HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE
2023 - 2024

DEMAND No.26

S. MUTHUSAMY
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

©
GOVERNMENT OF TAMIL NADU
2023

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Introduction

Tamil Nadu is one of the most urbanized States in the country. As per census, the urban population in Tamil Nadu, which was 1.90 crore (34%) in 1991 increased to 3.49 crore (48.40%) in 2011. According to some estimates, the proportion of the urban population is expected to hit 4.5 crore (60%) by 2023. This trend is expected to continue as urbanization rates in the state are projected to increase in the coming years. It is projected that the urban population in Tamil Nadu will increase further to 5.34 crore (67%) in 2031. As a result, the need for affordable housing and sustainable urban development has become a vital issue

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to focus for the Tamil Nadu Housing and Urban Development Department.

Keeping this in mind, the department has formulated and implemented various housing projects that prioritize the provision of safe and affordable housing for all residents and is promoting sustainable urban development. This vision is grounded in the belief that housing is a basic human right and that access to quality housing is essential for a person's well-being and social and economic mobility.

Tamil Nadu Housing and Urban Development Department is committed to addressing the housing needs of its growing urban population while promoting sustainable and inclusive urban development.

United Nations has formulated 17 Sustainable Development Goals to encourage sustainable development at global level. The Sustainable Development Goal-11 (Sustainable Cities and Communities) aims to promote better

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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 infrastructure facilities such as public transport, roads, etc., The policies and schemes of the Housing and Urban Development Department are formulated to be in line with the Sustainable Development Goals (SDG) adopted by the United Nations.

Under Goal-11 the targets to be achieved with respect to this department are as below.

- 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 (TNHB), the Tamil Nadu Urban Habitat Development Board (TNUHDB), the Registrar of Co-operative Societies (Housing), the Directorate of Town and Country Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) and similar new towns development authorities which function under the administrative control of this Department are engaged in designing and implementing policies, projects and programmes to achieve these targets.

The Housing and Urban Development Department is also the administrative department for the Chennai Unified Metropolitan Transport Authority (CUMTA), the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and the Tamil Nadu Real Estate Appellate Tribunal (TNREAT)

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Tamil Nadu Housing Board is mandated to provide housing to various sections of Society at an affordable cost. The Board has implemented schemes under various categories viz., Residential Plots, Area Development Plots, Individual Houses, Tenements and Commercial plots. Apart from the above, Tamil Nadu Housing Board is in the process of taking up iconic projects in large scale such as Marina Business Centre at Foreshore Estate, Commerce Hub at Nandanam etc. Under TNGRHS 8 new projects will be completed by this year and will be allotted by Tamil Nadu Housing Board to Government servants. With an aim to meet the needs of increasing population and to decongest the cities, Tamil Nadu Housing Board focuses on promoting satellite townships in semi-urban areas such as Thirumazhisai, Thoppur-Uchapatti, Madurai and Mullur, Pudukottai.

The Registrar of Co-operative Societies (Housing) regulates Co-operative Societies, which develop layouts to sell plots

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at an affordable price and provide housing finance as an effort to make available affordable housing to their members. Between 01.04.2021 and 31.03.2023, the societies by mobilizing deposits, have provided loans to the tune of Rs.1547.89 crore for 84,332 members and 3,248 loan documents have been returned to the members who have repaid their loans.

The Directorate of Town and Country Planning (DTCP) implement the provisions of the Tamil Nadu Town and Country Planning Act, 1971. They prepare, update and enforce Master Plans and Detailed Development Plans to regulate land use and enable orderly developments.

The Directorate of Town and Country Planning is marching towards fulfilment of the policy of the Government to increase the overall geographical area presently covered under master plans. This involves expansion of the area under each of the present 123 master plans necessitated due to increased influence of urbanisation of the core

town over the fringe areas and notification of new areas for preparation of 12 new master plans.

Major Initiatives of the Department

1. The Older Acts of the Housing Sector are being reviewed and the Tamil Nadu Apartment Ownership Act, 2022 has been published in the Gazette. Framing of Tamil Nadu Apartment Ownership Rules is under process.
2. Government order has been issued for implementation of Interest Waiver Scheme to a tune of Rs.53 crore to enable the beneficiary allottees who have failed to pay the monthly instalments on time to get Sale Deeds immediately.
3. Orders have been issued for preparation of Master Plans for 57 towns having population between 50,000 and 99,999 covering a total area of 7,292.34 sq.km. for ensuring orderly growth in those towns.

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4. Administrative approval has been given for the delegation of additional powers to the Town Planning District Officers to make it easier for the public to obtain plan approvals for buildings.

5. Single Window Portal is being developed by this department which includes approval for layout, building and change of land use applications. It simplifies the process for applicants to get approval from DTCP, CMDA and various Urban Local Bodies (GCC, CMA, DTP, RD&PR) through integration under this single window portal. Module for receiving applications online for layout was rolled out and has gone live since 24th June, 2022. Modules for building and land use reclassification rolled out and have gone live since 1st September, 2022.

6. Land pooling is a technique through which private and public lands are pooled in,

to reorganize irregular land parcels for comprehensive development. The Tamil Nadu Town and Country Planning Act, 1971 is being amended for providing statutory support to the scheme.

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Budget Estimate
2023-2024

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	**Housing and Urban Development Department, Secretariat**	**Voted**	**167,75,95**	**—**	**211,50,00**	**379,25,95**
2.	**Directorate of Town and Country Planning**	**Charged** **Voted**	**1** **736,57,66**	**—** **---**	**—** **---**	**1** **736,57,66**
3.	**Registrar of Co-operative Societies (Housing)**	**Charged** **Voted**	**1** **14,05,31**	**—** **---**	**–** **1**	**1** **14,05,32**
4.	Chennai Metropolitan Development Authority	Voted	50,00,02	2,000,00,03	8,015,00,01	10,065,00,06
5.	**Tamil Nadu Housing Board**	**Voted**	**32,16,14**	**1**	**—**	**32,16,15**
6.	Tamil Nadu Urban Habitat Development Board	Voted	2,727,18,07	4	1	2,727,18,12
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	14,56,05	—	—	14,56,05
Total		**Charged** **Voted**	2 3,742,29,20	… 2,000,00,08	– 8,226,50,03	2 13,968,79,31

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1. DIRECTORATE OF TOWN AND COUNTRY PLANNING

The Directorate of Town and Country Planning (DTCP) is mainly involved in the task of preparing plans and their enforcement for orderly development of cities, towns and their surrounding villages. Tamil Nadu is the most urbanized state in India with an urban population share of 48.40% as per Census 2011. In Tamil Nadu, small towns are becoming large towns and villages around large towns grow into towns. Although, such rapid urbanization has led to improvements in economic growth, it strains the urban basic infrastructure and poses threat to the environment of urban areas. Migration of people from rural areas in search of employment is mainly due to presence of industrial estates in district headquarters. The increasing population growth in the towns has been causing pressure on public transport, infrastructure facilities,

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roadways, air and water in the urban environment. Taking this into account, the Government is committed to prepare and implement appropriate plans to ensure planned development in urban areas and areas having growth potential. These plans provide strategic direction for development of a priority area and aim at promoting for sustainable economic development through proper use of land and also safeguard ecologically sensitive areas. The department guides and offers services to local bodies in planning for urban and rural areas. The administrative structure of the department is given in **Annexure-I and II.**

1.1 Vision

DTCP is dedicated to provide an efficient, integrated, comprehensive, growth-oriented and sustainable environment in Tamil Nadu through preparation of Regional Plans for the State for efficient management of land, Master Plans for urban and rural areas for sustainable growth of those areas,

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Detailed Development Plans for an oriented urban growth and New Town Development Plans for special characteristic areas of Tourism, Educational, Industrial areas and responsible for spatial planning.

1.2 Statutory Spatial Plans

Town planning includes the management of all forms of land, for the purpose of development or protection and to provide healthy conditions for the people to live, to work, and to play or relax, thus bringing about the social and economic well-being for the majority of mankind. It assists planning and development of towns through preparation of various levels of plans.

The Tamil Nadu Town & Country Planning Act, 1971 stipulates the following statutory plans for the balanced development of the State.

1. Regional Plan
2. Master Plan
3. Detailed Development Plan
4. New Town Development Plan

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1.2.1 Regional Plan

Regional plan is a process to achieve the desired development through a scientific and systematic way by a definitive action of integrating sectoral, spatial and economic goals at various levels from rural to urban settlements. It regulates spatial and sectoral development in terms of resources or activities in land through zoning of the region.

The regions were delineated by taking into consideration of natural or man-made features/parameters, viz., demography, economic dependency, traffic links, governance, social linkages, environmental features (forests, wildlife or climate), physiography, investments, resource.

Geographical area of the State is divided into 12 regions as detailed below for the purpose of preparation of regional plans.

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

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The DTCP has engaged School of Planning and Architecture, Bhopal for the preparation of Regional Plan of Coimbatore & Nilgiris region at a cost of Rs.2.75 crore under funding from Town and Country Planning Development Fund. The work has been commenced and the consultants are conducting various field surveys for the purpose of assessment of existing situation of the regions.

The Asian Development Bank through the project "Inclusive, Resilient, and Sustainable Housing for Urban Poor Sector Project in Tamil Nadu" funded Rs.10.50 crore for the Regional Plan component. Under this funding, work has been commenced for preparation of regional plan comprising Madurai, Theni & Dindigul districts.

Except Chennai Metropolitan Region, for the remaining eight regions administrative & financial sanction of Rs.41.63 crore had been obtained and the expression of interest received from renowned planning institutions for the regional plan preparation are being processed.

1.2.2 Master Plan

1.2.2.1 Planning Area Expansion

A master plan is a dynamic long-term planning statutory document that provides a conceptual framework to guide future development. Master planning is about making the connection between buildings, social settings and their surrounding environments. A master plan includes analysis, recommendations, and proposals for an area's population, economy, housing, transportation, community facilities and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, social and economic conditions. Master plans can have an important role in determining the shape of the urban environment.

DTCP is marching towards fulfilment of the policy of the Government to increase the present geographical area covered under master plans from 7% to 22%. This involves expansion of the area under each of the present 123 master plans

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necessitated due to increased influence of urbanisation of the core town over the fringe areas and notification of new areas for preparation of master plan. In this exercise present 8,422.32 sq.km of the 123 master plans which are in the process of expansion along with additional planning areas for 12 new master plans would result in 23,129.98 sq.km for a total of 135 master plan areas.

1.2.2.2 Planning Area Notification

Expansion of planning areas necessitate notification of declaration and confirmation of planning areas under sections 10 (1) and 10 (4) of the Tamil Nadu Town and Country Planning Act, 1971 before preparation of plan. Expansion of such different planning areas are at various stages of notification process. Planning areas of 6 master plans have been confirmed. The area confirmation has been completed in respect of 17 Master plans covered under centrally sponsored AMRUT 1.0 programme.

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Draft Master Plans have been prepared for these 23 planning areas. Finalisation of the draft plans is under progress.

Status of area notification of remaining 112 Master Plans is given in the table below:-

Sl. No.	Status of Master Plan area notification	Number of Master Plans
1.	Area declaration proposal u/s. 10(1) under preparation	14
2.	Area confirmation proposal u/s. 10(4) under preparation	37
3.	Area confirmation u/s 10(4) issued	61
	Total	**112**

Details of the Master Plans and Geographical area of all the 135 master plans are given in **Annexure-III.**

1.2.3 Detailed Development Plans

These are micro level action plans that are in conformity with Master plan prepared for urban areas. The plan contains detailed zoning of land

for specific purposes, such as park, play fields, small link road, roads for proper traffic circulation, commercial, industrial and public purpose use etc., to facilitate balanced development within the ambit of the Master Plan. The department notified 1,703 Detailed Development plans which are in process under various stages.

1.3 State Wide Single Window Portal

Single Window Portal is being developed by this department which includes approval for layout, building and change of land use applications. The Single Window Portal is web enabled and citizen oriented in order to facilitate transparency in the working, comfortable filing from the end users side and also keep digitised records for the future use by the authorities.

1.3.1 Key features of this project

Single Window Portal simplifies the process for applicants to get approval from DTCP, Chennai Metropolitan Development Authority (CMDA) and various Urban Local Bodies/Departments viz.,

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Greater Chennai Corporation, Commissionerate of Municipal Administration, Directorate of Town Panchayat, Rural Development and Panchayat Raj through integration under this single window portal

- One online application for all departments and jurisdiction.
- Automatic redirection of the application to the concerned department officers for further inspection and approval process.
- Systematic scrutinization of the drawings.
- Obtaining No Objection Certificate through online from all NOC Agencies.

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

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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
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.

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Module for receiving applications online for layout was rolled out and has gone live since 24th June, 2022. Modules for building and change of land use rolled out and have gone live since 1st September, 2022. All layout, building and change of land use applications are now accepted and permissions accorded online. Moreover, to aid the online approval, a dedicated help desk has been set-up at head office of DTCP to assist the citizens with any issues during filing of application.

The progress of integration with following No Objection Certificate issuing Departments:

a) **Integration Completed:** Forest, ELCOT, PWD, TNHB, CMRL, Traffic Police, District Collector Office, Geology and Mining, SIDCO, Southern Railway, NHAI, State Highway, WRD.

b) **Integration under progress:** Fire and Rescue Services, AAI, ASI, IAF, TNCRA, NMA, Agriculture, Agriculture Engineering, Environment, TNPCB, Explosives.

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1.4 Urban Development Authorities

The process of urbanization and migration of people from rural areas to urban areas for better living opportunities has resulted in serious problems of housing, infrastructure, and health. This unplanned urbanization pushes poor people to live in urban slums in very unhealthy living conditions. Thus, tremendous pressure is exerted on urban infrastructure due to unplanned growth.

The need to tackle growing housing problems and poor infrastructure necessitates formation of Urban Development Authorities which will help to plan, implement & co-ordinate development activities in a structured way.

Tamil Nadu Town and Country Planning Act (Second Amendment), 2022 was notified in Government Gazzette on 22nd June, 2022 which enables the functioning of urban development authorities. Coimbatore, Tiruppur, Hosur and Madurai Urban Planning areas were declared and Member Secretaries have also been appointed. The district officials in consultation with the

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Member Secretaries of the Urban Development Authorities initiated the process of setting up the Urban Development Authorities. Salem and Tiruchirappalli Urban Planning areas have been delineated and notified. The processes of formation of Urban Development Authorities are under progress.

1.5 Change of Land Use

In a Master Plan, each and every parcel of land is classified depending upon its use and zoned as Residential, Commercial, Industrial, Institutional, Agricultural and other purposes. The process through which the existing land use changed into a new use is known as change of land use. The Tamil Nadu Town and Country Planning Act, 1971, provides for the land use variations under Section 32(4). The request for change of land use zone of Master Plan is considered taking into account the suitability of the site, accessibility, compatibility with the adjoining developments, impact on the environment.

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The change of land use is carried out by following due procedures like publishing in the newspapers, scrutinizing the ownership documents, inspection of the site, resolution from authority, recommendation from Director and notification of change of land use in the Tamil Nadu Government Gazette.

1.6 Review of The Tamil Nadu Town and Country Planning Act, 1971

Tamil Nadu was one of the few states in the country to pass a separate town planning act viz., The Madras Town Planning Act, 1920. The Tamil Nadu Town and Country Planning Act, 1971 was enacted as a repealing act to the former Madras Town Planning Act, 1920, to provide for the regulation of development in the state's urban and rural areas. The Tamil Nadu Town and Country Planning Act of 1971 established various levels of spatial plans and the authorities responsible for their preparation. The Act established regional, city, and zonal-level plans,

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namely the Regional Plan, Master Plan, and Detailed Development Plan. However, since 1971, the state's urbanisation has increased dramatically.

The State's urbanisation trajectory is the result of a variety of factors, including the establishment of industrial estates, transportation infrastructure, and an increase in education, health, recreation, and other social infrastructure facilities. The act has been amended then and there in a piece-meal manner addressing needs and challenges that have arisen. Since, it is high time to make a thorough re-visit of the act in the background to cater to the present day needs of paradigm shift in planning, to provide for climate resilience and environmental sustainability, it has been decided to amend the act suitably. In this regard, Centre for Environmental Planning and Technology (CEPT) University, Ahmedabad has been appointed as the consultant for the amendment.

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Draft act amendment report has been received from the consultant and is under examination through stakeholders' consultation for finalization of the draft.

1.7 Hill Area Conservation Authority (HACA)

The Government had constituted an Authority "Hill Area Conservation Authority" (HACA) in 1990 to conserve and regulate the Hill Areas into an ecologically acceptable and environmentally desirable areas. The functions had been prescribed and the 43 Hill Taluks were notified. The activities that require prior concurrence also had been listed out vide G.O.(Ms.)No.44, Housing and Urban Development Department, dated 02.04.1990. A new list of villages which actually lie in hill areas falling under the purview of HACA was notified containing 597 villages in 16 Districts vide G.O.(Ms).No.49, Housing and Urban Development Department, dated 24.03.2003.

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The guidelines have been issued for review of notified Hill villages by the district-level committee constituted vide G.O(D).No.08, Housing and Urban Development Department, dated 22.02.2022 and further action is being pursued in this regard.

1.8 Approval of Guidance and MSME Projects

The industrial manufacturing eco-system in Tamil Nadu is highly developed and has grown to become the world's largest manufacturing centre for automobiles and auto components, textiles, leather products, light and heavy engineering, pumps and motors, electronic software and hardware. The state remains a national leader in automobiles and automotive components, leather products, software, and ready-made garments exports. Many globally recognised corporations have established manufacturing facilities in Tamil Nadu.

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Industrial layout, change of land use and building applications from Guidance Bureau and MSME are expedited by Directorate of Town and Country Planning and approvals accorded at a faster pace following the Tamil Nadu Business Facilitation Act, 2018 to promote Tamil Nadu as the most preferred investment destination by reaching out, assisting, and improving the ease and cost of doing business by providing a single window portal for fast-tracked approvals. A total of 390 applications have been from various industries, out of which 354 applications have been cleared since 07.05.2021 to 31.03.2023.

1.9 Special Schemes

1.9.1 Regularisation of Unapproved Plots and Layouts

A Special Scheme for regularisation of unapproved plots and layouts is being implemented since 04.05.2017.

This paves the way of bringing all the unapproved plots and layouts which were formed prior to 20.10.2016 under main stream of planning, so that basic infrastructure facilities can be provided by the local bodies. Under the Scheme so far about 34,168 layout applications have been received for regularization as on 31.12.2022. Of these, orders have been issued for 33,489 layouts. A total of 679 applications are under scrutiny.

1.9.2 Regularisation of Unauthorized/ Deviated Buildings

The Government have announced a scheme for regularization of unauthorized / deviated buildings construction upto 01.07.2007 by amending the Town and Country Planning Act, 1971 through insertion of new section 113-C. Meanwhile a writ petition has been filed before the Hon'ble High Court of Madras against the building regularization scheme 2017 in which the Hon'ble High Court of Madras has ordered that the DTCP shall receive the applications, process them

but not issue orders on them. So far, 5,940 applications have been received under this category.

1.9.3 Regularisation of Unauthorized Educational Institutions

The Government have issued order of regularization of unauthorised educational institutions vide G.O.(Ms).No.76, Housing and Urban Development department, dated 14.06.2018 for grant of concurrence for educational institutional buildings constructed and functioning before 01.01.2011 in non-plan areas. The stay order issued by the Hon'ble Madras High Court, Chennai which prevented grant of concurrence for the applications received online during the period of three months from 14.06.2018 to 13.09.2018, was vacated by the court in its order dated 10.02.2021 in Writ Appeals. As per this court order, applications were received for a period of two weeks from 23.03.2021 to 04.04.2021. Another six months extension has been granted by the Government

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from 24.06.2022 to 31.12.2022 to submit the application to those who failed to apply under this scheme. Currently, those who have failed to apply under this scheme have been given another chance till 30.06.2023.

Total Online Applications Received upto 31.12.2022			Total	Disposed	Pending
14.06.18 to 13.09.18	23.03.21 to 04.04.21	24.06.22 to 31.12.22			
1,133	1,416	680	3,229	1,762	1,467

1.10 Infrastructure and Amenities Fund

To strengthen the Infrastructure and Amenities in the urban areas by providing financial support to various departments for implementation of multiple Infrastructure and Amenities projects, the Government have created the Infrastructure and Amenities Fund under 63-B of Tamil Nadu Town & Country Planning Act, 1971. Charges levied by the local authority or planning authority while granting planning permission for buildings are brought under this fund.

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This fund was created in the year 2007 and is administered by the State Infrastructure and Amenities Promotion Committee under the chairmanship of the Secretary to Government, Housing and Urban Development Department. An amount of Rs.5208.43 crore has been collected upto 31.12.2022. Funding is extended to various departments for implementation of infrastructure development projects.

1.11 Planning Authority Fund

Under the section 65 of Tamil Nadu Town and Country Planning Act 1971 every planning authority shall maintain a separate fund called Planning Authority fund.

Planning Authority fund consists of scrutiny fees, development charges and 1% general fund contributions from the constituent local bodies. The fund is administered by concerned Local Planning Authorities and New Town Development Authorities. An amount of Rs.354.49 crore has been utilized for development projects from this fund.

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1.12 Non-Tax receipts

Infrastructure and amenities charges, centage charges, premium floor space index charges, regularization charges of unapproved layouts, publication charges, open space reservation charges and charges on conversion of land use are the non taxes levied for any development on land and buildings

An amount of Rs.624.66 crore has been collected during this financial year upto 31.01.2023.

1.13 District Town and Country Planning Office Own Buildings

The District Town and Country Planning offices in Sivagangai, Tiruchirappalli and Tirunelveli are functioning in their own buildings. During the year 2018-19, Government have allotted a sum of Rs.35.22 crore for construction of own buildings for Town and Country Planning offices in 15 districts. Hon'ble Chief Minister of Tamil Nadu inaugurated the Town and Country

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Planning office building in Madurai District on 15.12.2021 constructed at a cost of Rs.5 crore. In the districts of Coimbatore, Erode and Salem construction work has been completed. Space has been allotted in the proposed District Collectorate for Dharmapuri and Kanyakumari. Government have issued orders for Administrative and Financial Sanction for Districts Thanjavur, Thoothukudi, Dindigul and Perambalur. Other Districts Villupuram, Tiruppur, Krishnagiri, Cuddalore and Vellore are under process.

In the year 2021-22, announcement was made for the construction of own buildings for Town and Country Planning offices in 18 districts at a cost of Rs.60 crore. Action is being taken to build the new buildings in the respective districts.

1.14 Recruitment

To enable smooth functioning of the department activities and timely deliverables of service to the public, expeditious action was taken

and the following recruitment to technical posts are made through Tamil Nadu Public Service Commission (TNPSC).

a. 27 posts of Assistant Director and 03 posts of Architectural Assistant /Planning Assistant have been filled through TNPSC.
b. 56 posts of Surveyor/Assistant Draughtsman have been filled through TNPSC.
c. Action has been taken to fill 10 posts of Draughtsman Grade-III through TNPSC.

1.15 Capacity Building Training Program

In continuation of the Announcement made in the floor of the Assembly during the year 2022-23 to impart training in capacity building for Assistant Director and Architectural Assistant / Planning Assistant at a cost of Rs.50 lakh, training was imparted to newly recruited 27 Assistant Directors from 12.12.2022 to 06.01.2023 in the following Departments/Institutions and they have been posted in various district offices

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i. Town and Country Planning Organization (TCPO), New Delhi
ii. School of Planning and Architecture (SPA), New Delhi
iii. Delhi Development Authority (DDA), New Delhi
iv. National Institute of Urban Affairs (NIUA), New Delhi
v. Centre for Environmental Planning and Technology (CEPT), Ahmedabad
vi. In-house training in this Directorate
vii. Tamil Nadu Housing Board
viii. Tamil Nadu Urban Habitat Development Board
ix. Chennai Metropolitan Development Authority.

Training included various topics such as Regional Plan, Master Plan, New Town Development Plan and Detailed Development Plan, Establishment, Accounts, Budget, Litigation Management, role of different organizations and various skills and traits required for effective planning.

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2. Tamil Nadu Housing Board

The mandate of the Tamil Nadu Housing Board is to identify suitable lands in the semi-urban and urban areas and to develop those lands in a planned manner to provide housing schemes to all sectors of society, rehabilitation of slum dwellers, Government servants etc. In recent times, the Tamil Nadu Housing Board has been executing projects of other departments under deposit schemes, development of Iconic Projects such as Marina Business Centre at Foreshore Estate and Commerce Hub at Nandanam, redevelopment of buildings that were constructed long back by Tamil Nadu Housing Board and development of satellite townships at Thirumazhisai in Tiruvallur district, Thoppur Uchapatti in Madurai district and Mullur in Pudukottai district to decongest cities.

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2.1 Organizational Setup

Tamil Nadu Housing Board (TNHB) is governed by a Chairman and members. The organizational set up is given in **Annexure-IV.**

2.2 Major Schemes

2.2.1 Housing Schemes: TNHB has been implementing housing schemes and area development schemes in Tamil Nadu. The details of the schemes are as follows:

2.2.1.1 Self Financing Scheme: Under this scheme, the flats are constructed by collecting the cost in advance from the allottees. This scheme was introduced in 2004. Presently, 23 housing projects have been taken up at a cost of Rs. 1231.44 crore. They are under various stages of construction. The details are as follows:

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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.	Anna Nagar	205	71.89
3.	Rajakulipet, Chengalpet	116	25.43
4.	Hosur, Phase-XIX	70	19.41
5.	Nolambur	60	19.69
MIG flats			
6.	Dr.Ramasamy Salai	120	43.75
7.	Jafferkhanpet	120	36.64
8.	Tiruvanmiyur	10	4.37
HIG flats			
9.	Nerkundram	570	323.60
10.	SAFGV, Koyambedu	304	115.24
11.	Shenoy Nagar	240	98.80
12.	Shenoy Nagar	108	37.92
13.	New Tower Block, Nandanam	102	41.47
14.	A.P. Pathrow Salai	90	31.98
15.	Anna Nagar	72	30.63
16.	Ganapathy, Pocket 1, Coimbatore	60	40.68
17.	Ganapathy, Pocket 2, Coimbatore	56	

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S. No.	Type of flats and location	No of Units	Cost (Rs. in crore.)
18.	Varaganeri, Trichy	56	22.67
19.	Ganapathy, Pocket 3, Coimbatore	48	17.45
20.	Nandanam Extension	32	12.58
21.	Naduvakkarai, Shanthi Colony	16	6.76
22.	Anna Nagar	16	6.30
23.	NGGO Colony	16	6.13
	Total	**3487**	**1231.44**

It is planned to complete the above 23 housing schemes within this financial year.

2.2.1.2 Rehabilitation Scheme: Under this scheme, to rehabilitate the urban poor, TNHB has been constructing 6877 tenements at Ernavur in Chennai district and 1800 tenements at Periyanaickanpalayam in Coimbatore district at a total cost of Rs.1082 crore.

It is planned to complete the schemes within this financial year.

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2.2.1.3 Tamil Nadu Government Rental Housing Scheme: TNHB has been constructing rental quarters for Government servants. Presently, 2,609 flats are under construction at a cost of Rs.541.96 crore. The details are as follows:

S. No.	Location	No of Units	Cost (Rs. in crore)
1.	Todhunter Nagar, Saidapet Phase-2, Chennai	1,387	278.50
2.	Trichy	464	92.28
3.	Madurai	224	51.21
4.	Virudhunagar	222	49.96
5.	Theni	122	28.16
6.	Dindigul	88	16.10
7.	Ariyalur	72	16.66
8.	Gudalur, The Nilgris	30	9.09
	Total	**2,609**	**541.96**

It is planned to complete the above 8 schemes within this financial year.

2.2.1.4 Area Development Scheme: Under this scheme, layouts are prepared in the lands owned by TNHB, provided with basic facilities such as roads, street lights, water lines, sewage lines. The plots are developed either as residential or as commercial and are sold to the public through either lot or open auction system.

At present, there are 9 schemes under development at a cost of Rs.60.94 crore. The details are as follows:

S. No.	Location	No of Units	Cost (Rs. in crore)
1.	Vellakinar, Coimbatore	1006	25.55
2.	Gudiyatham, Vellore	465	9.73
3.	Vilankurchi, Coimbatore	427	11.51
4.	Ambattur, Chennai	152	4.54
5.	Sholinganallur,Chennai	117	3.75
6.	Attur, Salem	82	2.07
7.	Thathaneri, Madurai	67	1.14
8.	Hosur, Krishnagiri	54	1.65
9.	Avadi, Thiruvallur	45	1.00
Total		**2415**	**60.94**

It is planned to complete the above 9 schemes within this financial year and will be brought to sales.

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2.2.2 Mixed 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.	EVN Road, Erode	37	21.16
4.	Besant Nagar	33	29.86
	Total	**592**	**624.18**

It is planned to complete the mixed development schemes at Besant Nagar and Erode within this financial year.

2.2.3 Commercial Development Scheme: Under this scheme, 12 projects are under implementation at a cost of Rs.435.91 crore. The details are as follows:-

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S. No.	Location	Cost (Rs. in crore)
I.	**Chennai District**	
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 complex, Besant Nagar	30.58
5.	Commercial cum office complex, Chinthamani, Anna Nagar	18.17
6.	Commercial cum office complex, Nerkundram	15.60
7.	Commercial complex, Ashoka Colony	11.67
8.	Commercial cum office complex, Anna Nagar	10.92
9.	Community hall, Madhavaram	7.48
10.	Commercial complex, Nandanam	5.34
11.	Commercial complex, Tiruvanmiyur	5.52
II.	**Coimbatore District**	
12.	Commercial Complex, Kurichy, Coimbatore	8.00
	Total	**435.91**

It is planned to complete the above 12 commercial schemes within this financial year.

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2.2.4 Deposit Scheme: Under this scheme, TNHB has taken up construction of additional building for Kumaran college in Tiruppur district at a cost of Rs.19.47 crore.

2.2.5 Iconic Projects: TNHB has ventured into the development of two Iconic projects in Chennai city.

2.2.5.1 Marina Business Centre at Foreshore Estate, Chennai: Land with an extent of 25.16 acres in Foreshore estate, Chennai has been proposed to develop state of art Marina Business Centre project as commercial and sea side leisure / tourism centric development model. Transaction advisory has been selected for development of this multi crore project.

2.2.5.2 Commerce Hub at Nandanam, Chennai: In Nandanam, the Old TNHB Head Office is located has an extent of 1.49 acres and the EVR building has an extent of 1.42 acres. These two sites have been taken up for

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development of office cum commercial complex. Transaction advisories have been engaged to prepare detailed project report for development of the block situated at the old TNHB head office on PPP mode and to prepare detailed project report for development of block where the EVR building is situated.

2.2.6 Redevelopment Scheme: TNHB implements redevelopment scheme in two types.

i) Redevelopment of Tamil Nadu Government Rental Quarters

Under this scheme, Government rental quarters at Todhunter Nagar in Saidapet that were constructed long back was demolished and 1,387 flats in 9 blocks are under construction. Construction of 504 flats in 3 blocks has been completed. In addition, old residential buildings in 14 sites owned by TNHB have been taken up for redevelopment in a phased manner.

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ii) **Redevelopment of Old TNHB Colonies:** On the request of allottees or resident welfare associations in old TNHB colonies which are sold out, TNHB will assist in re-development of private dilapidated buildings and complexes.

2.2.7 Satellite Township: With increasing population, the cities are getting congested- roads are choked with traffic, sewers are overloaded and sanitation is poor with regard to public facilities such as toilets and drinking water. In order to relieve the pressure and ensure regulated growth, the Government has been focusing on the development of satellite townships in semi-urban areas. TNHB has been developing satellite townships in 3 areas. The details are as follows :

(i) Tirumazhisai, Chennai: In Tirumazhisai, an extent of 311.05 acres of land is owned by TNHB. For this extent, a layout was designed in 123 acres in 8 pockets for development in a phased manner.

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The pocket 2 which measures an extent of 24.80 acres was given to Chennai Metropolitan Development Authority for development of a bus stand. Pocket 3 comprising an extent of 16.92 acres has been taken up for development of integrated residential cum commercial complex at a cost of Rs.1280.00 crore. The feasibility report of implementing the project through PPP mode has been received and the scheme will be taken up for development during this financial year.

(ii) Thoppur – Uchapatti, Madurai: In Thoppur Uchapatti, TNHB has developed 6,580 plots over an extent of 490.51 acres at a cost of Rs.77.46 crore. On clearance from State Environmental Impact Assessment Authority, the plots will be brought to sale during this financial year.

(iii) Mullur, Pudukottai: In Mullur village of Pudukottai district, 1603 plots have been developed over an extent of 100 acres. The plots will be sold to the public by the end of this financial year.

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2.3 Sale Deeds

Under the guidance of **Hon'ble Chief Minister of Tamil Nadu,** special camps have been organized in the division offices for the issuances of the sale deeds immediately. A total of **11,137** sale deeds have been issued to the allottees from May 2021 to March 2023. These special camps are organized continuously for the benefit of the allottees.

2.4 Sale of Dwelling Units

For the completed schemes, TNHB have a stock of 4834 plots and 3706 housing units totaling 8540 units. These stocks will be brought into sales during this financial year. To sell the housing units, measures such as rationalized interest structure, IT intervention etc., have been introduced to shore up sales.

2.5 IT Services

An integrated end-to-end IT solution to monitor the progress of projects, management of assets, ensuring transparency in tender and

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auction of stocks, sales and marketing, online rental allotment, management of accounts and finance, pension and personnel management are being developed and will be put into use in this financial year.

2.6 Revenue Collection

The sources of revenue to TNHB are rent from 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.	2017-2018	788.77
2.	2018-2019	643.48
3.	2019-2020	309.55
4.	2020-2021	1237.36
5.	2021-2022	1269.85
6.	2022-2023	1362.13

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2.7 Achievements made in 2021-22 and 2022-23

1. On the occasion of the 97th birthday of Muthamil Arignar Kalaignar, under "Kanavu Illam Thittam" to encourage the recipients of National awards such as Jnanapith, Sahitya Academy, State Literary Awards and Awards of renowned global organizations among writers from Tamil Nadu, orders have been issued for 20 awardees to allot flats at a cost of Rs.26.32 crore.
2. A total of 11,137 sale deeds have been issued to allottees.
3. 5,447 allotment orders and 1,514 sale deeds have been issued in Tamil Language.
4. Government order is issued for implementation of Interest Waiver Scheme to a tune of Rs.53 crore to enable the beneficiary allottees who have failed to pay

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the monthly instalments on time to get sale deeds immediately. Under this scheme, 524 allottees have been benefited as on March 2023. The amount waived so far is Rs.4.16 crore.

5. Appointment orders on compassionate ground have been issued for 63 legal heirs of TNHB staff who died in harness.
6. To meet the present needs, the Tamil Nadu Apartment Ownership Act 1994 was amended in 2022 and published in Government Gazette on 23.12.2022.
7. To meet the present needs, the Tamil Nadu Housing Board Act 1961 is taken up for amendment.
8. TNHB land admeasuring an extent 9.73 acres worth Rs. 133.68 crore was retrieved from encroachers in major areas such as Anna Nagar, Chennai.

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9. TNHB have sold 4806 plots, 1351 flats and 85 individual houses.
10. Office buildings for the Town and Country Planning Department in Erode, Salem and Coimbatore districts have been completed at a cost of Rs. 9.76 crore under the deposit scheme.

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3. CO-OPERATIVE HOUSING SOCIETIES

Co-operative Housing Societies are functioning with the objective of fulfilling the goal of the State Government "a House for each and every family". The societies are member driven, autonomous, self-help organisations managed by the members of the society as a non profit organisation.

Chennai Metropolitan Cooperative Housing Society is the first society in the sector established in the year 1912. More than 10 different types of societies have been formed and functioning in the state of Tamil Nadu.

The Tamil Nadu cooperative Housing Federation was formed in the year 1959 as an apex society for the primaries. As of now 1169 societies are functioning in the state of which 725 societies are functioning societies and 444 societies are under liquidation.

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Tamil Nadu Cooperative Housing Federation has 653 affiliated societies of which 499 are Urban and 154 are Rural Housing societies.

3.1 Objectives of the Cooperative Housing Societies

The Cooperative Housing sector is functioning in two tiers as apex and primary Cooperative Housing societies.

3.1.1 Tamil Nadu Cooperative Housing Federation

The financial resources of TNCHF are 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.

Main Objective

1. Providing finance to the affiliated Co-operative Housing Societies in the State for forming layout schemes.

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

3.1.2 Primary Cooperative Housing societies

Main Objectives

1. To allot house sites / houses to members.
2. To develop house sites for distribution amongst the 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 Hall, Community Hall etc, and maintain them.
5. To establish and maintain social, recreational, educational, public health and medical facilities to the welfare of the members and their families.

3.2 Policy Initiatives taken by the Department

3.2.1 One time settlement scheme

One time settlement scheme was announced and is being implemented by the

Government of Tamil Nadu. Under this scheme 3,674 documents were released to members, from 01.04.2021 to 31.03.2023, after collection of a sum of Rs.80.37 crore and waiver of a sum of Rs.94.84 crore being the over due interest for unpaid installment and penal interest. It has been now ordered that this scheme shall be in force till 03.09.2023.

3.2.2 Release of Documents

The TNCHF is taking action to release 4904 documents to the members who have repaid the loan fully to the society during the period from 01.06.2019 to 31.03.2023 but the society failed to repay the same to Federation due to various reasons.

3.2.3 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

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covered under the scheme. Under this scheme an amount of Rs.22.32 lakh has been disbursed to 26 employees from November 2021 to March 2023.

3.2.4 Lending to 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 their land value registered with the society. During the financial year 2022-23, a sum of Rs.73.23 crore has been sanctioned to implement three layout schemes.

3.2.5 Samathuvapuram Scheme

To promote social justice and spread the message of social equality, the Government of Tamil Nadu in 1997-98 launched a scheme called "Samathuvapuram housing scheme" in G.O.(Ms).No.171, Adi Dravidar and Tribal Welfare Department, dated 22.10.1997. In addition to the subsidy of Rs.35,000 per house sanctioned

for construction of houses by the Government of Tamil Nadu, the Federation has sanctioned a loan to a tune of Rs.7.73 crore to the members for construction of 8,257 houses as per their additional requirements.

3.3 Highlights of the Department

3.3.1 Women's College

Named after the famous freedom fighter of Tiruppur, Thiyagi Tiruppur Kumaran, an Arts and Science College was established in 1996 and being run by the Tiruppur Cooperative Housing society. This college is affiliated to Bharathiyar University. The college provides high standards of education at affordable fees structure. 2440 students are studying in the college during this academic year. Since inception 11,738 students have completed under graduate courses, 2228 students have completed post graduate courses and 56 have obtained doctorates. 129 Gold Medals have been awarded to the college students so far.

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3.3.2 Service Societies

1167 properties such as Shops, Marriage Halls, Community Halls etc., Owned by 135 Primary Cooperative Societies have been let out and have fetched a rental income of Rs.290.09 lakh during 2022-23.

3.3.3 Sale of Arasu Cement

Four primary societies are selling Arasu Cement. During the financial year 2022-23, they have sold 736 metric tons of cement to the value of Rs.1.05 crore.

3.3.4 Common Service Centres

39 common service centres are being run by the primaries with a business turnover of Rs.46.06 lakh by offering 61,317 services.

3.4 Special initiatives taken by the Department

3.4.1 Reconciliation of Accounts between Federation and Primaries

The Federation has 653 societies as affiliated societies and 583 societies are having outstanding

loan to be paid to the Federation. As a special initiative, an exercise is being carried out to reconcile the accounts of Federation and the Societies. This would enable the Federation to maintain one to one individual member account between the Federation and primaries to facilitate timely release of documents once the loans are cleared by the member. The accounts of 562 societies have been reconciled so far out of 583.

3.4.2 Layout schemes pending for more than 20 years

Initiatives have been taken to get Statutory approvals for implementing 13 approved layout schemes, which are pending for more than 20 years.

3.5 Achievements of the Cooperative Housing Societies

3.5.1 Tamil Nadu Cooperative Housing Federation

The Federation extends loan facilities to the members for construction of houses through the

primary cooperative housing societies. During the financial year 2021-22 and 2022-23 a sum of Rs.76.76 crore has been sanctioned to the primary cooperative housing societies.

3.5.2 Primary Cooperative Housing societies

The primary objective of the cooperative housing societies is to promote layouts and extending housing loan facilities to the members of the societies. The details of the objectives are as follows:

i. The urbanisation of Tamil Nadu started with well formed layouts promoted by the societies throughout the state. So far 725 schemes have been implemented by the societies through which 1,05,094 housing plots were promoted. Now 6 layout schemes are in implementation and 1,599 plots are sold with a business turnover of Rs.408.66 crore. Permission has been given to implement 8 layout schemes to promote an extent of 241.77 acres.

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ii. The primary societies are extending loan facilities to the members from the deposits obtained from the members. During 2022-23, 164 primary societies have mobilized Rs.736.97 crore as deposits and issued loans to the tune of Rs.635.33 crore.

iii. The Kalyanamandapam owned by Karthikeyapuram Cooperative Housing Society, Chengalpattu District has been modernized at a revised cost of Rs.105.95 lakh as announced in 2021-22.

iv. Construction of commercial complex with 24 shops at a cost of Rs. 98 lakh by Katpadi Township Cooperative Housing society has been completed as announced in 2021-22.

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4. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

4.1 Real Estate (Regulation & Development) Act was enacted by the Union Government 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 interest 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. This Authority is functioning with a Chairperson and four Members.

4.2 The main functions of the Authority is to register the real estate projects, real estate 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

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registration with Tamil Nadu Real Estate Regulatory Authority.

4.3 To hear the appeals from the decisions/orders of the Authority and the Adjudicating Officer, Tamil Nadu Real Estate Appellate Tribunal (TNREAT) is also functioning with a retired Judge from the High Court as Chairperson along with two Members.

4.4 As on 31.03.2023, 15,411 Projects Real Estate Projects have been registered in TNRERA. Similarly, 2,843 Real Estate Agents have been granted registration. In the year 2022, a large number of Real Estate projects i.e.10,558 have been registered with TNRERA as compared to previous years which are less than 1000 in each year.

4.5 As on 31.03.2023, 3,644 complaints have been admitted in TNRERA against the Promoters for the delay in handing over of flats

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and refund of the amount paid by the allottees. Final orders have been passed for 2,742 complaints and the remaining 902 complaints are being heard.

4.6 Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has admitted 402 appeals, out of which 358 appeals have been disposed. Remaining 44 appeals are being heard.

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5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

5.1 House Building Advance is being granted to the Government Servants and All India Service Officers under House Building Advance Rules for construction of house, for purchase of flat or ready built house.

5.2 An Amount of Rs.60.00 lakh for All India Service Officers and Rs.40.00 lakh for the State Government Employees is granted as House Building Advance according to their pay eligibility and is granted who have completed four years of services and completion of probation. Considering the rise in construction cost, it has been announced in the Budget Speech for the year 2023-2024 that the maximum ceiling for the House Building Advance will be increased to Rs.50.00 lakh from Rs.40.00 lakh per employee from this financial year. 50% of the amount is sanctioned for purchase of a plot

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and the remaining 50% is sanctioned for construction. For enlargement / improvement of existing house, 50% of the overall ceiling amount is sanctioned.

5.3 Now the Government have allowed an House Building Advance of Rs.80.00 lakh to All India Service Officers and Rs.50.00 lakh to the Government servants for purchase of flats constructed by TNHB at Nerkundram, Chennai.

5.4 Now, the Government have allowed the existing employees who have already taken Home loans from Banks and other Financial Institutions under the RBI guidelines 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.

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5.6 Subscription of 1% of the monthly instalment amount payable by all the Government Employees availing House Building Advance is maintained in separate Account under the scheme called "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" to help the family of a Government Employee, 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.210.00 crore has been allocated in the Budget Estimates for the year 2023-2024 for sanction of 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.

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6. REGULATION OF THE RIGHTS AND RESPONSIBILITIES OF LANDLORDS AND TENANTS

6.1 Due to increased growth of the real estate sector, broad-based home ownership and availability of more housing stock, the Government of Tamil Nadu enacted the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (TNRRRLT) Act, 2017 (Tamil Nadu Act, 42 of 2017) by repealing the old Tamil Nadu Buildings (Lease and Rent Control) Act, 1960.

6.2 The TNRRRLT 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 the State with

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effect from 4th February, 2021. The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 has been amended with regard to Restriction on sub-letting, Duties of property manager and consequences of violation of duties, Eviction and recovery of possession of premises in case of death of landlord and has been brought to effect on 10.06.2022.

6.3 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.

6.4 Landlords and tenants can register their Tenancy Agreements in the Tenancy Registration web portal (www.tenancy.tn.gov.in).

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11,426 applications have been registered in the portal upto 31.03.2023.

6.5 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 and Rent Tribunals have also been constituted under Section 32 and Section 35 of the Act respectively.

6.6 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 lie against the order.

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7. Chennai Unified Metropolitan Transport Authority (CUMTA)

Introduction

Chennai Unified Metropolitan Transport Authority (CUMTA) is a statutory body established under Chennai Unified Metropolitan Transport Authority (CUMTA) Act 2010. CUMTA is an **Institutional coordination mechanism** across agencies/departments involved in **Urban Mobility** in the Chennai Metropolitan Area (CMA).

The Hon'ble Chief Minister of Tamil Nadu is the Chairman of the CUMTA. First authority meeting of CUMTA was held under the chairmanship of Hon'ble Chief Minister on 17.11.2022 and many major decisions were made.

7.1 Operationalisation of CUMTA:

1. In G.O. (Ms) No. 70, Housing and Urban Development Department, dated 10.05.2022, Government have approved

the Operations Document for the Guidance of CUMTA and other Stakeholders Department for operationalising the CUMTA in an effective manner under Chennai City Partnership Programme of World Bank.

2. In G.O. (D) No.45, Housing and Urban Development Department, dated 06.06.2022, the Government have created a new post of Special Officer for CUMTA and the post has been filled up by a Senior Indian Railway Traffic Service (IRTS) Cadre Officer.
3. The Government have so far created 19 posts for Chennai Unified Metropolitan Transport Authority (CUMTA) through various orders and out of this, 12 posts have been filled up and action initiated to fill up the remaining posts.
4. In G.O. (Ms) No. 6, Housing and Urban Development Department, dated 06.01.2023, Rs.8.08 crore was sanctioned to CUMTA to meet office expenditure, payment of dues to Chennai Metropolitan Development Authority (CMDA) and

advance payment to CMRL for furnishing the proposed Chennai Unified Metropolitan Transport Authority's Office at METROS Nandanam during the financial Year 2022–23.

5. Four Sub-Committees have been formed under CUMTA by G.O. (Ms) No.165, Housing and Urban Development Department, dated 09.09.2022 i.e.
    i. Road Safety & Non-Motorised Transport Sub-committee,
    ii. Multimodal Integration Sub-committee,
    iii. Urban Mobility Resilience Sub-committee
    iv. Digital Chennai Sub-committee.
6. All four sub-committees have been successfully activated. The said sub-committees are reviewing the Urban Mobility Projects in Chennai Metropolitan Area and offering technical inputs and suggestions.

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7.2 Initiatives of CUMTA

7.2.1 Initiatives for decongestion of Traffic at Kilambakkam New Mofussil Bus Terminus:

1. Kilambakkam New Mofussil Bus Terminus (NMBT) is the key project of Chennai Metropolitan Development Authority (CMDA) with an objective to decongest the Koyambedu Mofussil Bus Terminus (CMBT).
2. The Chennai Unified Metropolitan Transport Authority (CUMTA) after reviewing the project has made a recommendation to Southern Railways for a Halt Station at Kilambakkam to provide additional connectivity options for the commuters.
3. The Chennai Unified Metropolitan Transport Authority (CUMTA) has undertaken necessary feasibility cum Detailed Project Report studies to connect the Railway Halt Station, Metropolitan Transport Corporation

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(MTC) terminus and Kilambakkam New Mofussil Bus Terminus (NMBT) through Skywalk with lift, escalator, and travelator.

7.2.2 Multimodal Integration (MMI):

1. Chennai Unified Metropolitan Transport Authority (CUMTA) has been consistently providing technical advice to the Multimodal Integration (MMI) plans of Greater Chennai Corporation for **Guindy and Washermanpet** under Mega Street Project through Multimodal Integration (MMI) sub-committee for development of commuter friendly infrastructure.
2. Feasibility of developing Multi-Modal Integration (MMI) at Phase-II stations of CMRL which are at the DPR stage is being studied by Chennai Unified Metropolitan Transport Authority (CUMTA).

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7.2.3 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). Chennai Unified Metropolitan Transport Authority (CUMTA) has proposed for station improvement measures for Multi-Modal Integration (MMI) to augment the Passenger Ridership and Commercial Utilisation of MRTS Stations.

7.2.4 Twinning & Training:

1. CUMTA has initiated meetings/discussions with Transport for London (TfL) and Land Transport Authority of Singapore (LTA) for possible domains of engagement and to have a long-term twinning arrangement to support CUMTA evolve into a similar organisation.

2. As a fruit of CUMTA's effort, TfL team visited Chennai and a three-day workshop was conducted on 23, 24 and 25th of November, 2022.
3. CUMTA has also initiated discussion with IIT Madras, IISc Bangalore, School of Planning and Architecture, Delhi (SPA) and Centre for Environment Planning and Technology Ahmedabad (CEPT).

7.2.5 Comprehensive Mobility Plan:

Comprehensive Mobility Plan (CMP) is a policy document for the mobility related initiatives in Chennai Metropolitan Area (CMA). In the year 2018-19, Chennai Metro Rail Ltd (CMRL) and Chennai Metropolitan Development Authority (CMDA)jointly prepared the Comprehensive Mobility Plan (CMP) for Chennai Metropolitan Area (CMA). Government has expanded the Chennai Metropolitan Area from 1189 sq.km

to 5904 sq.km. Keeping all this in mind, CUMTA has initiated the process of updating the Comprehensive Mobility Plan for the expanded CMA. CMP will address the planning and development needs of the expanded CMA.

7.2.6 Digital Chennai:

1. Digital Chennai is another important initiative taken up by CUMTA envisioned under **Chennai City Partnership 2 (Urban Mobility and Spatial Development (UMSD),** a World Bank supported programme.
2. Under this initiative, Integrated Urban Data Platform (IUDP) and Urban Project Planning and Management (UPPM) are proposed to be developed.
3. The Urban Project Planning and Management (UPPM) tool will facilitate

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planning, management, coordination, supervision and monitoring of multi-agency urban projects (capital and operations). By regulating the timing and duration of concurrent and consecutive projects and can contribute to traffic management and public safety.

4. The Digital Chennai project can promote on-time delivery of linear infrastructure projects, protect the critical corridors from incursions caused by competing projects and monitoring the contractor performance. Ultimately Digital Chennai should be able to coordinate new construction with ongoing operations and asset management.

CUMTA's vision is to ensure every citizen of Chennai, the Right to the city by providing seamless and sustainable urban mobility

framework and services. Through a commuter-centered approach, CUMTA aims to develop sustainable transport solutions that will be safe, inclusive, clean, healthy and non-polluting. To achieve the said vision, CUMTA will serve as a single nodal agency that will direct planning, operations, and monitoring of various modes (walk, cycle, non-motorised transport, public transport etc.) in the metropolitan area of Chennai.

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CONCLUSION

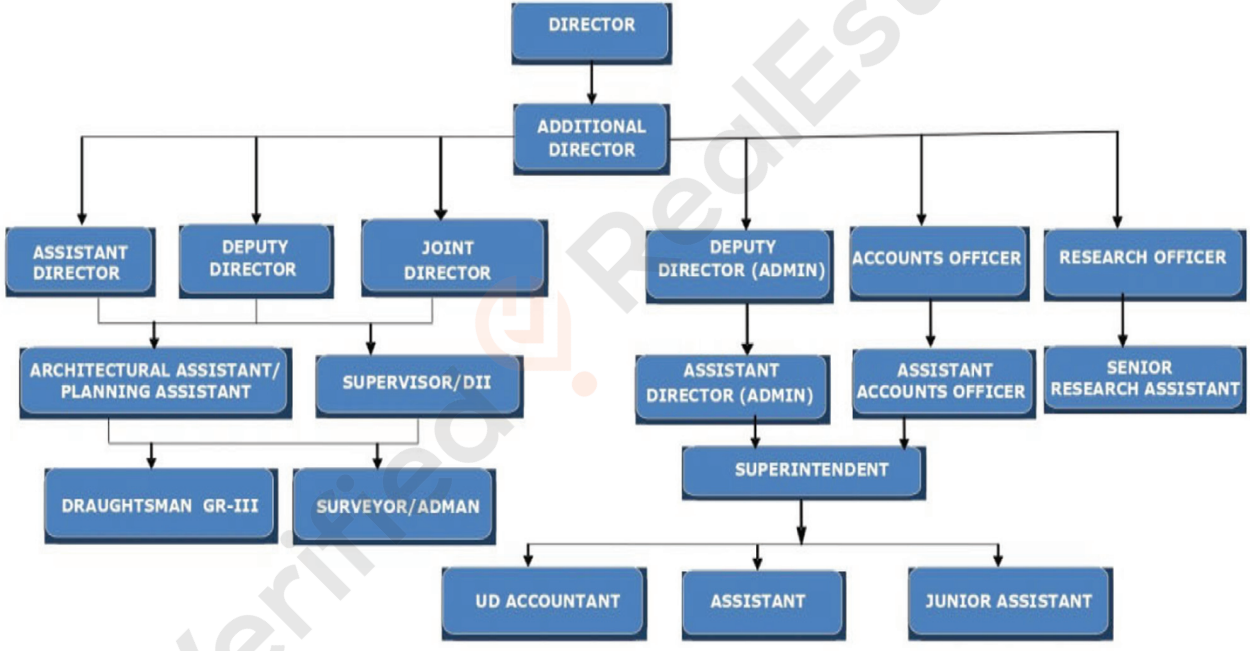
To fulfill our Hon'ble Chief Minister's vision of 'Everything for Everyone', this department is committed to ensure affordable housing for all and make cities and human settlements inclusive, safe, resilient, and sustainable. The focus on sustainable cities and communities is also a positive step towards creating a better future for generations to come. The department's efforts in this regard will undoubtedly have a significant impact on the lives of millions of people.

S. MUTHUSAMY
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

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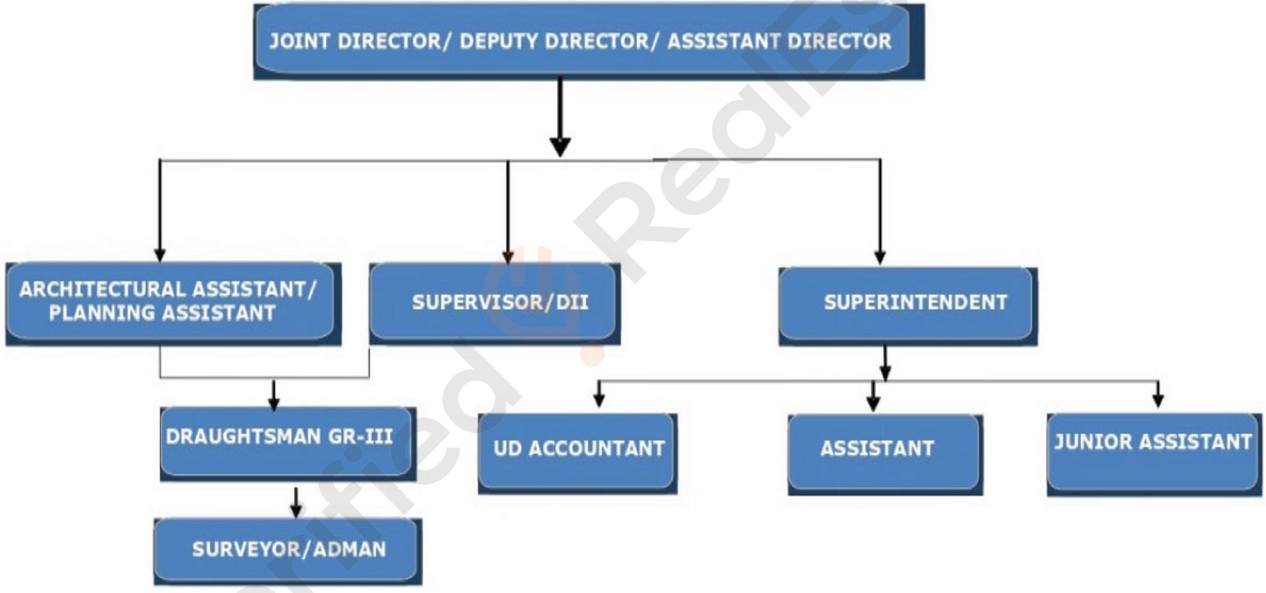
Annexure - I

The administrative structure of Town and Country Planning Department



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District Office Administrative Structure - Annexure-II



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Annexure-III

Sl. No.	Planning Area	District	Area in Sq.Km.
1.	Hosur	Krishnagiri	734.08
2.	Coimbatore	Coimbatore	1531.53
3.	Erode	Erode	731.00
4.	Tiruchirappalli	Tiruchirappalli	804.55
5.	Madurai	Madurai	1254.93
6.	Tiruppur	Tiruppur	618.78
7.	Nagapattinam & Velankanni	Nagapattinam	80.08
8.	Rajapalayam	Virudhunagar	161.68
9.	Karaikudi	Sivaganga	115.77
10.	Cuddalore	Cuddalore	315.35
11.	Kancheepuram	Kancheepuram	155.25
12.	Vellore	Vellore	351.21
13.	Ambur	Tirupattur	17.97
14.	Tiruvannamalai	Tiruvannamalai	65.53
15.	Salem	Salem	1273.24
16.	Thanjavur	Thanjavur	543.46
17.	Kumbakonam	Thanjavur	272.14
18.	Pudukottai	Pudukottai	115.00
19.	Dindigul	Dindigul	1247.38
20.	Nagercoil	Kanniyakumari	438.86
21.	Rameswaram	Ramanathapuram	52.36
22.	Thoothukudi	Thoothukudi	468.02
23.	Tirunelveli	Tirunelveli	854.53
24.	Chengalpattu	Chengalpattu	727.49
25.	Dharmapuri	Dharmapuri	180.19
26.	Palani	Dindigul	93.41
27.	Gobichettipalayam	Erode	147.45

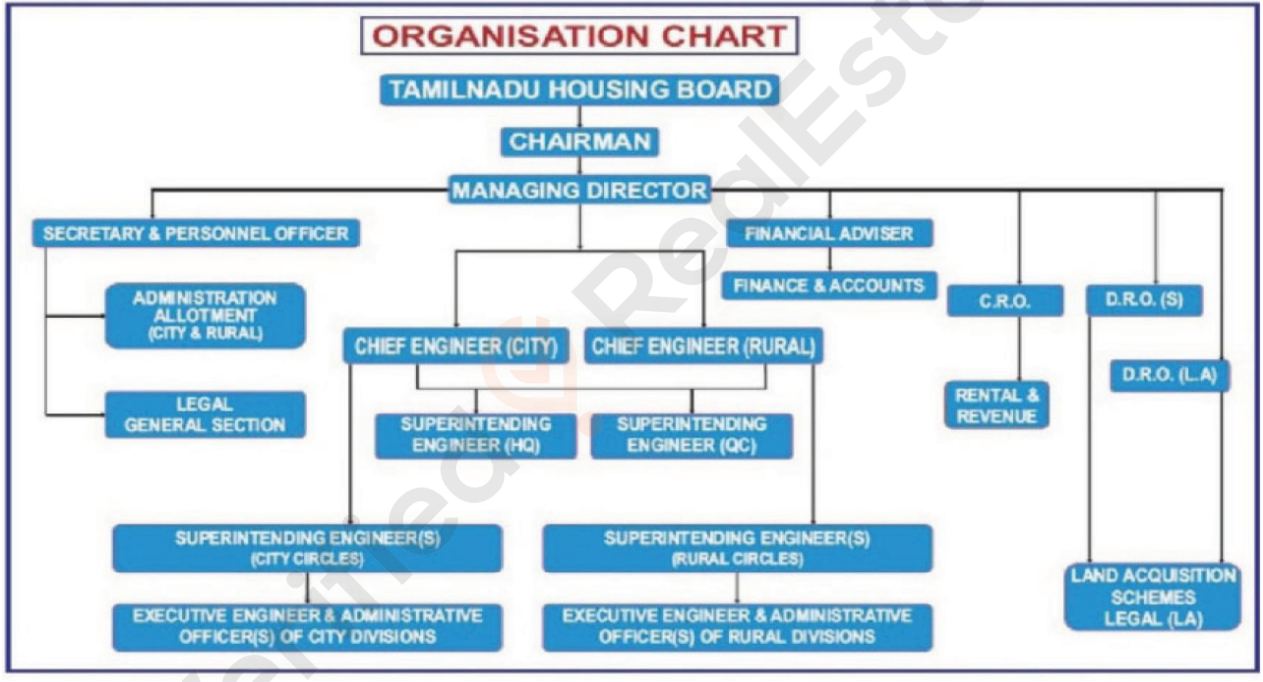
Sl. No.	Planning Area	District	Area in Sq.Km.
28.	Krishnagiri	Krishnagiri	125.49
29.	Karur	Karur	85.76
30.	Namakkal	Namakkal	335.27
31.	Udhagamandalam	The Nilgiris	442.79
32.	Arakonam	Ranipet	107.35
33.	Attur-Narasingapuram	Salem	94.45
34.	Tiruvallur	Tiruvallur	672.12
35.	Poompuhar	Mayiladuthurai	55.32
36.	Kovilpatti	Thoothukudi	264.42
37.	Udumalpet	Tiruppur	241.60
38.	TheniAllinagaram	Theni	239.64
39.	Gummidipoondi	Tiruvallur	200.62
40.	Tiruvarur	Tiruvarur	90.32
41.	Villupuram	Villupuram	424.70
42.	Sivakasi	Virudhunagar	83.83
43.	Jeyamkondam	Ariyalur	23.09
44.	Thirukalukundram	Chengalpattu	18.56
45.	Punchai Puliyampatti	Erode	7.00
46.	Kallakurichi	Kallakurichi	248.15
47.	Pallipalayam	Namakkal	4.10
48.	Nelliyalam	The Nilgiris	94.28
49.	Vedaranyam	Nagapattinam	36.26
50.	Keeranur	Pudukottai	16.50
51.	Keelakarai	Ramanathapuram	2.49
52.	Kangeyam	Tiruppur	177.80
53.	Vellakoil	Tiruppur	64.75
54.	Jolarpettai	Tirupattur	17.84

Sl. No.	Planning Area	District	Area in Sq.Km.
55.	Gudalur	Theni	57.17
56.	Kayalpattinam	Thoothukudi	29.37
57.	Vandavasi	Tiruvannamalai	41.64
58.	Vikramasingapuram Ambasamudram	Tirunelveli	67.85
59.	Pernampattu	Vellore	7.61
60.	Mamallapuram	Chengalpattu	277.58
61.	Maduranthagam	Chengalpattu	38.90
62.	Mamallapuram (NTDA)	Chengalpattu	12.56
63.	Valparai	Coimbatore	217.87
64.	Mettupalayam	Coimbatore	7.20
65.	Chidambaram	Cuddalore	137.93
66.	Virudhachalam	Cuddalore	136.91
67.	Panruti	Cuddalore	128.64
68.	Nellikuppam	Cuddalore	56.18
69.	Bhavani	Erode	314.56
70.	Sathyamangalam	Erode	165.47
71.	Bhavanisagar	Erode	78.59
72.	Kuzhithurai	Kanniyakumari	37.22
73.	Padmanabhapuram	Kanniyakumari	34.42
74.	Colachel	Kanniyakumari	15.96
75.	Kagithapuram	Karur	161.66
76.	Kulithalai	Karur	37.81
77.	Usilampatti	Madurai	8.76
78.	Mayiladuthurai	Mayiladuthurai	75.86
79.	Sirkali	Mayiladuthurai	36.60
80.	Tiruchengode	Namakkal	53.60
81.	Velur (Paramathi)	Namakkal	44.59
82.	Rasipuram	Namakkal	22.87

Sl. No.	Planning Area	District	Area in Sq.Km.
83.	Kumarapalayam	Namakkal	19.45
84.	Aranthangi	Pudukottai	59.76
85.	Paramakudi	Ramanathapuram	56.78
86.	Ramanathapuram	Ramanathapuram	6.33
87.	Ranipet & Walajapet	Ranipet	120.40
88.	Arcot	Ranipet	84.21
89.	Idappadi	Salem	109.77
90.	Mettur	Salem	65.11
91.	Yercaud	Salem	62.39
92.	Sivaganga	Sivaganga	47.15
93.	Devakottai	Sivaganga	12.42
94.	Sankarankoil	Tenkasi	119.99
95.	Tenkasi	Tenkasi	113.20
96.	Kadayanallur	Tenkasi	63.18
97.	Puliyankudi	Tenkasi	55.16
98.	Courtallam	Tenkasi	7.68
99.	Senkottai	Tenkasi	2.68
100.	Palladam	Tiruppur	3.48
101.	Pattukottai	Thanjavur	43.39
102.	Coonoor & Kothagiri	The Nilgiris	394.35
103.	Periyakulam	Theni	112.25
104.	Cumbum	Theni	77.36
105.	Chinnamanur	Theni	76.61
106.	Bodinayakkanur	Theni	75.09
107.	Tiruttani	Tiruvallur	66.32
108.	Mannargudi	Tiruvarur	56.90
109.	Koothanallur	Tiruvarur	40.04
110.	Thiruthuraipoondi	Tiruvarur	35.29
111.	Manapparai	Tiruchirappalli	59.48

Sl. No.	Planning Area	District	Area in Sq.Km.
112.	Thuraiyur	Tiruchirappalli	51.50
113.	VadakkuValliyur	Tirunelveli	103.56
114.	Thisayanvillai	Tirunelveli	18.63
115.	Tirupattur	Tirupattur	106.67
116.	Vaniyambadi	Tirupattur	8.91
117.	Dharapuram	Tiruppur	85.06
118.	Polur	Tiruvannamalai	33.06
119.	Thiruvathipuram	Tiruvannamalai	52.90
120.	Arani	Tiruvannamalai	69.06
121.	Gudiyatham	Vellore	37.59
122.	Tindivanam	Villupuram	281.52
123.	Srivilliputhur	Virudhunagar	83.50
124.	Sathur	Virudhunagar	53.54
125.	Virudhunagar	Virudhunagar	49.88
126.	Aruppukottai	Virudhunagar	38.97
127.	Vadalur	Cuddalore	96.24
128.	Tirukovilur	Kallakurichi	11.99
129.	Gudalur	The Nilgiris	47.71
130.	Sholingur	Ranipet	9.51
131.	Thoppur - Uchapatti	Madurai	107.56
132.	Perambalur (New)	Perambalur	67.13
133.	Ariyalur (New)	Ariyalur	77.37
134.	Ottanchathiram (New)	Dindigul	12.42
135.	Pollachi (Review)	Coimbatore	18.36
	Total		**23129.98**

Annexure-IV



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Hon'ble Chief Minister of Tamil Nadu issued appointment orders to newly recruited Assistant Directors of DTCP on 07.12.2022.

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The Hon'ble Chief Minister issued appointment orders on 10.04.2023 to 48 persons selected for the post of Surveyor/Assistant Draguhtsman in DTCP

Verified eGovt Estate ™



504 TNGRHS flats at Todhunter Nagar, Saidapet, Chennai



DTCP Office at Erode

Verified RealEstate™



First Authority Meeting of Chennai Unified Metropolitan Transport Authority (CUMTA) was held on 17.11.2022 under the Chairmanship of Hon'ble Chief Minister

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