



HOUSING AND URBAN DEVELOPMENT DEPARTMENT

DEMAND No. 26

**POLICY NOTE
2018 – 2019**

O. PANNEERSELVAM
DEPUTY CHIEF MINISTER

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Government of Tamil Nadu
2018

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INTRODUCTION:-

"All our actions and plans are for the people. We have no self-interest, only public interest-people's interest."

- Selvi. J.Jayalalithaa

"All our actions and plans are for the people. We have no self-interest, only public interest-people's interest" are the golden words of **Late Hon'ble Chief Minister Selvi. J.Jayalalithaa**. Inspired by her words, the Housing and Urban Development Department formulates and implements various policies, programmes and schemes for the Housing and Urban Development sector. The

department carefully considers the changing socio-economic scenario of urban areas, the growing requirement for affordable housing and related infrastructure and the need to promote harmonious and sustainable urbanization in formulating policies and schemes.

Urbanization is the progressive shift of population from rural areas to urban areas which results in an increase in the proportion of population that resides in urban centres. Urbanization occurs due to migration of people from villages to towns and cities; the organic expansion of cities and towns to include surrounding villages; change of character of some rural centres to urban centres through the growth of both overall population and population density and finally by the establishment of new planned townships.

The twenty-first century is witnessing rapid urbanization. The economic vibrancy of

large urban centres offers diverse employment opportunities and means of livelihood. Higher rate of urbanization is also an indicator of economic development since urban areas are major contributors to the Gross Domestic Product (GDP) of any country. Larger urban centres witness migration of diverse groups of people, thereby giving them a cosmopolitan character.

While urbanization generates agglomeration economies and thereby spurs more rapid economic growth, urban density and congestion lead to changes in lifestyle and more intensive use of natural resources.

The concentration of large populations in urban centers places considerable strain on land, natural environment and physical infrastructure. Hence, urban planning and development with an emphasis on making cities more inclusive and livable has emerged as a major focus of

governance and administration in the 21st century.

Urbanization is the result of broad based industrialization, technical advancement, the emergence of the services sector, as also the outcome of the related economic and demographic growth processes. The most vulnerable in this context are the urban poor. The proliferation of slums often accompanies rapid urbanization and poses the greatest social and policy challenge. The growth of slums is due to the emergence of an informal sector in urban areas which initially absorbs the bulk of the rural migrants to the cities. Such recent migrants often live in deplorable socio-economic conditions. Hence, slum upgradation and affordable housing are the natural arena for intervention by any welfare oriented Government.

Equally, urbanization is a prime mover in development, as cities provide increased avenues both for entrepreneurship and employment. Cities thereby pave the way for more income generation and faster, inclusive economic growth.

Tamil Nadu continues to be a rapidly urbanizing State. According to the 1991 Census, only 34.15% of the total population in Tamil Nadu was classified as urban, whereas in 2011, this proportion had increased to 48.45%. At present, Tamil Nadu tops the list of urbanised States with 50% of the population in urban areas and will remain the most urbanised state for the next 15 years. Forecasts indicate that by 2026 about 75% of the population of Tamil Nadu will live in cities. Such rapid urbanization implies that the Government has to constantly evaluate and update policies and regulations for urban areas to enable them to grow as viable and

vibrant growth centres, while continuing to be livable and inclusive. Conditions of living should not deteriorate for both those already resident in cities as also those who move into cities in search of education, employment and livelihood. Such urban centres should also grow in harmony with the environment and the surrounding country side.

In as much as it is neither possible nor desirable to halt the process of urbanization, the challenges have to be faced. Good urbanisation should ensure that towns and cities are free from slums and provide adequate opportunities of productive employment and good quality of life to all their inhabitants irrespective of their income. Cities and towns should be equipped with high quality infrastructure so that they can compete in attracting national and international investments. All the residents should have

access to decent housing that they can afford and a clean and healthy environment.

The Housing and Urban Development Department makes policies governed by this overall objective that finds place in the Vision Tamil Nadu-2023 unveiled by our late Hon'ble Chief Minister Puratchi Thalaivi Amma. The Department is also committed to achieving the Sustainable Development Goals (SDG) Adopted by the United Nations. Goal of the SDGs-11 requires:-

"By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums".

Policies, schemes and programmes are being designed and successfully implemented through the Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Registrar of Co-operative Societies (Housing), Directorate of

Town and Country Planning and the Chennai Metropolitan Development Authority which function under the administrative control of this Department. The department is also the administrative department dealing with the Real Estate Regulatory Authority and the Real Estate Appellate Tribunal.

Tamil Nadu Housing Board and Tamil Nadu Slum Clearance Board are mandated to provide housing to various sections of society at an affordable cost. The Registrar of Co-operative Societies (Housing) regulates voluntarily formed Co-operative Societies that form layouts to sell plots at an affordable price to their members and also provide housing finance to members. The "Housing for All" Mission is being implemented through these agencies in order to realize the dream of the late Hon'ble Chief Minister of Tamil Nadu contained

in Vision Tamil Nadu-2023 which aims at creating slum free cities in Tamil Nadu.

The Directorate of Town and Country Planning and the Chennai Metropolitan Development Authority function under and implement the provisions of the Tamil Nadu Town and Country Planning Act, 1971. They prepare Master Plans in a phased manner for various towns and cities, for regulation of land use. Development Regulations are already in place for growing urban centres for regulating their development.

2. Recent Major Initiatives of the Department

(A) Special Scheme to Regularize Unauthorized Layouts and plots in CMDA and DTCP areas:

In G.O.(Ms) No.78, Housing and Urban Development Department, dated 04.05.2017 and G.O.(Ms) No.172, Housing and Urban

Development Department, dated 13.10.2017, the Government have framed rules to regularize plots in unapproved layouts made prior to 20.10.2016 in order to protect the interests of innocent purchasers. The Government have extended the last date for receipt of applications under this scheme upto 03.11.2018.

**(B) Pradhan Mantri Awas Yojana –
“Housing for All” (Urban)**

Under the Pradhan Mantri Awas Yojana – Housing for All (Urban) Mission launched on 25.06.2015, the objective is to provide decent houses to all houseless citizens by 2022, when the nation celebrates the 75th anniversary of Independence. The mission activities are implemented through four ‘verticals’ based on the requirement and eligibility of the beneficiaries:-

- Vertical. I - Insitu Slum Re-development (ISSR)
- Vertical. II - Credit Linked Subsidy Scheme (CLSS)
- Vertical. III - Affordable Housing in Partnership (AHP)
- Vertical. IV - Beneficiary Led Construction (BLC)

The Tamil Nadu Slum Clearance Board is the designated State Level Nodal Agency for the implementation of the PMAY-HFA mission in the State. The mission activities are implemented in all 666 Urban Local Bodies (12 Corporations, 124 Municipalities, 528 town panchayats and 2 cantonments). TNSCB has identified that 13,91,609 dwelling units are required to be constructed under the four verticals. Tamil Nadu is the leading state in India in the implementation of the "Housing for All" (Urban) Programme.

(C) Real Estate Regulatory Authority (RERA):

The Real Estate (Regulation and Development) Act, 2016 aims to regulate and promote the real estate sector by regulating the transactions between buyers and promoters of residential as well as commercial projects. The Rules under the Act were notified on 22.06.2017 and the Interim Real Estate Regulatory Authority has started functioning effectively. Tamil Nadu is also the first State to establish a permanent Real Estate Appellate Tribunal.

Budget Estimate 2018-2019

Abstract

Rupees in Lakhs (Gross)

Sl. No.	Heads of Department		Revenue	Capital	Loan	Total
1.	Secretariat	Voted	876.61	—	16,000.01	16,876.62
2.	Directorate of Town and Country Planning	Charged	0.01	—	—	0.01
		Voted	51,473.22	—	—	51,473.22
3.	Registrar of Cooperative Societies (Housing)	Charged	0.01	—	—	0.01
		Voted	1,212.11	—	0.01	1,212.12
4.	Chennai Metropolitan Development Authority	Voted	5,764	88,929	1,20,000	2,14,693
5.	Tamil Nadu Housing Board	Voted	1,945.47	0.02	—	1,945.49
6.	Tamil Nadu Slum Clearance Board	Voted	2,30,276.17	0.13	0.01	2,30,276.31
Total		Charged	0.02	—	—	0.02
		Voted	2,91,547.58	88,929.15	1,36,000.03	5,16,476.76

1. TAMIL NADU HOUSING BOARD

Tamil Nadu Housing Board was established as the City Improvement Trust (**CIT**) in 1947, to fulfill the housing needs of the people in Chennai city. Considering the housing needs of a growing population all over the State and to mitigate the hardships of buying houses or house sites, the Tamil Nadu Housing Board was established in the year 1961, with the objective of providing **"Housing for All"** under the Housing Board Act, 1961.

Tamil Nadu Housing Board is a pioneering institution which provides dwelling units to all categories of the public with the requisite infrastructure facilities at an affordable cost. The Tamil Nadu Housing Board played an important role in Tamil Nadu having become the most urbanized State in the country, by creating new townships across Tamil Nadu over the years. The orderly expansion of Chennai to the West

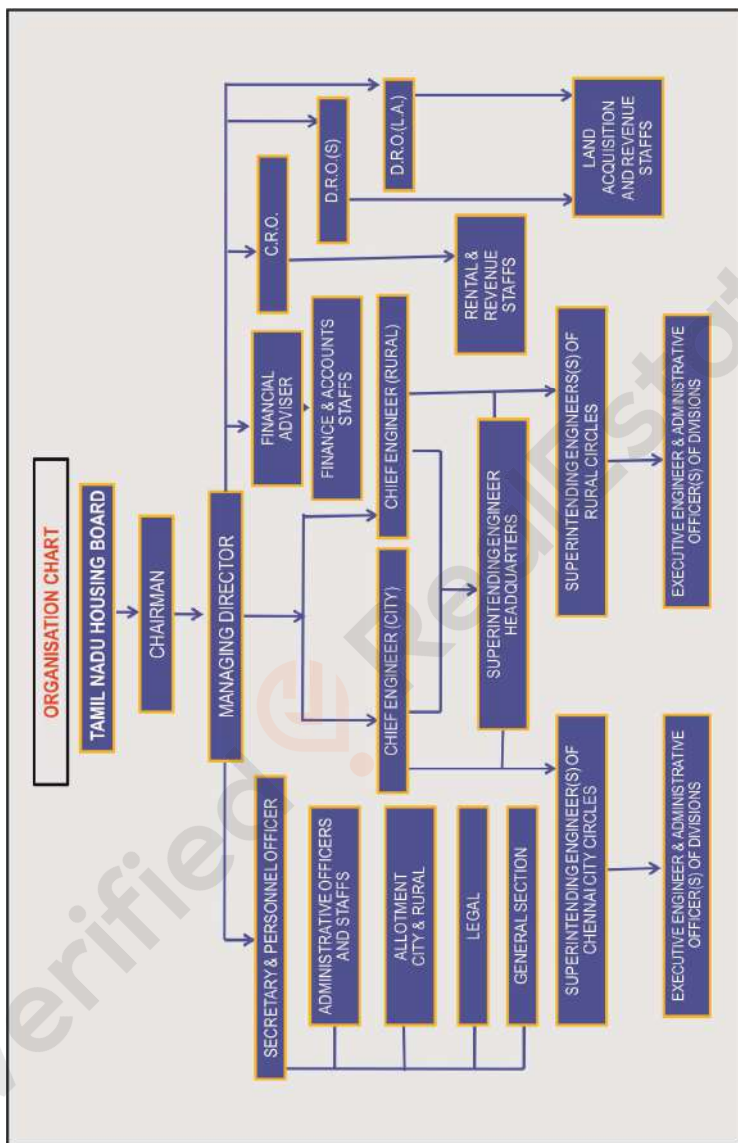
and South is mainly due to the initiatives of the Tamil Nadu Housing Board. Mega townships including Annanagar, K.K.Nagar, Besant Nagar and Moggapair in Chennai and many neighborhoods in other cities all over the State were established by TNHB. In addition, rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS) are constructed and maintained by TNHB. Tamil Nadu Housing Board ensures quality construction by adopting modern construction technology and continues to develop more neighborhoods.

1.1 Organizational setup

Tamil Nadu Housing Board is governed by the "Housing Board Act, 1961". As per the provisions of the Act, the Chairman is appointed by the Government, who is assisted by a Managing Director, Secretary and Personnel Officer, Financial Adviser, Chief Revenue Officer and other Officials.

Technical wing

The Technical wing consists of two Chief Engineers assisted by Superintending Engineers and Executive Engineers. TNHB has 6 Circles headed by Superintending Engineers and 26 Divisions headed by Executive Engineers.



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1.2 Achievements of TNHB

Since its inception, Tamil Nadu Housing Board has created **4,18,742** dwelling units all over the State with requisite infrastructure facilities. Out of this, **1,27,873** units were developed for Economically Weaker Sections and **97,345** units were developed for Low Income Group families.

Achievements from 2016-17 to 2017-18

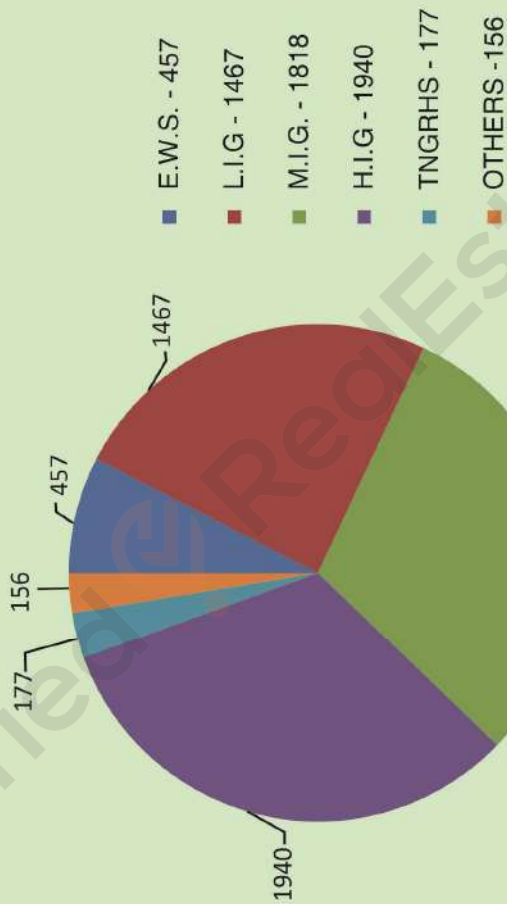
TNHB has constructed / developed 6,015 residential units at an estimated cost of Rs.1,678.01 crore in Chennai and other areas among these the important achievement schemes are as follows:-

- 1,500 Multi Storeyed Building (MSB) Flats constructed under pre-fab technology at a cost of Rs.496.69 crore at Sholinganallur, Chennai.
- 407 MSB flats under Self Financing Scheme (SFS) and 154 Transit flats constructed in

Chennai at K.K.Nagar at the location of erstwhile wood working unit at a cost of Rs.183.50 crore.

- A block of 60 Quarters with 8 Guest House suites and one Conference Hall in the Government Estate, Chennai intended for former members of the Legislative Assembly constructed at a cost of Rs.45.84 crore.
- Sale of 3,181 residential units for a value of Rs.826.35 crore and 24 Nos. of commercial units for a value of Rs.67.37 crore.
- Sale deeds issued to 9,082 allottees.
- Out of the 9,082 allottees, 1,716 allottees who were eligible for receiving sale deed but not in a position to pay the final cost with interest, have benefited under the interest waiver scheme.
- 74.36 acres of land valued at Rs.179.81 crore has been retrieved from encroachment.
- Allotments to differently abled persons have been increased from 1 % to 3% and 66 allotments were made to such persons.
- 277 technical and non-technical posts were filled-up through direct recruitment.

TNHB has constructed /developed 6,015 units at a cost of Rs.1,678.01 crore from 2016-17 to 2017-18



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407 SFS Flats & 154 Transit flats at Wood Working Unit Site

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1,500 MSB Flats at Sholinganallur

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Viswakarma Award for 1,500 MSB flats at Sholinganallur

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1.3 Viswakarma Award for 1,500 MSB flats at Sholinganallur

The Tamil Nadu Housing Board has been awarded the **Viswakarma Award** of 2018, for best Pre-fab Technology Building for the construction of 1,500 MSB flats at Sholinganallur, Chennai by the Construction Industry Development Council (CIDC).

1.4 Schemes under Execution

At present, works are in progress on **20,540** units at an estimated cost of **Rs.2,905.13 crore** in Chennai and in other major cities under Self Financing, Area Development and Tamil Nadu Government Servants Rental Housing Schemes. The major schemes are:-

- 1) 2,394 LIG flats at Ambattur, Chennai.
- 2) 1,440 LIG flats at Ramapuram, MKB Nagar, Korattur and Villivakkam in Chennai.

- 3) 160 Transit Flats at Baracca Road, Chennai.
- 4) 1,000 MSB Flats at Sholinganallur, Chennai.
- 5) Amma Thirumanamandapams at Korattur, Velachery, Paruthipattu, Ambattur in Chennai and Anna Nagar in Madurai.
- 6) 1,848 TNGRHS units at Coimbatore.
- 7) 1,072 tenements for TNSCB at Erode.

1.5 Satellite Town Schemes

(A) Thirumazhisai:

The formation of a Satellite Town at Thirumazhisai in an extent of 311.05 acres of land abutting Chennai-Bangalore Highway is being carried out by TNHB in a phased manner. In the first phase, development works are nearing completion in an extent of 122.99 acres. After completion of development works, it is proposed to construct dwelling units under an appropriate joint development mode. Credit

Rating Information Services of India Limited (CRISIL) has been engaged to provide consultancy services to develop models for joint development.

(B) Thoppur – Uchapatti:

Development works are nearing completion for an Integrated Satellite Township at Thoppur – Uchapatti, located adjacent to the expanded area of Madurai City. A Central Park, a Convention Centre and a Shopping Complex will also be provided in the Satellite Town making the township a self contained neighbourhood with all facilities.

1.6 Re-Development

(A) Reconstruction of Tamil Nadu Government Servants Rental Housing Schemes (TNGRHS):

- 2,238 dilapidated TNGRHS flats located in 17 places at Chennai are being

demolished in a phased manner and more flats will be constructed under both TNGRHS and SFS at the same locations by making more efficient use of the land and the permissible FSI. Out of the 17 places, the demolition has been completed at 4 locations and construction of 12 Self Finance Scheme (SFS) flats at Mandavelipakkam is under progress. Work to be commenced for 12 flats under SFS in NGGO colony, after getting approval from Real Estate Regulatory Authority (RERA). Construction of 504 TNGRHS flats at Todhunter Nagar will be commenced after finalization of tender.

- 606 Tamil Nadu Government Servants Rental Housing Flats at Annanagar West Extension in Chennai have been inaugurated. 272 Board's rental flats constructed at Padikuppam have been converted as TNGRHS. Allotment has

been made in the above two schemes, relocate to the present allottees of TNGRHS flats which are proposed for demolition. After vacation of allottees in TNGRHS Schemes, demolition and reconstruction work will be carried out in phased manner.

- Action is being taken to implement Self Finance Schemes at Shenoy Nagar and Anna Nagar West Extension in Chennai after dismantling the existing dilapidated TNGRHS flats.
- TNHB has proposed demolition of existing dilapidated TNGRHS flats and to reconstruct flats which are located at 6 places in Coimbatore. Demolition work had been completed at 4 locations and construction of 1,848 TNGRHS flats at Kavundampalayam, Coimbatore is nearing completion. Action is under process to implement

Self Financing Schemes at District Forest Office (DFO) complex at Race course. Self Financing Schemes will be initiated after assessing demand at Upplipalayam and Seeranaickenpalayam. Action is under process to demolish the balance TNGRHS flats in the remaining 2 locations in Coimbatore.

- Demolition of TNGRHS flats at Dindugal, Madurai and Erode have been completed and action is under process for reconstruction of flats. Action will be initiated to demolish existing TNGRHS flats and reconstruct the flats at Pudukottai, Trichy and Hosur.

(B) Reconstruction of slum tenements:

1,072 old dilapidated slum tenements in 3 places at Erode have been demolished and the reconstruction is under progress.

(C) Reconstruction of Commercial Complexes:

Tamil Nadu Housing Board has proposed to demolish the old Commercial and Office complexes in K.K.Nagar, Besant Nagar and Shastri Nagar in Chennai which utilized less FSI and to reconstruct the complexes, containing commercial and residential units with modern facilities by utilizing the permissible FSI to the fullest. Action to vacate the offices and shops in the complexes is in process. After vacating all allottees, demolition and reconstruction work will be implemented.

1.7 Schemes to be commenced shortly

The construction of 6,877 slum tenements at Ernavur in Chennai will be commenced shortly.

1.8 TNGRHS Annual Maintenance and Special Repair Works

The annual maintenance works for Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu and the MLA Hostel in Chennai are being carried out with a Budget Assistance of Rs.14.91 crore

Special repair works for TNGRHS flats at various places all over the State are under progress at a cost of Rs.20 crore.

1.9 Revenue Collection

Tamil Nadu Housing Board has earned a revenue of Rs.788.77 crore during the financial year 2017-2018, by way of sale proceeds of Flats / Houses / Plots / Commercial unit, monthly installments and rental collection.

During the last 3 years the Housing Board has earned Rs.240.77 crore by selling the units. The details as follows:

Sl.No.	Year	Revenue (Rs.in crore)
1.	2015-2016	15.20
2.	2016-2017	131.87
3.	2017-2018	93.70
Total		240.77

1.10 New Recruitment

Direct recruitment of 277 Technical and Non-Technical personnel has been completed and the appointment orders issued.

1.11 On-line Facilities

An online process for registration, allotment of TNGRHS accommodation, online payment of rent, SFS Installments, Hire Purchase EMIs, maintenance charges, water charges, etc is currently under development and is expected to be launched shortly.

2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu Slum Clearance Board was established in September 1970, with the Motto ***"We shall see God in the smile of the poor"***, to provide housing along with basic and social infrastructure and employment oriented skill training programmes, to make the urban poor a productive work force to strengthen the economy.

According to the 2011 census, there are 14.63 lakh households in urban slums in Tamil Nadu. These slums lack basic facilities, hygiene and safety, leaving the families struggling hard to meet their basic necessities and livelihood.

Access to improved housing through slum upgradation and development in an inclusive and integrated manner, will reduce social inequalities, provide improved public spaces and allow livelihood generation and thereby make

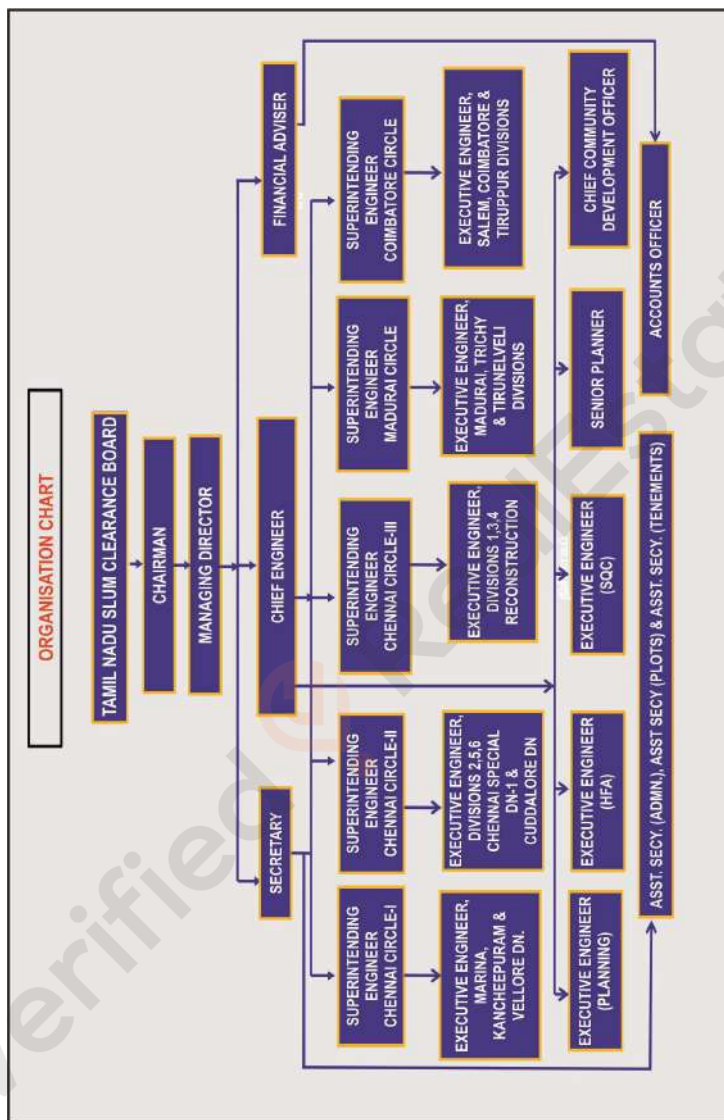
urban spaces environmentally sustainable and more livable for all. Slums which are pockets of urban socio economic exclusion will become vibrant neighbourhoods after re-development. The upgradation of the neighbourhoods will trigger local economic development and improve urban mobility and connectivity. Slum upgradation is an essential part of the urban vision to assure adequate housing and living standards for all, by focusing on the role of housing as being central to enhancing the quality of life.

2.1 Organisational Setup

Tamil Nadu Slum Clearance Board (TNSCB) is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under the control of a Chairman and a Managing Director. There is a Secretary to the Board looking into administration and establishment issues and a

Financial Adviser to look into financial matters. The Technical Wing is headed by a Chief Engineer, who is assisted by 5 Superintending Engineers heading circles, with 3 Circles in Chennai and one Circle each at Madurai and Coimbatore.

There are 9 Divisions in Chennai and one Division each at Kanchipuram, Vellore, Cuddalore, Coimbatore, Tiruppur, Salem, Tiruchirappalli, Madurai and Tirunelveli. There is a separate Structural and Quality Control (SQC) Wing which looks after both the structural designs of all projects of TNSCB and conducts quality checks in the field.



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2.2 Evolving Policy on Slums

- Tamil Nadu Slum Clearance Board is a pioneering organization in the country catering to the housing needs of the urban poor in the State. During the first decade of its operations, TNSCB concentrated on the construction of multi-storeyed tenements with infrastructure for water supply, sewage disposal.
- There was a shift in the policy of TNSCB to slum improvement with greater focus on land tenure from the year 1980. Under the World Bank funded programmes, the Madras Urban Development Project Phases I & II and Tamil Nadu Urban Development Project, the TNSCB, implemented Sites & Services schemes which envisage the provision of basic infrastructure like roads, street lights, storm water drains, pavements, public fountains in-situ in the cities of Chennai, Madurai, Coimbatore, Tiruchirappali,

Salem, Vellore, Erode, Tiruppur, Thoothukudi and Tirunelveli. Slum dwellers were provided land tenure for their plots and disbursed financial assistance under the Cash Loan Scheme, Nehru Rozgar Yojana (NRY) and Vaalmiki Ambedkar Awas Yojana (VAMBAY) for the construction of houses. These projects have been hailed as amongst the most successful projects implemented in convergence with World Bank assistance.

- TNSCB earlier constructed single room slum tenements with a plinth area upto 230 square feet. The late Hon'ble Chief Minister of Tamil Nadu, Puratchi Thalaivi Amma realizing the aspirational housing needs of urban poor families, ordered that the tenements must have a bedroom, a hall, a kitchen, a toilet, a bathroom and a balcony with a plinth area of at least 400 square feet and be provided with fans and electrical fittings. Accordingly, all tenements are now being constructed with

400 square feet plinth area with one bedroom, hall, kitchen, balcony, etc. adopting modern designs and green building techniques at a cost of approximately Rs.11 lakh per tenement. Further, the tenements which have more than four storeys are provided with lift facilities.

- TNSCB implements the Slum Free Cities programme contained in the Tamil Nadu Vision-2023 document by utilizing funding assistance from Government of India under the Housing for All programme, State Government grants, financial assistance from various institutions and beneficiary contribution.
- Tamil Nadu Slum Clearance Board is the State Level Nodal Agency to implement the PMAY(Urban) component of the Housing For All programme.

2.3 TNSCB has been implementing various housing and other programmes to achieve the aforesaid goals by adopting the following approaches and strategies

(A) In-situ Tenemental Schemes with Infrastructure:

In the slums in unobjectionable lands tenements are constructed by utilising the maximum possible *Floor space Index* (FSI) and such tenements are allotted to the families who were already living there.

(B) In-situ 'as is where is' Development with Land Tenure:

Those urban slums which are suitable for in-situ development on an "as is where is" basis, are provided with roads, street lights, pavements etc., to make the areas habitable and hygienic. Later, the lands are transferred to Tamil Nadu Slum Clearance Board and tenure rights are given to the occupants of the plots. Financial assistance is also extended to the occupants of the plots to enable them to construct houses.

(C) Integrated Housing Schemes:

Wherever slums are situated on objectionable lands like river banks, road margins and places required for public purposes, the families are resettled in tenements developed as integrated townships on available vacant lands nearby with the necessary basic and social infrastructure. The encroached sites are then cleared and restored to their original use.

(D) Construction of Houses by the Beneficiaries:

Urban slum families living in kutcha houses with a clear title to the land, are given grants to enable them to construct houses by themselves.

(E) Reconstruction of Dilapidated Tenements and Repairs to Tenements:

Some of the tenements constructed earlier, have become dilapidated due to

exposure to the vagaries of nature. Such structures pose risks to the lives and properties of the families living there. The condition of such tenements is studied by a Technical Committee and based on the report, such old buildings are taken up for reconstruction and allotted to the occupants.

To ensure longevity and structural stability of tenements constructed, periodical white washing, colour washing and repair works are also undertaken.

(F) Technology Innovation for Affordable Housing:

TNSCB adopts modern construction technology in building the tenements. The use of prefabricated concrete, monolithic concrete construction technology using aluminium formwork, light gauge steel frame for doors, windows, UPVC windows and door frames are being used for faster construction of safe,

sustainable and eco-friendly buildings. The pre-fabricated concrete technology has been successfully used in projects at Moorthingar Street in North Chennai, Periyar Nagar in Erode.

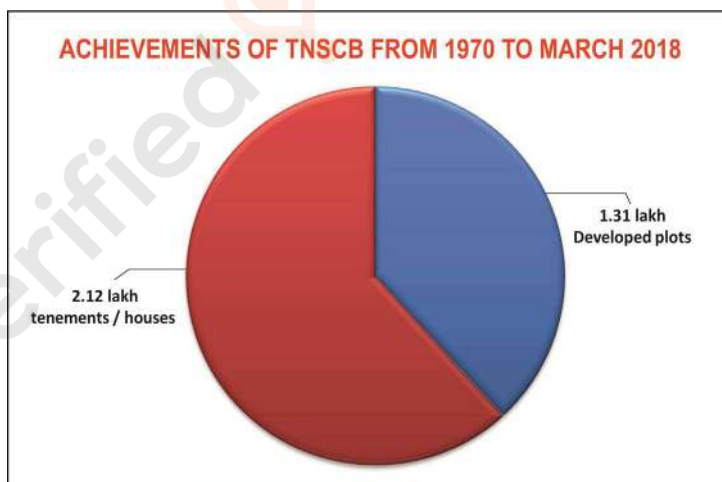
(G) Other Programmes:

The development of urban slums will be complete only if slum families become economically independent. Economic independence and self-sustenance are essential for the urban poor especially for youth and women living in slums.

To promote employability, skill development training is being imparted with the help of the Tamil Nadu Skill Development Corporation and reputed NGOs. Job melas are also organized to ensure employment.

2.4 Achievements from 1970 to March, 2018

Since its inception to March 2018, the Tamil Nadu Slum Clearance Board has constructed 2.12 lakh tenements/houses and provided developed plots to 1.31 lakh families in 504 slums through the Madras Urban Development Programme (MUDP)/Tamil Nadu Urban Development Programme (TNUDP). TNSCB has invested Rs.7,129.74 crore to implement various capital works for the urban slum families till March, 2018.



Achievements During the last Seven Years (2011-2018)

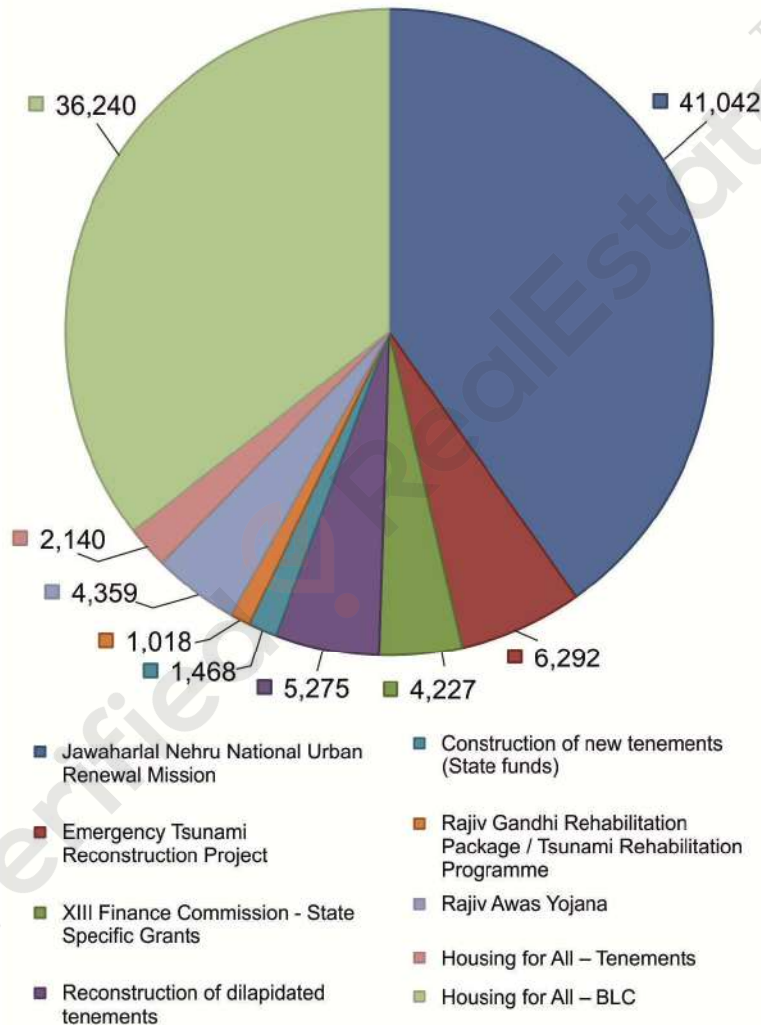
TNSCB has constructed 1,02,061 tenements / houses and spent Rs.5,415.29 crore on various programmes implemented from 2011 to March, 2018 as detailed below:-

Achievements During 2011-2018

Sl.No.	Name of the Programmes	Tenements / Houses			
		2011-16	2016-17	2017-18	Total
1.	Jawaharlal Nehru National Urban Renewal Mission	39,986	1,056	--	41,042
2.	Emergency Tsunami Reconstruction Project	6,292	--	--	6,292
3.	XIII Finance Commission - State Specific Grants	4,227	--	--	4,227
4.	Reconstruction of dilapidated tenements	3,518	1,012	745	5,275
5.	Construction of new tenements (State Funds)	808	660	--	1,468

Sl.No.	Name of the Programmes	Tenements / Houses			
		2011-16	2016-17	2017-18	Total
6.	Rajiv Gandhi Rehabilitation Programme / Tsunami Rehabilitation Programme	718	250	50	1,018
7.	Rajiv Awas Yojana	3,474	885	--	4,359
8.	Housing for All – Tenements	--	32	2,108	2,140
9.	Housing for All – Beneficiary-Led-Construction – Individual houses	--	11,306	24,934	36,240
Total		59,023	15,201	27,837	1,02,061

ACHIEVEMENTS 2011 - 2018



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2.5 Schemes Inaugurated by Hon'ble Chief Minister

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs. in Cr)
1	04.03.2017	Chennai - Ayodhyakuppam	712	56.64
2		Chennai - AIR Land - Thiruvottriyur	416	27.84
3		Thiruvallur - Gudapakkam	1024	71.44
4	07.03.2017	Trichy - Nagamangalam	144	8.76
5		Nagapattinam - OBM Colony	120	9.26
6	08.03.2017	Madurai - Puratchithalaivar Colony	276	20.35
7		Thoothukudi - Ceylon Colony	147	10.46
8	18.03.2017	Coimbatore - Madukkarai-Anna Nagar	960	40.78
9		Coimbatore - Keeranatham - Gandhi Nagar	1280	62.40
10	18.03.2017	Coimbatore - Malumichampatti	1440	79.18
11		Coimbatore - Vellalore	2816	172.00
12		Thiruppur - Palladam Arivoli Nagar	288	19.75
13	11.05.2017	Coimbatore - Kurinchi Nagar	160	10.69
14		Coimbatore - Sugunapuram	64	4.33

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs. in Cr)
15	04.07.2017	Chennai - Nagooran Thottam	32	2.56
16		Chennai - B.S.Moorthy Nagar	140	13.37
17		Chennai - Nochikuppam	536	48.06
18	04.10.2017	Namakkal - Nagarajapuram	240	19.54
19		Namakkal-Land Bank Scheme Phase IV	192	15.57
20	11.10.2017	Thoothukudi - Rajiv Gandhi Nagar	444	29.15
21		Vellore - Kulavimedu	192	15.90
22	02.02.2018	Chennai - Seniamman Koil	464	38.39
23		Chennai - Moorthingar Street	960	112.80
24		Madurai - Poonga Nagar	76	5.02
25	04.05.2018	Thirunelveli – V.O.C. Nagar	432	23.18
26		Erode – Muthampalayam – Bharathi Nagar	256	21.27
Total			13811	938.69



Inauguration of the schemes by the Hon'ble Chief Minister

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Name of the scheme : Chennai Moorthingar Street, Tenements: 960, Project Cost: Rs.112.80 crore

Verified  RealEstate™



Name of the scheme : Chennai – Nochikuppam, Tenements: 536 Project Cost: Rs.48.06 crore

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Name of the scheme : Chennai – Ayodhyakuppam, Tenements: 712 Project Cost: Rs.56.64 crore

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Name of the scheme : Chennai – Seniamman Koil, Tenements: 464, Project Cost: Rs.38.39 crore

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Name of the scheme : Thoothukudi–Rajiv Gandhi Nagar, Tenements: 444, Project Cost: Rs.29.15 crore

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2.6 Tamil Nadu Vision - 2023 Slum Free Cities Programme

"Tamil Nadu Vision-2023", is a long term plan announced by the late Hon'ble Chief Minister Puratchi Thalaivi Amma for infrastructure development to enable rapid economic growth in Tamil Nadu and envisages the provision of houses with infrastructure for all urban slum families in the State and to make cities / towns slum free by 2023.

Tamil Nadu Slum Clearance Board has programmed to provide tenements/houses for all the Urban Poor/Urban Slum families before 2023 and identified that 13.91 lakh families require tenements/houses to realize the dream of Slum Free Cities before 2023. This programme is being implemented utilizing State Government grants, Government of India grants under the Housing for All programme, institutional financing and beneficiary contribution.

The details of the required tenements/houses identified through various modes in the four verticals is as follows:-

Vertical		Identified Through				Sanction accorded so far	Project Cost (Rs. in cr.)
		Demand Survey	Online Registration	Common Service Center (CSC)	Total		
I	In-situ Slum Redevelopment (ISSR)	16,479	4,669	26,161	47,309	0.00	0.00
II	Credit Linked Subsidy Scheme (CLSS)	1,76,630	1,56,114	1,51,361	4,84,105	7,838	705.42
III	Affordable Housing in Partnership (AHP)	2,66,586	6,895	68,351	3,41,832	66,811	6,612.94
IV	Beneficiary Led Construction (BLC)	4,31,987	11,546	74,830	5,18,363	3,90,043	11,809.81
Total		8,91,682	1,79,224	3,20,703	13,91,609	4,64,692	19,128.17*

*This Project cost is for sanctioned tenements of 4.64 lakhs

The Details of Number of tenements/houses to be provided under four components are mentioned below:-

PROJECT COST DETAILS

Sl. No	Housing For All (Vertical)	Description	Activity	Unit Cost (Rs.in Lakhs)	Units to be Constructed	Total Project Cost (Rs.in Cr)	Source of Funding
1	I	In Situ Slum Redevelopment	Construction of tenements using Land as resource	11	47,309	5,203.99	Government of India Grants, State Government Grants and Beneficiary Contribution
2	III	Affordable Housing in Partnership	Construction of tenements by TNSCB	11	3,41,832	37,601.52	
Total Tenements (1 + 2)						42,805.51	
3	IV	Beneficiary - led Individual House Construction	Construction of Individual Houses by beneficiaries	3	5,18,363	15,550.89	Institutional Finance with Government of India Subsidy for interest.
Total Tenements / Houses (1 + 2 + 3)						58,356.40	
4	II	Affordable Housing Through Credit Linked Subsidy	Construction of houses by urban poor through Institutional finance	9	4,84,105	43,569.45	
Total Dwelling Units					13,91,609	1,01,925.85*	

*This project cost is for total identified units of 13.91 lakhs.

2.7 Major Projects

The details of the major programmes proposed for implementation during 2018-19 are as follows:-

(A) Tamil Nadu Vision-2023 – Slum Free Cities Programme:

This programme is being implemented utilizing Government of India grants under the Housing for All programme, State Government grants, beneficiary contribution, Institutional Finance, etc.

As a State Nodal Agency, TNSCB has been implementing the “Housing For All (Urban)” utilizing the following four components of HFA:-

Vertical-I - “In-situ” Slum Re-development (ISSR) using Land as Resource

“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 “Pradhan Mantri Awas Yojana (Urban) – Housing for All” mission. This approach aims to leverage the locked potential of land under slums to provide houses to the eligible slum dwellers bringing them into the formal urban settlement. Slums so redeveloped should compulsorily be denotified. The identification of slums, land and policy for executing the projects through public private participation (PPP) are under process.

Vertical-II - Credit Linked Subsidy Scheme (CLSS)

This scheme is introduced as an interest subsidy scheme for acquisition/construction of houses/purchase of flats (including re-purchase) to cater to the need of housing in the projected growth of urbanization in Tamil Nadu and the consequent housing demands for EWS/LIG/MIG categories of people and in order to expand credit flow to the housing needs of urban poor.

This is implemented as a Central Sector scheme through the Central Nodal Agencies National Housing Bank (NHB) and HUDCO. So far 7,838 beneficiaries have been benefited.

Vertical-III- Affordable Housing in Partnership (AHP)

Tenements having a plinth area of 400 sq.ft are constructed at an average unit cost of Rs.11 lakh both as in-situ reconstruction and resettlement at alternate locations to provide houses for families living in dense slums and other objectionable locations. This component is being implemented adopting the following funding pattern:-

Sl. No.	Description	Unit cost (Rs. in lakh)
1.	Government of India grant	1.5
2.	Government of Tamil Nadu grant / Institutional finance	7 - 8
3.	Beneficiary's Contribution	1.5 - 2.5
Total		11

Vertical-IV - Beneficiary Led Construction of Individual houses (BLC)

Eligible families belonging to the Economically Weaker Sections (EWS)/Slum families are disbursed grants to construct either new houses or improve existing houses on their own, of not less than 300 sq.ft. plinth area. This component is being implemented as per the following funding pattern:-

Sl. No.	Description	Amount (Rs.)
1	Government of India grant	1,50,000
2	Government of Tamil Nadu grant	60,000
Total		2,10,000

The urban slum or poor families living in kutcha houses in or outside slums with proof of having own land can avail of this facility. The cost over and above the grants is borne by the beneficiary.

(B) Progress of implementation of Slum Free Cities / Housing for All Programme:

The State Level Sanctioning and Monitoring Committee (SLSMC) and Central Sanctioning Monitoring Committee (CSMC) of Government of India for "Housing for All" programme have approved construction of 4.57 lakh tenements/houses in Cities, Municipal Towns and Town Panchayats of Tamil Nadu at a total cost of Rs.18,422.75 crore. Out of this 1,37,414 individual houses are to be constructed in Town Panchayats at a cost of Rs.4,291.05 crore and 3,11,491 tenements / houses will be constructed by the Tamil Nadu Slum Clearance Board in Corporations, Municipal towns and cities at a cost of Rs.13,330.53 crore. The details are as follows:-

Tamil Nadu Vision-2023
(From the date of initiation to 31.03.2018)
(Rs. in crore)

Sl. No.	Imple- menting Agency	Type of Vertical	Total Units sanc- tioned	Project Cost	Work order issued	Work in Progress	Completed Units	Exp. Incurred
1	TNSCB	Construction of tenements	58,862	5,811.77	16,572	14,432	2,140	669.16
	TNSCB	Construction of individual houses by beneficiaries	2,52,629	7,518.76	1,44,951	86,916	20,172	818.81
Total A			3,11,491	13,330.53	1,61,523	1,01,348	22,312	1,487.97
2	TNHB	Construction of tenements	7,949	801.17	1,072	1,072	0	50.62
	DTP	Construction of individual houses by beneficiaries	1,37,414	4,291.05	1,19,578	75,948	16,068	528.32
Total B			1,45,363	5,092.22	1,20,650	77,020	16,068	578.94
Total (A+ B)			4,56,854	18,422.75	2,82,173	1,78,368	38,380	2,066.91

The construction works for 38,380 tenements / houses has been completed so far and 1,78,368 units which are under progress will be completed during 2018-19. The balance units sanctioned, will be taken up for construction early.

The District wise details for tenements / houses sanctioned under the Slum Free Cities programme of the Tamil Nadu Vision – 2023 / “Housing for All” programme are furnished below:-

Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)
1	Ariyalur	288	23.43	4,146	125.47	4,434	148.90
2	Chennai	27,491	3,249.61	21,409	627.63	48,900	3,877.23
3	Coimbatore	3,761	314.40	19,845	602.20	23,606	916.60
4	Cuddalore	2,136	196.28	19,949	607.16	22,085	803.43
5	Dharmapuri	0	0.00	4,829	146.58	4,829	146.58
6	Dindigul	1,224	114.30	11,412	346.38	12,636	460.68
7	Erode	6,740	564.94	18,350	557.52	25,090	1,122.46
8	Kancheepuram	2,784	266.04	11,239	346.14	14,023	612.18
9	Kanyakumari	600	48.71	23,988	738.19	24,588	786.90

Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)
10	Karur	832	71.58	2,769	84.44	3,601	156.02
11	Krishnagiri	528	47.25	5,212	157.37	5,740	204.62
12	Madurai	2,076	178.97	24,810	736.52	26,886	915.49
13	Nagapattinam	464	38.27	6,865	210.73	7,329	249.00
14	Namakkal	2,368	195.74	8,222	246.87	10,590	442.61
15	Nilgiris	352	38.39	6,023	212.87	6,375	251.26
16	Perambalur	504	41.03	4,430	135.71	4,934	176.74
17	Pudukkottai	2,496	199.31	4,808	146.83	7,304	346.14
18	Ramanathapuram	256	21.12	5,940	179.99	6,196	201.11
19	Salem	1,904	176.67	28,124	841.97	30,028	1,018.64
20	Sivagangai	480	43.60	2,484	73.07	2,964	116.67
21	Thanjavur	1,415	113.72	15,587	473.15	17,002	586.88
22	Theni	352	31.68	11,164	334.95	11,516	366.63
23	Thoothukudi	212	18.25	19,360	582.55	19,572	600.80

Sl. No.	Name of the Districts	Tenements		Individual houses on BLC mode		Total	
		No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)	No. of Units	Project Cost (Rs. in Cr.)
24	Thiruchirapalli	1,884	155.96	15,755	461.16	17,639	617.12
25	Thirunelveli	240	21.45	25,737	783.53	25,977	804.98
26	Tiruppur	4,064	321.20	11,907	356.83	15,971	678.02
27	Thiruvallur	0	0.00	7,215	218.62	7,215	218.62
28	Thiruvannamalai	192	17.26	6,046	184.42	6,238	201.68
29	Thiruvavarur	0	0.00	4,756	144.37	4,756	144.38
30	Vellore	1,168	103.77	19,709	596.85	20,877	700.63
31	Villupuram	0	0.00	12,062	371.54	12,062	371.54
32	Virudhunagar	0	0.00	5,891	178.22	5,891	178.22
Total		66,811	6,612.93	3,90,043	11,809.83	4,56,854	18,422.75

(C) Fully State Funded Programmes

(i) Reconstruction of Dilapidated Tenements:

The late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the reconstruction of 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280 crore. Accordingly, the reconstruction of 3,533 tenements has been completed. It is proposed to continue the programme of reconstruction of the dilapidated tenements. As part of this programme, tenements which are in dilapidated condition are being identified by a Technical Committee.

The tenements after reconstruction will have new and improved features including increased carpet area, new and more convenient designs, accommodation for more families by utilizing permissible FSI more effectively.

(ii) Auto Nagar–Developed Commercial Plots:

The Government has been implementing the Cooum River Eco-Restoration Project and as part of this programme, the slum families squatting on the banks of Cooum river will be provided with houses.

The resettlement component of the Cooum River Eco-Restoration Project includes construction of 14,257 tenements and development of 1,657 commercial plots. Construction of 14,257 tenements has been completed at Perumbakkam, Okkiam-Thoraipakkam and Gudapakkam. The development works for 458 commercial plots for project affected families have been completed and allotted as per the list provided by PWD. The development works for the remaining 1,199 commercial plots will be completed in 2018-19.

(iii) Environmental Improvement of Urban Slums (EIUS):

Basic amenities like roads, street lights, drinking water facilities, storm water drains and public convenience units will be provided at a cost of Rs.30 crore out of State Government grants to benefit 80,000 urban slum families during 2018-19 in various towns in Tamil Nadu, to improve living conditions in the urban slums and make them habitable.

(iv) Repair and Renewal of Tenements:

Tenements constructed by TNSCB which are more than 5 years old will be upgraded by carrying out repair and renewal of staircases, mid-landings, balconies, floor slabs, roof slabs, flooring, water supply and sanitary lines, water closets etc. These tenements will also be colour washed to improve their appearance.

These works will be carried out by utilizing funds provided in the Budget and under Member of Legislative Assembly Constituency Development Scheme (MLACDS) funds. During the year 2018-19, it is proposed to spend Rs.35 crore on these works.

2.8 Allotment of Tenements in Integrated Townships

Slum families living in hutments in unhygienic conditions without basic facilities on the banks of Chennai city waterways are affected due to annual flooding and frequent fire accidents. Realizing the difficulties faced by these slum families, tenements are provided to them in Integrated Township. So far, 8,710 families living on the banks of the Adyar and Cooum Rivers and on the banks of other waterways have been allotted tenements. The slum families are provided with a one time shifting allowance of Rs.5,000 and a subsistence

allowance of Rs.30,000 and other logistic and livelihood support for resettlement. The remaining slum families will be provided with tenements early.

2.9 Community Development Activities

Training is imparted in employment oriented skills to urban slum youth for their socio-economic development. During the year 2017-2018, employment oriented training and youth development programmes have been conducted to benefit 1,983 persons at a cost of Rs.1 crore. During 2018-19, employment oriented training will be imparted to 2,217 persons at a cost of Rs.3.04 crore.

2.10 Scheduled Caste Sub Plan (SCSP) for 2018-19

Urban slum families belonging to Scheduled Castes and Scheduled Tribes are benefited through various housing programmes

being implemented by Tamil Nadu Slum Clearance Board. The Government have provided Rs.805.35 crore for the implementation of the Schedule Caste Sub-Plan (SCSP) and Rs.23.01 crore for the Tribal Sub Plan (TSP) during 2018-19. Utilizing this assistance, TNSCB will construct 39,445 houses for the urban slum families belonging to Scheduled Caste and Scheduled Tribes during this year as detailed below:-

Sl. No.	Component	Outlay (Rs. in Cr.)	No. of Houses
1	SCSP	805.35	38,350
2	TSP	23.01	1,095
Total		828.36	39,445

2.11 Sale Deeds for Plots / Tenements / Allotment of Tenements

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements / plots

wherever the land had been transferred in the name of Slum Clearance Board. During 2018-19, sale deeds will be issued to 3,000 families living in tenements / plots after verifying authenticity of the beneficiaries.

2.12 World Bank Funded Programmes

Tamil Nadu Slum Clearance Board has programmed to provide tenements and houses for all the urban slum families before 2023 under this programme. TNSCB has obtained the approval of Government of India for the construction of 4.57 lakh units at a project cost of Rs.18,422.75 crore. Various funding agencies including the World Bank are being approached to provide funding assistance for the construction of the remaining 4.51 lakh tenements / houses excluding the requirement under the CLSS vertical at a cost of Rs.38,151.03 crore.

The existence of a number of old TNSCB constructed tenements / blocks in Chennai and other cities which are centrally located in the city, offers an opportunity to reconstruct the small and dilapidated structures and more efficiently utilize the permissible FSI to develop more units. This will also ensure that the urban poor have access to better quality housing within the central areas of the city. TNSCB has programmed to demolish 17,239 tenements and reconstruct 38,617 tenements at a cost of Rs.4,247.87 crore.

3. CO-OPERATIVE HOUSING SOCIETIES

Housing is a basic need for all and provision of reasonable shelter is essential for human dignity. The principal objective of the Co-operative movement in the housing sector is to eliminate economic exploitation by intermediaries and unscrupulous operators. Housing Co-operatives are self-help organizations which have worked for increasing the housing stock in the State since 1904. At present in Tamil Nadu, there are 733 Co-operative Housing Societies out of which 688 Co-operative Societies are affiliated to the Tamil Nadu Co-operative Housing Federation. Out of the 688 Societies affiliated to the Federation 520 Co-operative Housing Societies cater to housing needs in urban areas and 168 Co-operative Housing Societies operate in rural areas, with a special focus on the Economically Weaker Sections.

3.1 Functions

The main object of a Housing Co-operative society are:-

- (A)** To provide finance through Tamil Nadu Cooperative Housing Federation for house construction as a loan at affordable rates of interest to people who do not have access to institutional finance for house construction.
- (B)** Buy lands, and develop layouts with all facilities for sale to their members at affordable rates and a higher benefits, whereas the societies gain less profit.

3.2 Source of Finance

Primary Co-operative Housing Societies receive finance from the Tamil Nadu Co-operative Housing Federation which is the Apex body for Housing Co-operatives at the

State Level and by mobilizing deposits from members and the public, and provide housing loans, mortgage loans and jewel loans to members.

3.3 Business of the Federation

Since its inception in 1959, through its affiliated 520 urban Co-operative housing societies the Federation has provided financial assistance of Rs.3,726.40 crore for the construction 3,62,236 houses under urban housing programme and through its affiliated 168 rural cooperative housing societies it has provided financial assistance of Rs.1,119.29 crore for construction of 8,03,749 houses under the rural housing programme. Totally, the Federation has provided financial assistance of Rs.4,845.69 crore for construction of 11,65,985 houses.

3.4 Business Development

- Among all the Co-operative Housing Federations in the country, the Tamil Nadu Cooperative Housing Federation was the first to computerize its accounts and has introduced online payments for all its 52,000 members.
- During the year 2017-18, financial assistance amounting to Rs.30 crore has been provided to 537 members of 28 Co-operative Housing Societies.
- In order to step up revenue generation of societies, special cash credit of Rs.30 lakh to Rs.50 lakh at 6% interest was sanctioned to 15 Primary Cooperative Housing Societies, amounting to Rs.5.20 crore for issuing jewel loans.
- In order to recover overdues without further loss of time, Government in G.O.(Ms.)No.40, Housing and Urban

Development (HCS-1) Department, dated 16.03.2015 have announced a “**one time settlement scheme**”. Under this scheme up to 31.05.2018, a sum of Rs.324.74 crore has been collected and 8,178 loan documents have been discharged with the 8,178 members being benefited with a waiver of Rs.93.58 crore.

- Five Amma Kalyanamandapams are being constructed with all modern amenities at an overall cost of Rs.13.97 crore on land owned by the Madura Coats and other Public Services Cooperative Housing Society, **Tirunelveli**; Swarnapuri Cooperative Housing Society, **Salem**; Union Carbide Employees Cooperative House Building Society, Kodungaiyur, **Chennai**; Udumalpet Taluk Cooperative Housing Society, **Tiruppur**; Periyar Nagar Government Officers Cooperative House Construction Society, **Chennai**;

- Health Insurance scheme was introduced for all the 1,188 employees of the Cooperative Housing Societies. Under this insurance scheme, the employees will be eligible for an insurance coverage of Rs.7,00,000. Upto 31.05.2018 claims worth Rs.20.57 lakh have been settled to 55 employees by the United India Insurance company.

3.5 Future Plans (2018-19)

- **Single Window System for Loans:** To monitor the quick disbursal of loans, a **"Single Window System"** will be introduced.
- **Revenue Generation:** Unused land of Societies will be identified and a demand survey undertaken to promote apartments and commercial buildings for revenue generation.

- **Affordable Housing:** With special reference to the LIG segment, the Cooperative Housing Societies will identify land to form new housing layouts in areas adjoining municipalities and large cities. This will pave the way for low income families to get affordable housing through the “Pradhan Mantri Awas Yojana Scheme” which provides an interest subsidy of 6.5%.

3.6 Projections for 2018-19

The Tamil Nadu Cooperative Housing Federation plans to sanction construction loan of Rs.100 crore to the Primary Cooperative Housing Societies out of its recovery and deposits.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 Every common man considers owning a house as one of life's great achievements. The Government which helps every citizen to achieve this aim through its policies also takes special care of its employees by providing House Building Advances for this purpose. House Building Advances are granted to all Government servants who are eligible as per State Government Rules for building or buying of houses.

4.2 As per existing policy, the Government servants who have completed four years of regular service and completed the period of probation in the post of their entry in to Government service are eligible for sanction of House Building Advance. The maximum advance admissible to a State Government Servant under this category is Rs.25 lakh, and

for All India Service officers it is Rs.40 lakh. 50% of the above amount can be advanced for the purchase of a plot. Government Servants can also avail the House Building Advance for enlargement and improvement of their existing accommodation subject to a ceiling of 50% of the eligible amount. The loan can also be availed for constructing a house on a plot in the name of the spouse after getting a joint undertaking from them.

4.3 The interest on the advance sanctioned is calculated on slab rates on the monthly diminishing balances. The repayment is not calculated as Equated Monthly Installment (EMI) which includes both principal and interest as is done by financial institutions. Instead, the principal is first fully recovered and the interest is calculated and recovered subsequently. As a result, the interest burden on the Government Servant is substantially reduced when compared

to loans provided by banks and other financial institutions.

4.4 Apart from this, the Government in order to help the families of Government servants who die in harness after availing house building advance, devised an unique scheme known as "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme". Under this scheme a monthly subscription of 1% of the monthly installment amount payable by all the Government servants availing house building advance is recovered on a monthly basis. This amount is maintained by the Government as a separate fund. When a Government employee who is a member of the scheme dies in harness, the outstanding principal and interest amount of the house building advance availed by her/him is adjusted out of this fund thus providing relief to the bereaved family. Moreover, Government

servants can preclose the above loan along with interest at any point of time without preclosure charges.

4.5 For the current financial year, an amount of Rs.160 crore has been provided in the Budget Estimates 2018-2019 for sanction of House Building Advances to eligible Government Servants. Apart from this, separate allocations have been made for the Departments of Secretariat in the respective Demands for Grant to sanction House Building Advance to employees in the Secretariat and to All India Service Officers.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 were made many years ago when supply of rental accommodation was limited, real estate business had not evolved and properties were held by very few people. Robust growth of the real estate sector and availability of more housing stock have rendered the Rent Control Act redundant and out of tune with the times. The Legislative Assembly has already passed the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 which repeals the Rent Control Act and replaces it with a new Tenancy Act which follows the Model Tenancy Act circulated by Government of India.

5.2 The New Tenancy Act aims to regulate rent as per the terms and conditions of the agreement entered into between the owner of the premises and the tenant and balances the

rights and responsibilities of the landlord and the tenant. The proposed Tenancy Act provides for compulsory registration of all rental agreements.

5.3 The Rules under the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 will be prepared. The Act and the Rules will be notified shortly, bringing into force the provisions of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017. The Government of India have since modified certain provisions of the Model Tenancy Act and certain amendments will be required in the Tenants Act, 2017 which will be introduced as a Bill in the Legislative Assembly.

6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

Tamil Nadu is the most urbanized State in India with an urban population share of 48.45% i.e. nearly 3.49 crore people living in urban areas. Increasing urbanization mounts pressure on infrastructure and environment in urban areas while also offering opportunities for economic improvement. It is essential to manage urbanization well, to ensure that the problems associated with urbanization such as growth of slums and environmental degradation do not overwhelm the positive outcome of urban agglomeration. Improvements are required in transportation, housing, water supply, sanitation and healthcare. This can be achieved through

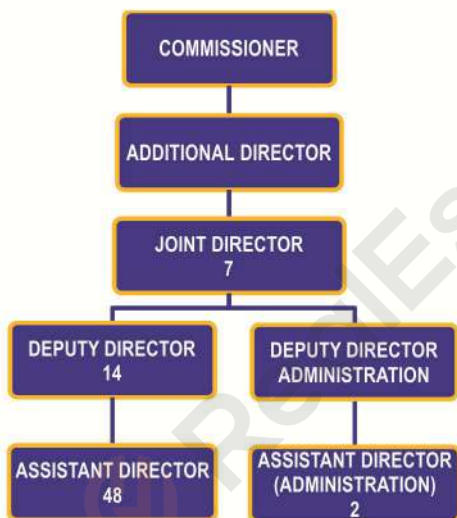
proper planning. Hence, the Town and Country Planning Department plays a crucial role in preparing spatial plans including Regional Plans, Master Plans / New Town Development Plans and Detailed Development Plans for different parts of the state. Development Control Regulations form part of the spatial plan for regulation of physical developments in the plan area.

6.1 Administrative Structure

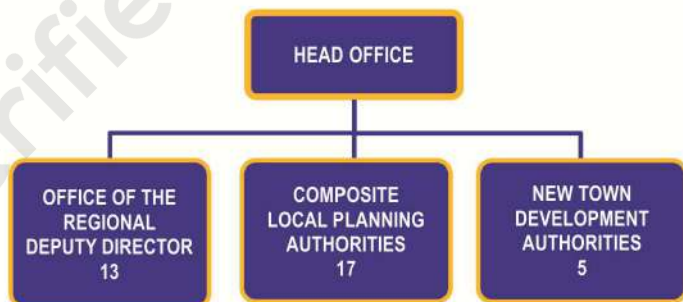
The Administrative structure of the Town & Country Planning Department are furnished as follows:

ADMINISTRATIVE STRUCTURE

TOWN & COUNTRY PLANNING



OFFICES OF THE DIRECTORATE



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6.2 The Major Activities of DTCP

- Preparation of Master Plans / New Town Development Plans, Detailed Development Plans, and Regional Plans;
- Land use regulation prescribing the uses permissible under different urban land use categories;
- Regulations for construction of buildings, prescribing minimum setbacks, maximum plot coverage, maximum height of buildings, maximum floor area ratio etc.
- Regulations for sub division of land;
- Standards for off street parking;
- Building lines and transportation planning including widening of important roads, road networks, ring roads, bye pass roads etc., and

- Legal intervention on unauthorized development through enforcement of regulations.

6.3 Preparation of statutory plans

(A) Regional Plan:

Urbanization is an important aspect of the process of economic and social development and is closely connected with many other issues such as migration from villages to towns, quality of life in rural and urban areas, relative costs of providing economic and social services, provision of affordable housing for different sections of the society, provision of facilities like water supply, sanitation, transport and power, pattern of economic development, location of industries and disposal of effluents, civil administration of fiscal policies and planning of land use. It is necessary to conserve and preserve cultural heritage monuments for posterity. The growing pressure on land in terms of population and

faster industrial growth needs optimum utilization of land. Hence, it is essential to prepare plans, implement them and regulate and monitor the development process through such plans.

Though, the Town and Country Planning Act, 1971 envisages preparation of Regional Plans such plans are yet to be prepared. In 2018-2019, it is proposed to prepare a Regional plan in collaboration with the German official development agency, GIZ, for the Coimbatore Region comprising of the districts of Coimbatore, Tirupur, the Nilgiris and Erode. Further, in association with Asian Development Bank, two Regional Plans for the seven southern districts viz., Madurai, Dindigul, Virudhunagar, Theni, Thoothukudi, Tirunelveli and Kanniyakumari have also been proposed to be prepared with a vision to develop physical infrastructure, preservation of agricultural and ecological land

use with a focus on sustainable development of an urban-Industrial ecosystem. Regional plans will also be prepared for the remaining areas of the State.

(B) Master Plan:

It is essential to “make cities inclusive, safe, resilient and sustainable” for the future. Master Plans and New Town Development Plans provide for effective transportation links including road, bye pass roads, ring roads for future development, and opening out new lands for development as per the Master Plan. This department has so far prepared Master Plans and New Development Plans for 123 towns and evolutionary change in the process of preparation of Master Plan is also done by adopting the latest technological interventions like satellite imagery.

The Directorate of Town and Country Planning has started preparation of Master Plans in a phased manner to cover the entire jurisdiction. In the first phase, 6 planning areas viz., Tiruchirapalli, Madurai, Coimbatore, Erode, Tirupur and Hosur involving major corporations and towns have been taken up covering an area of 7,979 Sq.km. The Plans have been prepared and submitted to Government for consent.

The Government of India is promoting a sub-scheme under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) – Formulation of Geographical Information System based Master Plans for AMRUT cities development of common digital geo-referenced base maps and land use maps using Geographical Information System (GIS) and Master Plan Formulation under funding from AMRUT has been taken up for 18 towns /

planning areas selected for AMRUT during 2018-19.

(C) Detailed Development Plan:

Detailed Development Plans have been prepared for areas identified in the Master Plan where large scale development, re-development or improvement will be undertaken and which need micro level planning. It will provide a framework of objective standards of layout including public development and public services and the road pattern throughout the area.

So far, this department has prepared and notified 1,635 Detailed Development Plans in the State. During 2018-19, it is proposed to prepare 30 Detailed Development Plans with priority being given to the fast developing areas.

6.4 Infrastructure and Amenities Fund

Provision of infrastructure like roads, bridges and augmentation of sources for water supply, implementation of schemes for connecting sewage and drainage systems and creation of environmental friendly atmosphere in the long term are an essential part of infrastructure development. The Infrastructure and Amenities Fund is being utilised for this purpose.

The Fund is created out of the Infrastructure and Amenities charges that are levied on unit area basis on large constructions and layout developments which add to the pressure on existing infrastructure in the area.

The amount collected under this fund from inception upto 31.03.2018 is Rs.3,407.89 crore. So far 63 projects have been sanctioned at an estimated cost of Rs.3,213.44 crore which are

being implemented by the Chennai Metropolitan Water Supply and Sewerage Board, Highways Department, Chennai Metro Rail Limited, Tamil Nadu Slum Clearance Board and various Corporations and Municipalities in the State.

6.5 Tamil Nadu Common Development Promotion Rules, 2018

Tamil Nadu Common Building Rules pave the way for ease of doing business and make it more comprehensive and holistic without compromising the need for safety, security and sustainability for orderly growth and development. Therefore the Development Regulations / Development Control Rules and Building Rules have been integrated as a single Common set of Rules.

The salient features of the present draft Tamil Nadu Common Development Promotion Regulations are furnished hereunder:-

- These rules apply to the entire State of Tamil Nadu.
- The Common Rules consist of Development Regulation for Chennai Metropolitan Area, Development Control Rule for rest of other areas to be adhered for obtaining planning permission under Tamil Nadu Town and Country Planning Act and building rules for obtaining building permits under respective acts for Corporations, the Tamil Nadu District Municipalities Act and Tamil Nadu Village Panchayats Act.
- The Rules govern the manner of obtaining permission, conformity of developments to

regulations, issue of completion certificates, registration of professionals, development regulations and building regulations.

- The procedure for obtaining planning permission, building permits and completion certificate is explained in detail.
- Affordable housing needs to be encouraged and separate rules for affordable housing have been incorporated.
- Provisions for differently abled, elderly and children are incorporated to provide barrier free environment in the buildings and premises used by the public.
- The Development Regulations in Chennai Metropolitan Area and the rest of the State have been integrated and uniform

regulations have been formulated for the entire State, with variations applicable to special areas.

6.6 Completion Certificate

The system of issue of completion certificate has been introduced for the whole state from 16.04.2018. This will ensure that all buildings are constructed as per the planning permission accorded and will ensure planned development and act as a deterrent to unauthorized construction and deviated construction.

6.7 Other important activities under taken during 2017-18

(A) New Office Buildings:

During the year 2017 – 18, the Sivaganga Regional office building has been constructed at a cost of Rs.104.50 lakh and the office has started functioning in the newly constructed building.

(B) Reduced Size of the Plots:

Layout rules were amended to reduce plot size to 6 m. x 12 m. so as to enable the poor to buy land and make development more inclusive.

(C) Computerisation:

From the inception of DTCP all approvals given to layouts and buildings have been computerized. The same are available on the DTCP website as well.

(D) e-Governance:

The department has implemented e-governance by way of introducing submission of planning permission applications online, and processing which includes the automatic scrutiny of building drawings since May 2017. Trainings are being organized for the officers in this regard.

(E) Regularization of Unapproved Layouts:

There are about 42,153 unapproved layouts in the DTCP area. A special scheme for regularization of unapproved layouts / plots is being implemented since 04.05.2017. This paves the way for bringing all the unapproved layouts and plots 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 this scheme, so far about 34,260 layouts and 1,36,363 plots have been regularized. The time limit for this scheme has been extended till 03.11.2018. For effective implementation of this scheme coordinating with the local bodies and banks, several camps were organized across the state to facilitate individual plot regularization. This is the last opportunity for owners of unapproved plots and layout promoters to come under the ambit of regularization. The plot and layout owners can

avail this opportunity to regularize their plots thereby access bank loans, obtain building permissions and other amenities much more easily.

This scheme has already benefited 1,36,363 numbers of people and has generated revenue of Rs.264.02 crore to the Government so far. This revenue will be used for development of infrastructure of these regulated developments.

**(F) Regularisation of unauthorised/
Deviated Buildings:**

Government have announced a scheme for regularization of unauthorized buildings constructed up to 01.7.2007 by amending the Town and Country Planning Act thorough insertion of new section 113-C. The scheme was introduced to regularize the unauthorised / deviated buildings. The scheme shall be operational for a period of six months from the

date of notification of the rules. Meanwhile a writ petition has been filed before the Hon'ble High Court of Madras against the building regularization scheme 2017 under section 113-C wherein the Hon'ble High Court of Madras has been ordered that the DTCP shall receive the applications process them but not issue orders on them. The Government has further extended the scheme until 21.12.2018.

As on date, the total number of applications received online for building regularisation scheme in DTCP area 1,998 out of which 129 applications have been received with regularisation fee and are being processed.

6.8 Priorities Areas for 2018-2019

- Revision of Development Control Regulations taking into consideration the recent needs.
- Preparing robust statutory plans.

- Enhancing transparency and accountability in timely disposal of planning permission applications.
- Improving the human resource potential of the department.
- Detailed Development Plan roads to be acquired.

7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted in 1975, as a body corporate under the Tamil Nadu Town and Country Planning Act, 1971, for the Chennai Metropolitan Planning Area (CMA). The CMA has an extent of 1,189 sq.km. and comprises the Greater Chennai Corporation, 8 Municipalities, 11 Town Panchayats and 10 Panchayat Unions consisting of 179 Villages.

7.1 Extension of Chennai Metropolitan Area

The Chennai Metropolitan Area is limited to 1,189 sq.km. in area. It is the smallest metropolitan area in extent in our country and in other metropolitan cities larger regions have been declared and Comprehensive Regional Planning has been taken-up. As it has become necessary to review the Chennai Metropolitan

Planning Area (CMA) declared in 1973-74 taking into account of the faster development taking place in the areas beyond the declared metropolitan area such as at Sriperumbudur, Kelambakkam, Thiruvallur, Maraimalai Nagar, etc. Based on a Government announcement, CMDA has examined the aspects of declaring extension of CMA for an integrated development of the region to 8,800 sq.km. comprising the entire Chennai, Kancheepuram and Thiruvallur Districts and Arakkonam, Nemili Taluk of Vellore District and sent proposals to Government.

The Government have issued orders on 22.01.2018 to include the additional areas in CMA. The aim of the expansion of CMA is to disperse the congestion of population in Chennai City, regulate fast growing developments around Chennai City, provide basic services and infrastructure for the fast growing population and economic activities in these areas. To

ensure integrated urbanization in these areas and to provide balanced development in the expanded area, it is proposed to prepare a Master Plan for a limited area beyond the present Metropolitan area and a Strategic Regional Plan for the entire expanded area.

7.2 Organisational setup

Chennai Metropolitan Development Authority is being chaired by the Hon'ble Deputy Chief Minister. The Vice Chairman, Member-Secretary and Chief Executive Officer are the executive functionaries of the Authority. The Authority also comprises of the Heads of various stake-holding Departments, Heads of Line Agencies, Representatives of Trade & Commerce and elected representatives nominated by Government.

7.3 Major Functions of CMDA

(A) Planning:

The major functions of Chennai Metropolitan Development Authority (CMDA) are preparation of Master Plans, Detailed Development Plans, New Town Development Plans and formulation of development projects for systematic and sustainable development of Chennai Metropolitan Area (CMA). The CMDA is also responsible for devising policies and strategies to cope with rising urban population, sustained economic growth and preserve environmental balance. Further, CMDA provides financial assistance to local bodies and other departments for development projects in CMA. CMDA shares 75% of the collected Development Charges & Open Space Reservation charges with the concerned local bodies for taking up various infrastructure development projects. In order to ensure effective fire safety management in the

metropolitan area, CMDA has funded computerization initiative of the Directorate of Fire and Rescue Services. Currently, CMDA is implementing the Second Master Plan (SMP) for the Chennai Metropolitan Area (CMA) which has been prepared, taking into consideration of population projections and projected urban growth up to 2026 in Chennai Metropolitan Area. The Vision of Chennai Metropolitan Development Authority, as spelt out in the Second Master Plan, is to “make Chennai as a prime metropolis” which will become more livable, economically vibrant, environmentally sustainable and with better assets for the future generations.

(B) Conservation of Heritage Buildings/ Precincts in Chennai Metropolitan Area (CMA):

A large number of buildings are available within the Chennai Metropolitan Area (CMA), which reflect the rich historical, architectural and cultural heritage of Tamil Nadu and therefore

they need to be conserved. CMDA prepares a list of such Heritage Buildings in CMA, following the procedures laid down in the Development Regulations (DR), documents the historical, architectural and cultural importance of these buildings and recommends the list of such buildings after obtaining recommendation of the Heritage Conservation Committee to Government for approval and Gazette Notification. Documentation has been completed for 164 Heritage Buildings and the buildings are being notified. The documentation and evaluation for another 100 Heritage buildings is under process.

(C) Development of Grid of Roads:

As a major shift from the conventional method of preparation of Detailed Development Plans (DDP), CMDA has come up with preparation of Grid of Roads to ensure hierarchy of roads, reduce travel time, provide for an

efficient circulation and seamless connectivity, since it is the responsibility of any Development Authority to provide an efficient network of roads for developments to follow. CMDA prepared a grid of roads plan for 53 villages in the rapidly growing suburban areas of Chennai Metropolitan Area which are located along the Outer Ring Road and Southern Sector of CMA. The School of Architecture and Planning, Anna University, Chennai and the School of Planning and Architecture, Vijayawada have been engaged as Consultants in this project of Grid of Roads. The Consultants have submitted the draft final report with Grid of Roads for all the 53 villages. Field verification has been completed. The remarks from the local bodies have been received. The proposals suggested in the study focus on connecting the arterial and sub-arterial roads either through new roads or road widening or a combination of both which depends on the site conditions. This includes

widening of 80 Nos. of existing roads and new link roads at about 90 places. These proposals ensure that to provide a walkable distance of 500 metre for people to reach an arterial road or a sub arterial road to board any form of public transport.

The Grid of Roads will be incorporated in the Master Plan after making variation as per the procedure adopted in Tamil Nadu Town and Country Planning Act.

(D) Redevelopment Plan for Continuous Building Area in George Town, Triplicane and Purasawakkam in Chennai Metropolitan Area:

CMDA initiated actions to institute Area Development Plans in various critical areas for upgrading quality of life in City sectors and neighborhoods. The high congestion in the inner core and old parts of the city has led to deterioration in the quality of environment. Enhancement of quality of life in these parts of

the city requires special and focused attention. One of the approaches adopted to improve the quality of environment in the old parts/derelict areas is redevelopment.

The preparation of Feasibility report and Detailed Project Report for Redevelopment Plan for Continuous Building Area in George Town, Triplicane and Purasawakkam in Chennai Metropolitan Area is under process. The preparation of redevelopment plan for these areas would provide better and planned facilities which will enhance the environment quality.

7.4 New Initiatives

(A) Computerization and Implementation of Single Window Online System for grant of Planning Permission:

Chennai Metropolitan Development Authority issues Planning Permissions for large constructions, while the local bodies have been delegated with the powers to issue Planning

Permission in respect of small developments. The Chennai Metropolitan Development Authority is constantly striving to improve and expedite the Planning Permission process.

Towards this end, Chennai Metropolitan Development Authority has already devised a tailor-made software for the scrutiny of building drawings for grant of Planning Permission. Similarly, software has now been prepared with the help of NIC and security audit has been completed to facilitate the public and the developers to submit their Planning Permission Applications online along with online uploading of the drawings. The same has been made operational from 11.10.2017 onwards. The system will facilitate online monitoring of the status of applications by the applicants besides issue of alert messages to the applicants at various stages of processing the Planning Permission Application.

In order to implement an online single window system for grant of Planning Permission, Building Permits and Completion Certificates besides receipt of NOCs from various Departments, Chennai Metropolitan Development Authority has prepared System Requirement Study (SRS) for development of an Enterprise Resource Planning (ERP) based online software to integrate entire planning approval process including grant of NOC by other departments, issue of planning permission, building permit and completion certificate as a single work flow process. Software development is under process and the online system will be launched shortly.

Further, development of a single window system is under formulation with the help of IIT (Madras) and NIC whereby Chennai Metropolitan Development Authority shall integrate all the necessary NOC and permit issuing Departments

in a single portal for the convenience of the public. Further, Chennai Metropolitan Development Authority is digitizing the old records relating to Planning Permission in order to conserve the data for permanent storage.

(B) Sports Infrastructure in Open Space Reservation (OSR) Areas:

Considering the need for development of neighbourhood level sports facilities for the youth, as desired by the late Hon'ble Chief Minister Puratchi Thalaivi Amma, Chennai Metropolitan Development Authority (CMDA) has formulated a scheme for development of sports infrastructure in large (not less than 1 acre) Open Space Reservation (OSR) lands in consultation with Sports Development Authority of Tamil Nadu and Local Bodies. As per the guidelines approved by the Authority, financial assistance is provided by CMDA for specific projects identified by the Local Bodies in

consultation with Sports Development Authority for development of OSR sites as Sports Complexes. Initially an amount of Rs.1.12 crore has been released to Greater Chennai Corporation for Sports Infrastructure Development.

(C) Audit of Rain Water Harvesting System:

Rain Water Harvesting is a must to harness the natural water to meet the ever growing requirement for water in CMA. Provision of Rain Water Harvesting Systems in every building is mandatory as per the Development Regulations for the last two decades. Recently, based upon Government announcement, a study was commissioned by the Chennai Metropolitan Development Authority (CMDA) to study the effectiveness of the rain water harvesting regulations and suggest alternatives. The consultant has recommended certain measures

for strengthening and promoting Rain Water Harvesting more effectively and the recommendations of the consultants placed before the Authority. The Authority has approved the recommendations. Action being pursued to amend the Development Regulations.

(D) Regularisation of Unauthorised Plots/Layouts:

A large number of unapproved layouts and sub-divisions have been developed across the State including in CMA without adequate infrastructure and public amenities and most of the plots in such layouts and sub-divisions have been purchased by poor and innocent people. Accordingly, the Government of Tamil Nadu has notified Rules for regularization of unapproved layouts Registered on or before 20.10.2016 subject to certain conditions and restrictions.

About 23,226 individual plot owners have been registered for the Regularisation of their

unapproved individual plots through online. To regularize above unapproved plots in unapproved layouts, the Local Bodies concerned within Chennai Metropolitan Area including Greater Chennai Corporation forwarded to CMDA requesting to approve the in-principle layout framework for 1,404 unapproved layouts. Out of which CMDA approved in-principle layout framework for 1,206 unapproved layouts as on 30.06.2018. The local bodies have approved 3,200 plots and an amount of Rs.9 crore has been deposited in the Government.

Further 430 layout promoters have registered for the Regularisation of unapproved layouts through online. Out of which, only 123 layout promoters have submitted the documents.

(E) Regularisation of Unauthorized / Deviated Buildings:

Similarly, Government have also announced scheme for Regularization of unauthorized buildings constructed upto 01.07.2007 by amending the Town and Country Planning Act, 1971 through insertion of new section 113-C. Now, the Government have notified Rules under the said scheme for regularization of unauthorized / deviated buildings constructed upto 01.07.2007 subject to certain conditions and restrictions. The scheme shall be operational for a period of six months from the date of notification of the Rules and applications under the scheme have to be filed online and will be processed through online. Chennai Metropolitan Development Authority will process all such applications within CMA and grant regularization orders to all the buildings falling under the category of Special and Multi-storeyed Buildings while the Greater

Chennai Corporation and the respective local bodies shall grant regularization orders for all ordinary buildings.

A writ petition has been filed before the Hon'ble High Court of Madras against the Building Regularization Scheme-2017 under section 113-C, wherein it has been ordered that CMDA shall receive the applications, process them, but not issue orders on them. The Government has further extended the scheme until 21.12.2018. As on date, the total No. of applications received online for BRS - 2017 in CMDA are 1,883. Out of which 434 applications have been received with Regularization fee and are being processed.

7.5 Development Projects

(A) Infrastructure Projects Undertaken by CMDA

(i) Development of Satellite Intercity Bus Terminal at Madhavaram (MBTT):

In order to relieve the traffic congestion in and around the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu, Government announced development of a Satellite Intercity Bus Terminus at Madhavaram over an extent of 8 acres within Madhavaram Bus and Truck Terminal (MBTT). Tender for the construction of bus terminal has been awarded at a total cost of Rs.95 crore and construction work is nearing completion. The bus terminal consists of two floors with provision for 42 bus bays in Ground floor and 50 bus bays for idle parking in first floor. The bus terminal has been provided with necessary facilities and amenities including

waiting room, breast feeding room, pharmacy, rest room and toilets.

(ii) Kilambakkam Mofussil Bus Terminal:

Considering the growth of bus traffic particularly, mofussil buses coming to Chennai from the Southern districts and also to decongest CMBT, Koyambedu, the late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced development of a Mofussil Bus Terminus at Vandalur under Rule-110 on 30.04.2013. The Government had accorded administrative sanction of Rs.376 crore for implementation of this scheme. However, due to the difficulties faced in acquisition of land for the project at Vandalur an alternate site measuring 88.52 acres has been identified at Kilambakkam Village along Grand Southern Trunk (GST) Road and transferred from the Revenue Department to CMDA. The Detailed Project Report for the development of this Bus Terminal is at an

advanced stage and development works will be commenced shortly.

(iii) Construction of Godown & Commercial Complex at Food Grain Market at Koyambedu Wholesale Market Complex (KWMC):

The Hon'ble Minister for Housing and Urban Development, Tamil Nadu had announced on the floor of Assembly on 10.07.2014 that a Godown and a Commercial Complex would be constructed at a cost of Rs.5 crore and Rs.3 crore, respectively within the Food Grain Market Complex. The administrative sanction was granted by Authority for the proposal to construct the Godown and commercial building at the site earmarked in the Food Grain Market Complex at KWMC to cater to the needs of food grain traders. The construction of the Godown and commercial complex with a floor area of 6,022 sq.m. has been completed.

(iv) Office Complex at Koyambedu:

The construction of a Multi-storeyed Office Complex on the land belonging to CMDA at Koyambedu was announced during the Budget Session of 2014-2015 under Rule-110 by the late Hon'ble Chief Minister Puratchi Thalaivi Amma. The Detailed Project Report (DPR) for the project was prepared for a value of Rs.105 crore and the tender was awarded during February, 2016. The project will be completed by December, 2018.

(B) Transportation Projects

(i) Mass Rapid Transit System (MRTS) Phase-II – Extension:

The Mass Rapid Transit System (MRTS) is in operation from Chennai Beach to Velachery, which have been executed in two Phases. The Phase-II Extension of MRTS to a stretch of about

5 km from Velachery to St.Thomas Mount is in the process of implementation.

The cost of the project is estimated to be around Rs.732.89 crore. The work is being executed by the Metropolitan Transport Project (Railways) with the cost sharing formula of 67:33 by the Government of Tamil Nadu and the Government of India respectively. On completion, the operation of the MRTS will be extended up to St.Thomas Mount from Velachery. Balance lands required to connect MRTS from Velachery to St.Thomas Mount were notified for acquisition by the Government of Tamil Nadu for a length of 500 metres and an interim award has been passed under the new land acquisition Act. Development work will be carried out by the Metropolitan Transport Project (Railways). Connecting the MRTS with St.Thomas Mount will also lead to development of a multimodal transport hub at St.Thomas

Mount, where the different modes of transit, MRTS, Chennai Metro Rail and Suburban Rail will meet. This work will be completed in 18 months time from handing over of the land.

(ii) Study on Multi-Modal Transport Integration:

A study on Multi-Modal transport integration has been initiated to integrate various public transport modes such as buses; suburban trains and intermediate para transit close to the suburban and Mass Rapid Transit System (MRTS) stations thereby ensuring seamless connectivity between various modes of transport and to improve the public transport system. The rail network in the Chennai Metropolitan Area (CMA) has been divided into four packages and awarded to 4 individual consultancy firms. Consultants have submitted the final reports with a shelf of projects worth Rs.4,000 crore for multi-modal integration. The

phasing for the implementation of the projects identified under the study has been completed and the respective implementing agencies such as Greater Chennai Corporation, Southern Railway and Metropolitan Transport Corporation are in the process of implementing the identified projects.

(iii) Chennai Central Square:

The late Hon'ble Chief Minister Puratchi Thalaivi Amma has announced the formation of a multi-modal transport hub near the Chennai Central Railway Station on 15.09.2015 at a cost of Rs.389.42 crore. This multi-modal transport hub will be fashioned as Central Square and shall serve as an iconic landmark for the city. This project is being executed by the Chennai Metro Rail Limited (CMRL) with financial support from CMDA and shall provide seamless integration of out-station trains, suburban trains, Metro rail, buses, etc., besides providing parking

space, green ways, shopping arcades etc., The Government have accorded administrative sanction for the project and the development plan is being prepared by CMRL.

(iv) Feasibility Report for forming an elevated road on National Highway-45 from Trisoolam to Chengalpattu:

A consultant was appointed to explore the possibility of forming an elevated corridor as a measure to decongest the Grand Southern Trunk Road (GST) from Airport to Toll Gate at Chengalpattu. Final Feasibility report will be completed by July, 2018.

(v) Development of Foot Over Bridges and Subways:

The study for preparation of Detailed Project Report (DPR) for formation of 5 Subways to be constructed by Greater Chennai Corporation and 2 more subways proposed by the Department of Highways is in progress. The

work for the pedestrian Foot Over Bridge (FOB) at Alandur at an estimated cost of Rs.7 crore, has been tendered out by CMRL and commenced. This foot over bridge will provide the necessary connectivity for the pedestrians to access the Metro Rail station at Alandur. The alternatives for the FOB at Arumbakkam were examined and the final DPR will be ready by July, 2018.

7.6 During the Budget session (2017-18) of the Legislative Assembly the Hon'ble Minister for Housing and Urban Development Department made the following announcements and the status of the same is given below:

- (A)** Preparation of Feasibility Report (FR) and Draft Project Report (DPR) for construction of Foot Over Bridge (FoB) skywalk at Egmore Railway Station and VOC Nagar Railway Station are under

way and will be completed by September, 2018.

- (B)** Preparation of DPR for optimum utilization of few bus depots with in Chennai Metropolitan Area is underway and will be completed before October, 2018.
- (C)** Preparation of DPR to utilize the space beneath the grade separators/ flyovers within Chennai city and peripheral areas, is underway and will be completed by September, 2018.
- (D)** Plan preparation is underway for Traffic Improvement and Management schemes for the CMBT and its surrounding areas. The Study has been initiated and will be completed by September, 2018.

8. CENTRE FOR URBANIZATION BUILDINGS AND ENVIRONMENT (CUBE)

The Tamil Nadu Vision-2023 intends to make Tamil Nadu the innovation hub and knowledge capital of India, on the strength of the world class institutions in various fields and the human talent available in the state. The Tamil Nadu Vision-2023 has envisaged the establishment of Centres of Excellence in different areas including in the area of construction.

8.1 The Government have accorded administrative sanction of Rs.10 crore for the constitution of the Centre for Urbanization Buildings and Environment (CUBE) at the Indian Institute of Technology – Madras.

8.2 Accordingly, the CMDA and TNHB have released Rs.3 crore and Rs.1 crore respectively to Centre for Urbanization Buildings and Environment (CUBE)

8.3 Functions of Centre For Urbanization Buildings And Environment (CUBE):-

- Capacity building in road transport sector and Public Works Department.
- Address water supply and Sewarage System related issues.
- Develop sustainable construction technologies.
- Address urbanization and its problems.

9. CHENNAI UNIFIED METROPOLITAN TRANSPORT AUTHORITY (CUMTA)

There are many agencies involved in planning, operating and managing the transportation system, in the Chennai Metropolitan Area. In order to utilize the available infrastructure facilities and resources for development, proper co-ordination and streamlining of activities among such agencies is essential. Therefore, the State Government has already established a Unified Metropolitan Transport Authority for the Chennai Metropolitan Area. This has been subsequently given a statutory backing through the Chennai Unified Metropolitan Transport Authority (CUMTA) Act.

Committees have been formed as follows to give thrust to take forward the above objectives.

- (i)** Executive committee under the Chairmanship of Chief Secretary to Government.

(ii) Working committees on :

- (a)** Integration of Public Transport Modes under the Chairmanship of Secretary to Government, Special Initiatives Department and Managing Director, Chennai Metro Rail Limited (CMRL).
- (b)** Resource mobilization under the Chairmanship of Secretary to Government, Housing and Urban Development Department.
- (c)** Infrastructure and promotion of Non Motorized Transport under the Chairmanship of Commissioner, Greater Chennai Corporation.

This will be followed up with implementation of necessary tasks / projects by coordinating with the concerned line agencies.

10. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (RERA)

Tamil Nadu Government have notified the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 vide G.O.(Ms) No.112, Housing and Urban Development Department, dated 22.6.2017. In order to implement the above rules Government of Tamil Nadu have established Tamil Nadu Real Estate Regulatory Authority (TNRERA) with effect from 22.06.2017. The Government of Tamil Nadu have also granted its consent for tagging the Union Territory of Andaman Nicobar Islands with the TNRERA and Appellate Tribunal of Tamil Nadu. Government of Tamil Nadu vide G.O.(Ms)No.114, Housing and Urban Development Department dated 22.06.2017, has designated the Secretary to Government, Housing and Urban Development Department as Interim Real Estate Regulatory Authority for

Tamil Nadu until the permanent Real Estate Regulatory Authority is established.

10.1 Real estate projects (ongoing and future projects) which involve sale, where the area of the land proposed to be developed exceeds 500 sq.m or the number of apartments to be developed exceeds 8 inclusive of all phases, require registration with TNRERA. Every Real Estate Agent has to register with the Authority.

10.2 A website has been created for Tamil Nadu Real Estate Regulatory Authority (www.tnrera.in) for submitting applications for registration of projects and Real Estate Agents through online and also manually.

So far, 585 applications have been received for project registration and 501 projects have been registered. Similarly, 292 applications have been received from Real Estate Agents for

registration and 291 agents have been registered. 332 complaints have been received against various Promoters for the delay in handing over the flats and request for compensation for which action has been initiated by issuing notice to the Promoters. On receipt of reply hearings are being conducted into 145 complaints to resolve the grievances.

10.3 The Government has appointed Justice Thiru.B.Rajendran, Judge, Madras High Court (Retired), as Chairperson for Real Estate Appellate Tribunal.

Conclusion:

The late Hon'ble Chief Minister Puratchi Thalaivi Amma believed that a loving home is the breeding ground of a healthy society.

This department works with moto that all the family, each should have a house to live and have a ambition of Tamil Nadu be a pioneer state in converting hutments to towering structures.

The Housing and Urban Development Department with strive hard with enthu to fulfill the dreams of late Hon'ble Chief Minister Puratchi Thalaivi Amma.

O.Pannerselvam
Deputy Chief Minister