject to fulfillment of certain conditions.

5.5 The House Building Advance is repayable in a maximum of 180 instalments, in which the principal is recovered first and then the interest is recovered in 60 instalments. The interest on the advance is calculated on monthly diminishing balance in slab rates.

5.6 Subscription of 1% of the monthly instalment amount payable by all the Government Employees availing House Building Advance is maintained in a separate Account under the scheme called "Tamil Nadu Government

Employees House Building Advance Special Family Benefit Fund Scheme" to help the families of Government Employees, who die while in service. The outstanding principal and interest are waived from this fund when a Government employee dies while in service.

5.7 An amount of Rs.240.00 crore has been allocated in the Budget Estimates for the year 2024-2025 for sanctioning House Building Advance. Separate allocations have been made in the respective Demands for Grant to the employees of the Secretariat and All India Service Officers.

Verified RedEstate™

6. Chennai Unified Metropolitan Transport Authority (CUMTA)

Chennai Unified Metropolitan Transport Authority (CUMTA) is a statutory body established under Chennai Unified Metropolitan Transport Authority (CUMTA) Act 2010 with an objective to facilitate proper coordination and streamlining activities among all agencies involved in Urban Mobility in Chennai Metropolitan Area (CMA) for optimal utilisation of infrastructure facilities and resources.

Through the 1st Amendment to the Chennai Unified Metropolitan Transport Authority Act on 2020 [TN Act No.23 of 2020 i.e. Chennai Unified Metropolitan Transport Authority (Amendment) Act 2020], the Hon'ble Chief Minister of Tamil Nadu has been appointed as the Chairman of the Authority.

Chennai Unified Metropolitan Transport Authority's 1st Authority Meeting was held under

the Chairmanship of the Hon'ble Chief Minister of Tamil Nadu on 17.11.2022 and many major decisions were taken and are under implementation.

6.1 Vision of CUMTA

CUMTA has adopted the vision of 'Moving people seamlessly through a Safe, Integrated, Sustainable and Resilient Transport Eco-system.'

6.2 Organisational Set-up

CUMTA has a three tier governing mechanism chaired by **the Hon'ble Chief Minister of Tamil Nadu** at the top and an Executive Committee with the Chief Secretary to the Government as the Chairperson in the second tier and CUMTA Secretariat administered by the Member Secretary of CUMTA in the third tier.

All the sub committees formed by Government will function under the Executive Committee.

Verified RegiEstate™

6.3 Posts and Recruitment

The Government through various government orders have created 26 posts exclusively for CUMTA and out of these, 23 posts have been filled and actions have been initiated to fill up the remaining three posts.

The Government also accorded sanction for further continuation of 8 posts of the Metro Rail Unit of Chennai Metropolitan Development Authority (CMDA) under CUMTA for a further period of 3 years i.e. 01.07.2021 to 30.06.2024 or till the necessity ceases whichever is earlier.

6.4 Budget Estimate

S. No.	Financial Year	Budget Estimate Allotted (Rs. in crore)
1	2023 - 24	7.28
2	2024 - 25	7.28

6.5 Sub-Committees

For facilitating better coordination and optimal utilisation of resources, Government

Verified RedEstate™

constituted four subcommittees under CUMTA. All the four sub-committees have been successfully activated.

6.5.1 Road Safety & Non-Motorised Transport Sub-committee

The Road Safety & Non-Motorised Transport Sub-committee is chaired by the Transport Commissioner. Two meetings were convened and key decisions such as insisting on helmet compliance for pillion riders and entrusting traffic police with the responsibility of road markings have been taken. A working group was formed under the sub-committee. Two meetings have been convened and the working group finalised the Standard Operating Procedure for road accident data collection and standardised classification of vehicles.

6.5.2 Multimodal Integration Sub-committee

The Multi-modal Integration (MMI) Sub-committee is chaired by the Member-Secretary, CMDA. Three meetings have been

convened so far and important matters such as Kalaingar Centenary Bus Terminus (KCBT) skywalk & Halt station proposal, Guindy railway station MMI and Washermanpet MMI were taken up.

6.5.3 Urban Mobility Resilience Sub-committee

The Urban Mobility Resilience Sub-committee is chaired by the Commissioner, Greater Chennai Corporation (GCC). One meeting was convened and strategic decisions such as constituting 3 working groups to discuss strategies for storm water management, road structure and traffic planning were finalised. CUMTA has drafted the standard operating procedures for each of the working groups.

6.5.4 Digital Chennai Sub-committee

Digital Chennai Sub-committee is chaired by the Chief Executive Officer, Tamil Nadu E-Governance Agency. Two meetings were convened and several key decisions were taken including Digital Chennai Project.

Verified PropEstate™

6.6 Initiatives Taken to improve Mobility in Chennai Metropolitan Area

6.6.1 Comprehensive Mobility Plan (CMP)

Comprehensive Mobility Plan (CMP) is a policy document for mobility related initiatives in Chennai Metropolitan Area (CMA). The Government has expanded the Chennai Metropolitan Area from 1189 sq.km to 5904 sq.km in 2022. Keeping this in mind, CUMTA has initiated the process of updating the Comprehensive Mobility Plan for the expanded CMA. As part of the CMP, 17 types of surveys were conducted to understand the present traffic and transportation scenario in CMA. With all these inputs, a Comprehensive Mobility Plan is being prepared for the next 25 years.

6.6.2 City Logistic Plan (CLP)

City Logistic Plan is a policy document for the efficient movement of micro and macro logistics or goods in Chennai Metropolitan Area (CMA). Chennai Unified Metropolitan Transport Authority has started preparing the City Logistic

Verified PdfEstate

Plan with an objective to improve freight mobility in the Chennai Metropolitan Area aligning with the freight action plans suggested for the cities in the 'Tamil Nadu Logistics Policy and Integrated Logistics Plan'. This will act as a key enabler for the development and growth of the economy in this region.

6.6.3 Integrated QR Based Ticketing cum Journey Planner

Integrated Ticketing cum Journey Planner encompasses Metropolitan Transportation Corporation (MTC) buses, Chennai Metro Rail System (CMRL) and Southern Railway sub urban Rail system. This will allow real time Public Transport information dissemination to the commuters and also allows seamless transfer across modes through a single mobile based QR ticket. The system is envisioned to evolve as a Mobility as a Service (MaaS) platform in the near future.

Verified RealEstate™

6.7 Multimodal Integration

6.7.1 Multimodal Integration at Kalaingar Centenary Mofusil Bus Terminus:

(i) Kalaingar Centenary Mofussil Bus Terminus (KCBT) at Kilambakkam is the new bus terminus inaugurated by Hon'ble Chief Minister of Tamil Nadu on 30.12.2023. CUMTA after reviewing the project has recommended to Southern Railways for a Railway Halt Station at Kilambakkam for facilitating additional connectivity options to the commuters. The same was approved by Southern Railways on 20.06.2023 and construction commenced on 02.02.2024.

(ii) CUMTA has undertaken necessary feasibility cum Detailed Project Report studies to connect the Railway Halt Station, Metropolitan Transport Corporation (MTC) terminus and Kalaingar Centenary Mofussil Bus Terminus (KCBT)

Verified RedEstate™

through a foot over bridge. The construction of the Foot over bridge has been taken up by Chenai Metropolitan Development Authority (CMDA) and the work commenced in March 2024.

6.7.2 Multimodal Integration at Guindy and Washermanpet (MMI)

(i) Chennai Unified Metropolitan Transport Authority (CUMTA) has reviewed the MMI plans of Greater Chennai Corporation for **Guindy and Washermanpet** for the development of commuter friendly infrastructure.

(ii) CUMTA as a part of Multimodal Integration Subcommittee along with CMDA has convened a Transit Exposure Walk on 07.09.2023. During the visit it was decided to develop a Multimodal Hub at Guindy.

Verified RedEstate™

6.8 Technical Advice

6.8.1 Multimodal Integration in Chennai Metro's Phase – II Stations to Chennai Metro Rail Limited (CMRL)

Feasibility of developing Multi-Modal Integration (MMI) at Chennai Metro Rail Limited (CMRL) Phase-II Metro stations are being studied by CUMTA and recommendations & suggestions are being furnished to CMRL. CUMTA is also facilitating coordination with Southern Railways for planning and implementation of MMI with Railway Interface.

6.9 Public Transport Improvement

6.9.1 Induction of Air-Conditioned(AC) Coaches in Electric Motor Unittrains (EMU) in Chennai Suburban Rail System

CUMTA has requested Southern Railways to induct AC coaches in suburban (EMU) trains, especially in South BG section (Beach-Tambaram-Chengalpattu) where more IT companies/educational institutions are located. In

this regard, the Railway Board has allotted two rakes of AC EMU train (12 Cars) for Southern Railways.

6.9.2 Mass Rapid Transit System Station Improvement (MRTS)

Mass Rapid Transit System (MRTS) is an elevated suburban rail system operating in Chennai city. The project was jointly implemented by Union Government (Government of India) and Government of Tamil Nadu (GoTN). CUMTA has studied the feasibility of maximising non-fare box revenue and to explore the potential for new/vertical development above the Mass Rapid Transit System (MRTS) stations in Chennai.

6.9.3 Bus and Intermediate Para Transport Improvement Plan

Chennai Unified Metropolitan Transport Authority (CUMTA) has proposed to study the Bus Route Optimisation and Intermediate Public Transport (IPT) as feeder services to Public Transport system duly understanding the

Verified RealEstate™

increasing demand, expansion plan of metro, route network and its service schedules.

6.10 Parking Policy, Strategy and Action Plan

CUMTA is taking progressive steps towards managing parking in the city, in response to the rapid increase in vehicle ownership and the need for more efficient management of street space to meet the city's growing mobility needs. CUMTA has drafted a Parking Policy for Chennai Metropolitan Area (CMA) with an aim to ensure effective parking management, optimal use of urban space and smooth traffic movement. The key objective of parking policy are:

(i) Promote a parking paradigm shift from free parking to paid parking

(ii) Promote parking as a tool for Travel Demand Management

(iii) Adopt technology in parking management and enforcement

For the successful implementation of parking management in CMA, one of the key

institutional reforms proposed by CUMTA is that all the on/off street public parking shall be planned, regulated and managed by a single authority for the Chennai Metropolitan Area. In this regard CUMTA has proposed to set up Parking Management Unit under CUMTA to prepare parking management and implementation plans, recommend parking pricing, implement and enforcement of parking strategies in CMA.

6.11 Twinning & Training:

(i) CUMTA has initiated discussions with Transport for London (TfL) and Land Transport Authority of Singapore (LTA) for possible domains of engagement in sharing knowledge and experience in Urban Mobility.

(ii) Three-day workshop was conducted on 23, 24 and 25th of November, 2022 by Transport for London (TfL) team who visited Chennai as a result of CUMTA's continuous engagement with them.

(iii) CUMTA team of 5 officers including Member Secretary, CUMTA visited London and attended four-day workshop on 8th, 9th, 10th and 11th of August, 2023.

(iv) Discussions have also been initiated with IIT Madras, IISc Bangalore, School of Planning and Architecture Delhi (SPA) and Centre for Environment Planning and Technology Ahmedabad (CEPT) for collaboration.

As mentioned above, several initiatives have been taken by Government and CUMTA, to improve urban mobility in the Chennai Metropolitan Area to ultimately make Chennai the most liveable city in India.

Verified@RedEstate™

Conclusion

In line with the Hon'ble Chief Minister's objective of "everything for everyone", the Housing and Urban Development Department is unstinted in its efforts to provide housing for all segments of society. The department's goal is also to undertake urban planning in a manner that equips our cities with basic amenities, and make them safe, sustainable and thriving urban centres. All these initiatives will go a long way in improving the standards of living of the public at large.

S. MUTHUSAMY
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

Verified RedEstate™



Chennai Unified Metropolitan Transport Authority's (CUMTA) first Authority meeting was held under the Chairmanship of Hon'ble Chief Minister of Tamil Nadu.







Hon'ble Minister of Youth Welfare and Sports Development and Hon'ble Minister of Housing and Urban Development Department released the pamplets and inaugurated data collection process for preparing the Comprehensive Mobility Plan (CMP) for Chennai Metropolitan Area.



Hon'ble Minister of Youth Welfare and Sports Development and Hon'ble Minister of Housing and Urban Development Department inaugurated data collection process for preparing the Comprehensive Mobility Plan (CMP) for Chennai Metropolitan Area and distributed pamplets to the Public.









The Hon'ble Chief Minister of Tamil Nadu Tr. M. K. Stalin inaugurated the 1520 tenements constructed by Tamil Nadu Urban Habitat Development Board at a cost of Rs.172.72 crore and ownership flats, Tamil Nadu Government Rental Housing Scheme flats constructed by Tamil Nadu Housing Board at a cost of Rs.108.62 crore through video conference on 08.03.2024, at Secretariat. Tr. T. M. Anbarasan, the Hon'ble Minister for Micro, Small and Medium Enterprises Department, Tmt. Kakarla Usha, I.A.S., Principal Secretary to Government, Housing and Urban Development Department, Tr. Poochi S. Murugan, Chairman of Tamil Nadu Housing Board, Tr. E. Saravanavelraj I.A.S., Managing Director of Tamil Nadu Housing Board, Tmt. M. Vijayalakshmi., I.A.S., Additional Secretary to Government Housing and Urban Development Department, Dr. S. Prabakar., I.A.S., Managing Director of Tamil Nadu Urban Habitat Development Board, Dr. K. Vijaya Karthikeyan I.A.S., Joint Managing Director also participated in the event.


மதுரை மாவட்டம் தல்லாகுளத்தில்
224 சி பிரிவு அரசு அலுவலர்
வாடகை குடியிருப்பு திட்டங்கள்


சென்னை ஜாபர்கான்பேட்டையில்
120 மத்திய வருவாய் பிரிவு
அடுக்குமாடி குடியிருப்புகள்



Honourable Minister for Youth Welfare and Sports Development released the Draft Master Plan of Coimbatore 2041 and inaugurated the website for receiving Objections and Suggestions from the Public.

Verified RealEstate ™