ABSTRACT

Tamil Nadu Urban Habitat Development Board – Administrative Sanction for a sum of Rs.252,00,00,000/- to reduce the burden on Beneficiary Contribution of 46 projects under Pradhan Mantri Awas Yojana (Urban) – Financial Sanction for Rs.83,23,00,000/- in this Financial year 2022-2023- Affordable Housing in Partnership under Infrastructure and Amenities fund – Sanction – Orders - Issued.

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

G.O.(4D) No.08 Dated:16.02.2023

சுபகிருது வருடம், மாசி-04,

திருவள்ளுவர் ஆண்டு 2054

Read:

1. From the Managing Director, Tamil Nadu Urban Habitat Development Board, letter No. UHDB/HFA/ 0756/2022, dated 15.11.2022.
2. G.O.(Ms) No.281, Housing and Urban Development (UD4(3)) Department, dated 14.11.2013.

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ORDER:

The Director of Town and Country Planning in his letter dated 29.07.2022 read above has stated that,

i. A proposal seeking fund amounting to Rs.252.20 crore under Infrastructure and Amenities fund has been received from the Managing Director, Tamil Nadu Urban Habitat Development Board for the 46 Reconstruction projects taken up under Affordable Housing in Partnership (AHP) works.

ii. The Tamil Nadu Urban Habitat Development Board is the Nodal Agency for implementation of the Pradhan Mantri Awas Yojana (Urban)/Housing for All programme in Tamil Nadu. So far, the Government of India has approved 377 Affordable Housing in Partnership projects comprising 166290 units at a project cost of Rs.17195.16 Lakh in its various Central Sanctioning and Monitoring Committee (CSMC) meeting. Accordingly, it has been constructing storied tenements with infrastructure for water supply and sewage disposal for the various categories of beneficiaries.

iii. The unit cost of tenements ranges from Rs.8.00 lakh to Rs.15.73 lakh in Chennai and Rs.7.92 lakh to Rs.11.64 lakh in other

Towns. These tenements are being constructed adopting the following funding pattern:-

Sl. No	Description	Unit cost (Rs.in lakh)	
		Chennai	Other towns
(i)	Government of India Grant Under HFA	1.50	1.50
(ii)	Government of Tamil Nadu Grant/Institutional Finance	7.00	7.00
	Total Government Grant	8.50	8.50
(iii)	Beneficiary's Contribution (Maximum amount based on the current projects)	7.23	3.14
	Total	**15.73**	**11.64**

iv. As per the funding pattern issued by the Government of India for Pradhan Mantri Awas Yojana (Urban)-Housing for All, the beneficiary contribution is to be remitted upfront before the allotment of tenements. The collection of beneficiary contributions upfront has become a challenge due to loss of livelihood of the urban poor caused by Covid-19 and payment of prohibitive rent by the beneficiaries for their stay outside the scheme during the construction period, etc.

v. Considering the practical difficulties as stated above, a series of meetings were held under the Chairmanship of Hon'ble Chief Minister, Hon'ble Ministers and Chief Secretary and with senior officials to resolve these issues. Subsequently, in the meeting held on 06.12.2021 under the Chairmanship of Hon'ble Chief Minister certain decisions were taken to fix the beneficiary contribution payable for various categories of tenements.

vi. In order to reduce the beneficiary contribution and to complete the allotment of vacant tenements at the earliest, it is proposed to further reduce the beneficiary contribution considering the affordability of EWS category of people as below:-

Sl. No	Urban Local Body	Maximum beneficiary Contribution (Rs.in lakh)
1.	Greater Chennai Corporation	5.00
2.	CMA Limit	4.00
3.	Old Corporation	3.50
4.	New Corporation	3.00
5.	Municipality	2.00
6.	Town Panchayats	1.50

vii. The above subject was placed in the 509th Board Meeting held on 11.04.2022 to meet out the financial Implication from the Infrastructure and amenities fund. It is further resolved that the financial implication Rs.252.20 crore for the 46 Reconstruction

projects taken up under Affordable Housing in Partnership works to be met out from the Infrastructure and Amenities fund.

viii. The Managing Director, Tamil Nadu Urban Habitat Development Board has requested the then Principal Secretary, Housing and Urban Development Department to sanction an amount of Rs.252.20 crore from the Infrastructure and Amenities fund for the above proposal.

2. The Director of Town and Country Planning has further stated that the then Principal Secretary, Housing and Urban Development Department has instructed to place the above proposal for consideration and approval of an amount of Rs.252.20 crore from the Infrastructure and Amenities fund.

3. The above subject was placed before the 19th Infrastructure and Amenities Promotion Committee meeting held on 13.06.2022 vide Agenda item No.7 and the Committee decided as follows:-

"The committee discussed in detail and observed that the construction cost per dwelling unit under the Housing for all Programme ranges from Rs.12.00 lakh to Rs.15.00 lakh. The Government of India Grant per dwelling unit is Rs.1.50 lakh and Government of Tamil Nadu grant per dwelling unit is Rs.7.00 lakh. The remaining amount has to be collected from the beneficiaries. The committee resolved to sanction Rs.252.00 crore from Infrastructure and Amenities fund to reduce the burden on beneficiary contribution of 46 projects"

4. Meanwhile a meeting under the Chairmanship of the then Principal Secretary to Government, Housing and Urban Development Department held on 17.08.2022 to discuss the reduction of beneficiary contribution in various ULBs for reconstruction of 46 project under Pradhan Mantri Awas Yojana (Urban) – Affordable Housing in Partnership at an estimated cost of Rs.252.20 crore from Infrastructure and Amenities fund. During the meeting, this project was discussed and various decision were taken.

5. The Government after careful examination have decided to accept the proposal of the Director of Town and Country Planning and accord administrative sanction to Tamil Nadu Urban Habitat Development Board for a sum of Rs.252,00,00,000/- (Rupees Two hundred and fifty two crore only) to reduce the burden on beneficiary contribution of 46 projects under Pradhan Mantri Awas Yojana (Urban) – Affordable Housing in Partnership under Infrastructure and Amenities Fund subject to the following conditions and the Financial Sanction is Rs.83,23,00,000 (Rupees Eighty three crore and twenty three lakh only) in the Financial Year 2022-2023.

- The funds sought has to be released scheme wise based on the allotment of tenements done by Tamil Nadu Urban Habitat Development Board.
- At least 60% of beneficiaries must be identified before allotment orders issued.

- No advance payment to the contractors, release of payment on completion of works structured under each phase.
- To reduce the cost of construction, the engineers of Tamil Nadu Urban Habitat Development Board, to work out reduction in size of the flat, economic size closet and economy in use of tiles.
- To take up laying of roads, streets, street lights and borewells based on the substantial number of residents and occupants in the areas.
- Erection of lifts have to be done after occupation of tenements.
- The families have to be explained on the responsibility on the importance of maintenance of tenements.
- At least 300 beneficiaries must be identified for the tenements being constructed in the Light House.

The list of 46 schemes are as follows:-

Chennai :-

1) Manali New Town Ph-1, 2) Wallace Garden, 3) North Giriappa Road, 4) Old Block (Division-II) 5) M.G.R. Nagar, 6) Santhosh Nagar Ph-II, 7) TT Block 8) Santhosh Nagar 9) Meenambal Shivaraj Nagar 10) Fisherman Cology 11) Kalyanapuram 12) KP Park Ph-I 13) KP Park Ph – II 14) Chandrayogi Samathi 15) Shenoy Nagar Swimming Pool 16) Sathyavani Muthu Nagar 17) Shenoy Nagar Old Bus Stand 18) Shenoy Nagar Swimming Pool Ph-II 19) NVN Nagar 20) Radhakrishnapuram 21) Gowthamapuram 22) Chandrayogi Samathi street Ph-II 23) EPMP Ph-II 24) Kuppaimedu 25) Alaiamman Koil Ph-I 26) Jogithottam 27) EPMP Ph-I 28) R3 Police Station 29) Vazhaithoppu Ph-II 30) Vazhaithoppu Ph-I 31) Valeeswaran Koil Thottam Ph-II 32) Periyar Nagar 33) Valleswaran koil Thottam.

Coimbatore:-

34) Ezhil Nagar 35) IUDP Colony 36) North of Perur Ph-I 37) Siddhaputhur 38) South of Perur Ph-II 39) Variety Hall Road Madurai:- 40) Athikuam 41) Manjalmedu.

Salem:-

42) Periyar Nagar, Gandhi Nagar, Nehru Nagar and Allikuttai Eri 43) Periyar Nagar, Gandhi Nagar, Nehru Nagar and Allikuttai Eri Phase Erode:- 44) Bhavani Road Phase-I Stage 2.

Trichy:-

45) Nagamangalam Odathurai 46) Klmanthai & Dr.JJ Nagar.

6. As per G.O.(Ms)No.281, Housing and Urban Development (UD4(3)) Department, dated 14.11.2013 (33%) a sum of Rs.83,23,00,000/- has been provided in RE 2022-2023 and balance amount may be considered in BE 2023-2024.

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

"2217 Urban Development – 05 Other Urban Development Schemes – 800 Other Expenditure – State's Expenditure – JW 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 05 800 JW 309 02)

The expenditure sanctioned in para 5 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 330 01)
and contra debiting J. Reserve fund.

(b) "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 802 02) (Out go)

8. The amount sanctioned in para 5 above, shall be drawn by the Managing Director, Tamil Nadu Urban Habitat Development Board on the basis of progress of work and utilization certificate submitted by Tamil Nadu Urban Habitat Development Board should be contra credited into Public Deposit Account of Tamil Nadu Urban Habitat Development Board under the following head of account.

"K" – Deposits and Advances (b) Deposit not bearing Interest

8443-00	:	Civil Deposits
800	:	Other Deposits
CA	:	Deposits of Tamil Nadu Slum Clearance Board (TNSCB)
801	:	Receipts
02	:	Not Bearing Interest
IFHRMS	:	(DPC: 8443-00-800-CA-80102)

9. 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.

10. 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 5 above to the Director of Town and Country Planning for making necessary adjustments regarding the contra debit entries mentioned in para 7 through the Accountant General (A&E), Chennai at the close of Financial Year 2022-2023.

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11. The Managing Director, Tamil Nadu Urban Habitat Development Board to send separate proposals to Director of Town and Country Planning seeking release of funds to reduce the burden on beneficiary contribution of 46 projects under Pradhan Mantri Awas Yojana (Urban)-Affordable Housing in Partnership whenever necessary to adjust the above fund sanctioned from Infrastructure and Amenities fund.

12. This order issues with the concurrence of Finance Department vide its No.6226/Fin (HG&UD)/2023, dated 10.02.2023.

(BY ORDER OF THE GOVERNOR)

APOORVA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Chairman,
Tamil Nadu Urban Habitat Development Board, Chennai – 600 005.
The Managing Director,
Tamil Nadu Urban Habitat Development Board, Chennai – 600 005.
The Director of Town and Country Planning, Chennai-107.
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 Principal Secretary /Commissioner of Treasuries and Accounts,
Chennai–600 015.
The Section Officer,
Housing and Urban Development (Bills) Department, Chennai-600 009.

Copy to:-

The Hon'ble Chief Minister's Office, Chennai-9.
The Senior Personal Assistant to Hon'ble Minister (MS&ME)),
Chennai-9
The Senior Personal Assistant to Hon'ble Minister
(Finance and Human Resources), Chennai-9.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-600 009.
The Finance (Hg&UD) Department, Chennai-600 009.
The Housing and Urban Development (OP1/Budget/UHD-2) Department,
Chennai-600 009.
Stock file/Spare Copy

//FORWARDED BY ORDER//

16/2/23

SECTION OFFICER

16/2/23

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