HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DEMAND No.26

HOUSING AND URBAN DEVELOPMENT

POLICY NOTE

2015-2016

Thiru.R. VAITHILINGAM

MINISTER

HOUSING, URBAN DEVELOPMENT AND AGRICULTURE

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Government of Tamil Nadu

2015

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Housing and Urban Development Department

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INTRODUCTION

URBANISATION

The twenty-first century is witnessing rapid urbanisation and the economic vibrancy of large urban centres offer diverse employment opportunities and means of livelihood. Higher rate of urbanisation is also an indicator of economic development of any country since the urban areas contribute major GDP income of any country. Increasing urbanisation also witnesses migration of diverse group of people to the larger urban centers, thus giving them cosmopolitan character. At the same time, it leads to breaking-up of Nature-Man-Spirit Complex, which was hallmark of the agrarian rural societies, posing great challenges to sustainable, equitable and environment friendly living in urban areas. Coupled with this, concentration of large population in the urban

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centres puts enormous strain on land and physical infrastructure in urban areas. Hence, Urban Planning and Development has emerged as a major focus of governance and administration in the 21st century and poses enormous challenge to the Governments and administrators.

Tamil Nadu is one of the most urbanised states in India. With 48.45% of its population living in urban areas, Tamil Nadu ranks first among larger States. As per 2011 Census, urban population of Tamil Nadu was 3.49 crore. Out of 53 “million plus” cities in India, 4 cities viz., Chennai, Coimbatore, Madurai and Tiruchirappalli are in Tamil Nadu. This makes Tamil Nadu one of the leading states witnessing rapid urbanization. The percentage of urban population projection for Tamil Nadu for the year 2026 is 74.8% as per the report of the technical group on population projection, next only to New Delhi.

ROLE OF THE DEPARTMENT

The Housing and Urban Development Department is responsible for formulation and

execution of policies for sustained harmonious and equitable Urban Development. The Department deals with regulated urban planning, shelter policy to promote Housing for all and formulation of futuristic infrastructure and transportation plans thereby ensuring development of Tamil Nadu as Model State in Housing and Urban Development Sector.

VISION AND MISSION

The department aims to promote directional urbanisation which is futuristic and inclusive in approach espouses affordable Housing for all and bolsters economic growth in sustainable and humane fashion as its vision.

> *“Generous grants, Compassion, righteous rule and succour to the downtrodden are the Hall Marks of good governance”*

says the Poyya Mozhi Pulavar. Guided by these immortal words, a farsighted policy namely, "Vision-2023" has been unveiled by the Hon’ble Chief Minister of Tamil Nadu in

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March, 2012. The heart of "Vision-2023" is provision of world class infrastructure for the urban areas and promotion of affordable housing for every citizen of Tamil Nadu. The "Vision-2023" document envisages following projects and programmes in respect of this department:-

1. Building 2.5 million houses at a cost of Rs.75,000 crore in the next 11 years including houses for Economically Weaker Sections;
2. Provision of universal housing for all sections of society while making Tamil Nadu slum free;
3. To re-engineer planning and project approval processes in the State and improve administrative response time to attract potential investors to the State.

Inspired by this vision, the Department professes following mission:-

- Lay road map for planned growth of urban areas by drawing Regional Plans, Master Plans and Detailed Development Plans for all urban areas.
- Prescribe Development Control Rules which are pragmatic and in tune with latest socio-economic, technological and architectural developments to promote sustainable urban growth.
- Plan infrastructure which is futuristic and caters to all aspects of urban living.
- Plan urban transport infrastructure with a view to promote greater use of public transport, decongestion of roads and decrease travel time.
- Make the cities slum free and equip the poor and slum dwellers to gain greater social, educational and economic upliftment.
- Promote affordable housing for all.
- Promote better and environment friendly living conditions in urban habitats along with focus on healthy entertainment and sports facilities.

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- Provide policy framework for promoting public-private partnership in urban infrastructure developments and affordable housing.
- Make the cities of Tamil Nadu engines of accelerated economic growth and hub of trade and commerce.

MAJOR PLANS AND ACHIEVEMENTS

Major achievements of this department under the present Government are as follows:

- Action is being taken to prepare Master Plans for all the Directorate of Town and Country Planning areas in three phases to regulate land use, urban development and urban infrastructure.
- Construction of 20,553 Residential Dwelling Units by Tamil Nadu Housing Board at a cost of Rs.2,728.29 crore including 3,734 Low Income Group and 3,641 Economically Weaker Sections units.

- Construction of 45,473 tenements by Tamil Nadu Slum Clearance Board under various schemes.
- Repair and Renewal Works amounting to Rs.185.39 crore under 118 schemes have been carried out by Tamil Nadu Slum Clearance Board.
- Reconstruction of 3,500 dilapidated slum tenements at a cost of Rs.280.00 crore in Chennai and other places by Tamil Nadu Slum Clearance Board.
- Formation of Food Grains Market in Koyambedu at a cost of Rs.128.41 crore by Chennai Metropolitan Development Authority.
- Construction of Manjampakkam Truck Terminal at a cost of Rs.22.00 crore by Chennai Metropolitan Development Authority.

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- Funding assistance to Heritage Town Development Schemes, Traffic Management Schemes and Park Development Programmes amounting to Rs.19.20 crore.

- Funding assistance to the tune of Rs.1,001.50 crore for various infrastructure development projects through state Infrastructure and Amenities Charges Fund.

- Chennai Metropolitan Development Authority planned and finalized the location and alignment for Mass Rapid Transit System stations and co-ordinated the implementation of the project. Chennai Metropolitan Development Authority has co-ordinated with Chennai Metro Rail Limited in handing over the lands in Koyambedu Wholesale Market Complex and transfer of lands to Chennai Metro Rail Limited through Transferable Development Rights. The first Master Plan of Chennai

Metropolitan Areas had proposed the Outer Ring Road to facilitate movement of trucks and to decongest the city traffic. Chennai Metropolitan Development Authority facilitated Land Acquisition to an extent of 722.62 hectares for the Outer Ring Road.

- Action is being taken to form new satellite township with 12,000 residential flats and world class infrastructural facilities at an estimated cost of Rs.2,160.00 crore over an extent of 311.05 acres at Thirumazhisai. Similarly, it is proposed to form an Integrated world class satellite township over an extent of 573.83 acres at Thoppur-Uchapatti, Madurai.

- Waiver of penal interest on monthly instalment, waiver of interest on capitalization, interest relief on difference in final land cost was given for allottees of Tamil Nadu Housing Board flats and plots who could not get sale deed due to interest burden.

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- Interest on overdue loans, interest on interest and penal interest was waived for the members of Primary Co-operative Housing Societies who had obtained house construction loan from Tamil Nadu Housing Co-operative Federation.

On the whole, Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board and the Housing Co-operative Societies functioning under the administrative control of this department have so far contributed to the construction of 18,59,672 housing units since their inception. Most of these housing units are meant for the people belonging to economically weaker sections and lower and middle income groups.

Similarly, on the planning side, Chennai Metropolitan Development Authority has prepared Second Master Plan 2026 for Chennai Metropolitan Area (CMA) keeping in view the projections of urban population in Chennai in 2026 and required urban infrastructure and transport needs. Chennai

Metropolitan Development Authority has been responsible for planning Outer Ring Road, Chennai Metro Rail, Construction of Moffusil bus stand, vegetable, flower and food grain markets in Koyambedu, iron and steel market in Sathankadu in Tiruvallur Districts etc., The Directorate of Town and Country Planning has so far prepared Master Plan / New Town Development Plan for 123 towns.

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Budget Estimate 2015-2016

Abstract

Sl No	Department / Agency	Revenue	Capital	Loan	Total
		(Rupees in Thousand (Gross)			
1.	Secretariat	5,79,96	--	160,00,01	165,79,97
2.	Directorate of Town and Country Planning	657,17,44	1	--	657,17,45
3.	Registrar of Cooperative Societies (Housing)	18,27,08	--	--	18,27,08
4.	Chennai Metropolitan Development Authority	82,51,30	183,10,00	412,00,00	677,61,30
5.	Tamil Nadu Housing Board	16,49,13	2	--	16,49,15
6.	Tamil Nadu Slum Clearance Board	295,50,48	128,06,00	--	423,56,48
	Total	**1,075,75,39**	**311,16,03**	**572,00,01**	**1,958,91,43**

1. TAMIL NADU HOUSING BOARD

City Improvement Trust was formed in 1947 to cater the housing needs of Madras City. Later, in 1961, it was reorganised as Tamil Nadu Housing Board to fulfil the housing needs throughout the State. The main motto of Tamil Nadu Housing Board is to provide **"Housing for All".**

Tamil Nadu Housing Board is proud to have pioneered affordable housing for all categories of people along with all infrastructure facilities under its Hire Purchase Schemes and has made the dreams of lakhs of people to become plot / house owner come true. Tamil Nadu Housing Board ensures quality construction by adopting modern construction tools and techniques and is front runner in developing large number of sustainable eco-friendly neighbourhood schemes.

Many neighbourhood schemes / Mega townships were created by Tamil Nadu Housing Board. It also developed various sites and service schemes in Chennai and other cities in the State with the aim of providing more number of plots for

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Economically Weaker Sections and Low Income Group category at an affordable cost. Tamil Nadu Housing Board has played an important role in rapid urbanisation in Tamil Nadu and rendered 50 years of service to people and completed **Golden Jubilee year** during 2011.

Tamil Nadu Housing Board functions under the administrative control of the Housing and Urban Development Department of the Government of Tamil Nadu. It functions under a Chairman appointed by the Government who is assisted by Managing Director, Secretary and Personnel Officer, Financial Adviser, Chief Revenue Officer / District Revenue Officers.

The Technical Wing of the Board is headed by Chief Engineer assisted by Superintending Engineers / Executive Engineers. The Board is functioning from its Head quarters at Nandanam, Chennai with 6 Circles and 26 Divisions all over the State under the control of Superintending Engineers and Executive Engineers respectively.

1.1 Chronological development of the Board

1947	**CIT - City Improvement Trust** was formed to cater the housing needs of Madras City.
1961	Tamil Nadu Housing Board was constituted under "The Madras State Housing Board Act, 1961 (Madras Act 17 of 1961)" under Chapter VII, section 40 of the Act. During this year, neighbourhood scheme was implemented in all over Tamil Nadu and houses / plots / flats were sold under Hire purchase basis. **Subsidised Industrial Housing scheme (SIHS**) – Dwelling units were constructed for Industrial workers on rental basis and subsequently the same were sold to them.
1962	**Slum Improvement scheme –** 20,060 units were constructed upto 1988-89 for slum dwellers and the units which were constructed upto the year 1971 were

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	handed over to Tamil Nadu Slum Clearance Board.
1976	**Pre fab Technology –** Flats were constructed adopting pre-fab technology in Besant Nagar, Chennai. Now with the help of modern techniques, the pre-fab technology method is adopted for the proposed construction of 1,500 Multi Storied Building flats at Sholinganallur for which works are under progress.
1977	**Madras Urban Development Project – I (MUDP-I)** Under this programme, 8 schemes were implemented in Chennai City. In this scheme, 55% units were reserved for Economically Weaker Sections category.
1981	**Madras Urban Development Project–II (MUDP-II)** Under this programme, 7 schemes were implemented in Chennai City. In this scheme, 55% units were reserved for Economically Weaker Sections category.

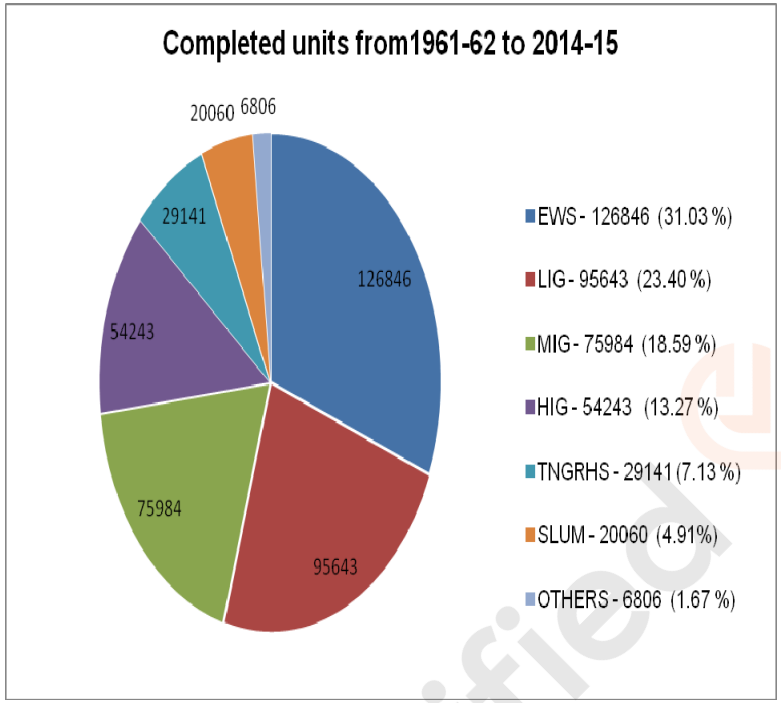
1991	**Tamil Nadu Urban Development Project** - Under this programme, 33 schemes were implemented all over Tamil Nadu. Under each scheme, community based facilities such as School, Community hall, Police station, Fire station, Post office etc., were compulsorily provided.

1.2. Achievements of Tamil Nadu Housing Board

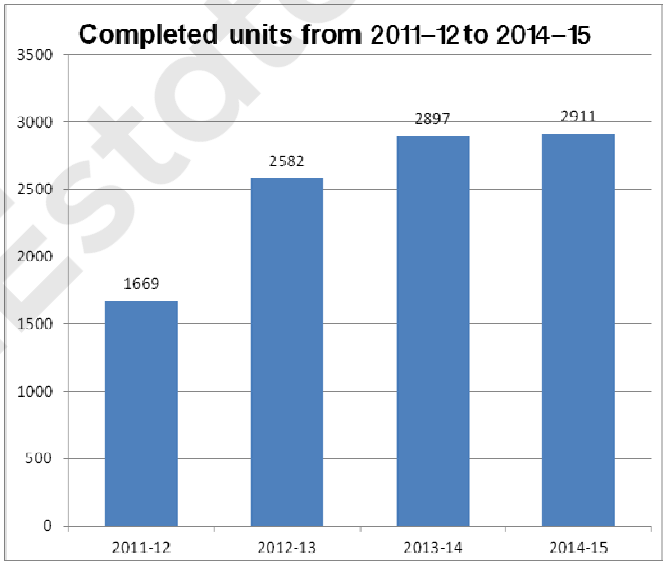
Since its inception, Tamil Nadu Housing Board has constructed / developed **4,08,723 units** all over the State with all infrastructural facilities. Out of this, **1,26,846 units (31.03%)** were constructed / developed for Economically Weaker Sections **95,643 units (23.40%)** were constructed / developed for Low Income Group Categories and **20,060 units (4.91 %)** were constructed for slum dwellers.

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The details of the schemes implemented by Tamil Nadu Housing Board all over the State for various categories are detailed in the pie-graph shown below:



1.3. Housing units completed during 2011-12 to 2014-15



1.4. Achievements of Tamil Nadu Housing Board between financial year 2011-12 to 2014-15

Tamil Nadu Housing Board has achieved the following:

- 20,553 new residential units were constructed / under construction at a cost of Rs.2,728.29 crore.

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- Sale deeds were issued to 44,145 allottees including 14,992 allottees who availed benefit under interest waiver scheme.
- The allotment quota for differently abled persons have been increased from 1 % to 3%.
- After three decades, 108 Assistant Engineers were newly recruited during 2014.

1.5 Schemes under execution

At present, works are in progress for **9,776 units** at an estimated cost of **Rs.2,089.63 crore** in Chennai and other major cities under Self Finance Scheme, Hire Purchase Scheme, Area Development Scheme, Tamil Nadu Government Servants' Rental / Board's Rental Housing Schemes and Deposit Scheme.

1.6 Own Your Housing Scheme for Government Servants

1,016 Multi-storied residential flats are under construction at Nerkundram in Chennai at a cost of Rs.544.50 crore for All India Service, Group-I officers and other categories of Government

servants. The work is structurally completed and this scheme is expected to be completed by the year 2016.

1.7(a) Construction of 1500 Multi-Storied Building flats by adopting pre-fab Technology

The approval has been accorded for construction of 1,500 Multi-storeyed residential flats at Sholinganallur, using pre-fab technology as a modern technique aimed at quickening the construction period with control in quality at a cost of Rs.379.51 crore. In the first phase, works are under progress for 1,200 flats based on demand assessment.

(b) Construction of 407 Multi-Storied Building flats at Wood working unit near Ashok Pillar

In Wood working unit near Ashok Pillar, construction of 407 Multi-storied residential flats under Self Financing Scheme at a cost of Rs.122.00 crore is under progress based on the demand received and preliminary works are under

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progress for construction 154 Transit quarters at a cost Rs.61.59 crore.

1.8 Schemes to be commenced

(a) (i) In South Asian Federation Games Village site, Koyambedu, Chennai, it has been proposed to construct Multi-storied residential flats instead of commercial complex in plot – I over an extent of 4.28 acres.

(ii) Tender for work of construction of 136 Multi-storied residential flats under Self Financing Scheme at a cost of Rs.49.14 crore in plot –II over an extent of 1.32 acres in South Asian Federation Games Village site, Koyambedu, Chennai and tender has been floated and work will commence shortly.

(b) Action is under process for re-development of Foreshore Estate site which includes, construction of new Tamil Nadu Government Servants' Rental Housing Scheme flats and

residential / commercial units for sale to public under Joint Venture.

(c) Tender for Area Development scheme at Navalpattu, Trichirappalli to form 1,459 plots at a cost of Rs.35.82 crore have been called for and the work will commence shortly.

1.9 Reconstruction of Tamil Nadu Government Servants' Rental Housing Schemes

(a) Construction work for 606 Tamil Nadu Government Servants' Rental Housing Scheme flats at Anna Nagar West at a cost of Rs.185.81 crore is nearing completion.

(b) Demolition work for 72 dilapidated Tamil Nadu Government Servants' Rental Housing Scheme flats at Pollachi has been completed and work for reconstruction of 108 flats under New Tamil Nadu Government Servants' Rental Housing Scheme at the same place is under progress.

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(c) It is proposed to demolish 2,238 dilapidated flats under Tamil Nadu Government Servants' Rental Housing Scheme located at 17 places in Chennai City and to reconstruct 6,254 flats (3,646 Tamil Nadu Government Servants' Rental Housing Scheme and 2,608 Self Finance Scheme) at a cost of Rs.1,740.00 crore. Action is being taken to implement this scheme in phased manner to avoid hardship to the Government servants due to enmass dislocation. Option of providing transit accommodation to the existing occupiers of Tamil Nadu Government Servants' Rental Housing Scheme during the period of reconstruction will be considered wherever it is possible.

(d) In Coimbatore, action is being taken to demolish the Tamil Nadu Government Servants' Rental Housing Scheme flats located in six places and to construct 1,848 Tamil Nadu Government Servants' Rental

Housing Scheme flats at Kavundampalayam under reconstruction scheme and residential flats under Self Finance Scheme at other five locations. Demolition of old flats at two locations namely Upplipalayam and Seeranayakanpalayam have been fully completed and some flats at other 3 places viz., Gandhipuram, District Forest Office compound, Superintending Engineer / Superintendent of Police compound at Race course have also been demolished. Action is being taken to demolish the remaining flats. In the first instance, action is being taken to construct 64 flats at Seeranayakanpalayam and 72 flats at Upplipalayam under Self Finance Scheme.

1.10 Construction of Board's Rental Flats

The construction of 272 Board's rental flats at Anna Nagar West Extension, Padi at a cost of Rs.67.09 crore is nearing completion.

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1.11 Re-construction of Board Buildings

(a) **Mandavelipakkam:** Action is being taken to demolish the existing 27 Board's rental flats at Mandavelipakkam in Chennai which were constructed during 1960s and to reconstruct 52 flats at a cost of Rs.11.80 crore**.**

(b) **CIT Nagar, Nandanam:** Tamil Nadu Housing Board has proposed to demolish the existing 119 Board's rental flats at CIT Nagar, Nandanam, Chennai and to reconstruct 474 flats at a cost of Rs.77.70 crore in phased manner. In the first instance, work will commence shortly to demolish 23 flats to reconstruct 120 flats to accommodate the existing occupants.

1.12 Satellite Towns

(A) Thirumazhisai

Action is being taken to form a new Satellite Township with 12,000 residential flats at an estimated cost of Rs.2,160.00 crore over an extent of 311.05 acres at Thirumazhisai. The scheme is

proposed to be implemented in two phases. Under phase–I, 9,700 flats have been proposed over an extent of 139 acres of encumbrance free land in Kuthambakkam. The work of construction of retaining wall in Kuthambakkam has been completed. The filing work in low lying areas is under progress. The scheme is proposed to be developed as a self contained world class city. Preparation of concept and theme based layout for the Satellite Townships through a leading Architectural firm is under process.

(B) Thoppur - Uchapatti

It is proposed to form an Integrated Satellite Township over an extent of 573.83 acres at Thoppur – Uchapatti, Madurai with all infrastructural facilities. Since, it is a prestigious scheme and located in the expanded area of Madurai City, it has been proposed to form a World class city comprising of facilities for entertainment, sports and community based activities at one place where the whole city will look forward to gather and interact and also with facilities such as wide roads,

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footpath for pedestrians with rountanas at cross roads, bus stops, bus bays for free flow of traffic to avoid congestion utilizing the whole land area. Preparation of concept and theme based layout of the Satellite townships through a leading Architectural firm is under process.

1.13 Deposit scheme

(a) Construction of Office Complex and Residential flats at Anna Nagar West Extension for Oil and Natural Gas Corporation Limited

The work of construction of Office Complex and Residential flats for Oil and Natural Gas Corporation Limited at a cost of Rs.248.00 crore at Anna Nagar West Extension is under progress as Deposit scheme.

(b) Construction of Community Hall at Jambuli Colony, Madhavaram for Chennai Metropolitan Co-operative Housing Society

The work is under progress for construction of Community Hall at Jambuli Colony, Madhavaram for Chennai Metropolitan Co-operative Housing

Society as Deposit scheme at a cost of Rs.4.15 crore.

1.14 Special Repair works, to Tamil Nadu Government Servants' Rental Housing Scheme flats at various places in Tamil Nadu

An amount of Rs.35.00 crore has been sanctioned by the Government for carrying out special repairs to Tamil Nadu Government Servants' Rental Housing Scheme flats at various places in Tamil Nadu. The works are nearing completion.

1.15 PART - I SCHEME

During the financial year 2015-16, provision of Rs.11.40 crore has been sanctioned under Part–I scheme to carry out annual maintenance works to Tamil Nadu Government Servants' Rental Housing Scheme flats all over Tamil Nadu, MLA Hostel and Subsidised Industrial Housing Scheme colonies.

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1.16 Residential / Commercial units sold

During the financial year 2014-15, Board earned a revenue of Rs.104.11 crore by selling 460 residential / commercial units.

1.17 Issue of Sale deed

Tamil Nadu Government waived penal interest on monthly instalment, waiver of interest on capitalization and interest relief on difference in final land cost (5 months interest per year) for the allottees who could not obtained sale deed due to interest burden. The Government have accorded extension to the scheme twice and as a result so far 14,992 sale deeds have been issued.

2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu Slum Clearance Board was established in September, 1970 and has been implementing various Housing, Slum Development and Rehabilitation and Resettlement programmes to ameliorate the living conditions of the slum families in Tamil Nadu. The Board initially started its activities in Chennai and were gradually extended to other urban areas of Tamil Nadu since 1984 onwards in phased manner.

2.1 URBAN SLUMS IN TAMIL NADU

The slums have become an integral part of the phenomenon of urbanisation. The urban slums are typical centres of unsafe housing, unhygienic and insanitary surroundings even without the basic civic amenities for healthy living such as safe potable drinking water, electricity, solid waste disposal, etc., The slums in cities are also associated with higher levels of poverty, unemployment / underemployment. This poses a high level of responsibility upon the Government

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and other agencies to provide substantially improved levels of city management and good governance in order to deal effectively with the problem of urban slums. The Census 2011 has reported that 14.63 lakh slum households are living in urban areas in Tamil Nadu as detailed below:-

Sl. No.	Description	Urban slum households	
		No. of Cities / Towns	No. of Households (in lakhs)
1	Municipal Corporations	12	7.53
2	Municipalities	124	4.68
3	Town Panchayats	328 (Total 528) (Surveyed 328)	2.42
Total		**464**	**14.63**

Further, 8.9% of the National Urban Slum Population lives in Tamil Nadu.

2.2 ORGANISATIONAL SETUP

Tamil Nadu Slum Clearance Board is functioning under the control of the Chairman assisted by the Managing Director.

The various programmes of Tamil Nadu Slum Clearance Board are being implemented by three Circles in Chennai, one Circle in Madurai, one Circle in Coimbatore and fifteen Divisions in Chennai, two Divisions at Coimbatore and one Division each at Madurai, Trichirappalli, Salem, Tirunelveli.

Structural and Quality Control Wing

Tamil Nadu Slum Clearance Board has established one Structural and Quality Control (SQC) Wing headed by an Executive Engineer. The Structural and Quality Control wing of Tamil Nadu Slum Clearance Board has been looking after both Structural Designs of all the Projects of Tamil Nadu Slum Clearance Board and Quality Checks at the field. All structural designs of Board's projects are prepared by the Structural and Quality Control wing.

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2.3 POLICY ON SLUMS

The main motto of Tamil Nadu Slum Clearance Board is “We shall see God in the smile of the poor”. The Board has been implementing various programmes like In-situ tenemental schemes, In-situ plotted and infrastructure development, Rehabilitation and Resettlement schemes to improve the environs of the slums and the living standards of the urban slum families.

(a) In-situ tenemental schemes

The slums located on unobjectionable lands in urban areas, wherein equitable distribution of space to all is not feasible are cleared and tenemental schemes are implemented.

(b) In-situ plotted development and Infrastructure Improvement – Madras Urban Development Project and Tamil Nadu Urban Development Project

Wherever in-situ development is feasible on **“as is where is”** basis, slums are identified and

taken up for in-situ improvement for provision of basic facilities to make the areas habitable. Later, tenurial rights are given to the occupants after getting the land transferred to Tamil Nadu Slum Clearance Board.

(c) Rehabilitation and Resettlement Schemes

Wherever neither tenemental nor insitu development is feasible, (as in the case of objectionable porambokes like waterways etc.,) tenements are constructed on nearby available vacant lands with necessary infrastructure under Rehabilitation and Resettlement programme. These resettlement schemes have been developed as integrated townships with requisite social and basic infrastructures. The cleared site is then restored to the land owning department for its original use.

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(d) Reconstruction of Dilapidated tenements

The tenements constructed by Tamil Nadu Slum Clearance Board in the earlier years became dilapidated due to atmospheric effects and pose dangers to the lives and properties of the occupants of the tenements. The vulnerability of these tenements are being studied by a technical committee for their reconstruction.

(e) Other Programmes

To ensure holistic development of the poor, vocational training and livelihood support is imparted to the poor, specially to the youth and women to ensure their economic upliftment. Further, to give facelift to 1.55 lakh tenements constructed by Tamil Nadu Slum Clearance Board, it has been proposed to white wash and colour wash the walls and paint the doors and windows of these tenements.

2.4 ONGOING MAJOR PROJECTS

Sl. No.	Name of the programmes	Total No. of tenements	Completed during May 2011 to March 2015	Slated for completion during 2015-16
Centrally shared programmes				
1	Jawaharlal Nehru National Urban Renewal Mission (JNNURM)	42,318	33,234	9,084
2	Vision 2023 (Housing for All 2022) / Rajiv Awas Yojana	4,763	158	4,605
Central Sector programmes				
3	XIII Finance Commission	4,227	4,227	-
State funded programmes				
4	Housing for Tsunami affected families	7,939	6,792	1,147
5	Construction of new tenements	1,468	508	960
6	Reconstruction of Dilapidated Slum Tenements	5,373	554	4,819
Total		**66,088**	**45,473**	**20,615**

CENTRALLY SHARED PROGRAMMES

(a) JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

This programme is a centrally shared scheme under which projects are implemented in the ratio of 50:40:10 between the Central Government, State Government and beneficiaries contribution. However, the State is bearing nearly 70% of the total cost of completion, as the Government of India have released only 50% of the project cost without taking into account the escalation and other costs. The programme aims at forming integrated townships in Mega Cities namely Chennai, Madurai and Coimbatore to resettle slum families living in objectionable locations. Under this programme, Tamil Nadu Slum Clearance Board has planned construction of 44,870 tenements at a cost of Rs.2,434.67 crore from 2008 onwards and till date 33,234 tenements at a cost of Rs.1,740.95 crore have been constructed.

(b) RAJIV AWAS YOJANA

This Government has obtained the sanction of Government of India for the construction of 4,763 tenements in Chennai and other towns at a cost of Rs.318.73 crore under Rajiv Awas Yojana. The works are under various stages of progress and so far 158 tenements have been completed. The remaining tenements will be completed during 2015-16.

(c) "VISION 2023" - SLUM FREE CITIES

(i) The **"Vision 2023"** document for the first time advocates a strategic long term plan for infrastructure development in Tamil Nadu to push rapid economic growth. It envisages provision of houses for all urban slum families in Tamil Nadu and make the cities / towns slum free before 2023. Under this programme housing and related infrastructure would be provided to all urban

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slum families in Tamil Nadu at a cost of Rs.65,000 crore as detailed below:-

Sl. No	Sector	Projects	Investment (Rs. in crore)
8.4.22	Housing	Slum Free City Programme in Chennai and its Agglomeration Areas	25,000
8.4.42	Housing	Slum Free City Programme for World Class Cities	25,000
8.4.55	Housing	Slum Free City Programme in rest of urban areas in Tamil Nadu (including Thanjavur and Dindigul cities)	15,000
		Total	**65,000**

(ii) Initially, it was decided to implement this programme as a centrally shared scheme through funding assistance from Government of India under Rajiv Awas Yojana. The Government of India has now announced a new programme, "Housing for All – 2022". The revised guidelines for Slum Free Cities Programme announced by the Government of India envisages provision of housing for all in 4,041 statutory towns.

(iii) As part of Slum Free Cities Programme under "Vision 2023", Tamil Nadu Slum Clearance Board shall construct 10,000 tenements at cost of Rs.825.00 crore in Chennai and other towns during 2015-16. The preliminary works for this programme have been commenced.

(iv) As part of Slum Free Cities Programme, a socio-economic survey of the slum families have been conducted in 10 cities. The Slum Free Cities Plan of Actions for 10 Cities prepared based on the findings of the Socio-Economic survey have been approved by the Government of India.

(v) **"Housing for All" -** The Government of India have announced the guidelines for this programme and allocated Rs.314.55 crore to Tamil Nadu for the year 2015-16. This Mission will support construction of house upto 30 sq.m. with basic civic infrastructure. All the slum families who were living in the urban areas of Tamil Nadu as on

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23.05.2015 are eligible to get benefited under this programme. This Mission will be implemented through the following four verticals.

"In situ" slum Redevelopment	**Affordable Housing through Credit Linked Subsidy**	**Affordable Housing in Partnership**	**Subsidy for beneficiary-led individual house construction**
- Using land as a resource -With private participation - Extra Floor Space Index /Transferable Development Rights / Floor Area Ratio if required to make projects financially viable	- Interest subvention - Subsidy for Economically Weaker Sections and Low Income Group for new house or incremental Housing. -Economically Weaker Sections: Annual Household Income upto Rs.3 lakh and house sizes upto 30 sq.m. -Low Income Group: Annual Household Income between Rs.3-6 lakhs and house sizes upto 60 sq.m.	- With private sector or public sector including Parastatal agencies - Central Assistance per Economically Weaker Sections house in affordable housing projects where 35% of constructed houses are for Economically Weaker Sections category	- For individuals of Economically Weaker Sections category requiring individual house - State to prepare a separate project for such beneficiaries - No isolated / splintered beneficiary to be covered.

The beneficiary can take advantage under one component only.

"In-situ" slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers is an important component of the "Housing for All" mission. The Slums, whether on Central Government land / State Government land / Urban Local Body land, Private land, should be taken up for "In-situ" redevelopment for providing houses to all eligible slum dwellers. State Governments and cities would, if required, provide additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) for making slum redevelopment projects financially viable. Slum rehabilitation grant of Rs.1.00 lakh per house, on an average, would be admissible for all houses built for eligible slum dwellers in all such projects.

The Mission, in order to expand institutional credit flow to the housing needs of urban poor will implement credit linked subsidy component as a

demand side intervention. Credit linked subsidy will be provided on home loans taken by eligible urban poor (Economically Weaker Sections / Low Income Group) for acquisition / construction of house. The beneficiaries would be eligible for an interest subsidy at the rate of 6.5% for a tenure of 15 years for the loan amount upto Rs.6.00 lakh.

To increase the availability of houses for Economically Weaker Sections, the States either through its agencies or in private partnership can plan affordable housing projects. Central Assistance at the rate of Rs.1.50 lakh per Economically Weaker Section house would be available for all Economically Weaker Section houses. An affordable housing project can be a mix of houses for different categories but it will be eligible for central assistance only, if at least 35% of the houses in the projects are for Economically Weaker Sections and a single project has at least 250 houses.

The fourth component of the mission provides assistance to individual eligible families

belonging to Economically Weaker Sections to either construct new houses or enhance existing houses on their own. Such families may avail of central assistance of Rs.1.50 lakh for construction of new houses under the mission. The States may also contribute financially for such individual house construction. The persons living in kutcha houses in or outside slums with proof of land may avail of this facility.

CENTRAL SECTOR PROGRAMMES

(d) XIII FINANCE COMMISSION – STATE SPECIFIC GRANTS

The Government of India have sanctioned State Specific Grants of Rs.300.00 crore for urban slum development in Tamil Nadu during 2010-15. Tamil Nadu Slum Clearance Board has constructed 4,227 tenements in Chennai and other towns, carried out repairs and renewal works in slum tenements and imparted skill development training for urban slum youth at a total cost of Rs.300.00 crore.

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STATE FUNDED PROGRAMMES

(e) HOUSES FOR THE FAMILIES AFFECTED BY THE TSUNAMI DISASTER

As part of the programme to resettle Tsunami affected families in Chennai under World Bank funded Emergency Tsunami Reconstruction Project (ETRP) / State Funds, the construction of 6,292 tenements have been completed at a cost of Rs.284.49 crore. Another 500 houses have been constructed under Rajiv Gandhi Rehabilitation Package.

The Hon'ble Chief Minister has announced that the Tamil Nadu Slum Clearance Board will reconstruct 534 dilapidated tenements at a cost of Rs.48.06 crore at Nochikuppam in Chennai. Accordingly, the scheme of construction of 534 tenements has been taken up under State funds and the work is in progress. This scheme will be completed in 2015-2016.

(f) TSUNAMI REHABILITATION PROGRAMME

It is proposed to provide houses having 325 sq.ft. plinth area with development works for

the tsunami affected / vulnerable families in coastal District of Tamil Nadu under Tsunami Rehabilitation Programme. As part of this programme, 611 houses at a cost of Rs.42.97 crore will be constructed in Cuddalore and Nagapattinam Districts for these families during 2015-16.

(g) CONSTRUCTION OF NEW TENEMENTS UNDER STATE FUNDS

Tamil Nadu Slum Clearance Board has constructed 508 tenements in Salem and Coimbatore at a project cost of Rs.13.73 crore.

(h) RECONSTRUCTION OF DILAPIDATED TENEMENTS

(i) Due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the occupants, encroachments put up along the tenemental blocks, certain tenemental blocks have become weak and dilapidated, posing danger to the lives and properties of the inmates of the tenements.

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(ii) The Hon'ble Chief Minister has announced that Tamil Nadu Slum Clearance Board shall demolish and reconstruct 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 crore. Accordingly the reconstruction of dilapidated tenements have been commenced and are in progress. The funds required for this programme are provided through State budgetary support. Besides, it is also proposed to reconstruct 1,140 tenements at a cost of Rs.91.19 crore through other sources of funding. It is proposed to spend Rs.240.00 crore on this programme during 2015-16.

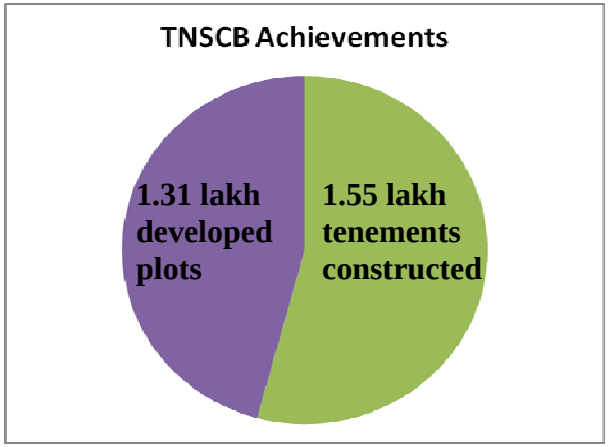
2.5 CHENNAI NANDANAM OFFICE COMPLEX PHASE-II

The work of construction of an office complex at Nandanam, comprising of 2.75 lakhs sq.ft office space at a cost of Rs.100.00 crore was earlier proposed to be taken up under Build, Operate and Transfer (BOT) mode. It is now proposed to implement this project by Tamil Nadu

Slum Clearance Board. Adequate income will be earned through this project to offset the expenditure on maintenance of tenements.

2.6 ACHIEVEMENTS

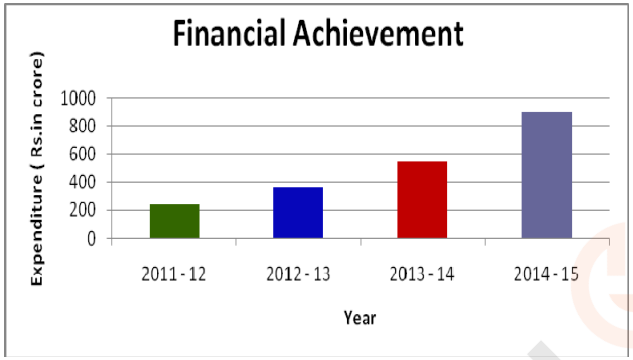
Tamil Nadu Slum Clearance Board has constructed 1.55 lakh tenements/houses so far and 1.31 lakh families in 504 slums have benefitted through Madras Urban Development Programme / Tamil Nadu Urban Development Programme. Tamil Nadu Slum Clearance Board has invested Rs.3,785.37 crore for various capital works till March 2015 towards housing, slum improvement, livelihood support activities, etc., of the urban slum families.



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2.7 ACHIEVEMENTS DURING THE YEARS 2011-2015 (2011-12, 2012-13, 2013-14 and 2014-15)

During the last four years, Tamil Nadu Slum Clearance Board has completed construction of 45,473 tenements and spent Rs.2,003.42 crore on its capital programmes. Sale deeds have been issued to 8,195 families.



2.8 PLINTH AREA OF TENEMENTS

Tamil Nadu Slum Clearance Board during its earlier years constructed tenements having plinth area ranging from 230 sq.ft. to 270 sq.ft. each. The Hon'ble Chief Minister of Tamil Nadu has directed to construct tenements having plinth area of 400 sq.ft each from 2014-15 onwards. Each

tenement will have one multipurpose hall, one bed room, balcony with kitchen and toilet.

2.9 SCHEMES PROPOSED FOR IMPLEMENTATION UNDER VARIOUS PROGRAMMES DURING 2015-16

For the first time the Hon'ble Chief Minister of Tamil Nadu has announced the housing scheme for people living in Kutcha and tiled houses in Town Panchayats. Under this scheme 20,000 solar powered green houses will be constructed in Town Panchayats at an estimated cost of Rs.420.00 crore during the current year. The houses shall be constructed by the beneficiaries themselves. For construction each houses, the Government will provide an assistance of Rs.2.10 lakh. Beneficiaries selection will be done by the Executive Officers of the respective Town Panchayats from among the list of persons living in thatched / tiled houses and whose names have been included in the Below Poverty Line (BPL) list. Tamil Nadu Slum Clearance Board will release

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funds to the Town Panchayats in instalments and also monitor the progress of the scheme.

Tamil Nadu Slum Clearance Board will also take up construction of Economically Weaker Section houses and tenements for rehabilitation of slum families and to make Tamil Nadu as slum free state with the financial support from Government of India under “Housing for All” mission and State Government Servants.

2.10 Own Resource mobilization effort of Tamil Nadu Slum Clearance Board and Promotion of Public Private Partnership / Joint Venture in slum rehabilitation:

Government of Tamil Nadu have already issued detailed guidelines regarding grant of Special Transferable Development Rights for slum resettlement. Tamil Nadu Slum Clearance Board will take measures to obtain Transferable Development Right certificates from Chennai Metropolitan Development Authority for all the slum families rehabilitated by it after the cut off date and encash the same in open market through auction to

generate revenue for slum rehabilitation programme. It will also take steps to treat land as resource in case of “in-situ” redevelopment of slums on unobjectionable Government lands wherever it is viable and involve private sector in slum redevelopment through the process of open bidding by working out various models and detailed guidelines in this regard. Tamil Nadu Slum Clearance Board will also urge private developers to participate in slum rehabilitation project through construction of EWS houses/flats on lands available with Tamil Nadu Slum Clearance Board free of cost in lieu of their commitment to construct 10% of the developed area as EWS housing units in their projects which are developed over an area of more than 10,000 sq.mt. based upon the detailed guidelines to be prepared by the Tamil Nadu Slum Clearance Board and Chennai Metropolitan Development Authority in this regard.

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2.11 SCHEDULED CASTE SUB PLAN (SCSP) FOR 2015-16

The Scheduled Caste urban slum families will get benefited through various housing programmes to be implemented by Tamil Nadu Slum Clearance Board during 2015-16. It is estimated that 9,277 scheduled caste slum families will get benefited through tenements proposed for construction under various scheme at a cost of Rs.556.62 crore for the year 2015-16.

2.12 SALE DEEDS FOR PLOTS / TENEMENTS

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements / plots. During 2015-16, sale deeds will be issued for atleast 6,000 families living in the tenements / plots.

2.13 ALLOTMENT OF TENEMENTS

Tamil Nadu Slum Clearance Board shall allot 20,000 tenements during 2015-16 to eligible urban slum families in Chennai and other towns.

2.14 COMMUNITY DEVELOPMENT ACTIVITIES

(i) Training is imparted in employable skills to the urban slum youth for their socio-economic development after resettlement in Chennai and other Districts.

(ii) During 2015-16, employment oriented training will be imparted and equipments will be given to benefit 5,000 urban slum youth.

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3. CO-OPERATIVE HOUSING SOCIETIES

Housing is one of the basic needs of mankind. The Co-operative Housing Society is playing an important role in fulfilling this basic need of people in Tamil Nadu since 1912.

The main objectives of Co-operative Housing societies are:-

(a) to provide finance through Tamil Nadu Housing Federation for construction of house at an affordable rate of interest to the people across the State who have no access to Institutional Finance for construction of house.

(b) buy lands and develop layouts with all facilities and sell the same to the members at affordable rates on no profit no loss basis.

In Tamil Nadu, so far, 1,040 Co-operative Housing Societies have been established and presently 864 societies are functional. Out of the above, 667 Co-operative Housing Societies cater to the housing needs of the people living in urban areas and 197 Co-operative Housing Societies having their jurisdiction at Taluk level, cater to the housing needs of the Economically Weaker Sections living in rural areas.

Primary Cooperative Housing Societies raise finance from the Tamil Nadu Co-operative Housing Federation which is an Apex body of Housing Co-operative at State Level and by mobilizing deposits from the member and public for providing housing loan, mortgage loan and jewel loan to the members.

3.1 TAMIL NADU COOPERATIVE HOUSING FEDERATION:

The Tamil Nadu Co-operative Housing Federation was registered on 18.03.1959 in the name of "**The Madras Co–operative Central House Mortgage Bank**" with the area of operation as entire State and started functioning from 15.07.1959.

Out of 864 Co-operative Housing Societies functioning in the State, 825 Co-operative Housing

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Societies have been affiliated with the Federation. The details are as below:-

Sl. No.	Housing Societies	Number
1	Urban Housing Societies	628
2.	Rural Housing Societies	197
	Total	**825**

The Tamil Nadu Co-operative Housing Federation is acting as an apex body of the Co-operative Housing Societies in the State. It mobilizes funds to provide loan to Primary Co-operative Housing Societies affiliated to it to extend loan facility to their members for house construction. Since its inception in 1959, the Federation has provided financial assistance to its affiliated Co-operative Housing Societies up to 31.07.2015 as detailed below:-

Sl.No.	Name of the Scheme	No. of Houses	Loans disbursed (Rs. in crore)
1.	Urban Housing Scheme	3,61,375	3,665.38
2.	Rural Housing Scheme	8,03,689	1,116.59
	Total	**11,65,064**	**4,781.97**

3.2 ISSUANCE OF NEW LOAN TO THE CO-OPERATIVE HOUSING SOCIETIES

As there was huge loan arrear pending repayment from Primary Housing Co-operative Societies to the Tamil Nadu Housing Federation, sanction of new loan was kept in abeyance from 01.09.2009. However, the ban order was lifted by the Government with effect from 05.06.2013 in order to provide financial assistance to the Co-operative Housing Societies which have achieved 100% loan recovery. Subsequently, the order was relaxed further, in order to provide financial assistance to all Co-operative Housing Societies to the value of 50% collection from 27.02.2014 onwards, fresh financial assistance amounting to Rs.28.39 crore has been provided to 630 members of 109 Co-operative Housing Societies.

3.3 INTEREST WAIVER SCHEME - 2014

As the loan repayment arrears from members had mounted heavily due to built up of overdue principal, interest, interest for overdue

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Equated Monthly Installment and penal interest, the Government of Tamil Nadu have announced to implement the enhanced interest waiver scheme to Co-operative Housing Societies for a further period of six months (from 01.01.2014 to 30.06.2014). Under this scheme, the Low Income Group, Middle Income Group and Higher Income Group beneficiaries were given 75%, 50% and 25% interest waiver respectively along with 100% waiver on penal interest, if they came forward to repay their over dues as on 31-12-2013 before 30.06.2014. Under this scheme, 8,213 beneficiaries were benefited and got an interest waiver of Rs.53.03 crore. On the whole, 56,373 beneficiaries were benefited with a Interest Waiver of Rs.464.10 crore under the Interest Waiver Scheme from 2011-12 onwards.

The Government of Tamil Nadu had further ordered waiver scheme for the interest for the overdue Equated Monthly Installment and Penal Interest for those who come forward for the remittance of Principal and Interest for the loans

availed before 31.03.2013. Under this a sum of Rs.14.16 crore was collected from 685 members and they were benefitted with a waiver of Rs.9.06 crore.

3.4 Way Forward

Once the loan book of the primary Co-operative Housing Societies and consequently the Tamil Nadu Housing Co-operative Federation becomes positive through the activities being pursued, ways and means will be devised to facilitate garnering of cheaper funds by the Tamil Nadu Housing Co-operative Federation to extend housing loan in the Primary Co-operative Housing Societies on prudent financial norms.

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4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 House Building Advance is being granted to the Government Servants and All India Service Officers under the State Rules to regulate the Grant of Advances to Government Servants for building, etc., of Houses.

4.2 The maximum ceiling prescribed for availing House Building Advance by the Government Servants is Rs.25.00 lakh and for All India Service Officers is Rs.40.00 lakh. For enlargement / improvement of the existing living accommodation, the ceiling shall continue to be at 50% of the maximum ceiling limit. Further, the existing ceiling on advance for purchase of a housing plot has also been enhanced from 20% to 50%.

4.3 This scheme is being operated as a welfare measure to Government Servants / All India Service Officers. The interest on advance is calculated based on the balance outstanding on the last day of each month (diminishing balance)

and moreover the interest on advance is charged on slab rates of interest fixed by the Government annually. The interest on House Building Advance sanctioned to Government Servants / All India Service Officers carries rate of interest lesser when compared to that of the Public Sector Banks and Financial Institutions. The Government servants / officers have the option of pre-closing the outstanding loan amount in one lumpsum without pre-closure charges. Apart from this, in the event of death of a Government servant who is a member under the Tamil Nadu Government Employees' House Building Advance Special Family Benefit Fund Scheme, the entire outstanding amount of Principal and interest are waived under the above Scheme. Hence, the Government servants / Officers aspire for availing House Building Advance from the Government rather than from the Public Sector Banks and Financial Institutions.

4.4 For the year 2015–16, a sum of Rs.160.00 crore has been provided for sanction of House Building Advance to Other Government

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Servants and Panchayat Union Staff categories. In addition to the above, separate allocations are being made to all the Departments of Secretariat for sanction of House Building Advance to Secretariat Employees and All India Service Officers in the Demands for Grant of the respective Secretariat Departments.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 as amended by Tamil Nadu Act 23 of 1973 comprises the objects as given below:-

(a)	Accommodation Control	Regulation of Letting of Accommodation
(b)	Rent Control	Control of Rent
(c)	Eviction Control	Prevention of unreasonable Eviction

5.2 The role of Accommodation Controller is concerned with regulation of letting accommodation. The Accommodation Controller is the Authorized Officer for administering the provisions contained in the Act, in respect of accommodation control. As the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 is a Concurrent Act, any amendment to this Act has to be approved by the Central Government.

5.3 Originally, the privilege of allotting houses to Government servants was introduced in

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the year 1949. Now, in view of the reasons that the Tamil Nadu Housing Board provide housing facilities and House Building Advance facilities are catering the needs of the Government servants in respect of accommodation, no application for allotment under this Act has been received by the Collectorate, Chennai. In Chennai District, 8 buildings are under Government tenancy now. The Government are the tenants till the tenancy is terminated and possession handed over to the owners.

6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

6.1 The Directorate of Town and Country Planning is mainly involved in the task of preparing plans and their enforcement for orderly development of cities, towns and villages. The department assists the Government and Local Bodies in all Town and Country Planning matters. The department provides technical assistance to various departments involved in planning and development and undertakes the task of preparation of plans like Regional Plan, Master Plan, New Town Development Plan, and Detailed Development Plan. These plans provide strategic direction for development of the particular area and aim at promoting and sustaining economic development through proper use of land and at the same time safeguard areas considered ecologically sensitive.

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6.2 Preparation of statutory plans

(i) Regional Plan

Regional Plan is a comprehensive plan for the integration of urban nodes with the semi-urban and rural areas within a region. The plan is based on understanding of the characteristics of the region such as flow of people, goods, knowledge and monetary transaction. It identifies growth poles, development corridors and also analyses and proposes various projects to improve the infrastructure in the region.

The State excluding Chennai Metropolitan area is divided into 12 regions. In the year 2015-16, Regional Plans for Salem, Coimbatore and Chengalpattu regions will be prepared covering an area of 13,314 sq.km.

(ii) Master Plan and New Town Development Plan

Master Plan is like a road map, which plan a proper course between the present and intended destination. It covers key areas of land use, economic development, housing, open space reservation, natural and cultural resources,

transportation, community service facilities, etc., This plan is a statutory land use plan, approved by Government. This department has so far prepared Master Plan / New Town Development Plan for 123 towns.

The total area falling under the Directorate of Town and Country Planning is 1,28,869 sq.km. The area covered under existing Master Plans is 6,950 sq.km. The task of preparing plans for the entire State is being taken up in phases. In first phase, seven composite planning areas have been taken up covering an area of 8,447 sq.km. During 2015-16, 30 composite Local Planning Areas and 17 single Local Planning areas covering an area of 10,781 sq.km have been proposed to be taken up for the preparation of Master Plan under phase – II.

(iii) Detailed Development Plan

These are micro level action plans that are in conformity with Master Plans prepared for urban areas. The plan contains detailed zoning of land for specific purposes, such as park, play fields, small link roads, roads for proper traffic circulation,

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commercial and industrial areas etc., to facilitate balanced development within the ambit of the Master Plan. So far, this department has notified 1,703 Detailed Development Plans. During the year 2015-16, it is proposed to prepare 50 Detailed Development Plans with priority being given to the fast developing areas.

6.3 Infrastructure and Amenities Fund

Rapid urbanization is taking place all over the State. For ensuring sustainable development leading to the formation of well planned urban areas and growth centres, Infrastructure and Amenities Charges are being collected while according permission for major Residential, Commercial, Institutional and Industrial Building proposals. This fund is utilized to implement projects to ensure provision of basic amenities like water supply, roads, sewage facilities, metro rail etc. The amount collected under this fund upto May 2015 is Rs.2,403.97 crore. So far, 44 projects have been sanctioned at an estimated cost of Rs.2,424.62 crore to be implemented by Chennai

Metropolitan Water Supply and Sewerage Board, Highways Department, Chennai Metro Rail Limited and various Corporations and Municipalities of the State.

6.4 Programmes under Town and Country Planning Development Fund

(i) Heritage Town Development Programme

It is essential to preserve the heritage sites and improve the infrastructure and amenities in these Heritage Towns. The Government have notified 70 towns / villages as heritage places. This department provides grant up to a maximum amount of Rs.1.00 crore for each heritage place to implement development projects. The Hon'ble Chief Minister had announced that the Heritage Town Development Programme will be implemented in ten towns during the financial year 2014-15. All the ten heritage towns have been sanctioned funds under the Town and Country Planning Development fund amounting to a total of Rs.10.05 crore. So far, 64 towns /villages have

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been covered under the programme and an amount of Rs.37.46 crore has been sanctioned.

(ii) Traffic Improvement Programme

The primary objectives of this programme are to enhance the efficiency of the existing roadway system and to alleviate traffic congestion and related problems such as air pollution, etc., Projects such as laying of roads, construction of footpath, medians, traffic islands etc., have been taken up under the programme which in turn have helped to improve the traffic situation. Under this scheme, 75% of the cost of the project would be provided as grant from the Town and Country Planning Development Fund for implementing traffic improvement projects subject to a maximum of Rs.1.00 crore for each Municipal Corporation (Except Chennai) and Rs.50.00 lakh for each Municipality and the remaining 25% has to be met by concerned local body from its own funds. So far, 68 Corporations and Municipalities have been

covered under this programme and an amount of Rs.26.92 crore has been sanctioned.

(iii) Park Development Programme

Parks are places of leisure, recreation and exercise. They also serve as children play area. Parks are a tangible reflection of the quality of life in the Society. With a view to improve the existing parks and provide new parks, funding assistance of 90% of the cost of improvement of the park subject to a maximum amount of Rs.10.00 lakh is provided as grant with the condition that balance 10% of the cost is to be borne by the concerned local body. So far, Rs.12.16 crore have been sanctioned to 180 urban local bodies parks under this programme.

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7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority is constituted under Tamil Nadu Town and Country Planning Act, 1971 as a statutory Authority since 1975 and has jurisdiction extending over 1,189 sq.km. comprising of Chennai City Corporation, 7 Municipalities, 12 Town Panchayats and 179 Villages in 10 Panchayat Unions.

7.1 The main functions of the Chennai Metropolitan Development Authority are:

(i) Planning - Preparation of Master Plans, Detailed Development Plans and formulation of any other plan or project for the development of Chennai Metropolitan Area including their enforcement.

(ii) Co-ordination, supervision and execution of plans/projects for the development of Chennai Metropolitan Area.

(iii) Providing financial assistance for development projects in Chennai Metropolitan Area.

7.2 Conservation of Heritage Buildings / Precincts in Chennai Metropolitan Area

Chennai is a City with a rich heritage dating back to 200 AD. Heritage in Chennai adds to the beauty of the City and depicts the architectural, historical and cultural merits of the City. For conservation of Heritage Buildings, Development Regulations prescribes the special regulations for preparation of draft list of Heritage Buildings. Chennai Metropolitan Development Authority has already prepared the draft list of Heritage Buildings comprising 107 buildings for notification after consultations with the public and the owners. The third and fourth draft list of heritage buildings is under preparation.

7.3 Development of Grid of Roads:

One of the strategies recommended in the Second Master Plan is to integrate land use and transportation. The Second Master Plan has

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identified that there is a wide gap in the supply of second and third order roads in the outer Chennai Metropolitan Area, in absence of which, the primary road network gets congested. A road network plan with a grid of 2 km x 2 km need to be developed to dissipate the traffic and this will also facilitate the respective local bodies to develop the road grids. Chennai Metropolitan Development Authority also receives applications for large scale group developments in which there is a need to propose link roads with reference to the grid of roads. Hence, it has been proposed to prepare the grid of roads for the fast growing areas of Chennai Metropolitan Area on priority basis. Chennai Metropolitan Development Authority has already prepared grid of roads for the areas adjoining the Outer Ring Road in the stretch between Mudichur – Palanthandalam. During the current year, it has been proposed to take up the preparation of grid of roads along the remaining areas adjoining the Outer Ring Road, Perumbakkam, Nazarathpet and

other fast growing areas in Chennai Metropolitan Area.

7.4 Development of a Truck Terminal at Karunakaracheri - Annambedu

As per the recommendations of Second Master Plan, a Truck Terminal at the intersection of Outer Ring Road and a 200 feet wide proposed arterial road near Thirunindravur at Karunakarachery - Annambedu village has been taken up as a decongestion measure. The proposed extent of the project site is 42.44 hec., The Government have given administrative sanction to execute the project. Land acquisition proceedings under the old Act got lapsed due to the enactment of the Right to Fair Compensation and Transparency in Land acquisition, Rehabilitation and Resettlement Act, 2013. Chennai Metropolitan Development Authority is examining various options to acquire lands so as to make the project economically feasible.

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7.5 Development of Satellite Intercity Bus Terminus at Madhavaram

A Satellite Intercity Bus Terminus at Madhavaram on a site within Madhavaram Bus and Truck Terminal (MBTT), measuring an extent of 8 acres has been planned to relieve the traffic congestion at Koyambedu. The north bound moffussil buses will terminate their services at this terminal and passengers getting down here will utilize the services of the city buses to reach their destination. Consultant has completed preparation of Draft Feasibility Report and Detailed Project Report. The project will be executed during the current year at an estimated cost of Rs.95.00 crore.

7.6 Development of Wholesale Food Grains Market in Koyambedu Wholesale Market Complex (KWMC)

Chennai Metropolitan Development Authority accorded Administrative Sanction for Construction of a Wholesale Food Grain Market at Koyambedu at an estimated cost of Rs.60.60 crore over an extent of 14.42 acres. This project aims at

decongesting the Central Business District of George Town.

The market consisting of 492 shops of three different sizes with a total built up area of 24,817 sq.m. This scheme was inaugurated on 20-07-2015 by Hon'ble Chief Minister. The shops are in the process of being handed over to the respective allottees for commencement of business.

To enable seamless function of the wholesale market, it has been announced by the Hon'ble Minister of Housing and Urban Development, Tamil Nadu on the floor of assembly during the Budget Session of Financial Year 2014-15 to construct a commercial complex including Godown in the Food Grain Market Complex at a cost of Rs.8.00 crore at Koyambedu Wholesale Market Complex. The Consultant Architect has submitted the Detailed Project Report at an estimated cost of Rs.21.75 crore for this project. The project will be executed during the current year.

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7.7 Vandalur Mofussil Bus Terminus

The Hon'ble Chief Minister of Tamil Nadu has announced on the floor of the Assembly that a Mofussil Bus Terminus at Vandalur will be developed to cater to the terminal services for the south bound buses. This will decongest the CMBT at Koyambedu. Administrative sanction has been accorded for Rs.376.00 crore for implementation of this scheme to an extent of 65.30 acres. Various options to acquire land to make the project economically feasible are under examination by Chennai Metropolitan Development Authority.

7.8 Mass Rapid Transit System Phase-II – Extension

The work on execution of Mass Rapid Transit System from Chennai Beach to Velachery has been completed and is in use by the public. To provide connectivity upto St. Thomas Mount, Phase II Extension was taken up over a stretch of 5 km and is under implementation.

The estimated cost of the Phase II Extension project is Rs.495.74 crore. The project is being executed by the Metropolitan Transport Project (Railways) with the cost sharing formula ratio of 67:33 by the Government of Tamil Nadu and the Government of India respectively. The project will be completed by December, 2016.

7.9 Audit of Rain Water Harvesting System

A study has been commissioned by Chennai Metropolitan Development Authority to review the successful implementation of Rain Water Harvesting System in Chennai Metropolitan Area. The Draft final report submitted by the consultant has been reviewed and accepted. The findings of the study will be used for taking policy decisions for improvement of the practice and procedures adopted for harvesting the rainwater and to propagate rain water harvesting campaign. An online software has been designed to enable the general public to find out the Rain Water Harvesting Structure suitable for their building.

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7.10 Sports Infrastructure in Open Space Reservation Areas

Sports facilities are essential at neighbourhood level. To enhance the sports facilities, Chennai Metropolitan Development Authority has formulated a scheme for development of large Open Space Reservation (OSR) lands (not less than 1 acre) into sports facility in consultation with Sports Development Authority of Tamil Nadu and Local Bodies. Financial assistance will be provided by Chennai Metropolitan Development Authority for the schemes identified by the Local Bodies in consultation with Sports Development Authority. Chennai Metropolitan Development Authority has accorded administrative sanction for development of sports facilities in six Open Space Reservation sites in Chennai Metropolitan Area. During the current year, ten new Open Space Reservation sites will be taken up for development of sports infrastructure.

7.11 Study on Multi-Modal Transport Integration

The various public transport modes like buses, sub-urban trains and Intermediate Para Transit which are operating in Chennai Metropolitan Area in a disjoint manner cause inconvenience to the commuters which encourages the public to shift to the private transport modes. A study on Multi-Modal Integration has been initiated to integrate all the public transport modes close to the sub-urban and Mass Rapid Transit System stations. The rail network in the Chennai Metropolitan Area has been divided into four packages and awarded to four individual consultancy firms. The consultants have submitted their draft final report. After the review of the Draft Final Report by the consultants and on approval of the same, the recommended measures will be taken up for implementation on a phased manner.

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7.12 Study on introducing incentives for Green Building

Green building is an energy efficient building using environmentally sustainable technologies. A study has been awarded to The Energy Research Institute, Southern Region, Bangalore to suggest incentives for encouraging Green Buildings in Chennai Metropolitan Area. The above Institute will submit the Project Report within 4 months. The study cost is Rs.32.37 lakh. The consultant has submitted the interim report suggesting planning parameter and financial incentives to developers in order to promote construction of Green Buildings.

7.13 Feasibility Report for forming an elevated corridor on NH-45 from Trisoolam to Chengalpattu

To decongest the GST Road from Chennai Airport to Chengalpattu, a study has been commissioned to examine the feasibility of forming an elevated corridor and the consultant has submitted the Inception Report. The study would

be completed in three months and based on the recommendations further action would be initiated.

7.14 Development of 223 acres at Kadambur Village as a self sustaining neighbourhood

The Hon'ble Chief Minister has announced on the floor of Assembly under Rule 110 during the Budget Session of Financial Year 2014-15 that an integrated residential neighbourhood will be developed at Kadambur Village over an extent of 223 acres. Administrative sanction has been accorded for the project. The proposal for land alienation is under the consideration of the Government.

7.15 Office Complex at Koyambedu

A multistoried office complex with adequate parking and office space of about one lakh sq.ft. has been proposed to be constructed over an extent of one acre in the lands owned by Chennai Metropolitan Development Authority at Koyambedu. The consultant engaged for the project has submitted the detailed design and the

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same is under scrutiny. The work will be commenced during the current year.

7.16 Development of Infrastructure in Chennai Metropolitan Area

The Hon'ble Chief Minister of Tamil Nadu, announced on the floor of Assembly under Rule 110 during the Budget Session of Financial Year 2014-15 that seven pedestrian subways in Chennai will be constructed. Five Subways will be constructed by the Corporation of Chennai and the remaining two will be constructed by the Tamil Nadu Highways Department. The Corporation of Chennai has already initiated the process of preparation of the Detailed Project Report for the five subways to be constructed by it. The Tamil Nadu Highways Department has identified the location for construction of Pedestrian Subway at Alandur connecting Metro Station and GST Road and at Arumbakkam connecting CMRL Metro Station and Jawaharlal Nehru Salai. However, due to the presence of major underground utilities, it was found feasible to provide Foot-over-Bridge in

lieu of Subway at the above two locations. The consultant has submitted the detailed design for the Foot over Bridge at Alandur and the same is under scrutiny. The detailed design for the Arumbakkam Foot over Bridge will be submitted by the consultant shortly.

7.17 Exploitation of Air Space over Velachery MRTS Station

The Hon'ble Chief Minister has announced on the floor of Assembly during the Budget Session of Financial Year 2014-15 under Rule 110 that commercial space over the Velachery MRTS station to an extent of 1,11,000 sq.ft. will be constructed at an estimated cost of Rs.40 crore. Tender has been called for the preparation of design. The work will be taken up for execution during the current year.

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CONCLUSION

Hon'ble Chief Minister always thinks about the welfare of the people of Tamil Nadu and the prosperity of Tamil Nadu.

It is her greatest ambition that all the people of Tamil Nadu should have a house to live in and Tamil Nadu should be a pioneer State in converting hutments to towering structures. She also believes that a loving home is the breeding ground of a healthy society.

The Department of Housing and Urban Development will always tread in the path shown by the **Hon'ble Chief Minister** and strive hard with enthusiasm to fulfil her dreams.

R.VAITHILINGAM
MINISTER
HOUSING, URBAN DEVELOPMENT
AND AGRICULTURE

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