ABSTRACT

Directorate of Town and Country Planning – State Infrastructure and Amenities Fund – Housing for All – Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban) reduction of beneficiaries contribution – Financial implication met out from Infrastructure and Amenities Fund - Additional grant of Rs.72.66 crore – Financial sanction accorded – Orders – Issued.

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

G.O.(4D)No.65 Dated:23.09.2025

விசுவாவசு வருடம், புரட்டாசி-07

திருவள்ளுவர் ஆண்டு 2056

Read:

From the Director of Town and Country Planning,
Letter Roc. No.27905/2024/NPD, dated:24.06.2025

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ORDER:

In the letter read above, the Director, Directorate of Town and Country Planning has stated that,

- The Managing Director, Tamil Nadu Urban Habitat Development Board has sent a proposal requesting to sanction Rs.72.66 crore from the State Infrastructure and Amenities Fund as additional grant for reducing beneficiaries' contribution in Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban).

- Further stated that in order to reduce the beneficiary contribution, it was proposed to meet the financial implication from the Infrastructure & Amenities Fund and Shelter Fund managed by the Government in the Housing & Urban Development Department.

- The following projects have been approved by the Central Sanctioning and Monitoring Committee (CSMC) in its meeting held on 30.03.2022 and the Government of Tamil Nadu has accorded Administrative Sanction with the following funding

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pattern for the projects with Rs.76.18 crore from Infrastructure and Amenities Fund.

Rs. in lakhs

Sl. No.	City	Name of the scheme	Existing units	No. of units proposed	Unit cost	Project cost	GoI Grant (Rs.1.5 lakh per unit)	GoTN Grant	Beneficiaries share	Additional Grant met out from I&A (as per G.O 54)	Additional Grant met out from Shelter Fund (as per G.O 54)
1	Chennai	Thiruvottiyur	328	360	14.994	5398.00	540.00	2520.00	699.64	1418.77	219.59
2	Chennai	Ellispuram	39	65	14.982	973.83	97.50	455.00	194.28	227.05	-
3	Chennai	Cox Colony	78	78	14.98	1168.41	117.00	546.00	116.84	276.57	112.00
4	Chennai	Chettythottam	240	247	14.972	3698.29	370.50	1729.00	404.66	1194.13	-
5	Chennai	Rajathottam	84	130	15.00	1950.00	195.00	910.00	353.45	415.14	75.41
6	Chennai	Baruva Nagar	229	229	14.903	3412.92	343.50	1603.00	341.21	1125.21	-
7	Chennai	Goyyathope	302	348	15.00	5220.00	522.00	2436.00	522.00	1572.73	167.27
8	Tirunelveli	Dr.Ambedkar Nagar	365	408	11.25	4590.00	612.00	2856.00	483.25	638.75	-
9	Karur	Kolanthakoun-danur	112	150	9.99	1499.00	225.00	1050.00	111.937	112.063	-
10	Madurai (In-Situ)	Subramania-puiram Colony Ph II	-	116	15.00	1740.00	174.00	812.00	116.00	638.00	-
		Total	**1777**	**2131**	-	**29650.45**	**3196.5**	**14917.0**	**3343.267**	**7618.413**	**574.27**

- In context to the above, Revised Administrative Sanction (RAS) has been obtained and the additional grant required from Infrastructure and Amenities fund has been reduced to an amount of Rs.72.66 crore from Rs.76.18 crore.

- Hence, the Managing Director, Tamil Nadu Urban Habitat Development Board has requested to place the above proposal for sanction of Rs.72.66 crore as additional grant for reducing

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beneficiaries contribution in 10 Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban) before the Infrastructure and Amenities Promotion Committee for approval under Infrastructure and Amenities Fund.

- ❖ The subject was placed before the 23rd meeting of the State Infrastructure and Amenities Promotion Committee held on 17.06.2025 vide agenda item No.3 and the Committee decided as follows:-

    - The committee discussed the subject in detail and decided to sanction an amount of Rs.72.66 crore from Infrastructure and Amenities fund as additional grant for reducing beneficiaries contribution in 10 Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban).

2. The Director of Town and Country Planning has therefore requested the Government to sanction Rs.72.66 crore from the State Infrastructure and Amenities Fund as additional grant for reducing beneficiaries contribution in Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban).

3. After careful examination, the Government has decided to accept the proposal of the Director of Town and Country Planning and accord financial sanction for a sum of **Rs.72.66 crore** (Rupees seventy two Crore Sixty-Six lakh Only) from the State Infrastructure and Amenities Fund as additional grant for reducing beneficiaries contribution in Affordable Housing in Partnership Projects under Pradhan Mantri Awas Yojana (Urban).

4. The amount sanctioned in para 3 above has been released by relaxing Quarterly Control of Appropriation system for which orders were issued in the Government Order No.77, Finance (BG-I) Department, Dated 28.03.2025. Further, this Quarterly Control of Appropriation relaxation is updated in the online Quarterly Control of Appropriation (QCA) module of IFHRMS also, to facilitate drawal of bills under IFHRMS as well.

5. The amount sanctioned in para 3 above shall be debited under the following head of account: -

"2217 Urban Development – 05 Other Urban Development Schemes – 191 Assistance to Municipal Corporations – State's Expenditure – AM Assistance from Infrastructure and Amenities Fund for Schemes implemented through TNUHDB – 309 Grants-in-Aid – 02 Grants for Creation of Capital Assets".

(IFHRMS DPC:2217 05 191 AM 30902)

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6. The expenditure sanctioned in para 3 above shall be met from the State Infrastructure and Amenities Fund by adjusting under the following Head of Account: -

a. "2217 Urban Development – 05 Other Urban Development Schemes – 902 Deduct – Amount met from Reserve Fund – State Expenditure JB Amount met from State Infrastructure and Amenities Fund – 330 Inter Account Transfers 01-Inter Account Transfers".

(IFHRMS DPC:2217 05 902 JB 33001)

and contra debiting

b. J. Reserve fund. "Reserve Funds not bearing interest 8229-00 Development and Welfare Fund – 200 other Development and Welfare Fund – AZ – State Infrastructure and Amenities Fund" – 802 – outgo – 02 – Not Bearing interest.

(IFHRMS DPC:8229 00 200 AZ 80202) (Out go)

7. The Director of Town and Country Planning is authorized as drawing and disbursing officer for the amount sanctioned in para 3 above in the SNA Account. The details are given below:-

Account Name	:	SNA - STATE INFRASTRUCTURE AND AMENITIES FUND
Account No	:	117201000018858
Name of Bank	:	Indian Overseas Bank
Branch Name	:	Secretariat – Chennai
IFSC Code	:	IOBA0001172

8. The Director of Town and Country Planning is authorized to prepare and submit an adjustment entry in the IFHRMS for effecting the above said transfer.

9. The Managing Director, Tamil Nadu Urban Habitat Development Board is requested to furnish a copy of this Government Order along with the details of expenditure incurred under para 3 above to the Director of Town and Country Planning for making necessary adjustments regarding the contra debit entries mentioned in para 6 through the Accountant General (A&E), Chennai at the close of Financial Year 2025-2026.

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10. This order issues with the concurrence of Finance (Infra-III) Department vide its U.O.No.10723223/Finance(Infra-III), dated: 22.09.2025

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning,
Chennai-600 107.
The Managing Director,
Tamil Nadu Urban Habitat Development Board,
Chennai – 600 005.
The Accountant General (A&E), Chennai-600 018.
The Accountant General (G&SSA), Chennai-600 018.
The Pay and Accounts Officer (North/East/Secretariat/South),
Chennai-600 001/8/9/15.
The Director of Treasuries and Accounts,
Chennai–600 015.

Copy to:-

The Hon'ble Chief Minister's Office, Secretariat, Chennai-600 009.
The Special Personal Assistant to Hon'ble Minister (MS&ME),
Chennai-600 009.
The Private Secretary to Additional Chief Secretary to Government,
Housing and Urban Development Department,
Chennai-600 009.
The Finance (Infra-III, BG-I, W&M-I) Department,
Chennai-600 009.
The Housing and Urban Development (OP1/Budget/UHD-2)Department,
Chennai-600 009.
Stock file/Spare Copy

//FORWARDED BY ORDER//

SECTION OFFICER

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