ABSTRACT

Directorate of Town and Country Planning – State Infrastructure and Amenities Fund - Providing dedicated water supply and sewer connection for reconstruction of 130 tenements at Jamalia Lane scheme in Chennai under PMAY (U) Housing for All Programme at a cost of Rs.2,70,66,799/- as a deposit amount to Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) – Financial sanction accorded - Orders -Issued.

==========

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

G.O.(4D)No.33 Dated:23.04.2025

விசுவாவசு வருடம்,

திருவள்ளுவர் ஆண்டு 2056

Read:

From the Director of Town and Country Planning, Letter Roc.No.25327/2024/NPD, Dated:13.12.2024

= = = = =

ORDER:

The Director of Town and Country Planning in his letter read above has stated as follows:-

i. The Government had accorded revised administrative sanction vide G.O(4D)No.30, Housing and Urban Development Department, dated:17.05.2023 for reconstruction of 130 tenements at Jamalia Lane Scheme in Chennai under PMAY (U) Housing for All Programme with following funding pattern:-

(Rs.in Lakhs)

Name of the Project	**Jamalia, Near Perambur Railway Station**		
No. of Tenements	**130**		
	Existing AS + RAS	**Additional Fund Required**	**Total Fund Required**
Per unit cost	13.6	1.917	15.48
GoTN Share	910.00	0.00	910.00
GoI Share	195.00	0.00	195.00
I&A Fund	0.00	617.66	617.66
Shelter Fund	0.00	0.00	0.00
Smart city	0.00	0.00	0.00

P.T.O.

Verified & RedEstate

Beneficiary Share	658	458.00	202.00
CMWSSB	10.00	22.50	**32.50**
CMDA	13.57	0.00	13.57
GST	155.41	87.60	243.01
Total Project Cost	**1763.00**	**249.26**	**2012.26**

ii. The construction work for this scheme is nearing completion and the Tamil Nadu Urban Habitat Development Board approached the Chennai Metropolitan Water Supply and Sewerage Board to provide water supply and sewer connections to the Jamalia Lane scheme. The CMWSSB requested to make the deposit amount of Rs.3,03,16,799/- towards effecting individual tenement service connection charges, dedicated water and sewer connections as follows:-

Sl. No.	Description	Amount (in Rs.)
A	**Individual Service Connection charges:**	
1	Water Supply & Sewer Connection charges	19,80,000/-
2	Advance Tax	3,96,000/-
3	Meter testing charges	500/-
4	Infrastructure Development charges	7,74,472/-
	Total (A)	**31,50,972/-**
B	**Dedicated mains:**	
1	Dedicated Water Supply Connections	76,21,000/-
2	Dedicated Sewer Connection	1,91,75,000/-
3	Scrutiny fee	1,18,000/-
4	Tax & Arrear charges	2,51,827/-
	Total (B)	**2,71,65,827/ -**
	Grand Total (A+B)	**3,03,16,799/-**

iii. Under the approved project cost of the Jamalia Lane scheme under the Housing for All Programme, only Rs.32.50 lakh is available for water supply and sewer connection charges payable to the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB). A sum of Rs.32.50 lakh towards service connection charges has been paid to CMWSSB by the Tamil Nadu Urban Habitat Development Board

Verified @ RealEstate

(TNUHDB). However, the balance amount of Rs.270.66 lakh for the dedicated water supply and sewer connection charges is yet to be paid due to resource constraints.

iv. The Managing Director, Tamil Nadu Urban Habitat Development Board has therefore requested to sanction an amount of Rs.2,70,66,799/- from Infrastructure and Amenities Fund for providing dedicated water supply and sewer connection for reconstruction of 130 tenements at Jamalia Lane scheme in Chennai under Housing for All Programme as a deposit to Chennai Metropolitan Water Supply and Sewerage Board.

v. The above subject was placed before the 22nd Infrastructure and Amenities Promotion Committee meeting held on 06.12.2024 vide Agenda item no.3 and the Committee decided as follows:

"The committee discussed the subject in detail and decided to sanction an amount of Rs.2,70,66,799/- from Infrastructure and Amenities fund for providing dedicated water supply and sewer connection for reconstruction of 130 tenements at Jamalia Lane scheme in Chennai under Housing for All Programme".

2. In view of the above, the Director of Town and Country Planning has requested the Government to accord financial sanction for a sum of Rs.2,70,66,799/- from Infrastructure and Amenities fund for providing dedicated water supply and sewer connection for reconstruction of 130 tenements at Jamalia Lane scheme in Chennai under Housing for All Programme to enable the Tamil Nadu Urban Habitat Development Board to remit the deposit amount to Chennai Metropolitan Water Supply and Sewerage Board.

3. After careful examination, the Government has decided to accept the proposal of the Director of Town and Country Planning and accord financial sanction for a sum of Rs.2,70,66,799/- (Rupees Two Crore Seventy Lakh Sixty-Six Thousand Seven Hundred and Ninety-Nine Only) from the Infrastructure and Amenities Fund for providing a dedicated water supply and sewer connection for the reconstruction of 130 tenements at Jamalia Lane scheme in Chennai under PMAY (U) - Housing for All Programme, enabling the Tamil Nadu Urban Habitat Development Board to remit the deposit amount to the Chennai Metropolitan Water Supply and Sewerage Board.

4. The amount sanctioned in para 3 above shall be debited under the following heads of account: -

"2217 Urban Development – 05 Other Urban Development Schemes – 191 Assistance to Municipal Corporations – State's Expenditure – AM Assistance from Infrastructure and Amenities Fund for Schemes implemented through TNUHDB – 309 Grants-in-Aid – 02 Grants for Creation of Capital Assets". (IFHRMS DPC:2217 05 191 AM 309 02)

Verified @ RealEstate

5. The expenditure sanctioned in para 3 above shall be met from the State Infrastructure and Amenities Fund by adjusting under the following Head of Account: -

(a) "2217 Urban Development – 05 Other Urban Development Schemes – 902 Deduct – Amount met from Reserve Fund – State Expenditure JB Amount met from State Infrastructure and Amenities Fund – 330 Inter Account Transfers 01-Inter Account Transfers". (IFHRMS DPC:2217 05 902 JB 330 01)

and contra debiting

(b) J. Reserve fund. "Reserve Funds not bearing interest 8229-00 Development and Welfare Fund – 200 other Development and Welfare Fund – AZ – State Infrastructure and Amenities Fund" – 802 – outgo – 02 – Not Bearing interest. (IFHRMS DPC:8229 00 200 AZ 802 02) (Out go)

6. The Director of Town and Country Planning is authorized as drawing and disbursing officer for the amount sanctioned in para 3 above in the SNA Account. The details are given below:-

Account Name: SNA - STATE INFRASTRUCTURE AND AMENITIES FUND
Account No: 117201000018858
Name of Bank: Indian Overseas Bank
Branch Name: Secretariat - Chennai
IFSC Code: IOBA0001172

7. The Director of Town and Country Planning is authorized to prepare and submit an adjustment entry in the IFHRMS for effecting the above said transfer.

8. The Managing Director, Tamil Nadu Urban Habitat Development Board is requested to furnish a copy of this Government Order along with the details of expenditure incurred under para 3 above to the Director of Town and Country Planning for making necessary adjustments regarding the contra debit entries mentioned in para 4 through the Accountant General (A&E), Chennai at the close of Financial Year 2025-2026.

9. This order issues with the concurrence of Finance (Infra-III) Department vide its U.O.No.9195262 dated:23.04.2025

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Chairman,
Tamil Nadu Urban Habitat Development Board,

Verified RedEstate

Chennai – 600 005.
The Managing Director,
Tamil Nadu Urban Habitat Development Board,
Chennai – 600 005.
The Director of Town and Country Planning,
Chennai-107.
The Accountant General (A&E), Chennai-600 018.
The Accountant General (G&SSA), Chennai-600 018.
The Pay and Accounts Officer (North/East/Secretariat/South),
Chennai-600 001/8/9/15.
The Commissioner of Treasuries and Accounts,
Chennai–600 015.
The Section Officer,
Housing and Urban Development (Bills) Department,
Chennai-600 009.

Copy to:-
The Private Secretary to Additional Chief Secretary to Government,
Housing and Urban Development Department,
Chennai-600 009.
The Finance (Infra-III, BG-I, W&M-I) Department,
Chennai-600 009.
The Housing and Urban Development (OP1/Budget/UHD-2) Department,
Chennai-600 009.
Stock file/Spare Copy

//FORWARDED BY ORDER//

SECTION OFFICER 23/04/2025

23/4/25

Verified RealEstate™