HOUSING AND URBAN DEVELOPMENT DEPARTMENT

“Peace - Prosperity - Development”

Hon’ble Chief Minister of Tamil Nadu
Puratchi Thalaivi AMMA

DEMAND No. 26

POLICY NOTE 2016-2017

UDUMALAI K. RADHAKRISHNAN
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

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INTRODUCTION

Tamil Nadu ranks first among the large States in the Country and third in absolute terms on share of urban population in total population of the State. As 48.45% of Tamil Nadu's population lives in urban areas vis-a-vis national average of 31% and urban population density is 3,521 persons per sq.km., the scenario poses both the challenges as well as opportunities. While the urban population in Tamil Nadu has grown by 27% between 2001-2011, the slum population has grown from 28.38 lakh to approximately 59.00 lakh i.e, growth of 105%. Hence, the rapid urbanization being witnessed by the State reflects the economic growth achieved by the State and at the same time the challenge of creating sustainable urban infrastructure and need to cater to the growing housing needs in the urban areas.

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Vision 2023 unveiled by the Hon'ble Chief Minister of Tamil Nadu Puratchi Thalaivi Amma among others, aims at providing high quality infrastructure across the State including urban areas and provision of adequate housing to provide housing for all and make Tamil Nadu Slum free by 2023.

Pursuing the above objectives will require drawing up a Policy which is futuristic and inclusive in approach to promote sustainable urbanization and affordable 'Housing for All', thereby ensuring sustainable, equitable and environment friendly living in urban areas. Community participation and community contribution to the development process has to become the mantra. The urban planning authorities have the task of creating the frame work for contribution by the urban community for the overall good of all through Public Private Partnerships and provisions to promote availability of affordable housing for all including

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large scale supply of Economically Weaker Sections and Low Income Group housing.

The Housing and Urban Development Department is the apex authority of Government of Tamil Nadu for formulation and execution of policies for housing and sustained urban development keeping in view the changing socio economic scenario of urban areas and growing requirement of shelter and related infrastructure.

The Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Registrar of Co-operative Societies (Housing), Directorate of Town and Country Planning and Chennai Metropolitan Development Authority are the Heads of Departments functioning under the administrative control of this department

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The Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board and Registrar of Co-opeative Housing Societies are engaged in providing housing units for various sections of society at affordable prices thereby realizing the vision of 'Housing for All'.

On the planning side, the Chennai Metropolitan Development Authority and Director of Town and Country Planning have prepared Master Plans and Development Regulations for growing urban infrastructure and transport needs.

The major achievements of Housing and Urban Development Department in the past five years (2011-2012 to 2015-2016) are as follows:

- Tamil Nadu Housing Board has undertaken construction of 38,142 housing units

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in various schemes at a cost of Rs.4971.46 crore.

- The allotment quota for Differently Abled persons in the housing schemes implemented by Tamil Nadu Housing Board has been increased from 1% to 3%.

- Tamil Nadu Housing Board issued Sale deeds to 48,564 allottees and 14,992 allottees got benefited under interest waiver scheme announced by the Government.

- Tamil Nadu Slum Clearance Board has taken up construction of 62,609 tenements for Economically Weaker Sections under various programmes in Chennai and other towns at a cost of Rs.3,702.26 crore.

- During the financial year 2015 – 2016, Tamil Nadu Slum Clearance Board undertook construction of 38,534 Economically Weaker

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Sections Housing units under "Housing for all" Mission at an estimated cost of Rs.1,616.94 crore. Tamil Nadu Slum Clearance Board also undertook construction of 20,000 green houses in Town Panchayats for hut dwellers at a cost of Rs.420.00 crore which is inclusive of 10,000 houses undertaken under "Housing for All" Mission.

- Reconstruction of 4,524 dilapidated tenements has been undertaken by the Tamil Nadu Slum Clearance Board at a cost of Rs.360.77 crore in Chennai and other cities.

- To make Madurai City slum free, Tamil Nadu Slum Clearance Board proposed to resettle 4,500 slum dwellers at Satellite Township of Thoppur Uchapatti.

- Directorate of Town and Country Planning has sanctioned various infrastructure

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projects costing more than Rs.1,600.00 crore to various departments.

- The Directorate of Town and Country Planning enhanced the grant from Rs.50.00 lakh to Rs.1.00 crore for improving the infrastructure of heritage towns. Grant of Rs.22.23 crore has been sanctioned for 26 heritage towns during the last five years.

- Directorate of Town and Country Planning sanctioned an amount of Rs.14.51 crore between 2011 and 2015 to 3 Municipal Corporations and 32 Municipalities under Traffic Improvement Programme.

- Chennai Metropolitan Development Authority has provided financial grant of Rs.389.42 crore to Chennai Metro Rail Limited for developing area in front of Chennai Central Railway Station as an iconic location for the

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city and as a hub of integrated multi modal transport system.

- Chennai Metropolitan Development Authority also developed an industrial layout at Chithamanur, Maraimalai Nagar consisting of 30 industrial plots over an extent of 32.26 acres of land at a cost of Rs.14.00 crore**.**

- Chennai Metropolitan Development Authority created additional double basement level parking facility at Chennai Mofussil Bus Terminus, Koyambedu over an extent of 3,655 sq.mts. at a cost of Rs.20.00 crore to accommodate 2,500 two wheelers and 50 cars.

- Whole Sale Food Grain Market has been constructed at Koyambedu consisting of 492 shops at an estimate cost of Rs.128.41 crore over an extent of 14.41 acres of land by

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Chennai Metropolitan Development Authority.

- Lands were obtained from developers for forming 320 street alignment / Link Roads / Road widening by Chennai Metropolitan Development Authority against grant of Transferable Development Rights (TDR). In 256 cases, lands have been handed over to the concerned agencies.

- Chennai Metropolitan Development Authority provided assistance to 98 Local Bodies under Local Body Assistance Programme amounting to Rs.1,577.08 lakh.

- 24 Community Based Environment and Development schemes (CBED) costing to Rs.387.19 lakh were sanctioned to the Local Bodies by Chennai Metropolitan Development Authority.

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Budget Estimate 2016-2017

Abstract

Sl No	Department / Agency		Revenue	Capital	Loan	Total
			(Rupees in Thousand (Gross)			
1.	Secretariat	Voted	7,74,67	--	136,00,01	143,74,68
2.	Directorate of Town and Country Planning	Charged Voted	1 399,29,89	-	--	1 399,29,89
3.	Registrar of Cooperative Societies (Housing)	Charged Voted	1 20,93,82	--	--	1 20,93,82
4.	Chennai Metropolitan Development Authority	Voted	57,64,00	511,96,88	500,00,00	1,069,60,88
5.	Tamil Nadu Housing Board	Voted	23,01,84	25,40,00	--	48,41,84
6.	Tamil Nadu Slum Clearance Board	Voted	695,46,14	80,00,01	--	775,46,15
	Total	**Charged**	2			2
		Voted	**1,204,10,36**	**617,36,89**	**636,00,01**	**2,457,47,26**

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1. TAMIL NADU HOUSING BOARD

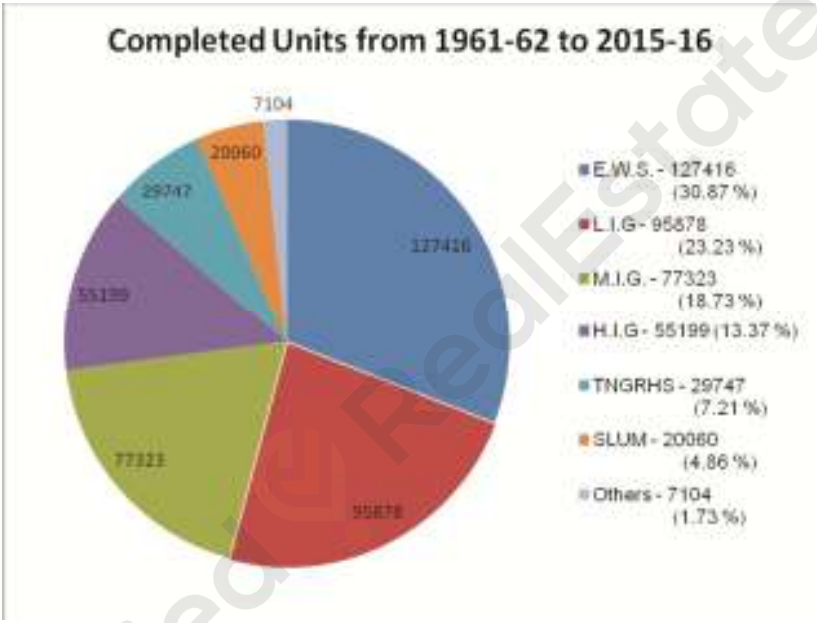
The Tamil Nadu Housing Board (TNHB) was established in 1961 with an objective of providing "Housing for All" to cater the housing needs of all categories of people of the society in the state. TNHB has developed many neighbourhood schemes and Mega Township with all infrastructure facilities. Since its inception, TNHB has constructed and developed 4,12,727 Units all over Tamil Nadu among this 2,23,294 units were constructed for Economically Weaker Section (EWS) and Low Income Group (LIG) people. It has been instrumental in developing large number of housing schemes as well as construction of Tamil Nadu Government Servants Rental Housing Quarters in Chennai as well as all other District Head Quarters and major towns in

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Tamil Nadu with focus on affordability and aim to fulfill the housing needs of the poorer section of the society. Tamil Nadu Housing Board implemented large number of housing schemes under Madras Urban Development Project (MUDP) and Tamil Nadu Urban Development Project (TNUDP) in association with World Bank. The current focus of Tamil Nadu Housing Board remains on fulfilling the housing needs of the people belonging to EWS and LIG category at affordable prices. It is also a goal of the Tamil Nadu Housing Board to increase per capita availability of space in the houses constructed by it so as to provide improved housing. Accordingly, through efficient design, TNHB currently offers flats with two bed rooms with a living hall and kitchen under the LIG category.

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The schemes already implemented by Tamil Nadu Housing Board (TNHB) all over Tamil Nadu under different categories are as follows:

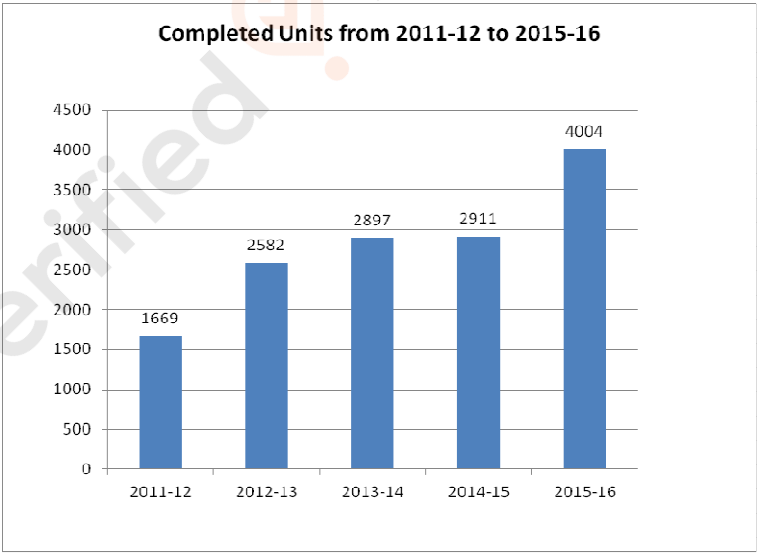


1.1. Achievements of Tamil Nadu Housing Board (TNHB) from 2011-2012 to 2015-2016

- Construction / development of 14,063 new residential units at a cost of Rs.1,162.68 crore.

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- Presently works are under progress for construction / development of 24,079 residential units at a cost of Rs. 3,808.78 crore.
- TNHB issued a total of 48,564 sale deeds to the allottees in which 14,992 allottees have obtained sale deeds by availing benefit under interest waiver scheme announced by the Government.
- Percentage of reservation in allotment of houses / plots developed by TNHB has been increased from 1% to 3% for differently abled persons.
- Tamil Nadu Housing Board recruited 108 Assistant Engineers newly during 2014.



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1.2 Schemes under implementation:

(A) All over the state, 24,079 residential units are under progress at a cost of Rs.3,808.78 crore which include following major schemes.

(i) Construction of 1,016 Multi-Storied residential flats at Nerkundram for All India Service, Group-I officers and other categories of Government servants under Own Your Housing scheme.

(ii) Construction of 1,500 Multi-Storied residential flats using pre-fab technology at Sholinganallur in Chennai.

(iii) Construction of 60 numbers of Quarters to Ex MLA's in Government Estate, Chennai.

(iv) Construction of 407 Multi-Storied residential flats under Self Financing Scheme (SFS) and 154 numbers of Transit flats at Wood working unit near Ashok Pillar in Ashok Nagar, Chennai.

(v) Construction of 136 Multi-Storied residential flats under Self Financing Scheme (SFS) in South

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Asian Federation Games Village site, Koyambedu in Chennai.

(vi) Construction of 2394 two bed room Multi-Storied Building flats under affordable housing scheme by fixing the selling price below Rs.20.00 lakh per flat at Ambattur in Chennai.

(vii) Construction of 236 flats at Padikuppam and 324 flats at Villivakkam for exclusive allotment to Group “C” and Group “D” category of Government Servants.

(viii) Construction of 160 numbers of transit quarters at Baracca road, Purasawakkam in Chennai to accommodate Government Servants living in Government Rental Quarters so as to demolish and rebuild the old and dilapidated Government Rental Quarters.

(ix) Area Development scheme consisting of 1,459 plots of various categories in Navalpattu at Tiruchirappalli.

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(x) Construction of Office Complex and residential flats for Oil and Natural Gas Corporation Limited (ONGC) at Anna Nagar in Chennai as deposit work.

(xi) Construction of Community Hall at Jambuli Colony, Madhavaram for Chennai Metropolitan Co-operative Housing Society as deposit work.

(i) (B) Satellite Town Schemes

(ii) Thirumazhisai

In Thirumazhisai works are under progress to establish a Satellite Township over an extent of 311.05 acres. The scheme is proposed to be implemented in phased manner. In the first instance, development works such as providing approach road to the site, onsite roads, drains, culverts, water supply and drainage works etc in 130 acres are under progress.

(iii) Thoppur – Uchapatti

Since Thoppur – Uchapatti is situated in the expanded area of Madurai City, Tamil Nadu Housing

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Board has taken action to form an Integrated Satellite Township with all infrastructure facilities over an extent of 573.83 acres. Based on the concept and theme based development, works are under progress to develop 9,557 plots.

(C) Redevelopment of rental quarters under Tamil Nadu Government Servants Rental Housing Schemes (TNGRHS)

With a view to improve the amenities and accommodation in Government Servants Rental Quarters and also to increase the number of Government Servants Rental Quarters, Tamil Nadu Housing Board (TNHB) has entered into understanding with the Government to demolish and redevelop the old and dilapidated Government Rental Quarters on self financing basis by exploiting the availability of higher Floor Space Index (FSI) permissible for the site wherein TNHB shall sell part of the redeveloped units to bear the cost towards redevelopment of Tamil Nadu Government Servants Rental Quarters under the said programme and following works are under progress.

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(i). Construction work for 606 Tamil Nadu Government Servants Rental Housing flats at Annanagar West is completed and development works are under progress.

(ii). Construction of 108 Tamil Nadu Government Servants Rental Housing Scheme flats at Pollachi are under progress.

(iii). Works are under progress for reconstruction of 1848 Tamil Nadu Government Servants Rental Housing Scheme flats at Kavundampalayam, Coimbatore.

1.3 Schemes proposed for taking up during financial year 2016-2017

(A) Re-development of Foreshore Estate

Action is under process for redevelopment of Foreshore Estate site which includes construction of new Tamil Nadu Government Servants Rental Housing Scheme flats and residential / commercial units for sale to public under Joint development scheme.

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(B) Reconstruction of slum tenements

Demolition of 1,072 old dilapidated slum tenements at 3 places in Erode has been completed and tenders called for reconstruction of 1,072 slum tenements at a cost of Rs.111.25 crore at the same place and the work will be commenced during this financial year.

(C) Construction of Board rental flats

Construction of 160 numbers of Board rental flats at Thiruvanmiyur will be commenced during this financial year.

(D) Re-construction of Board Buildings

Demolition and reconstruction of Board's rental flats at Mandavelipakkam and CIT Nagar, Nandanam in Chennai will be taken up after finalization of court case.

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1.4 Part - I Schemes

To carry out annual maintenance and special maintenance works to Tamil Nadu Government Rental Housing Scheme (TNGRHS) flats all over Tamil Nadu, MLA Hostel, Subsidised Industrial Housing Scheme (SIHS) colonies and other expenditures, Rs.23.02 crore have been proposed for allocation under Part–I scheme during the year 2016-2017.

1.5 Revenue Collection

Tamil Nadu Housing Board (TNHB) has earned a revenue of Rs.682.91 crore during the financial year 2015-2016 by selling residential/ commercial units and through other collections.

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2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu is one among the most urbanized states in the country with 48.45% of the population of the State living in urban areas. The proliferation of slums is a phenomenon of rapid urbanization witnessed by all developing economies. The slums are typical centres of unsafe housing, unhygienic and insanitary surroundings without the basic civic amenities for healthy living such as safe roads, drinking water, electricity, solid waste disposal, etc. The Census department in its report for the year 2011 has assessed that 14.63 lakh households are living in the urban slums of Tamil Nadu.

Tamil Nadu Slum Clearance Board (TNSCB) was established in September, 1970 with the motto "**We shall see GOD in the smile of the poor"** to provide them liveable housing with basic infrastructure facilities and livelihood programmes to improve their living conditions. The Board initially implemented its activities in Chennai and has gradually extended to other urban areas of Tamil Nadu since 1984 in a phased manner.

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2.1. Organisational Setup

Tamil Nadu Slum Clearance Board (TNSCB) is functioning under the control of the Chairman assisted by the Managing Director, Tamil Nadu Slum Clearance Board. The various programmes of TNSCB are being implemented by three Circles in Chennai, one Circle each at Madurai and Coimbatore and fifteen Divisions in Chennai, two Divisions at Coimbatore and one Division each at Madurai, Trichirappalli, Salem and Tirunelveli. The Structural and Quality Control (SQC) Wing looks after both Structural Designs of all the Projects of TNSCB and Quality Checks at the field.

2.2. Policy on Slums

Tamil Nadu Slum Clearance Board has been implementing various programmes like In-situ tenemental schemes, In-situ plotted and infrastructure development, Rehabilitation and Resettlement schemes, Community Development activities etc to improve the environs of the slums and living standards of the urban slum families. Following strategies are being adopted on case to case basis to achieve the

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goal of Slum Free Cities before 2023 as envisaged in VISION 2023 document:-

i) In-situ tenemental schemes

The slums situated on unobjectionable lands in the core urban areas wherein equitable distribution of space to all is not feasible are cleared and storeyed tenements are constructed and allotted to the same families who lived there earlier. On late, efforts have been taken to utilize availability of higher Floor Space Index (FSI) to create more housing stock and settle more number of people in these tenemental schemes.

ii) In-situ plotted development and Infrastructure Improvement – Madras Urban Development Project (MUDP) & Tamil Nadu Urban Development Project (TNUDP)

The urban slums suitable for in-situ development on “as is where is” basis are provided with basic infrastructure facilities like roads, street lights, platforms, pavements etc. for In-situ improvement to make the areas habitable. Later, tenurial rights are given to the occupants of the plots for the extent of plots

occupied by them after getting the land transferred in favour of Tamil Nadu Slum Clearance Board by the Revenue department.

iii) Rehabilitation and Resettlement scheme

Wherever neither tenemental nor in-situ slum development is feasible and slums are objectionable in nature, tenements are constructed for the families living in these areas on the available vacant lands nearest to the slum areas to be rehabilitated with necessary basic and social infrastructure. These schemes are developed as integrated townships with provision of requisite social and basic infrastructure. The cleared site is then restored to the land owning department for its original use.

iv) Reconstruction of Dilapidated tenements

The tenements constructed by Tamil Nadu Slum Clearance Board in the earlier years became dilapidated due to wear and tear, atmospheric effects etc., and pose danger to the lives and properties of the occupants of the tenements. The vulnerability of these tenements are studied by a Technical Committee and

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they are reconstructed and allotted to erstwhile occupants.

v) Other Programmes

To ensure holistic development of the poor, vocational training and livelihood supports are given to the poor, specially for the youth and women to ensure their economic upliftment. Further, to give facelift to the tenements constructed by Tamil Nadu Slum Clearance Board, it has been proposed to white wash and colour wash the walls and paint the doors and windows of these tenements along with minor repairs, wherever necessary in order to improve the living atmosphere as well as to increase the structural stability and life of the buildings.

2.3. Achievements During 1970 To March, 2016

Tamil Nadu Slum Clearance Board has so far constructed 1.69 lakh tenements / houses and provided developed plots to 1.31 lakh families in 504 slums through Madras Urban Development Project (MUDP) / Tamil Nadu Urban Development Project (TNUDP) programmes since its inception and has invested

Rs.4,535.37 crore to implement various capital works till March, 2016 towards housing, slum improvement livelihood activities, etc., of the urban slum families.

2.4. Chronological Events

1970	Tamil Nadu Slum Clearance Board established
1971	Tamil Nadu Slum Areas (Improvement and Clearance) Act enacted
1971	Commenced the construction of tenements and provided slum improvement without land tenure in Chennai
1977	Slum Improvement land tenure in Chennai
1984	Construction of tenements and slum improvement without land tenure and other activities extended to other Corporations, Municipalities in phases
1985	Implementation of massive tiled roof houses

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1987	Slum Improvement with land tenure in Chennai and other towns.
1992	Construction of Middle Income Group (MIG) / Low Income Group (LIG) houses under urban renewal programme
1995	Rehabilitation and Resettlement schemes through Finance Commission grants and other sources
2008	Commencement of massive resettlement schemes under Jawaharlal Nehru National Urban Renewal Mission (JNNURM)
2012	VISION 2023 - Slum Free Cities
2015	'Housing for All' programme to attain Slum Free Cities

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2.5. Achievements During 2011-2012 To 2015-2016

TNSCB has constructed 59,023 tenements / houses and spent Rs.2,753.42 crore on the various programmes implemented during 2011-2012 to 2015-2016 as detailed below:-

Sl. No.	Name of the Programmes	Tenements / Houses constructed		
		During		Total
		2011-2012 to 2014-2015	2015-2016	
1	Jawarharlal Nehru National Urban Renewal Mission (JNNURM)	33,234	6,752	39,986
2	Emergency Tsunami Reconstruction Project (ETRP)	6,292	--	6,292
3	XIII Finance Commission - State Specific Grants	4,227	--	4,227
4	Reconstruction of dilapidated tenements	554	2,964	3,518
5	Construction of new tenements under State funds	508	300	808
6	Rajiv Gandhi Rehabilitation Package (RGRP) /Tsunami Rehabilitation Programme (TRP)	500	218	718
7	Rajiv Awas Yojana (RAY)	158	3,316	3,474
Total		**45,473**	**13,550**	**59,023**

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2.6. Major Ongoing Programmes to Achieve 'Housing For All' and Slum Free Cities

The Hon'ble Chief Minister has announced the **"Vision 2023",** a long term plan for infrastructure development for rapid economic growth in Tamil Nadu. This envisages, among others, the provision of houses with basic infrastructure facilities for all urban slum families in Tamil Nadu to make the cities / towns slum free before 2023 at an estimated cost of Rs.65,000 crore. The programme is being implemented by utilizing the grants from Government of India under various programmes especially Pradhan Mantri Awas Yojana (PMAY), State Government funding through budgetary support and by availing loan by Tamil Nadu Slum Clearance Board from various financial institutions.

(A) Centrally Shared Scheme

(i) Pradhan Mantri Awas Yojana

The Government of India announced 'Housing for All-2022' Mission during the year 2015. As part of the Mission, Pradhan Mantri Awas Yojana (PMAY) envisages provision of houses for all the Economically

Weaker Sections (EWS) / Low Income Group (LIG) families living in the statutory towns. This Mission will support construction of houses upto 30 sq.m. with basic civic infrastructure amenities for the Economically Weaker Sections category and upto 60 sq.m. for the Low Income Group category.

TNSCB has been designated as the Mission Directorate for 'Housing for All' in Tamil Nadu and State Level Nodal Agency (SLNA) for implementing housing projects under the verticals of (i) "In-situ" Slum Redevelopment, (ii) Affordable Housing in Partnership and (iii) Subsidy for Beneficiary-led Individual House Construction under 'Housing for All' programme. A memorandum of agreement has been entered between the State Government and Government of India to implement the 'Housing for All' programme in Tamil Nadu. The Government of India have approved the implementation of 'Housing for All' programme in 191 towns in Tamil Nadu in phase-I. The State Level Sanctioning and Monitoring Committee (SLSMC) for this programme under the chairmanship of Chief Secretary to Government has been constituted to

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approve the projects at State Level. This Government has obtained sanction of grants to the tune of Rs.510.20 crore from Government of India during 2015-2016.

Projects approved by Central Sanctioning and Monitoring Committee (CSMC) during 2015-2016

(Rs in crore)

Sl. No.	Name of Vertical	No. of Schemes	No. of tenements / houses	Project cost	GoI Grant	GoTN Grant	Institutional Finance	Benefi-ciaries share
1	Affordable housing in public / private partnership (AHP Vertical - III)	19	10,228	812.66	153.42	357.61	185.55	116.08
2	Beneficiary - Led Individual House Construction (BLC - Vertical - IV)	21	13,785	345.93	206.78	82.71	0.00	56.45
	Total	**40**	**24,013**	**1,158.59**	**360.20**	**440.32**	**185.55**	**172.52**
3	10,000 Green houses in Town Panchayats	157	10,000	253.00	150.00	60.00	0.00	43.00
Grand Total		**197**	**34,013**	**1,411.59**	**510.20**	**500.32**	**185.55**	**215.52**

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Projects approved by Central Sanctioning and Monitoring Committee (CSMC) during 2016-2017

(Rs in crore)

Sl. No.	Name of Vertical	No. of Schemes	No.of tenements / houses	Project cost	GoI Grant	GoTN Grant	Institutional Finance	Benefi-ciaries share
1	Affordable housing in public / private partnership (AHP Vertical - III)	2	1,328	109.56	19.92	27.39	51.29	10.95
2	Beneficiary - Led Individual House Construction (BLC - Vertical - IV)	7	3,193	95.79	47.90	19.16	0.00	28.74
	Total	**9**	**4,521**	**205.35**	**67.82**	**46.55**	**51.29**	**39.69**

Various verticals under which Grant from Government of India can be obtained under "Housing for All" mission are as follows:

a) In-situ Slum Redevelopment

"In-situ" Slum Redevelopment aims at using land as a resource with private participation for providing houses to eligible slum dwellers. The Slums, on Central Government land / State Government land / Urban Local Body (ULB) land will be taken up for "In-situ"

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redevelopment for providing houses to all eligible slum dwellers. Additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) shall be provided for making slum redevelopment projects financially viable. Slum rehabilitation grant of Rs.1.00 lakh per house will be provided by Government of India. The balance amount shall be shared between the State Governmnet and the beneficiary.

b) Credit linked subsidy

Credit linked subsidy will be provided on home loans taken by eligible urban poor (EWS / LIG) for acquisition, construction of house. The beneficiaries would be eligible for an interest subsidy at the rate of 6.5% for a tenure of fifteen years for the loan amount upto Rs.6.00 lakh. The Economically Weaker Sections (EWS) and Low Income Group (LIG) families can avail subsidized loan amount upto Rs.6.00 lakh on production of self certificate as proof of income to establish that their income does not exceed Rs.6.00 lakh per annum. The repayment period of the loan is fifteen years.

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c) Affordable Housing Projects in Partnership

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

To increase the availability of houses for urban slum families living in dense slums and in other objectionable locations, tenements having a plinth area of 400 sq.ft. will be constructed under this component by Tamil Nadu Slum Clearance Board at an average unit cost of Rs.9.00 lakh both under Insitu and Resettlement.

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d) Beneficiary led construction

The fourth component of the mission is assistance to individual eligible families belonging to Economically Weaker Section (EWS) categories to either construct new houses or enhance existing houses on their own. Such families may avail of Central assistance of Rs.1.50 lakh for construction of new houses under the mission. This component will be implemented as per the following funding pattern:-

Sl. No.	Description	Amount in Rupees
1.	Government of India Grant	1,50,000
2.	Government of Tamil Nadu Grant	60,000

The urban slum or poor families living in kutcha houses in or outside slums with proof of having a house site may avail of this facility.

So far, Government of Tamil Nadu has obtained sanction from Government of India (GoI) for

construction of 38,534 houses / tenements at a cost of Rs.1,616.94 crore.

ii) Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

The Government of India / Government of Tamil Nadu have sanctioned construction of 42,318 tenements in Chennai, Madurai and Coimbatore at a cost of Rs.2,393.98 crore. This programme is a centrally shared scheme under which projects have been implemented in the financial sharing ratio of 50:40:10 among the Central Government, State Government and beneficiaries. However, the State is bearing more than 70% of the total cost of completed houses as the Government of India have specified to bear only 50% of the originally sanctioned cost without sharing any cost towards cost escalation due to various reasons. The programme aims at forming an integrated townships in Mega Cities namely Chennai, Madurai and Coimbatore to resettle slum families living in objectionable locations. So far, Tamil Nadu Slum Clearance Board has completed construction of 39,986

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houses at a cost of Rs.2,234.18 crore under this Programme. The construction of balance 2,332 tenements in Chennai and Coimbatore at an estimated cost of Rs.159.80 crore will be completed during 2016-2017.

iii) Rajiv Awas Yojana (RAY)

The Government of India have sanctioned construction of 4,763 tenements in Chennai and other towns at a cost of Rs.318.73 Crore under Rajiv Awas Yojana (RAY). The works are under various stages of progress and so far 3,474 tenements / houses have been completed. The remaining 1,289 tenements / houses will be completed during 2016-2017.

(B) State Sponsored Programmes

(i) Green houses for Economically Weaker Sections (EWS) in Town Panchayats

The Hon'ble Chief Minister has announced implementation of the programme of construction of 20,000 green houses at a cost of Rs.420.00 crore for

the Economically Weaker Sections (EWS) living in the Town Panchayats of Tamil Nadu. As part of this programme, the construction of 10,732 houses in Town Panchayats are in progress. The Construction of 20,000 houses under this programme shall be completed by the end of Financial Year 2016-2017. Part funding under the programme has been obtained from Pradhan Mantri Awas Yojana (PMAY) and sanction has been obtained from Housing and Urban Development Corporation (HUDCO) to avail Loan for the remaining amount by Tamil Nadu Slum Clearance Board.

(ii) Reconstruction Of Dilapidated Tenements

Some of the tenemental blocks constructed in earlier years in Chennai and other towns have become weak and dilapidated, posing danger to the lives and properties of the inmates of the tenements, due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the

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occupants and encroachments put up along the tenemental blocks.

The Hon'ble Chief Minister had announced that Tamil Nadu Slum Clearance Board shall demolish and reconstruct 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 crore through the Budgetary support of the state Government. Accordingly, the reconstruction of 2,576 tenements has been completed while work is under progress for the remaining 957 tenements in Chennai and Tiruchirappalli and will be completed during 2016-2017. The details of the schemes, number of tenements proposed for demolition and reconstruction and project outlay during

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2016-2017 for the balance tenements to be reconstructed are furnished below:-

(Rs.in Crore)

Sl. No	Name of the Schemes	Number of tenements	Project Cost	Project Outlay
1	Chennai - Ayodhyakuppam	112	7.53	4.00
2	Tiruchirappalli - Peechankulam	685	46.35	22.00
3	Tiruchirappalli - Duraisamypuram	160	10.32	4.00
	Total	**957**	**64.20**	**30.00**

Besides the above, Tamil Nadu Slum Clearance Board undertook reconstruction of 1024 tenements at a cost of Rs.80.77 crore by generating revenue through sale of tenements constructed under Chennai Metropolitan Development Plan and other schemes to rehabilitate Tsunami affected families. The works are

under progress and will be completed by March, 2017. Schemewise details are furnished as below:

(Rs.in crore)

Sl. No	Name of the Schemes	Number of tenements	Project Cost	Project Outlay
1	Chennai - B.S. Moorthy Nagar Phase - II	68	6.49	2.62
2	Chennai - Seniamman Koil	464	44.39	33.69
3	Chennai - Thiruchinankuppam	492	29.89	8.65
	Total	**1,024**	**80.77**	**44.96**

(iii) Houses for the Families Affected by the Tsunami Disaster

a) Reconstruction of houses affected due to Tsunami in Chennai

As part of the programme to resettle Tsunami affected families in Chennai under World Bank funded Emergency Tsunami Reconstruction Project (ETRP) / State Funds, the construction of 6,292 tenements have

been completed at a cost of Rs.284.49 crore and 500 houses under Rajiv Gandhi Rehabilitation Package (RGRP).

The Hon'ble Chief Minister had announced that Tamil Nadu Slum Clearance Board (TNSCB) will reconstruct 534 dilapidated tenements affected by Tsunami at Nochikuppam in Chennai at a cost of Rs.48.06 crore. Accordingly, construction of 536 tenements at a cost of Rs.48.06 crore in Nochikuppam has been taken up under State funds and the work will be completed before December, 2016.

b) Rehabilitation of Tsunami affected families outside Chennai

It is proposed to provide houses having 325 sq.ft. plinth area with development works for the tsunami affected / vulnerable families in coastal Districts of Tamil Nadu under Tsunami Rehabilitation Programme (TRP). As part of this programme, it was proposed to construct 611 houses at a cost of Rs.42.97 crore in Cuddalore and Nagapattinam Districts for these families

of which 219 houses have been completed during 2015-2016 and the remaining 392 houses will be completed during 2016-2017.

(iv) Construction of New Tenements under State Funds

Tamil Nadu Slum Clearance Board (TNSCB) has formulated a tenemental scheme to construct 960 tenements at a cost of Rs.112.80 crore at Moorthingar Street in North Chennai with Ground Floor + 7 Floor pattern of development adopting prefab technology out of State Government funds. The work of construction of 300 tenements have been completed during 2015-2016 and the remaining 660 tenements will be completed during 2016-2017.

2.7 Nandanam - Office Complex

It was initially proposed to construct an office complex abutting Anna Salai at Nandanam in Chennai comprising of 2.75 lakhs sq.ft office space under Build, Operate and Transfer (BOT) mode. Later, due to complexities involved in executing the project under BOT model, it has now been proposed to implement

this project by Tamil Nadu Slum Clearance Board on its own at a cost of Rs.240.00 crore through availing institutional finance. The work under this programme will commence in 2016-2017. Adequate income will be earned through this project to meet the expenditure towards maintenance of Tamil Nadu Slum Clearance Board tenements.

2.8 Repairs and Renewals Works to the Tenements

The tenements constructed by Tamil Nadu Slum Clearance Board (TNSCB) which are more than five years old and do not require immediate reconstruction will be upgraded by carrying out Repairs and Renewal works like repair of floor, staircases, Mid landing, Balconies, floor slabs, roof slabs, laying of pressed tiles, repairs and renewals of water supply and sanitary lines, water closets etc., and colour wash to improve the living condition in the tenements.

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2.9 Resettlement of slum families living on the banks of Adyar and Cooum rivers.

The torrential rains in December, 2015 devastated the Chennai City and the slum families living in hutments on the banks of water ways were severely affected and lost their houses. These families were living in hutments in unhygienic conditions without basic facilities and subjected to annual flooding and frequent fire accidents. In order to increase the flood carrying capacity of the rivers in Chennai and to provide livable houses to these slum families, the Hon'ble Chief Minister of Tamil Nadu has ordered to provide 25,000 tenements immediately at Okkiyam Thoraipakkam, Perumbakkam, AIR colony - Tiruvottiyur, Navalur in Kancheepuram District and Goodapakkam in Thiruvallur District. Accordingly, 4,134 families have been resettled at Okkiyam Thoraipakkam and Perumbakkam. The remaining families will be resettled shortly. The following infrastructures / services have been provided to the resettled families:-

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i) Tenements have been constructed with plinth area upto 400 sq.ft with multipurpose hall, bed room, kitchen, bath room, toilet, etc.

ii) Provision of Compact Fluorescent Lamps (CFL) and electric fans.

iii) Tenements are cleaned, white washed and colour washed before occupation.

iv) The Resettlement schemes at Okkiyam Thoraipakkam and Perumbakkam have been implemented as planned integrated townships near arterial roads like Old Mahabalipuram Road (OMR) with requisite infrastructures like roads, street lights, storm water drains, water supply, Gensets, lifts for the tenements and social infrastructures like schools, ration shops, primary health centre, convenient shops, play grounds, milk booth, bus terminus, gym, parks, police station, etc.

v) Medical checkup camps were conducted and all the resettlers have been provided food and water for three days.

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vi) Cost towards individual Electricity service connection to the tenement was borne by TNSCB.

vii) Beneficiary contribution towards construction of tenements at the rate of 10% of the project cost was borne by the Government.

viii) During resettlement, camps are organized with line departments and addresses in the ration cards are changed on the spot and ration materials issued to them immediately at rehabilitation site.

ix) The wards of the relocated families are admitted on the spot to the schools within the resettlement schemes without any documents. Integrated Child Development Services (ICDS) centres are provided for children.

x) The free bus passes are extended to the previous schools if the children desire to continue their education in their previous school.

xi) The following allowances are disbursed:-

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a. One time Shifting allowance of Rs.5,000/- immediately on occupation.

b. Subsistence allowance of Rs.30,000/- at the rate of Rs.2,500/- per month for one year to their Bank accounts.

c. Employment oriented skill development training and livelihood activities have been organized for the resettled families to enable them to earn for their livelihood in the new areas. Job melas are also conducted regularly.

xii) The slum families living in hutments on the banks of the Chennai City Rivers, subjected to annual flooding, frequent fire accident, living in unhygienic conditions etc., have voluntarily resettled themselves in self contained tenements with all requisite basic and social infrastructure in integrated townships at Okkiyam Thoraipakkam and Perumbakkam.

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2.10 Community Development Activities

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

ii. During the year 2015-2016, employment oriented training and youth development programmes were carried out for 1,790 persons at a cost of Rs.35.00 lakh.

iii. During 2016-2017, employment oriented training will be imparted to 4,200 families at a cost of Rs.4.00 crore.

2.11 Scheduled Caste Sub Plan (SCSP) for 2016-2017

Through the survey conducted by TNSCB in 2012-14, it was found that 45.41% of the total families in urban slums in Tamil Nadu belong to Scheduled Caste (SC) and Scheduled Tribes (ST). Accordingly, it is estimated that about 20,153 Scheduled Castes, Scheduled Tribes and slum families will get benefited

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through tenements / houses proposed for construction during 2016-2017 under various schemes.

2.12 Sale Deeds for Plots / Tenements

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots constructed / developed by it to the families living in those tenements / plots. During 2011-16, sale deeds have been issued for 14,638 tenements / plots. During 2016-2017, more than 6,000 sale deeds will be issued to the families living in the tenements / plots.

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3. CO-OPERATIVE HOUSING SOCIETIES

House is a basic need of mankind. The Co-operative Housing Societies have played an important role in fulfilling the housing needs of people in Tamil Nadu since 1912. The main objectives of Co-operative Housing Society are (a) to provide finance through Tamil Nadu Co-operative Housing Federation for house construction as loan at affordable rate of interest to the people across the State who have no access to Institutional Finance for House construction (b) buy lands and develop layouts with all facilities and sell the same to the members at affordable rates on no profit-no loss basis. In Tamil Nadu, so far, 1,040 Co-operative Housing Societies have been established and presently 941 societies are functional. Out of the above, 744 Co-operative Housing Societies cater to the housing needs of the people living in urban areas and 197 Co-operative Housing Societies having their jurisdiction at Taluk level and cater to the housing needs of the Economically Weaker Section (EWS) living in rural areas.

Primary Co-operative Housing Societies raise finance from the Tamil Nadu Co-operative Housing

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Federation which is an Apex body of Housing Co-operatives at State Level and mobilizes finances through deposits from the members and public and provides housing loan, mortgage loan and jewel loan to the members of Co-operative Housing Societies.

3.1 Tamil Nadu Co-Operative Housing Federation

The Tamil Nadu Co-operative Housing Federation was registered on 18.03.1959 in the name of **"The Madras Co-operative Central House Mortgage Bank"** with the area of operation as entire State and started functioning from 15.7.1959.

Out of 941 Co-operative Housing Societies functioning in the State, 825 Co-operative Housing Societies have been affiliated with the Federation. The details are as below:

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

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The Tamil Nadu Co-operative Housing Federation since its inception in 1959, has provided financial assistance to its affiliated Co-operative Housing Societies upto 31.05.2016 as detailed below:

Sl. No.	Name of the Scheme	No. of Houses	Loan disbursed (Rs.in crore)
1.	Urban Housing Scheme	3,61,427	3,668.91
2.	Rural Housing Scheme	8,03,735	1,118.43
	Total	**11,65,162**	**4,787.34**

3.2. Issuance of New Loan to the Co-Operative Housing Societies

As there was huge loan arrear pending repayment from Primary Co-operative Housing Societies to the Tamil Nadu Co-operative Housing Federation, sanction of new loan was kept in abeyance from 1.9.2009 onwards. However, the ban order was lifted by the Government with effect from 5.6.2013 in order to provide financial assistance to the Co-operative Housing Societies which have achieved 100% loan

recovery. Subsequently, the order was further relaxed, in order to provide financial assistance to all Co-operative Housing Societies which achieved loan recovery of 50% from 27.2.2014 onwards. Fresh financial assistance amounting to Rs.33.44 crore has been provided to 708 members of 109 Co-operative Housing Societies during 2015-2016.

3.3 Progress under the Interest Waiver Scheme-2015-2016:

In order to recover the overdues without further loss of time, the Government of Tamil Nadu have announced a one time settlement scheme. Under this scheme, if a member comes forward to repay his overdue Principal and interest, the overdue interest for the unpaid Equated Monthly Installment (EMI) and penal interest will be waived. The above scheme is in force from 16.03.2015 and it is a continuous one. The entire recovery mechanism has been geared up to ensure the reach of the scheme to the grass root beneficiaries. As on 31.05.2016, Loan documents of 13,120 borrowers have been discharged and the members have benefited with a waiver of Rs.313 crore.

3.4 Development of Thiruppur Kumaran College for Women

Honourable Chief Minister Dr Puratchi Thalaivi AMMA granted permission during the year 1995 to the Tiruppur Co-operative Housing Society Ltd, Tirupur to start the J.J.Arts College for Women. In 1996 this college was renamed as Thiruppur Kumaran College for Women.

From the year 1996-1997 onwards the college started conducting regular classes and as on date 2,500 students are studying in this College. Similarly, 150 staff members including the faculty, the personnel handling the administration and support staff have been employed by the college. The college provides platform to the rural students living in nearby villages to pursue higher studies and has been producing very good results year after year due to professional management.

Due to more demand for the college, and increase in admissions, the existing building of the college is not sufficient to accommodate all the students. Hence, the Tiruppur Co-operative Housing Society has proposed to

acquire a building constructed by the Tamil Nadu Housing Board near the college which is lying vacant by way of lease for 99 years.

3.5 Way Forward

Once the loan book of the Primary Co-operative Housing Societies and consequently the Tamil Nadu Co-operative Housing Federation becomes positive through the activities being pursued, ways and means will be devised to facilitate garnering of cheaper funds by the Tamil Nadu Co-operative Housing Federation to extend housing loan to larger number of Primary Co-operative Housing Societies and the Federation shall also follow prudent financial norms and proper monitoring of loan recoveries.

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4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

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

4.2 The maximum ceiling prescribed for availing House Building Advance by the Government Servants is Rs.25.00 lakh and for All India Service Officers is Rs.40.00 lakh. For enlargement / improvement of the existing living accommodation, the ceiling will continue to be at 50% of the maximum ceiling limit.

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

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option to pre-close the outstanding loan amount in one lumpsum without any pre-closure charges. Apart from this, in the event of death of a Government servant who is a member under the Tamil Nadu Government Employees' House Building Advance Special Family Benefit Fund Scheme, the entire outstanding amount of Principal and interest are waived under the above Scheme. Hence, the Government servants / Officers aspire for availing House Building Advance from the Government rather than from the Public Sector Banks and Financial Institutions.

4.4 For the year 2016–2017, a sum of Rs.136.00 crore has been provided for sanction of House Building Advance to Other Government Servants and Panchayat Union Staff categories. In addition to the above, separate allocations are being made to all the Departments of Secretariat for sanction of House Building Advance to Secretariat Employees and All India Service Officers in their respective Demands for Grant.

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5. ACCOMMODATION CONTROL

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

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

5.2 As the Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 is a concurrent Act, any amendment to this Act has to be approved by the Central Government. The Accommodation Controller is concerned with Sec.3, 3A, 12, 13 and 22 of the Tamil Nadu Buildings (Lease & Rent Control) Act, 1960. As far as Chennai District is concerned, the District Collector, Chennai is the authorized Officer for administering the provisions contained in the Act. The District Collector, Chennai is the statutory tenant for all

the houses under Government tenancy in Chennai District and responsible for all aspects such as payment of rent and maintenance of buildings etc.

5.3 The buildings are taken over under the provisions of Section 3 to the Act and allotted to Government servants for residential purposes and to Government offices for non-residential purpose. Taking over a building is a Statutory act guided by executive instructions issued by the Government from time to time.

5.4 In the past 20 years, the rental value is based on market value of the land. Hence rent fixed by the Public Works Department (PWD) is higher than the rent value in the market. Even, if the building is old one and lacks amenities, the rental value is abnormally high and hence it is not fair and advantageous in monetary terms to take over the building under Government Tenancy as the Government, being a statutory tenant has to bear the rent and is responsible for the maintenance of buildings under the Government Tenancy.

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5.5 The Government Servants have been availing the House Building Advance (HBA) to buy plots and buildings for residence. The Tamil Nadu Housing Board has also constructed many quarters under various schemes and provide accommodation to all categories of Government servants. As a result, the receipt of applications under this Act has become 'Nil'.

5.6 In Chennai District, 8 buildings are under Government tenancy. The Government are the tenants till the tenants or tenancy is terminated and possession handed over to the owners. There are number of cases pending at various stages in respect of buildings under Government tenancy for fixation of fair rent, eviction on willful default, subletting against notice of eviction, payment of arrears etc. No application for allotment under this Act has been received by the Collectorate, Chennai.

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6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

The Directorate of Town and Country Planning Department looks after the subject of planning and development in urban and rural areas. The development is achieved through preparation and enforcement of Master Plans for the urban centres and rural areas with indicative Land Use. The planned development is achieved through regulation of the developments through development control rules, building rules and zoning regulations.

The Department assists the Government in Town and Country Planning matters as well as in coordinating with various departments involved in area development like Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, State Industries Promotion Corporation of Tamil Nadu Ltd. (SIPCOT) and Small Industries Development Corporation Ltd. (SIDCO) etc. This department offers technical suggestions to the Government in the matters like change of land use proposals, alienation of lands and relaxation of rules.

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6.1 Preparation of statutory plans

(i) Regional Plan

The Regional Planning deals with the efficient placement of land use activities, infrastructure and settlement growth across a larger area of land than an individual city or town. Regional Planning is a sub-field of urban planning as it relates to land use practices on a broader scale.

The State excluding Chennai Metropolitan Area (CMA) is divided into 13 regions. In the year 2016-2017, Regional Plans for Salem, Coimbatore, Chengalpattu and Thiruvallur regions will be prepared covering an area of 13,314 sq.km.

(ii) Master Plan and New Town Development Plan

The prime function of this Directorate is to prepare Master Plan for Urban Areas and areas in vicinity. This Plan is a legal document for the development of urban area prepared to a specific time period. The validity of a Master Plan is for a specific period and after expiry of the period, it needs revision and modifications. This

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department has so far prepared Master Plan / New Town Development Plan for 123 towns.

The total area falling under the Directorate of Town and Country Planning is 1,28,869 sq.km. The area covered under existing Master plans is 6,950 sq.km. The task of preparing plans for the entire State is being taken up in phased manner. In first phase, seven composite planning areas have been taken up covering an area of 8,447 sq.km. During 2016-2017, 30 composite Local Planning Areas and 17 single Local Planning Areas covering an area of 10,781 sq.km have been proposed to be taken up for the preparation of Master Plan under phase-II. In addition to the above towns, the five Atal Mission for Rejuvenation and Urban Transformation (AMRUT) towns are also planned to be taken up for preparation of Master Plan, with an area of 320.41 sq.km.

(iii) Detailed Development Plan

Detailed Development Plan is a micro level plan. Areas identified for rapid development are taken up for preparation of Detailed Development Plan in conformity with the Master Plan of the Town. The plan contains detailed zoning of land for specific purposes, such as

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park, play fields, small link roads, roads for proper traffic circulation, commercial and industrial areas, etc., to facilitate balanced development. So far, this department has notified 1,703 Detailed Development Plans. During the year 2016-2017, it is proposed to prepare 40 Detailed Development Plans with priority given to the fast developing areas.

6.2 Infrastructure and Amenities Fund

Infrastructure is a key measure of a country's position on the global stage. It is the second pillar that is assessed by the World Economic Forum when determining the competitiveness of a Nation. Infrastructure and Amenities Charges are being collected while according permission for major Residential, Commercial, Institutional and Industrial Building proposals. This fund is utilized to implement projects to ensure provision of basic amenities like water supply, link roads, sewage facilities, high level bridges, etc. The amount collected under this fund up to March, 2016 is Rs.2,689.11 crore. So far, 48 projects have been sanctioned at an estimated cost of Rs.2,977.82 crore to be implemented by Chennai

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

6.3 Programmes under Town and Country Planning Development Fund

(i) Heritage Town Development Plan

It is necessary that the surroundings of heritage sites are preserved and their environment protected from pollution of every kind. So far, the Government have notified 70 towns/Villages as Heritage Towns. The funding is provided from Town and Country Planning Development Fund as a grant to a maximum of Rs.1.00 crore for each heritage town for implementation of projects for environmental protection of heritage sites. So far, 64 heritage towns / villages have been covered under this programme and an amount of Rs.37.46 crore has been sanctioned.

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(ii) Traffic Improvement Projects

Traffic and Transportation Studies have been undertaken by the Directorate with the main objective of assessing the traffic characteristics, travel pattern in the cities and towns and to forecast the long-term requirements for relieving the traffic congestion and easing smooth flow of traffic. Under the programme of providing financial assistance from the Town and Country Planning Development Fund for implementation of traffic improvement projects, subject to a maximum of Rs.1.00 crore for each Municipal Corporation (Except Chennai) and Rs.50.00 Lakh for each Municipality are provided. The 75% of the project cost is provided as grant from Town and Country Planning Development Fund and the remaining 25% has to be met by the concerned local body from its own funds. So far, 76 urban local bodies have been covered under this programme and an amount of Rs.31.08 crore has been sanctioned.

(iii) Park Development Programme

The parks provide for the public to breath fresh air and relax for sometime amidst the tiresome busy schedule of work. They also serve as children play

area. Parks are a tangible reflection of the quality of life in the Society. In order to improve the existing parks and provide new parks, funding assistance of 90% of the cost of improvement of the park, subject to a maximum amount of Rs.15.00 Lakh is provided as grant with the condition that balance 10% of the cost is to be borne by the concerned local body. So far, Rs.13.21 crore has been sanctioned to 187 urban local bodies for improvement of parks under this programme.

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7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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

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

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

(iii) Providing financial assistance for development projects in CMA.

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Currently, Chennai Metropolitan Development Authority (CMDA) is implementing the Second Master Plan for the Chennai Metropolitan Area (CMA) which has been prepared taking into consideration population projections and urban growth upto 2026 in CMA. The Master Plan has its objective as promotion of sustained and harmonious urban growth with focus on infrastructure development, traffic improvement, sustained environment protection and shelter policies to promote affordable housing. The urban proliferation in and around CMA is controlled by the CMDA through its land use policies and Development Regulations (DR). Within Chennai Metropolitan Area, changes in land use as well as DR are examined as and when required. The Planning body is facing the problem of unauthorised constructions within the core city and growing area due to preference of the people to live in core city areas which possess all basic infrastructure amenities both social and physical, high land cost and lack of efficient public transport system to connect city outskirts with the core city. The Government have already announced scheme for regularization of unauthorized buildings constructed prior to 1.7.2007 by inserting section

113-C under the Tamil Nadu Town and Country Planning Act, 1971 and regularisation rules and guidelines recommended by the committee of Justice Rajeswaran is under the consideration of Government. Chennai Metropolitan Development Authority is also examining comprehensively to solve the problem of housing for the urban poor in Economically Weaker Sections (EWS) and Low Income Group (LIG) category within the framework of Development Regulations.

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

Chennai City has a large number of buildings with rich historical, architectural and cultural heritage. These buildings have to be conserved. Chennai Metropolitan Development Authority (CMDA) is in the process of preparing draft list of Heritage Buildings in Chennai Metropolitan Area (CMA) following the procedures laid down in Development Regulations (DR) and the recommendations of the Heritage Conservation Committee. The first, second and third draft list of Heritage Buildings comprising of 164 Heritage Buildings have been prepared for notification after consultation

with the public and the owners. The fourth draft list of Heritage Buildings is under preparation.

7.3 Development of Grid of Roads

The sub-urban areas in Chennai Metropolitan Area (CMA) are experiencing rapid urbanisation. Chennai Metropolitan Development Authority (CMDA) has observed that the development of road space does not match with the pace of urbanization and the system of hierarchy of roads has also not been established in the sub-urban areas. In order to facilitate proper connectivity to the transport facilities, reduce travel time and to provide for an efficient circulation, CMDA is preparing grid of roads plan for 53 villages in the rapidly growing sub-urban areas of CMA which are located along Outer Ring Road and Southern Sector of CMA. School of Architecture and Planning, Anna University and School of Planning and Architecture, Vijayawada have been engaged as consultants to prepare the plan for grid of roads for these villages. The consultants have prepared the plans for 2 villages namely Kundrathur and Jaladampettai. Survey work has been

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completed for 19 villages. The work is expected to be completed within 6 months.

7.4 Development of Satellite Intercity Bus Terminal at Madhavaram

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 on a site within Madhavaram Bus and Truck Terminal (MBTT), measuring 8 acres during 2011-2012 Budget Session and administrative sanction was accorded in G.O. Ms. No.143, H&UD Dept., dated 31.10.2011. Currently, tender for the construction of bus terminal has been awarded at a total cost of Rs.95.00 crore and the work is under progress. The project is expected to be completed within 24 months.

7.5 Vandalur Mofussil Bus Terminal

In order to relieve the traffic congestion generated in and around the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu, the Hon'ble Chief Minister of Tamil Nadu has announced development of a Mofussil

Bus Terminus at Vandalur under Rule 110 of the Tamil Nadu Legislative Assembly on 30.4.2013, mainly to cater to the south bound buses. The Government has accorded administrative sanction for Rs.376.00 crore for implementation of this scheme. A Land Acquisition Cell with Tahsildar and supporting staff have been positioned with due approval of the Government.

In the meantime, due to the enactment of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, it has been decided to seek alternate lands which belong to Revenue Department and Hindu Religious and Charitable Endowments Department for locating the Mofussil Bus Terminus adjacent to the Outer Ring Road (ORR) & Grand Southern Trunk (GST) Road and the two department are being consulted for alienation of the lands to Chennai Metropolitan Development Authority (CMDA) to take up the project.

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

Currently, Mass Rapid Transit System (MRTS) is in operation from Chennai Beach to Velachery, which have been executed in two Phases.

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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.495.74 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. The expenditure incurred as of May, 2016 is Rs.352.25 crore. On completion, the operation of the MRTS will be extended upto St. Thomas Mount from Velachery. Chennai Metropolitan Development Authority (CMDA) is pursuing action to disburse interim compensation to the land owners for a stretch of about 500 meters of remaining land acquisition to complete the project and the same will be sorted out shortly and lands handed over to the Department of Railways to execute the project. Connecting the MRTS with St. Thomas Mount will also lead to development of a multimodal transport hub at St. Thomas Mount where the transport nodes of MRTS, Chennai Metro Rail and Sub Urban Rail will meet.

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7.7 Audit of Rain Water Harvesting System

Rain Water Harvesting System has been successfully implemented in the Chennai Metropolitan Area (CMA). In order to strengthen the implementation of the Rain Water Harvesting System in CMA a study was commissioned by the Chennai Metropolitan Development Authority (CMDA) and the consultant has submitted the final report which has been reviewed and accepted. The findings of this study will be used to take policy decisions for improvement of the practice and procedures adopted for harvesting the rainwater and to propagate the rain water harvesting campaign.

7.8 Sports Infrastructure in Open Space Reservation (OSR) Areas

Considering the need for development of neighbourhood level sports facility, Chennai Metropolitan Development Authority (CMDA) has formulated a scheme for development of large Open Space Reservation (OSR) lands (not less than 1 acre) into sports facility in consultation with Sports Development Authority of Tamil Nadu and Local

Bodies. As per the guidelines approved by the Authority, financial assistance will be provided by CMDA for the schemes identified by the Local Bodies in consultation with Sports Development Authority of Tamil Nadu for development of OSR sites as Sports Complex. The administrative sanction for Rs.1.51 crore has been accorded by Chennai Metropolitan Development Authority (CMDA) for development of sports facilities in six OSR sites in Chennai Metropolitan Area (CMA) and the same will be implemented by the respective local bodies.

7.9 Study on Multi-Modal Transport Integration

A study on Mutli-Modal transport integration has been initiated to integrate various public transport modes such as buses, sub-urban trains and Intermediate Para Transit close to the sub-urban and Mass Rapid Transit System (MRTS) stations thereby ensuring seamless connectivity between the modes of transport and improve public transport system. The rail network in the Chennai Metropolitan Area (CMA) has been divided into four packages and awarded to four individual consultancy firms. The Final Report is

awaited from the consultants. Upon its receipt, the recommendations will be implemented subject to approval.

7.10 Study on formulation of Incentives Policy for promoting Green Buildings in Tamil Nadu

The Energy and Research Institute (TERI), Southern Region, Bangalore was selected as the consultant for the above study. It has submitted the final report. The final Report and the findings/ recommendations are under review. Based on the findings of the study, policy initiatives will be taken to promote Green Buildings.

7.11 Construction of Godown at Food Grain Market at Koyambedu Wholesale Market Complex

The Minister of Housing and Urban Development, Tamil Nadu announced on the floor of Assembly on 10.07.2014 that a Godown will be constructed in the Food Grain Market Complex for a value of Rs.3.00 crore. The Detailed Project Report (DPR) has been completed and tender for construction of the Godown for a sum of Rs.20.00 crore was awarded during

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February, 2016 and the project is expected to be completed within fifteen months.

7.12 Development of Container Truck Terminal at Sathangadu

On 15.9.2015, the Hon'ble Chief Minister of Tamil Nadu announced under Rule 110 for development of Container Truck Terminal at Ernavoor under joint venture with the Tamil Nadu Housing Board (TNHB) to reduce the traffic congestion of Container Trucks entering and exiting the Ennore Port. In the meantime, as the lands earmarked for Container Terminal at Ernavoor were considered for developing housing project to rehabilitate slum families living on water ways of Chennai City, the Chennai Metropolitan Development Authority (CMDA) had to identify an alternate land to take up the project. Accordingly, a site measuring about 35 acres within the Iron & Steel Market at Sathangadu has been identified for the development of the container truck terminal and in principle approval of the Government have been obtained.

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7.13 Construction of Commercial Complex at Food Grain Market at Koyambedu Wholesale Market Complex

The Chennai Metropolitan Development Authority (CMDA) has accorded administrative sanction for Rs.21.75 crore for the above project and the work is under progress.

7.14 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 Road) and the consultant has submitted its interim report which is under examination.

7.15 Development of 222 acres at Kadambur village as a self sustaining neighbourhood

On 15.7.2014, the Hon'ble Chief Minister of Tamil Nadu announced under Rule 110 for development of an integrated residential neighbourhood at Kadambur village.

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Powers have been delegated to Chennai Metropolitan Development Authority (CMDA) under the Tamil Nadu Town and Country Planning Act 1971, Section 9 (C), Sub Section (VI) to approve the proposed Integrated Residential layout and to develop a self sustained residential neighbourhood at Kadambur Village over an extent of 222 acres. As the lands attract provisions of Forest Conservation Act, action is being taken to obtain permission from the Ministry of Environment, Forest and Climate Change, Government of India through the Department of Environment and Forest, Government of Tamil Nadu to establish the township on exchange of land.

7.16 Office Complex at Koyambedu

The construction of Multi-storeyed Office Complex on the lands belonging to Chennai Metropolitan Development Authority (CMDA) at Koyambedu was announced during the Budget Session of 2014-2015 under Rule 110 on the Floor of Assembly on 15.07.2014 by the Hon'ble Chief Minister. The Detailed Project Report (DPR) for the project has been completed and tender for a sum of Rs.95.00 crore was

awarded during February, 2016. The construction work has started and the project is expected to be completed within twenty four months.

7.17 Development of Infrastructure in Chennai Metropolitan Area

The work of preparation of Detailed Project Report (DPR) for formation of 5 Sub-ways to be constructed by Greater Chennai Corporation is in progress. Similarly, Detailed Project Report preparation for formation of another 2 subways proposed by the Department of Highways is in progress. The funds required for these projects will be met from Chennai Metropolitan Development Authority's fund.

7.18 Development of Air space over Velachery Mass Rapid Transit System (MRTS) Station

It is proposed to develop commercial space of about 1.11 lakh sq.ft. over Velachery Mass Rapid Transit System (MRTS) station at a cost of Rs.40.00 crore. Selection of consultant for preparation of Detailed Project Report (DPR) is in process. On finalisation of

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design, the project will be executed in eighteen months period.

7.19 Chennai Central Square

Hon'ble Chief Minister announced for formation of a multi modal transport hub near Central Railway Station on 15.9.2015 at a cost of Rs.389.42 crore. This multi model transport Hub will be fashioned as Central Square and shall serve as an Iconic landmark of the city. The project is being executed by the Chennai Metro Rail Limited through the financial support by CMDA and shall provide seamless interchange of mode of transport by the commuters from out station trains to sub urban trains, Metro rail or bus etc., besides sporting lot of parking space, greenway shopping arcade etc., The Government have accorded administrative sanction for the project and Chennai Metro Rail Limited is in the process of finalizing development plan.

Udumalai K. Radhakrishnan
Minister for
Housing and Urban Development

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