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DEMAND No.26

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE 2020-2021

INTRODUCTION:-

Housing is a basic human need, with importance next only to food and clothing. It is important not only for human well-being but also for the economic benefits to the household and the nation. The Habitat Conference, which was held for the first time in 1976 at Vancouver, declared that "The improvement of the quality of life of human beings is the first and most important objective of every human settlement policy". These policies must facilitate the rapid and continuous improvement in the quality of life of all people, beginning with the satisfaction of the basic needs of food, shelter, clean water,

employment, health, education, training and social security without any discrimination.

The Housing and Urban Development Department is vested with the responsibility of formulating and implementing various policies, programmes and schemes for the Housing and Urban Development sector. The changing socio-economic scenario of urban areas, the increasing requirement for affordable housing and related infrastructure and the need to promote harmonious and sustainable urbanization are considered by the department in formulating policies and schemes.

Urbanization is the process which results in an increase in the proportion of population that resides in urban centres due to the progressive shift of population from rural to urban areas. It is the process by which Towns and cities are

formed and grow larger as more people begin living and working in such areas.

Urbanization occurs due to:

- i. Migration of people to cities on account of better employment opportunities.
- ii. Expansion of boundaries of cities and towns to include surrounding rural areas.
- iii. Increase in population resulting in the transformation of rural areas to Urban areas.
- iv. Establishment of new planned townships.

Urbanisation is an integral part of economic development. The economic vibrancy of large urban centres offers diverse employment opportunities and means of livelihood. The share of national income also increases with increased urbanisation. Since urban areas are major contributors to the Gross Domestic Product

(GDP) of any country. Urbanization drives development, as cities provide increased opportunities for both entrepreneurship and employment. Cities thereby pave the way for more income generation and faster, inclusive economic growth.

Large urban centres are cosmopolitan in nature containing diverse groups of people. Broad based industrialization, technical advancement, the emergence of the services sector, and the associated demographic changes are all results of rapid urbanisation.

Eventhough urbanisation is regarded as an index of economic development, it poses several challenges as increase in urban density and congestion lead to changes in lifestyle and more intensive use of natural resources. The rapid increase in population in urban centres poses considerable strain on land, natural resources,

environment and physical infrastructure. The urban poor become the most vulnerable segment in this context. Rapid Urbanisation leads to proliferation of slums and poses many social and policy challenges. The emergence of informal sector in urban areas is due to the growth of slums that 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 provision of affordable housing are the key areas for intervention for any welfare oriented Government. Urban planning and development with an emphasis on making cities more inclusive, livable and sustainable has thus emerged as a major focus of public policy and governance in the 21st century.

Tamil Nadu ranks first in terms of share of urban population among the larger states in the

country and third in absolute urban population. Tamil Nadu tops the list of urbanized states with 48.45% of its population living in urban areas, followed by Maharashtra, Gujarat and Karnataka. In absolute numbers, Maharashtra has 5.08 crore people living in urban areas, higher than other states. Uttar Pradesh has 4.45 crore people in cities, and Tamil Nadu comes in third with 3.49 crore persons living in urban areas. The Migration of people from rural to urban areas is more in Tamil Nadu in the last ten years compared to other states, according to the 2011 Census data. Even distribution of small, medium and major towns, migration of people from rural areas seeking of employment and the presence of industrial and trading centres in all districts have contributed to the rapid and broad based urbanization pattern in Tamil Nadu.

State	Urban population (in Lakhs)	Rank	Percentage share of Urban population to total population	Rank
Tamil Nadu	349	3	48.45%	1
Maharashtra	508	1	45%	2
Gujarat	257	6	43%	3
Karnataka	236	7	39%	4
Andhra Pradesh	284	5	33%	5
West Bengal	291	4	32%	6
Madhya Pradesh	201	8	28%	7
Rajasthan	171	9	25%	8
Uttar Pradesh	445	2	22%	9

According to the 1991 Census, only 34.15% of the total population in Tamil Nadu was classified as urban but in 2011, it has risen to 48.45% an increase of 14.3%. The projected

percentage of urban population in Tamil Nadu by the year 2030 has been estimated as 67% which will continue to be the highest in the country among large states. This scenario, necessitates several major policy and administrative challenges in coping with the increased demand for urban infrastructure and access to basic civic services for the burgeoning population.

The Challenges of urbanisation have to be faced as it is neither possible nor desirable to halt the process of urbanization. Urbanization as a process need to ensure that towns and cities are free from slums. Further more adequate opportunities for productive employment and good quality of life is provided to all the 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 affordable housing and a clean and healthy environment. Capacity building, accessing funds for infrastructure development, employment growth and application of new green technologies will be the key elements to meet these challenges.

The Housing and Urban Development Department is guided in its policy making and scheme formulation by the Vision Tamil Nadu-2023 unveiled by our Late Hon'ble Chief Minister Puratchi Thalaivi Amma. One of the ten themes of the Vision Tamil Nadu-2023 is that "Tamil Nadu will provide the best infrastructure Services in India in terms of Universal access to Housing, Water Sanitation, Energy, Transportation, Irrigation, Connectivity, Health Care and Education".

Urban infrastructure and services is also a very crucial sector with a very large proportion

of the investment outlay as part of the overall vision, and within this ambit, it is programmed to make the cities/towns slum free. One of the signature projects envisaged under Vision Tamil Nadu-2023 is to create ten world class cities.

The objectives, themes and goals of Vision Tamil Nadu-2023 are aligned with the Sustainable Development Goals (SDG) adopted by the United Nations. Sustainable Development Goal 11 aims to promote better planning and management of our urban spaces and making our cities more sustainable by ensuring access to safe and affordable housing, upgrading slum settlements and providing other basic infrastructure such as public transport, roads etc.,

The targets to be achieved under this Goal-11 with respect to this department are:

- By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.
- By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.
- Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning.

The Government of India focuses to achieve by 2030 to ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.

In the State, the following are the line indicators and monitoring of which will ensure

the affordable and safe housing for the slum dwellers:

- Percentage of slums / Economically weaker section (EWS) families covered through formal/affordable housing
- Percentage of Slum Area Covered with basic Services
- Proportion of Urban Population Living in Slums, in Kutcha houses

The State is already progressing well in providing affordable housing to slum dwellers through the Government Schemes in identified slum areas of the State.

The Housing and Urban Development Department through the various agencies functioning within its ambit is striving to achieve the ambitious goals of the Vision Tamil Nadu-2023 and the targets under SDG-11.

The Tamil Nadu Housing Board, the 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 are engaged in designing and successfully implementing policies, projects and programmes. The Housing and Urban Development Department is also the administrative department for 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 Co-operative Societies, which develop layouts to sell plots at an affordable price and provide housing finance

to their members. The "Housing for All" Mission is being implemented through these agencies in order to realize the vision of the Late Hon'ble Chief Minister Puratchi Thalaivi Amma for creating slum free cities in Tamil Nadu.

The Directorate of Town and Country Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) to implement the provisions of the Tamil Nadu Town and Country Planning Act, 1971. They prepare, update and enforce Regional Plans, Master Plans and Detailed Development Plans to regulate land use and enable orderly urbanization.

2. Major Initiatives of the Department:

A) 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 Redevelopment (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 (15 Corporations, 121 Municipalities, 528 Town Panchayats and 2 cantonments).

B) World Bank financed Tamil Nadu Housing and Habitat Development Project

The project is to be implemented under two separate financing instruments. The Tamil Nadu Housing Sector Strengthening Programme will support policy reforms to develop efficient and inclusive housing markets and to increase the supply of affordable housing with a total Development Policy Financing loan of 450 million US dollars.

Under Investment Project Financing, the Tamil Nadu Housing and Habitat Development Project with an outlay of Rs.504.00 crore and World Bank financing of 50 Million US Dollars will be taken up. The Project supports strengthening the housing sector institutions in Tamil Nadu to expand access to affordable housing and improve the sustainability of housing policy, institutions and programs. The Project will

support the newly created Tamil Nadu Shelter Fund by providing an initial equity contribution.

C) Asian Development Bank financed Inclusive Resilient and Sustainable Housing for the Urban Poor Project in Tamil Nadu

The Inclusive Resilient and Sustainable Housing for Urban Poor Project in Tamil Nadu with a total project cost of Rs.5000 crore (USD 715 million) with an Asian Development Bank loan of 500 Million US Dollars, will be implemented from 2020-2021 with components for providing affordable housing units for vulnerable communities living along the waterways, urban poor and migrant workers, and preparation of regional plan across the State.

D) Simplification of Hill Area Conservation Authority (HACA) Procedure to get planning permission

The procedure for obtaining planning permission for building and layouts in declared

hill villages under the purview of HACA is simplified. The NOC now need to be obtained only from the district level officials of the Forest Department, Agricultural Engineering Department, Geology and Mining Department including Revenue Divisional Officer (RDO). Earlier NOCs' were issued by State level officials.

NOCs' were earlier required to be obtained at Head of the Department level and were issued based on the reports received from their respective field officials. This process required considerable long time which lead to inordinate delay in grant of planning permission even for relatively small developments. Now, the simplified procedure will reduce the processing time and enable speedy issue of planning permission and technical clearance. Necessary instructions have been issued in this regard.

E) Land pooling

Land pooling is a way of consolidating land for development of projects by making land owners as partners in development. This scheme

can also be an alternative to the time consuming land acquisition procedures. Tamil Nadu is a rapidly urbanizing and industrially progressive State with a growing need for housing as well as infrastructure. In order to boost the economic and social development apart from orderly and planned spatial developments in the State and to share the benefits of such development with land owners, it is proposed to introduce Land Pooling Area Development Scheme as an alternative to the present modes of land acquisition in order to meet the land requirements for the developmental activities of the State. In order to give effect to the above decision, the Government have amended the Tamil Nadu Town and Country Planning Act, 1971 by way of inserting a new chapter-IV(A) under sub-heading Land Pooling Area Development Scheme.

Land pooling rules are being finalized. The draft rules have been published on 28.02.2020 in Directorate of Town and Country Planning and Chennai Metropolitan Development Authority Website, inviting objections and suggestions from the public for a period of 4 weeks. Subsequently, the rules will be finalized and published for implementation.

F) Transferable Development Rights (TDR)

TDR is a method by which compensation for acquiring land for public purpose can be received in terms of development rights which can be transferred or utilised across the state. The land is acquired for public purposes, the owner of the land will be entitled to Floor Space Index in the form of Development Rights Certificate (DRC), which he may use himself or transfer to any other person. Development Rights Certificate would be issued only if the owner has not been given monetary compensation. The Tamil Nadu

Transfer of Development Rights Rules, 2019 has been notified vide G.O.(Ms.)No.198, Housing and Urban Development (UD-4) Department, dated 24.12.2019 in Government Gazette No.474.

Development Rights Certificate shall be issued by the Member Secretary for Chennai Metropolitan Area, Composite local Planning Authorities and Regional Deputy Director with concurrence of Director of Town and Country Planning for the rest of the state.

G) Increased in FSI

In order to reduce the price of dwelling units, the Government has increased the normally permissible Floor Space Index (FSI) from 1.5 to 2 for getting the benefits of all categories of people. Depends upon the width of approach roads, the premium FSI also has been increased. The above increase in FSI is issued vide G.O.(Ms.) No.18 Municipal Administration

and Water Supply department, dated 04.02.2019.

Premium FSI charges are substantially reduces for affordable houses as per above Government order to fulfill the housing needs of the Low Income Group/Economically Weaker Sections.

Budget Estimate 2020-2021

ABSTRACT

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Secretariat	Voted	10,08,80	---	161,25,00	171,33,80
2.	Directorate of Town and Country Planning	Charged	1	---	---	1
		Voted	568,61,13	---	---	568,61,13
3.	Registrar of Cooperative Societies (Housing)	Charged	1	---	---	1
		Voted	8,26,95	---	---	8,26,95
4.	Chennai Metropolitan Development Authority	Voted	115,00,00	159,00,00	3,008,00,01	3,282,00,01
5.	Tamil Nadu Housing Board	Voted	21,66,97	1	---	21,66,98
6.	Tamil Nadu Slum Clearance Board	Voted	3,932,10,14	205,20,02	1	4,137,30,17
Total		Charged	2	-	-	2
		Voted	4,655,73,99	364,20,03	3,169,25,02	8,189,19,04

1. TAMIL NADU HOUSING BOARD

In order to fulfil the needs of the people of Chennai city, City Improvement Trust (CIT) was established in 1947. Considering the needs of the population of the State to provide housing at affordable price, the Tamil Nadu Housing Board (TNHB) was established in 1961. The main motto of Tamil Nadu Housing Board is to provide **“Housing for All”**.

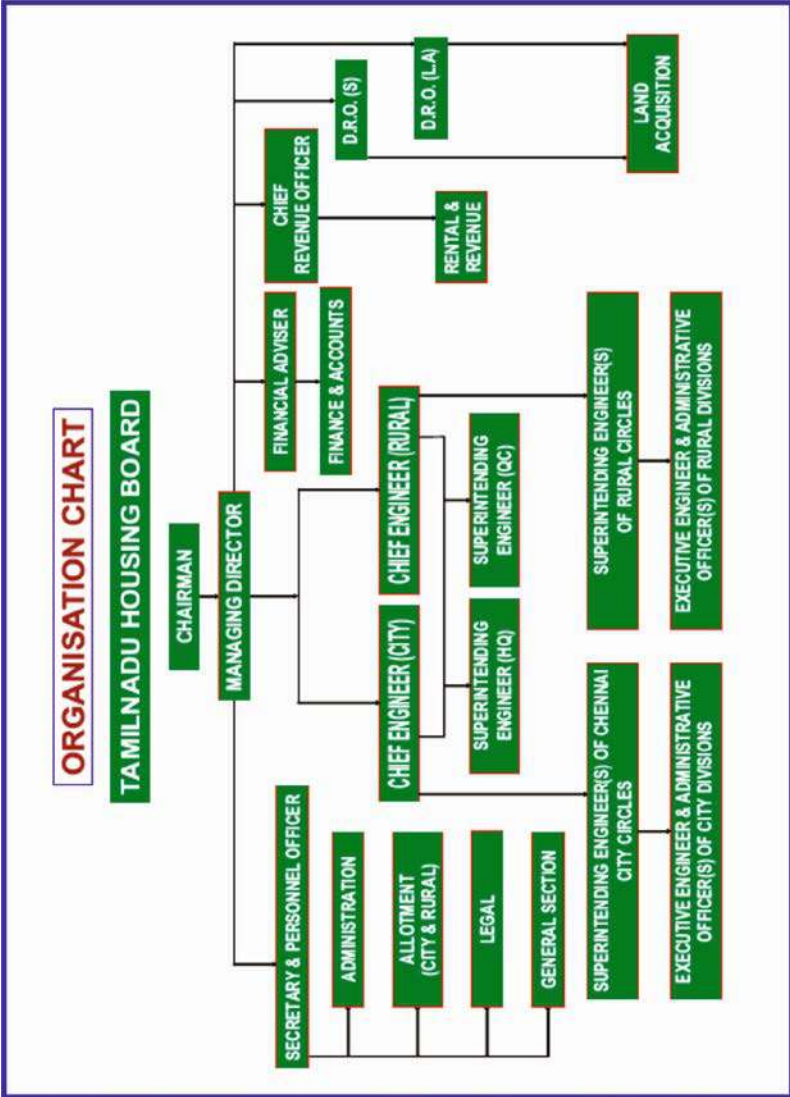
Tamil Nadu Housing Board is proud to be a pioneer institutions to provide affordable housing for all categories of people through various schemes. It has helped millions to realise their dream of becoming a house owner/Land owner. Tamil Nadu Housing Board ensures quality construction by adopting modern construction tools and techniques and is front runner in developing large number of sustainable eco friendly neighbourhood schemes.

Many neighbourhood schemes/mega townships have been created by Tamil Nadu

Housing Board. Tamil Nadu Housing Board has also developed various sites and service schemes in Chennai and other cities in the State with the aim of providing affordable access to housing solutions for EWS and LIG categories. TNHB has played an important role in tackling the challenge of rapid urbanisation by creating several new satellite townships across Tamil Nadu. Many housing development Schemes have been implemented in many cities in the state. Rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS) are also being constructed and maintained by TNHB.

1.1 ORGANISATIONAL SETUP:

Tamil Nadu Housing Board is functioning under the Housing and Urban Development Department, Government of Tamil Nadu. The Chairman is appointed by the Government who is assisted by Managing Director, Secretary and Personnel Officer, Financial Adviser, Chief Revenue Officer, District Revenue Officers and Chief Engineers.



1.2 ACHIEVEMENTS OF TNHB.

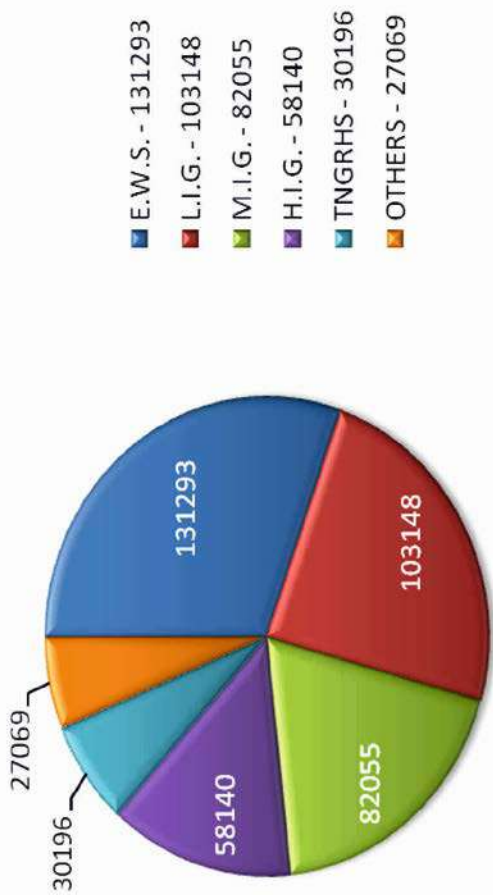
Since its inception, Tamil Nadu Housing Board has constructed **4,31,901** housing units including plots with all infrastructure facilities across the State. Out of this, **1,31,293 units** were developed for Economically Weaker Sections and **1,03,148 units** were developed for Low Income Group Categories.

Important Achievements from 2016-2017 to 2019-2020

TNHB has achieved the following in the last four years with the guidance and support of the Government:

- Construction and development of **19,174** residential units, at an estimated cost of **Rs.3182.66 crore** in Chennai and other areas, under Self Finance Scheme, Area Development Scheme, Own your housing Scheme and TNGRHS.

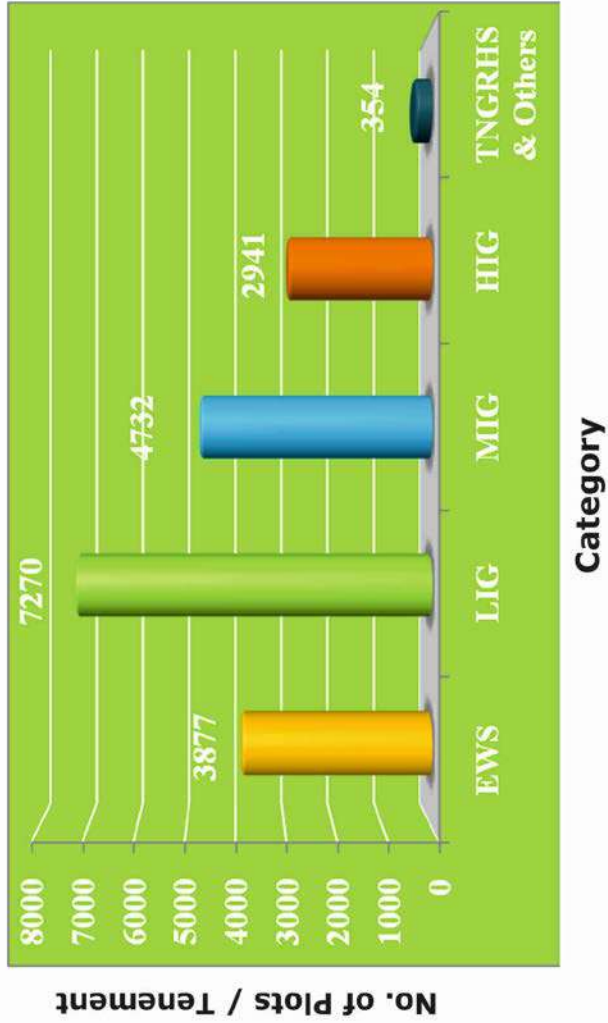
Schemes completed by TNHB from 1960-1961 to 2019-2020.



**PLOTS/TENEMENTS COMPLETED
DURING 2016-2017 to 2019-2020
(Year wise)**



**PLOTS/TENEMENTS COMPLETED
DURING 2016-2017 to 2019-2020
(Category wise)**



**PLOTS/TENEMENTS COMPLETED
DURING 2016-2017 to 2019-2020
(Scheme wise)**



Scheme Type

Other Achievements (2016-2017 to 2019-2020)

- Tamil Nadu Housing Board has sold 6,215 residential units for a value of Rs.1210.98 crore and 216 Nos. of commercial units for a value of Rs.229.95 crore.
- Sale deeds were issued for 17,184 allottees, including 17,000 Residential units and 184 Commercial units.
- Out of 17,000 residential allottees, 5,980 allottees have received sale deed, who were benefited through interest waiver scheme.
- Allocation for differently abled persons in buying units including housing plots has been increased from 1% to 3%.

A total of 118 Nos. of allotment has been made to physically challenged persons.

- Tamil Nadu Housing Board has retrieved 131.52 acres of land valued at Rs.671.82 crore from encroachment.
- To filled up the technical and non technical posts in board 293 were filled through direct recruitment and 40 were filled through on compassionate ground.

**Schemes Inaugurated by the Hon'ble Chief
Minister during 2019-2020**

Sl. No.	Date	Name of the scheme	No. of Units	Project Cost (Rs. in Crore)
1.	26.09.2019	Low Income Group (LIG) flats for B, C and D Group Government employees at Villivakkam, Chennai.	324	71.71
		Low Income Group (LIG) flats at Ramapuram, Chennai.	384	78.44
		60 Middle Income Group (MIG) flats and 9 shops at Kalikundram village, Indira nagar, Chennai.	69	19.87
		Development of plots at Phase-XIX. Hosur.	214	21.38

Sl. No.	Date	Name of the scheme	No. of Units	Project Cost (Rs. in Crore)
2.	09.12.2019	Higher Income Group (HIG) flats at Mogappair, Chennai.	40	12.70
		Middle Income Group (MIG) flats at Puliur, Kodambakkam, Chennai.	48	11.97
		Higher Income Group (HIG) flats at Manadavelipakkam, Chennai.	12	2.96
		Low Income Group (LIG) flats at Maha Kavi Bharathi (MKB) Nagar, Chennai.	510	129.50
		Amma Thirumanamandapam, at Anna nagar, Madurai.	1	5.51
3.	19.02.2020	Amma Thirumanamandapam, at Paruthipattu, near Avadi, Chennai.	1	10.19
Total			1603	364.23



Schemes inaugurated by the Hon'ble Chief Minister on 09.12.2019

Completed Scheme



Name of the Project : 510, LIG Flats MKB Nagar, Chennai. Project Cost : Rs.129.50 crore

Completed Scheme



Name of the Project : Amma Thirumana Mandapam at Paruthipattu,
Chennai Project Cost : Rs.10.19 crore

Completed Scheme



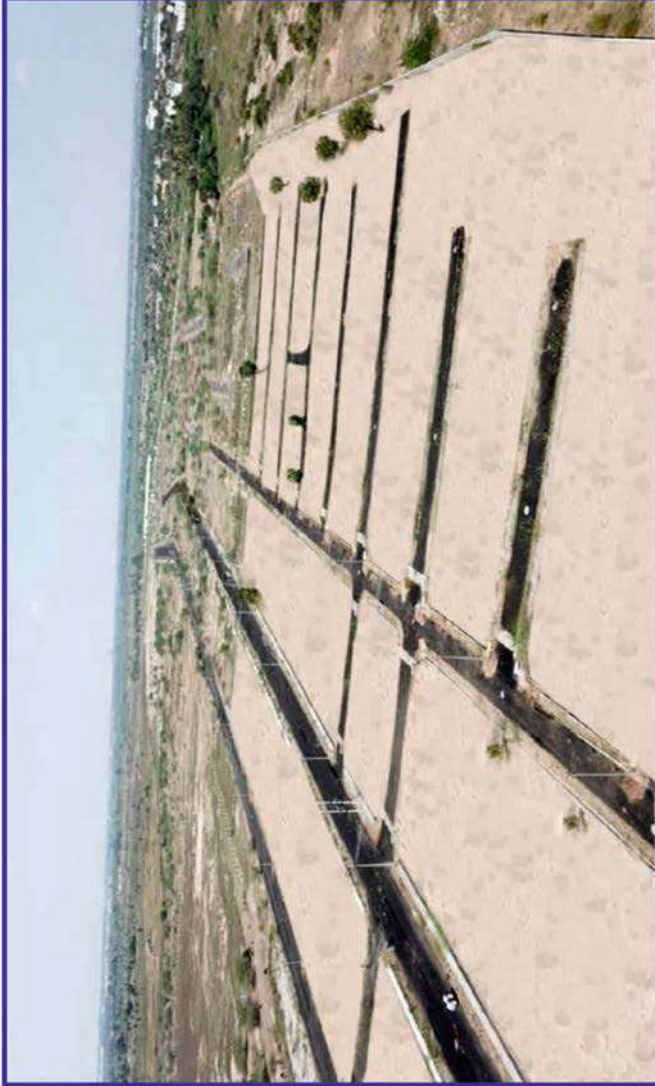
Name of the Project : 48 MIG Flats at Kodambakkam, Chennai
Project Cost : Rs.11.97 crore

Completed Scheme



Name of the Project : 1072 Slum Tenements, Erode
Project Cost : Rs.106.33 crore

Completed Scheme



Name of the Project : 1314 Plots at Navalpattu, Trichy
Project Cost : Rs.35.82 crore

Ongoing Scheme



Name of the Project : 1848 TNGRHS flats, Kavundampalayam, Coimbatore
Project Cost: Rs.522.00 crore

Ongoing Scheme



**Name of the Project : 418 HIG flats, SAF Games Village, Koyambedu
Project Cost: Rs.300.79 crore**

Ongoing Scheme



Name of the Project : 44 HIG flats, Anna Nagar (West), Chennai
Project Cost: Rs.25.02 crore

New Scheme



**Name of the Project : Residential cum Commercial Complex, Arumbakkam, Chennai
Project Cost: Rs.697.00 crore**

New Scheme



**Name of the Project : Office cum Commercial Complex, Peters Colony,
Chennai Project Cost: Rs.487.00 crore**

1.3 SCHEMES UNDER EXECUTION:

Construction/Development works are in progress for 7,556 housing units at an estimated cost of Rs.2383.42 crore in Chennai and other cities under Self Finance Scheme, Area Development Scheme and Tamil Nadu Government Servants Rental Housing Schemes and redevelopment schemes.

The Major schemes are:

- Construction of 1000 Nos. of MSB flats under Self Finance Scheme (SFS) at a cost of Rs.226.70 crore at Sholinganallur, Chennai
- 418 Nos. of MSB HIG flats under SFS at a cost of Rs.300.79 crore at SAF Games Village, Koyambedu, Chennai.
- 102 Nos. of HIG flats under SFS at a cost of Rs.69.72 crore, at New Tower Block, Nanadanam, Chennai.

- 1,848 TNGRHS flats at a cost of Rs.522.00 crore, at Kavundampalayam, Coimbatore.
- 1,891 TNGRHS flats at a cost of Rs.452.94 crore, at Todhunter Nagar, Chennai.
- 216 residential MSB flats cum Commercial / Office complex at a cost of Rs.227.26 crore at K.K.Nagar, Chennai.
- Development of 704 plots at a cost of Rs.30.36 crore at Edapadi, Salem.

1.4 SATELLITE TOWN:

In order to decongest the city and to avoid haphazard growth of buildings in major cities, action is being taken by TNHB, for formation of self contained Satellite Townships in the following places:

A) Thirumazhisai

The development of Satellite Town at Thirumazhisai in an extent of 311.05 acres of land abutting the Chennai–Bangalore Highway is being undertaken by TNHB in a phased manner. In the first phase, development works have been completed in an extent of 122.99 acres. Necessary action is being pursued to develop plots and construct residential units in the developed area and the scheme will be implemented from April 2020. CMDA is taking necessary action to establish a Bus terminal in an extent of 20 acres within the scheme area.

B) Thoppur-Uchapatti

The integrated Satellite Township at Thoppur–Uchapatti is located in the expanded area of Madurai City and adjacent to the proposed AIIMS Hospital. TNHB has proposed to develop 9,557 plots in various categories in an

extent of 573.83 acres at a cost of Rs.289.03 crore. Development works are completed for 6,580 plots in various categories in an extent of 490.51 acres of land under the first phase. In order to develop the Satellite Township as a integrated self contained neighbourhood scheme, action has been initiated to provide facilities such as Central Park, convention centre and Shopping Complex etc., in an extent of 25 acres of land located in the centre of the scheme area.

C) Mullur at Pudukottai

Based on the announcement made by the Hon'ble Chief Minister during Dr.M.G.R Birth Centenary Celebrations at Pudukottai on 14.10.2017 for development of a new Satellite city at Mullur, in Pudukottai, 100 acres of land belonging to Animal Husbandry Department adjacent to Government Medical College, Pudukottai has been taken over by TNHB.

Development works for 1,584 Nos. of plots at a cost of Rs.56.31 crore shall be commenced shortly.

1.5 RE-DEVELOPMENT:

A) Reconstruction of Tamil Nadu Government Rental Housing Scheme (TNGRHS)

Government have issued orders for demolition and reconstruction of buildings constructed under TNGRHS and other old buildings owned by the Board which were constructed prior to 30 years. The reconstruction utilising the increased FSI will facilitate construction of additional units. The cost of construction of buildings under TNGRHS will be initially met from TNHB fund.

At first instance, the major projects of Reconstruction of buildings under TNGRHS are being taken up by TNHB, in Anna Nagar West,

Todhunter Nagar in Chennai and Kavundampalayam in Coimbatore.

i) In Chennai

Re-development of 4 buildings constructed under TNGRHS at Anna Nagar West and Shenoy Nagar, Chennai are being carried out by TNHB as per the orders of the Government issued vide G.O.(Ms.) No.285, Housing and Urban Development Department, dated 07.12.2010. TNGRHS flats in the above 4 buildings have been demolished and reconstruction of 606 flats at Thirumangalam in Anna Nagar West has been completed. Works are in progress for reconstruction of 88 HIG flats in Anna Nagar West, 348 flats at two locations in Shenoy Nagar, Chennai under the Self-finance scheme.

Government have also issued orders in G.O.(Ms.) No.21, Housing and Urban Development Department, dated 29.01.2013 for redevelopment of TNGRHS units in 17 locations

at Chennai. Out of the 17 locations, demolition of TNGRHS flats have been taken up in following 9 locations, namely Mandavelipakkam, Kilpauk Garden (K.G.) Colony, Todhunter Nagar Phase-I & Phase-II, N.G.G.O. Colony, R.K.Nagar, M.K.B.Nagar, Ashoka Colony and Annanagar West extension. The redevelopment works are being carried out in a phased manner, in order to avoid hardship to Government servants, due to relocation

Out of this, reconstruction of 12 Nos. of HIG flats under Self-finance scheme at Mandavelipakkam has been completed. Works are in progress under Self Finance Scheme for 60 HIG flats at K.G.Colony, 16 HIG flats at N.G.G.O. Colony, 205 flats at Annanagar West extension and 1,891 flats under TNGRHS at Todhunter Nagar. The work for construction of 90 flats under self-finance scheme at Annanagar West Extension will commence shortly.

ii) Outside Chennai

Government have issued orders vide G.O.(Ms.) No.279, Housing and Urban Development Department, dated 01.12.2010 for demolition and reconstruction of TNGRHS flats in 6 locations at Coimbatore. Demolition of TNGRHS flats has been completed in all the 6 locations in Coimbatore and reconstruction of 1,848 TNGRHS flats at Kavundampalayam in Coimbatore is nearing completion. The work relates to other location shall be taken up subsequently.

Government have issued orders vide G.O.(Ms.) No.33, Housing and Urban Development Department, dated 22.02.2017 for demolition of TNGRHS flats and redevelopment at Dindugal, Madurai, Erode, Hosur, Trichy and Rajagopalapuram & Aranthangi in Pudukkottai. Demolition of TNGRHS flats in the above 7 places has been completed and schemes have been sanctioned by Board for constructing

TNGRHS flats in Dindugal, Madurai, Trichy and Self-finance scheme at Rajagopalapuram in Pudukkottai and Hosur. The construction work of all the above schemes will be commenced shortly.

Government have issued orders vide G.O. (Ms). No.10 Housing and Urban Development Department, dated 06.01.2020 for construction of 120 TNGRHS flats at Theni and the construction work is to be commenced shortly. Government have issued orders vide G.O. (Ms). No.12 Housing and Urban Development Department, dated 06.01.2020, for demolition of 756 flats under TNGRHS at Virudhunagar and the demolition works is in progress.

Demolition of 72 flats under TNGRHS at Ariyalur has been completed. Reconstruction of 72 flats under TNGRHS will be commenced as per Orders issued in G.O. (Ms.) No.11 Housing

and Urban Development Department, dated 06.01.2020.

Government have also issued orders vide G.O. (Ms.) No.9 Housing and Urban Development Department, dated 06.01.2020, for demolition and reconstruction of 60 flats in dilapidated condition under TNGRHS at Gudalur in Nilgiris Districts.

In addition to the above, orders have also been issued by Government for demolition of 504 dilapidated flats under TNGRHS at Ramanathapuram District, 376 flats at Sivagangai District, 114 flats at Thoothukudi District and 132 flats at Tirunelveli District. Action is being taken to implement suitable schemes.

B) Reconstruction of the Board's Buildings

Demolition of 62 Nos. rental flats owned by the Board in New Tower Block, Nandanam has been completed. In the same place,

reconstruction works are under progress for 102 Nos. of HIG flats under SFS at a cost of Rs.69.72 crore.

Demolition of shopping complex in K.K.Nagar has been completed and work is under progress for reconstruction of 216 residential flats, Commercial/Office Complex at a cost of Rs.227.26 crore.

Demolition of shopping complex in Besant Nagar has been completed and reconstruction of 32 residential flats and Commercial Complex at a cost of Rs.37.72 crore under SFS will be commenced shortly.

Demolition of shopping complex in Shastri Nagar has been completed and reconstruction of Commercial/Office complex at a cost of Rs.14.71 crore will be commenced shortly.

As per the Announcement made by the Hon'ble Deputy Chief Minister during in the

Assembly Session 2019-2020 action is being taken by TNHB, to demolish the old and dilapidated Board buildings and implement new schemes utilising maximum FSI, at Annanagar, K.K.Nagar, Nandanam in Chennai and Sampath Nagar in Erode.

C) Reconstruction of Slum tenements

Tamil Nadu Housing Board undertook Reconstruction of 1,072 slum tenements at a cost of Rs.106.33 crore under Pradhan Mantri Awas Yojana (PMAY) in 3 places namely Periyar Nagar, Perumpallam Odai and Karungalpalayam at Erode. The construction has been completed in all the locations.

1.6 OWN YOUR HOUSING SCHEME:

TNHB has also been implementing schemes under **“Own Your Housing Scheme”** exclusively for Government employees. Construction of 236 LIG flats in Padikuppam &

324 LIG flats in Villivakkam for 'B' 'C' & 'D' group of Tamil Nadu Government Servants have been completed under Own Your Housing Scheme.

1.7 NEW SCHEMES TO BE TAKEN UP:

A) Slum Tenements at Ernavur, Chennai

TNHB has proposed to construct 6,877 Nos. of Slum tenements in Tamil Nadu Housing Board's land with an extent of 27.31 acres, at Ernavur, in the earlier location of Cellular Concrete Plant closed in the year 1992. The work will be commenced shortly at an estimated cost of Rs.1168.15 crore.

B) Residential and Commercial units at Arumbakkam, Chennai

As per the Announcement made by the Hon'ble Deputy Chief Minister action is being pursued to construct a multi-storeyed complex consisting of 304 residential flats and a commercial complex at an approximate cost of Rs.697.00 crore in an extent of 7.14 acres of the Board's land,

near Koyambedu. Tender for construction has been floated for implementing the scheme.

C) Commercial cum Office Complex at Peters Colony, Chennai

Based on the Speech of the Hon'ble Deputy Chief Minister in the floor of Assembly in 2019-2020 TNHB is taking action to demolish the 346 Nos. of TNGRHS flats in Peters Colony and redevelop the same with increased FSI. Considering its prime location, it is proposed to construct Multi Storeyed Office cum Commercial Complex, at an approximate cost of Rs.487.00 crore and Tender has been called for. The site extent is 3.84 acres at Peters Colony.

D) Marina Business Centre at Foreshore Estate, Chennai

TNHB has proposed to construct the Marina Business Centre, which would comprise of a major Trade Centre, Hotels, Shopping malls etc., in TNHB land in an extent of 25.16 acres at Foreshore Estate,

which is located in the seashore of Marina. Project Management Consultant has been appointed for preparation of draft feasibility report for implementation of the scheme.

E) Tamil Nadu Commerce Hub at Nandanam, Chennai

The Government has proposed to create an Iconic Finance City/International Financial Centre in Chennai to provide modern Commercial office space in Nandanam. The Tamil Nadu Commerce Hub is conceived as an unique destination for the Financial/Fin-tech Industry for attracting banks, trading and IT sector to set base their operations. Tamil Nadu Housing Board is a key stake holder in this project and also create a long term revenue generation from the assets. The land parcel is about 12.31 acres strategically located at Nandanam on either side of Annasalai, land belonging to TNHB, TNSCB, TUFIDCO and TNPFC. Under Phase-I the 4.96 acres of land (3.15 acres belonging to TNHB and

1.81 acres belonging to TNSCB) would be taken up to construct and manage commercial office space of about 11 Lakh sq.ft. utilizing 4.88 FSI at an approximate cost of Rs.588.00 crore through a Special Purpose Vehicle (SPV).

1.8 MAINTENANCE OF GOVERNMENT BUILDINGS:

The annual maintenance works for Tamil Nadu Government Rental Housing Schemes across Tamil Nadu, MLA Hostel and Ex.MLA Hostel were by TNHB carried out with financial assistance of Rs.15.58 crore from Government.

1.9 INTEREST WAIVER SCHEME:

In order to reduce the interest burden of the allottees, at the time of issue of sale deeds, TNHB has implemented the Interest waiver scheme for issue of sale deeds. From 2011-2012 to 2019-2020 (up to February 2020) 20,972 allottees have benefited by getting sale deeds under the Interest Waiver Scheme. The Interest Waiver Scheme has been extended up to March, 2020 for the benefit of the allottees.

1.10 REVENUE COLLECTION:

Tamil Nadu Housing Board has earned a total revenue of Rs.309.55 crore during the financial year 2019-2020 (up to February 2020) from sale proceeds of Flats/Houses/Plots/ Commercial unit, monthly instalments, rental collection etc.,

Sl. No.	Description	Revenue (Rs.in crore)
1.	Revenue from rental	22.93
2.	Revenue from sale of Residential and commercial units	286.62
Total		309.55

1.11 ONLINE FACILITIES:

Online rent payment for Board's rental quarters has been implemented from April 2017. Online process for Registration for TNGRHS allotment has been completed and it will be launched shortly. Facility for online payment of

instalments of Hire purchase/Self Finance Scheme is under development.

TNHB has stopped cash transaction collection of dues from beneficiaries. In order to make the process of payment of Rent and other dues convenient and hassle free, TNHB has introduced 'INACH' (Indian National Automated Clearing House) and NEFT/RTGS (National Electronic Funds Transfer/Real Time Gross Settlement) fund transfer through 'Virtual Account' in all Divisional Offices. Using these facilities, allottees of TNHB can pay their dues through online.

During November 2019 TNHB has taken efforts for soft launch of Government Project Monitoring System (GPMS). This computer software has been developed to monitor the on-going projects in Board.

2. TAMIL NADU SLUM CLEARANCE BOARD

The 21st century is witnessing rapid urbanization. The concentration of population in urban centres poses strain on infrastructure and resources. The most vulnerable in this context are the urban poor. The growth of urban slums is due to the emergence of informal sector in urban areas. Tamil Nadu is one among the most urbanized states in the country with 48.45% urban population according to 2011 census. 13.91 lakh households are living in urban slums of Tamil Nadu. The slum families living in these slums require housing, basic infrastructure besides hygiene and safety improvement.

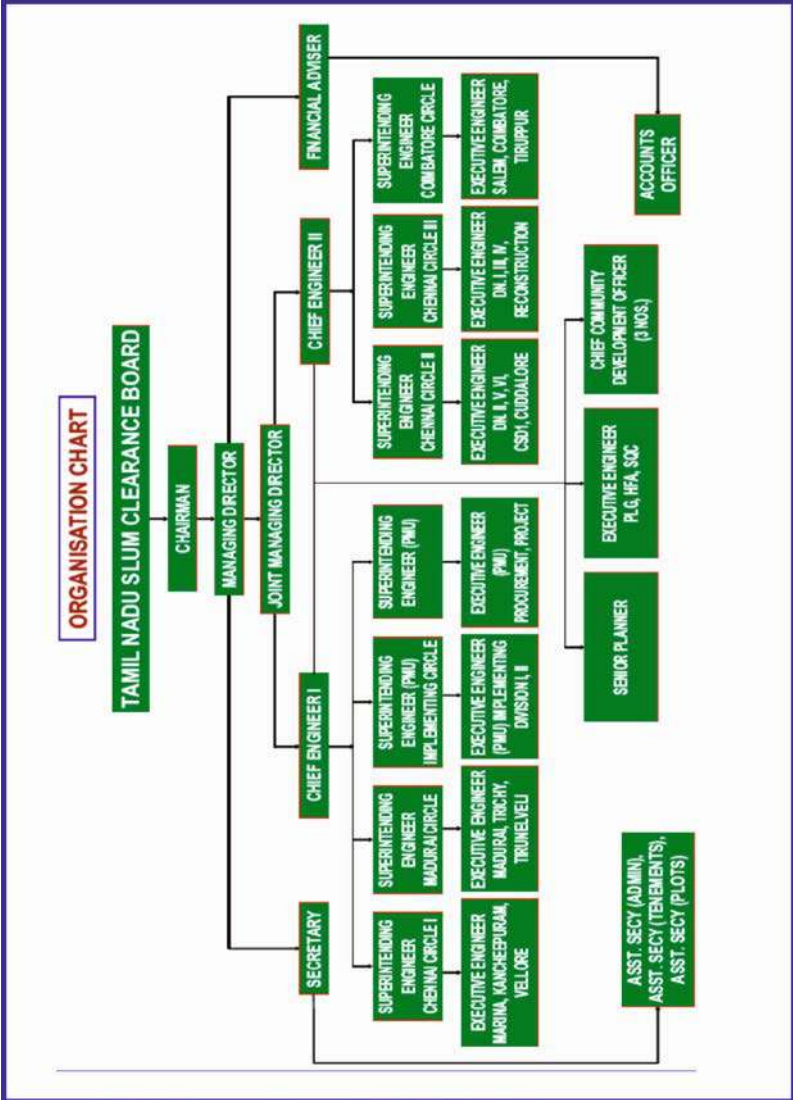
Tamil Nadu Slum Clearance Board (TNSCB) was established in September 1970 with the Motto **“We shall see God in the smile of the poor”** to provide housing with basic and social infrastructure to the slum dwellers to improve their habitation and impart employment oriented skill training and livelihood programmes for their self sustenance.

2.1 ORGANISATIONAL SETUP:

Tamil Nadu Slum Clearance Board is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under the control of a Chairman, Managing Director and Joint Managing Director. The Secretary to the Board looks after

administration and establishment issues. A Financial Adviser looks after financial matters. The Technical Wing is headed by two Chief Engineers and five Superintending Engineers. The entire State is divided in 5 circles. Further, circles are divided into divisions. There are nine Divisions in Chennai and one Division each at Kancheepuram, Vellore, Cuddalore, Madurai, Tiruchirappalli, Coimbatore, Salem, Tiruppur and Tirunelveli. A separate Structural and Quality Control (SQC) Wing looks after the structural designs and quality control in the field during execution. A Project Monitoring Unit with 2 Superintending Engineers and 4 Executive Engineers has been created for World Bank financed Tamil Nadu Housing and Habitat

Development Project and Asian Development Bank financed Inclusive Resilient and Sustainable Housing for the Urban Poor Project in Tamil Nadu.



2.2 POLICY FOR URBAN SLUM DEVELOPMENT:

The urban poor were living in dense slums putting up Thatched huts and other temporary dwellings which are prone to fire and in unhygienic conditions without basic amenities. TNSCB initially concentrated on the construction of storeyed tenements insitu, with infrastructure for water supply and sewage disposal for these families.

- Later, Sites & Services schemes envisaging the provision of basic infrastructure like roads, street lights, storm water drain, pavement, public fountains in-situ in the cities of Chennai, Madurai, Coimbatore, Tiruchirappali, Salem, Vellore, Erode, Tiruppur, Thoothukudi and Tirunelveli under the World Bank funded Madras Urban Development Project Phases-I & II and

Tamil Nadu Urban Development Projects. The slum families were provided land tenure for their plots and disbursed financial assistance under the Cash Loan Scheme, Nehru Rozgar Yojana and Vaalmiki Ambedkar Awas Yojana (VAMBAY) for the construction of houses. This programme had the acceptance of the urban slum families as they became the proud owner of their plots.

- TNSCB since its inception had constructed 36,148 slum tenements with a plinth area upto 230 sq.ft. Initially, TNSCB has constructed tenements having plinth area upto 230 sq.ft. with a multipurpose room, bath and toilet facilities. The Late Chief Minister of Tamil Nadu, Puratchi Thalaivi Amma realizing the ***aspirational housing needs*** of urban poor families, ordered that the tenements must have one bedroom, a

hall, a kitchen, a toilet, a bathroom and a balcony with lift facility with a plinth area of at least 400 sq.ft. and be provided with internal water supply, sewage and electrical arrangements instead of single room tenements with 230 sq.ft. plinth area and all the tenements are now being constructed accordingly.

- In order to provide tenements for the urban slum families to their nearest locations without affecting their livelihood and also to effectively utilize Government vacant lands multistoreyed tenements are being constructed utilising maximum FSI.
- Slum families living in vulnerable locations like banks of water ways, living in insanitary and suboptimal conditions and subject to annual flooding, fire accidents, etc., are provided with tenements in

nearby locations with infrastructure facilities like water supply, sewage, etc.,

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma unveiled the Tamil Nadu Vision 2023 programme which envisages slum free cities before 2023. To achieve this Vision, TNSCB is implementing various housing and other programmes adopting the following approaches and strategies: -

i) In-situ Tenement Schemes with Infrastructure

Storeyed tenements are constructed on unobjectionable slums utilising the maximum possible *Floor Space Index* (FSI) and allotted to the families already living there.

ii) Integrated Townships

Tenements are constructed on available nearby vacant lands for resettlement of families living in slums on objectionable lands like river banks, road margins, etc., as integrated townships with the necessary basic infrastructure like lift with power backup, water

supply, sewerage infrastructure, electricity and social infrastructure like schools, college, Industrial Training Institute, parks, Anganwadi centres, primary health centre, bus terminus, vocational training centre, police station, convenient shops, milk booth, community hall, etc., At the time of resettlement in order to facilitate livelihood support, onetime shifting allowance of Rs.5,000/- and subsistence allowance in total of Rs.30,000/- at the rate Rs.2,500/- per month is disbursed to each family. Livelihood skill training and job melas are conducted to ensure smooth adoption in the new locations.

iii) Construction of Houses by the Beneficiaries

The urban slum families living in kutcha houses in thatched / tiled roof without a toilet, who cannot afford to construct houses on their own. Such families are given grants to enable them to construct permanent houses with RCC roof.

iv) Reconstruction of dilapidated Storeyed tenements

Due to efflux of time and exposure to the vagaries of nature some of the tenements constructed are in dilapidated condition, posing risk to the lives and properties of the families living there. The vulnerability of such tenements has been studied by a Technical Committee and unstable, old buildings are being demolished and taken up for reconstruction. These tenements are allotted to the earlier occupants. In many of the areas additional tenements are constructed and allotted to the extended families of occupants, encroachers and other nearby families.

v) Repair and Renewal works to the storeyed tenements

In order to ensure longevity and structural stability of tenements maintenance activities like periodical white washing, colour washing, repair & renewal works are undertaken regularly.

vi) Technology Innovation for Affordable Housing

The TNSCB has been using modern construction technology in building the tenements like use of prefabricated concrete, Monolithic concrete construction technology using aluminium formwork, light gauge steel frame for doors, windows, UPVC windows and door frames for faster construction of safe, sustainable and ecofriendly tenements.

vii) Environmental Improvement of Urban Slums

The slum improvement works like roads, street lights, public fountains, storm water drains, etc., are taken up in urban slums to make the areas habitable.

viii) Other Programmes

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

women living in slums. In order to promote employability, skill development training is being imparted in coordination with Tamil Nadu Skill Development Corporation and reputed NGOs. Job melas are also organized to ensure employment.

TNSCB took a new initiative of engaging Tamil Nadu Women Development Corporation and National Urban Livelihood Mission for livelihood activities.

2.3 ACHIEVEMENTS FROM 1970 TO MARCH 2011:

TNSCB has constructed 1.10 lakh tenements / houses from the year 1970 to 2011. TNSCB has invested Rs.2148.24 crore towards various capital works. Besides provided developed plots to 1.31 lakh families in 504 slums.

2.4 ACHIEVEMENTS DURING THE LAST NINE YEARS (2011- FEBRUARY 2020):

TNSCB has constructed 2,42,449 tenements/houses and spent Rs.9279.70 crore

on various programmes implemented from 2011 to February 2020. The construction of 87,121 dwelling units are completed during 2019-2020.

Achievements during 2011- February 2020

Sl. No.	Name of the Programmes	Tenements / Houses					Total
		During					
		2011-16	2016-17	2017-18	2018-19	2019-20	
1.	Jawaharlal Nehru National Urban Renewal Mission	39,986	1,056	--	--	--	41,042
2.	Emergency Tsunami Reconstruction Project	6,292	--	--	--	--	6,292
3.	13 th 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
6.	Tsunami Rehabilitation Programme	718	250	50	--	--	1,018
7.	Rajiv Awas Yojana	3,474	885	--	--	--	4,359

Sl. No.	Name of the Programmes	Tenements / Houses					Total
		During					
		2011-16	2016-17	2017-18	2018-19	2019-20	
8.	Housing for All (Tenements)	--	32	2,108	8,817	35,350	46,307
9.	Housing for All (BLC) (Individual houses)	--	11,306	24,934	44,450	51,771	1,32,461
Total		59,023	15,201	27,837	53,267	87,121	2,42,449

2.5 ACHIEVEMENTS FROM 1970 TO FEBRUARY 2020:

Since its inception, Tamil Nadu Slum Clearance Board has constructed 3.52 lakh tenements/houses including reconstruction 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). It has invested Rs.11427.94 crore to implement those capital works for the urban slum families till February 2020.

2.6 SCHEMES INAUGURATED BY TNSCB:

A) SCHEMES INAUGURATED BY THE LATE HON'BLE CHIEF MINISTER (2011 – 2016):

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma inaugurated 36 schemes implemented by TNSCB comprising of 26,633 tenements built at a cost of Rs.1261.81 crore during 2011 to 2016. The details are as follows: -

Sl. No.	Date of inauguration	Name of the Schemes	No of tenements	Project Cost (Rs. in Cr)
1	10.11.2011	Chennai - Kasimedukuppam	464	17.73
2	09.10.2012	Sulur - Iyyan Thiruvalluvar Nagar Phase-I	108	2.57
3	06.05.2013	Chennai - AIR Land (ETRP)	3616	139.51
4	23.12.2013	Chennai - Okkium Thoraipakkam - Ezhil Nagar	6000	228.60
5		Chennai - Okkium Thoraipakkam	2048	106.11
6		Chennai - Nochi Nagar (Marina)	628	45.39

Sl. No.	Date of inauguration	Name of the Schemes	No of tenements	Project Cost (Rs. in Cr)
7		Coimbatore - Ammankulam	792	23.44
8		Pudukkottai - Machuvadi	96	2.60
9		Pudukkottai - Santhaipeitai	84	2.54
10		Tirunelveli - VOC Nagar	207	5.54
11		Thoothukudi - Duraisingh Nagar	78	2.15
12	23.12.2013	Namakkal - M.G.R.Nagar	342	9.46
13		Hosur - Ezhil Nagar Phase-II	192	5.10
14		Salem - Erumapalayam	400	10.57
15		Perumbakkam - Ezhil Nagar	3936	175.36
16	24.02.2014	Trichy - Srirangam	432	25.82
17		Orathanadu - Anna Nagar	240	11.61
18	27.06.2014	Perumbakkam Phase - I	1502	89.92
19		Vandavasi	144	5.71
20		Ramanathapuram - Pattinamkathan	144	12.18
21		Pudukkottai - Illuppur	112	6.48
22	20.07.2015	Trichy - Jailpeitai	288	15.89
23		Thanjavur - Pillayarpati Phase-II	304	18.35
24		Sivakasi - Anaiyur	176	10.91
25		Palladam - Arivoli Nagar	256	14.15
26	01.03.2016	Chennai - Parthasarathy	128	10.91

Sl. No.	Date of inauguration	Name of the Schemes	No of tenements	Project Cost (Rs. in Cr)
		Nagar		
27		Chennai - Kotturpuram	136	10.42
28		Chennai - Sathyavani Muthu nagar	392	33.90
29		Chennai - Nehru Park	288	23.29
30		Chennai - Pillayarkoil Street	32	2.23
31		Chennai - Lock Nagar	304	22.93
32		Chennai - Andimanyathottam	48	4.18
33		Navalur	2048	142.12
34		Coimbatore - Malai Nagar	224	10.97
35		Coimbatore - Sular Phase-II	240	6.97
36		Erode - Suriyampalayam	204	6.20
Total			26,633	1261.81

B) Schemes inaugurated by the Hon'ble Chief Minister (2017 – February 2020)

The Hon'ble Chief Minister inaugurated 51 schemes implemented by TNSCB comprising of 22,907 tenements built at a cost of Rs.1658.51 crore during 2017 to February 2020. The details are as follows: -

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs.in crore)
1	04.03.2017	Chennai – Ayodhyakuppam	712	56.64
2		Chennai - AIR Land	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 - P.T.Colony	276	20.35
7		Thoothukudi – Ceylone Colony	147	10.46
8	18.03.2017	Coimbatore - Madukkarai-Anna Nagar	960	40.78
9		Coimbatore - Keeranatham - Gandhi Nagar	1280	62.40
10		Coimbatore – Malumichampatti	1440	79.18
11		Coimbatore – Vellalore	2816	172.00
12		Tiruppur - Palladam Arivoli Nagar	288	19.75

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs.in crore)
13	11.05.2017	Coimbatore - Kurinchi Nagar	160	10.69
14		Coimbatore – Sugunapuram	64	4.33
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

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs.in crore)
22	26.10.2017	Nagamangalam - MGR Nagar	512	37.01
23	02.02.2018	Chennai - Seniamman Koil	464	38.39
24		Chennai - Moorthingar Street	960	112.80
25		Madurai - Poonga Nagar	76	5.02
26	04.05.2018	Tirunelveli - V.O.C. Nagar	432	23.18
27		Erode - Muthampalayam-Bharathi Nagar	256	21.27
28	29.07.2018	Salem – Vellaikuttai Eri	40	3.91
29	16.08.2018	Thanjavur - Pillayarpatti Phase-III	256	19.48
30		Ramanathapuram - Pattinamkathan	256	21.12
31	17.12.2018	Coimbatore - Ukkadam Phase-I	1392	80.54
32		Coimbatore - Ukkadam Phase-II	448	13.88
33		Coimbatore - Thiru.Vi.Ka. Nagar	256	28.51

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs.in crore)
34	22.02.2019	Erode - Bhavani Road	448	35.47
35		Vellore – Dhobikhana	224	18.67
36	25.02.2019	Salem – Ayyamperumal patti	36	3.09
37	19.02.2020	Salem - Kottagoundampatty	216	18.45
38		Alampalayam - Sathya Nagar	256	22.27
39		Namakkal - Land Bank Scheme Phase- III	960	76.06
40		Karur - Sanapiratty	192	16.08
41		Gopichettipalayam - Alukuli	288	24.94
42		Tiruppur - Bharathi Nagar	288	22.57
43		Tiruppur - Jaya Nagar	256	20.23
44		Coimbatore - Kovaipudur	672	56.41

Sl. No.	Date of inauguration	Name of the Schemes	No. of tenements	Project Cost (Rs.in crore)
45		Chennai - Kesavapillai park Phase- I	864	71.28
46		Chennai - Indiragandhi kuppam	128	10.91
47		Chennai - Dhobikana Phase- I	128	10.21
48		Chennai - NTO Kuppam	480	58.80
49		Chennai - Manali New Town Phase- I	288	31.68
50		Thoothukudi District Kovilpatti - Land Bank Scheme Phase- I	92	8.00
51		Thoothukudi District Kovilpatti - Land Bank Scheme Phase- II	120	10.25
Total			22,907	1658.51

Besides, the Office building for Coimbatore Circle and its Division Office with a plinth area of 8,150 sq.ft. constructed at a cost of Rs.1.72 crore in Coimbatore was inaugurated by the Hon'ble Chief Minister on 11.05.2017.



Schemes inaugurated by the Hon'ble Chief Minister on 19.02.2020

Completed Scheme



Name of the scheme: Chennai, K.P.Park, Tenements: 864, Project Cost: Rs.71.28 crore

Completed Scheme



Name of the scheme: Tiruppur, Jaya Nagar, Tenements: 256, Project Cost: Rs.20.23 crore

Completed Scheme



Name of the scheme : Beneficiaries Led Construction - Salem, Ammapettai

Completed Scheme



Name of the scheme : Beneficiary Led Construction - Coimbatore, Pothanur

Ongoing Scheme



Name of the scheme: Madurai,Rajakkur Periyar Nagar, Tenements:1088,
Project Cost:Rs.89.75 crore

2.7 VISION - 2023 SLUM FREE CITIES PROGRAMME:

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced Vision-2023 Programme which envisages among other Projects Slum Free Cities before 2023. On a survey and through Online Registration it is estimated that 13.91 lakh families required houses. The Progress of the scheme is as follows:

Vertical		Total Demand	Stage of progress		
			Sanctioned	Completed	In progress
I & III	In-situ Slum Redevelopment (ISSR) & Affordable Housing in Partnership (AHP)	3,89,141	1,49,271	46,307	27,623
II	Credit Linked Subsidy Scheme (CLSS)	4,84,105	--	--	34,041
IV	Beneficiary Led Construction (BLC)	5,18,363	5,75,798	1,32,461	3,15,734
Total		13,91,609	7,25,069	1,78,768	3,77,398

2.8 ON GOING MAJOR PROJECTS:

The details of the major ongoing programmes for 2020-2021 are narrated below: -

A) Tamil Nadu Vision–2023 – Slum Free Cities Programme

Tamil Nadu “*Vision 2023*”, a long term plan announced by the Late Hon’ble Chief Minister Puratchi Thalaivi Amma, envisages to make cities and towns in the State Slum Free, by provision of houses with basic infrastructure for all urban slum families. This programme is being implemented utilizing Government of India grants under the Housing for All programme, State Government grants, beneficiary contribution.

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

Vertical-I & III - Affordable Housing in Partnership (AHP)

Tenements having a plinth area of 400 sq.ft., with basic and social infrastructure are constructed at an average unit cost of Rs.10.00 lakh both as insitu 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	1.50
2.	Government of Tamil Nadu grant	7.00
3.	Beneficiary's Contribution	1.50
Total		10.00

During 2019-2020 under this programme, 35,350 tenements have been completed.

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

Under the Beneficiary Led Construction, financial assistance of Rs.2.10 lakh is given to the eligible urban households, to construct house on their own, with not less than 325 sq.ft. carpet area. Economic Weaker Section (EWS) urban households, not owning a pucca house, having land and with annual income of less than Rs.3.00 lakh are eligible to avail the financial assistance under this scheme.

Since 2014-2015 the approval of the Government of India has been obtained to construct 5,75,798 houses at a total cost of Rs.17453.37 crore under the Beneficiary Led Construction component of the Pradhan Mantri Awas Yojana-Urban (PMAY-U). During 2019-2020 construction of 51,771 individual houses have been completed.

Vertical-II – Credit Linked Subsidy Scheme (CLSS)

This is an interest subsidy scheme envisaging subsidy upto Rs.2.67 lakh per family for acquisition/Construction of houses/purchase of flats (including re-purchase) to cater to the need of housing for EWS/LIG/MIG categories of people. This will be implemented as central sector scheme through the Central Nodal Agencies, National Housing Bank (NHB) and Housing and Urban Development Corporation (HUDCO) and other commercial banks. So far 34,041 beneficiaries have been sanctioned loan assistance by banks for Rs.6666.76 crore.

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

Since the year 2014-2015 under the PMAY (Urban) Housing for All have approved construction of 7.25 lakh tenements/houses in Cities, Municipal Towns and Town Panchayats of Tamil Nadu at a total cost of Rs.32867.84 crore.

C) Reconstruction of Dilapidated Tenements

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced reconstruction of 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 crore. Utilizing this grant 3,533 tenements have been reconstructed. As part of this programme, tenements which are in dilapidated condition are being identified by a Technical Committee. The Technical committee appointed by the Government have inspected schemes and recommended to demolish 22,575 tenements in Chennai and other towns. These tenements will be reconstructed utilizing Government of India grants under HFA, State Government grants and Beneficiaries contribution.

The tenements after reconstruction will have the new and improved features including increased carpet area, new and more convenient designs.

**D) State Funded Programmes -
Environmental Improvement of Urban
Slums (EIUS)**

Basic infrastructure like roads, street lights, drinking water facilities, storm water drains and public convenience units will be provided at a cost of Rs.30.00 crore out of state grants to benefit 60,000 urban slum families during 2020-2021 in various towns in Tamil Nadu, to improve living conditions in the urban slums and make them habitable.

**E) Repair and Renewal Works to
Tenements**

The tenements constructed by TNSCB before 5 years will be upgraded by carrying out repair and renewal works to staircases, mid-landing, balconies, floor slabs, roof slabs, flooring, laying of pressed tiles, water supply and sanitary lines, water closets, etc., These tenements will also be colour washed to improve their appearance.

These works are carried out by utilizing funds provided in the State Budget and under the Member of Legislative Assembly Constituency Development Scheme (MLACDS) funds. During the year 2020-2021 it is proposed to spend Rs.30.00 crore on these works.

2.9 CONSTRUCTION OF HOUSES FOR THE FAMILIES AFFECTED BY THE GAJA CYCLONE:

The Gaja Cyclone devastated the coastal Districts of Tamil Nadu in November 2018. This Government has announced that houses would be constructed for the families affected by the Gaja Cyclone. The approval of Government has been obtained to construct 3,708 tenement at a cost of Rs.353.78 crore. The enter upon permission for the Government lands having an extent of 39.65 acres have since been obtained in favour of Tamil Nadu Slum Clearance Board. The works will be commenced shortly. Under Beneficiary Led Construction, 7,547 individual

houses will be constructed for Gaja Cyclone affected families in Nagapattinam, Thiruvarur, Thanjavur and Pudukottai Districts. The Government will provide financial assistance of Rs.3.00 lakh per family for construction of house on their own, Rs.90,000/- over and above the financial assistance under Pradhan Mantri Awas Yojana (Urban). The construction of individual houses under the beneficiary led construction have been commenced.

2.10 EXTERNALLY AIDED PROJECTS:

A) Tamil Nadu Housing and Habitat Development Project-World Bank Funding Assistance

The Proposal for Tamil Nadu Housing and Habitat Development Project with total project cost of Rs.4647.50 crore (USD 715 million) for World Bank loan of Rs.3347.50 crore (USD 500 million) has been sent to the World Bank through the Government of India. The process of

World Bank financing for the project has reached advanced stage of approval.

The project is to be implemented under two separate financing instruments. The Tamil Nadu Housing Sector Strengthening Programme will support policy reforms to develop efficient and inclusive housing markets and to increase the supply of affordable housing with a total Development Policy Financing loan of 450 million US dollars. In the first tranche 200 million US dollars as financial support will be provided. The programme is structured in three pillars: (i) strengthening policy and institutions to support well-functioning housing markets, (ii) improving regulatory environment to increase the supply of affordable housing (iii) crowding in private sector participation in affordable housing market.

Under Investment Project Financing, the Tamil Nadu Housing and Habitat Development

Project with an outlay of Rs.504.00 crore and World Bank financing of US Dollars 50 Million will be taken up. The Project supports strengthening the housing sector institutions in Tamil Nadu to expand access to affordable housing and improve the sustainability of housing policy, institutions and programs. The Project will support the newly created Tamil Nadu Shelter Fund by providing an initial equity contribution.

B) Inclusive Resilient and Sustainable Housing for the Urban Poor Project-Asian Development Bank Funding Assistance

The Inclusive Resilient and Sustainable Housing for Urban Poor project in Tamil Nadu with a total project cost of Rs.5000.00 crore (USD 715 million) with an Asian Development Bank loan of 500 Million US Dollars, will be implemented from 2020-2021 with components for providing affordable housing units for vulnerable communities living along the

waterways, urban poor and migrant workers, and preparation of regional plan across the State.

The first phase of the project for 215 Million US Dollars is expected to be approved in 2020-2021. The first six sub projects in Tirunelveli, Karaikudi, Thanjavur, Pallipalayam, Dindigul and Theni at a cost of Rs.431.00 crore will be taken up in 2020-2021.

2.11 ALLOTMENT OF TENEMENTS IN INTEGRATED TOWNSHIPS:

The slum families living in hutments in unhygienic conditions without basic facilities on the banks of Chennai city waterways are affected by annual flooding and frequent fire accidents. Realizing the difficulties faced by these slum families, tenements are provided to them in Integrated Townships. The families living on the banks of the Adyar and Cooum Rivers and on the banks of other waterways and

vulnerable areas are being allotted tenements and the status of resettlement is reported below: -

Sl. No.	Name of the waterways	Total No. of slum families	No. of slum families resettled	Balance
1.	Cooum	14,257	11,818	2,439
2.	Adyar	9,539	4,398	5,141
3.	Buckingham Canal	17,564	--	17,564
4.	Major Drains in Adyar Basin	2,716	--	2,716
5.	Major Drains in Cooum Basin	1,054	--	1,054
Total		45,130	16,216	28,914

The slum families are provided with a onetime shifting allowance of Rs.5,000/- and a subsistence allowance of Rs.30,000 at Rs.2,500/- per month for a period of one year and other logistic and livelihood support for resettlement. The works of providing tenements to the remaining family is being continued.

2.12 COMMUNITY DEVELOPMENT ACTIVITIES:

Training is imparting employable skills to urban slum youth for their socio-economic development. During the year 2017 to 2020 employment oriented training and youth development programmes have been conducted for 2,700 persons at a cost of Rs.2.59 crore. During 2020-2021 employment oriented training will be imparted to 340 persons at a cost of Rs.56.29 lakh.

2.13 SPECIAL COMPONENT PLAN (SCP) (2020-2021):

Urban slum families belonging to Scheduled Caste and Scheduled Tribes are benefited through various housing programmes being implemented by Tamil Nadu Slum Clearance Board. The Government has provided Rs.1137.50 crore for the implementation of Schedule Caste Sub-Plan (SCSP) and Rs.32.50 crore for Tribal Sub Plan (TSP) for 2020-2021. Utilizing this assistance, TNSCB will

construct 40,727 houses for the urban slum families belonging to Scheduled Caste and Scheduled Tribes.

2.14 SALE DEEDS FOR PLOTS/ TENEMENTS:

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements/plots wherever the land had been transferred in the name of Slum Clearance Board. So far 42,194 sale deeds have been issued for the developed plots and 25,752 sale deeds issued for the tenements. During 2020-2021 sale deeds will be issued for 5,000 families living in the tenements/plots after verifying authenticity of the beneficiaries.

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 organisation which have worked for increasing the housing stock in the State since 1904. At present in Tamil Nadu there are 715 Co-operative Housing Societies out of which 668 Co-operative Housing Societies are affiliated to Tamil Nadu Co-operative Housing Federation. Out of the 668 Societies affiliated to the Federation 505 Co-operative Housing Societies cater to housing needs of urban areas and 163 Co-operative Housing Societies operate in rural areas with a special focus on the Economically Weaker Sections.

3.1 FUNCTIONS:

The main objective of the Co-operative Housing societies are:

- A) Providing finance through Tamil Nadu Co-operative Housing Federation for construction of house as a loan at affordable rate of interest to people who do not have access to Institutional Finance for House construction.
- B) Buying lands and developing housing layouts with all facilities and selling them to their members at affordable rates and higher benefits with the societies realising lower profits compared to private developers.

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 of 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 505 urban co-operative housing societies, the Federation has provided financial assistance of Rs.3751.61 crore for construction of 3,62,662 houses under urban housing programme. Through its affiliated 163 rural co-operative housing societies it has provided financial assistance of Rs.1120.43 crore for construction to 8,03,772 members under rural housing programme. Totally the Federation has provided financial assistance of Rs.4872.04 crore for 11,66,434 houses.

3.4 IMPROVEMENT OF CO-OPERATIVE HOUSING SOCIETIES:

Owing to Government Policy and development activities undertaken by the Department there is steady growth in the

number of societies doing well and paying off dues to the Federation. The year wise details of the number of developed societies are tabulated below: -

Sl. No.	Year	Societies	Units	Loan sanctioned Amount (Rs.in crore)
1.	2015-16	65	188	9.20
2.	2016-17	61	446	31.24
3	2017-18	138	537	30.00
4.	2018-19	140	1639	110.73
5.	2019-20	100	4943	133.07

3.5 BUSINESS DEVELOPMENT:

- Among all the Co-operative Housing Federation in the country the Tamil Nadu Co-operative Housing Federation was the first to computerize its accounts and has introduced online payments to all the 52,000 member-borrowers of its affiliated societies.

- During the year 2019-2020 financial assistance amounting to Rs.133.07 crore has been provided to 4,943 members of 100 Co-operative Housing Societies.
- In order to step up the revenue generation of societies, special cash credit of Rs.30.00 lakh to Rs.100.00 lakh at 10% interest was sanctioned to the 17 Primary Co-operative Housing Societies amounting to Rs.9.43 crore for the purpose of issuing Jewel Loan.
- In order to recover the 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 29.02.2020 a sum of Rs.330.00 crore have been collected and 10,050 loan documents have been discharged with the

10,050 members being benefited with a waiver of Rs.112.09 crore.

- Health Insurance scheme was introduced for all the 1,188 employees of the Co-operative Housing Societies. Under the insurance scheme, the employees will be eligible for an insurance coverage of Rs.7.00 lakh. Upto 29.02.2020 claims worth Rs.45.60 lakh have been settled to 124 employees by the United India Insurance company.

3.6 FUTURE PLANS (2020-2021):

- **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 Co-operative Housing Societies will identify land to form new housing layouts in areas adjoining Municipalities and large cities. This will pave way for the low income families to get affordable housing through the “Pradhan Mantri Awas Yojana Scheme” which provides an interest subsidy of 6.5%.

3.7 PROJECTIONS FOR 2020-2021:

It is planned to disburse loan of Rs.100.00 crore to the members of Primary Co-operative Housing Societies out of its recovery and Deposits.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

The Government as a compassionate employer, provides "House Building Advance" for construction of house in the plot already owned by the Government Servant/Spouse, purchase of a plot and construction of house thereon or purchase of a flat/ready built house constructed by private parties/Tamil Nadu Housing Board/Tamil Nadu Co-operative Housing Societies.

4.1 This advance is granted to Government Servants, who have completed 4 years of service and completed probation in the entry level post, once in their entire service period, subject to maximum limit of Rs.25.00 lakh for the State Government Servants according to their pay eligibility. For All India Service Officers, the maximum limit is

Rs.40.00 lakh. 50% of the amount eligible under this advance may even be availed for enlargement / improvement of existing own house subject to the maximum limit of Rs.25.00 lakh i.e. the total of House Building Advance already availed for construction of the house and amount availed for enlargement/improvement should not exceed Rs.25.00 lakh.

4.2 The House Building Advance is repayable in a maximum of 180 instalments, in which the principal is recovered first and then the interest is recovered. The interest on the advance is calculated on monthly diminishing balance is slab rates.

4.3 A unique scheme of "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" has been devised for helping the families of Government

Servants who die in harness, after availing House Building Advance. Under this scheme a monthly subscription of 1% of the monthly instalment 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 amounts of the house building advance availed by her or him are adjusted out of this fund thus providing relief to the bereaved family.

4.4 For the current financial year, an amount of Rs.160.00 crore has been provided in the Budget Estimates for sanction of House Building Advance to eligible Government Servants. Apart from this, separate allocations

have been made for the Departments of the Secretariat in the respective Demands for Grant to sanction House Building Advance to employees in the Secretariat and to All India Service Officers.

5. REGULATION OF THE RIGHTS AND RESPONSIBILITIES OF LANDLORDS AND TENANTS

The Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 was enacted many years ago, when the 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, broad basing of home ownership and availability of more housing stock have rendered the Rent Control Act redundant and out of tune with the times. The Government of Tamil Nadu has therefore introduced the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (TNRRLT) Act, 2017 repealing the old Rent Control Act. The Act was assented to by the Governor of Tamil Nadu and published in the Government Gazette as Tamil Nadu Act, 42 of 2017 and subsequently amended by the

Tamil Nadu Act, 39 of 2018. The new Act has been notified with effect from 22nd February 2019. The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 also came into effect from 22nd February 2019.

5.1 The New Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 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 Act provides for compulsory registration of all rental agreements.

5.2 A dynamic Tenancy Registration web portal (www.tenancy.tn.gov.in) was launched by the Hon'ble Chief Minister on 22nd February 2019. Landlords and tenants can register their Tenancy Agreements on the portal. In

Tamil Nadu Act, 3/2020 the period for the Registration of the rental agreement has been extended upto September 20th 2020.

5.3 The rent authorities issue Tenancy Registration Numbers after verifying the relevant documents in a hassle free and user friendly manner. Under section 30 of the Act Rent Authorities have been appointed by the respective District Collectors. Rent Courts have also been constituted under the section 32 of the Act as per the notification published in Government Gazette Extraordinary, dated 8th May 2019. Rent Tribunals are being constituted by Government.

6. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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 22.06.2017. In order to implement the above rules, the Government of Tamil Nadu has established Tamil Nadu Real Estate Regulatory Authority (TNRERA) with effect from 22.06.2017.

6.1 The Government of Tamil Nadu have established the Tamil Nadu Real Estate Appellate Tribunal to hear the appeals from the decisions or orders of the Tamil Nadu Real Estate Regulatory Authority and the Adjudicating Officer.

6.2 Real estate 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, before advertisement or sale after getting planning and building permits. Every Real Estate Agent has to register with the Authority.

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

6.4 In order to ensure the registration of all eligible projects, Government have directed the Planning Authorities to insist registration of projects with TNRERA as a condition for issuing completion certificate. TNRERA collects information on approval details from Planning Authorities and issue notices to Promoters/Owners directing them to register the project. Awareness Programmes have been organized in various places.

6.5 As on 31.01.2020, 1,386 projects have been registered. Registration have been granted to 1,131 Real Estate Agents.

6.6 Out of 975 complaints received against Promoters of 145 projects for the delay in handing over of flats, 462 complaints relating to 98 projects have been disposed as on 31.01.2020 and the remaining complaints are under process. Seeking refund, interest and compensation from the Promoters for delay or non-completion, 527 complaints have been received in Form 'N', out of which 294 have been disposed of by the Adjudicating Officer.

6.7 Tamil Nadu Real Estate Appellate Tribunal (TNREAT) with jurisdiction over Tamil Nadu, Puducherry, Andaman & Nicobar Islands has received 117 appeals, out of which 23 appeals have been disposed, 2 appeals have been settled and 2 appeals have been withdrawn. Remaining 90 appeals are being heard.

7. DIRECTORATE OF TOWN AND COUNTRY PLANNING

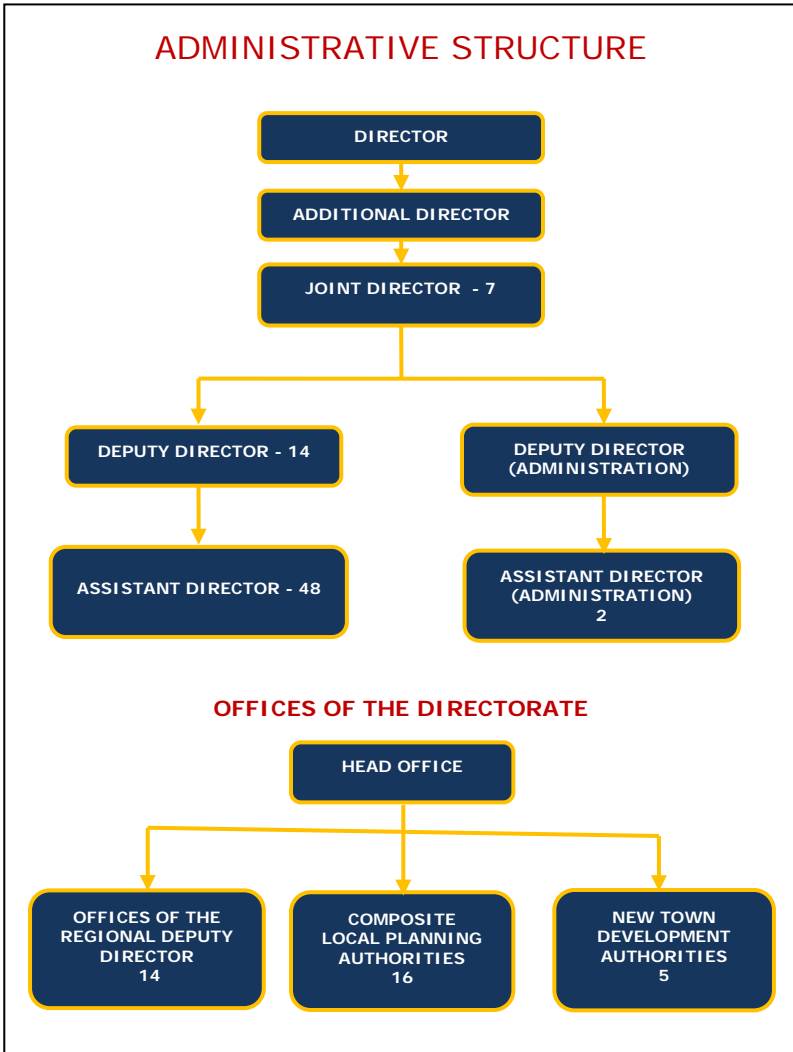
Tamil Nadu has emerged as the most urbanized State as per the Census 2011, with the highest level of Urban Population (48.45%) in the country among the larger States. Even spread of small, medium and major towns, migration of people from rural areas in search of employment and the presence of industrial estates in all districts contributed to speedy urbanization of Tamil Nadu. However, this rapid urbanization is effectively addressed by the Directorate of Town and Country Planning by way of preparing spatial plans.

The Directorate of Town and Country Planning is the nodal department to guide and regulate urban development in the State of Tamil Nadu by preparing and implementing land use plans. The objective of planning is to provide a sustainable environment for better quality of

life for the citizens. The department also renders advisory services to various Departments/Corporations/Boards such as Tamil Nadu Slum Clearance Board, Tamil Nadu Housing Board.

7.1 ADMINISTRATIVE STRUCTURE:

The Administrative Structure of the DTCP is as follows: -



7.2 THE MAJOR FUNCTIONS OF THE DEPARTMENT:

- Assisting the Government in administering the Town and Country Planning (T&CP) Act, 1971.
- Preparation of Master Plan / New Town Development Plans, Detailed Development Plans, Regional Plan and formulation of any other plan.
- Advising and guiding the planning authorities in the preparation of Detailed Development Plan schemes and process them at various stages.
- Assisting the local bodies on planning permissions.
- Approval of layouts and Building plans.
- Regulating the developments through enforcement of regulations.

7.3 PREPARATION OF STATUTORY PLANS:

A) Regional Plan

Regional plan deals with the efficient distribution of land for various activities and settlement growth across a larger area of land. It is possible to create conditions in which resources in terms of natural resources, skill and capital in each region are fully utilized. Regional plans involves the co-ordination of transportation planning with land planning on a larger scale. Regional plans also helps in reducing the conflicts and competition for resources between cities in a region. There are several steps that are involved in the process of regional planning, these are:

- Identifying the present regional context.
- Demarcating the region
- Determining the needs of the region
- Making a plan for the region

- Implementing the plan within the framework of the state.
- Review of the plan as it goes into the effect.

It is proposed to take up preparation of Coimbatore regional plan comprising the districts of Coimbatore, Tiruppur, Nilgiris and Erode to the extent of 18,244 Sq.km. with the assistance of School of Planning and Architecture, Bhopal. Further, in association with Asian Development Bank, the Madurai Regional Plan consisting of five districts viz., Madurai, Theni, Dindigul, Sivagangai and Ramanathapuram for an extent of 20,951 Sq.km. have also been proposed to be prepared with a vision to attain sustainable development.

B) Master Plan

Master Plan / New Town Development Plan is the most appropriate planning tool for regulating and guiding the process of development in an urban area by providing detailed land use and regulations for development. The Master plans are comprehensive plans that provides for the requirements of the population for a given plan period. Master plans are generally long term and prepared for a period of 20 years, in phases of five years for periodic review and revision. Master Plans and New Town Development Plans are implemented with the objective of achieving sustainable development of the city. Master Plans are statutory plans and the DTCP has so far prepared Master Plans and New Town Development Plans for 123 towns.

The Directorate of Town and Country Planning has started the preparation of new and revised

Master plans in a phased manner to cover the entire jurisdiction. In the first phase, six planning areas namely Tiruchirapalli, Madurai, Coimbatore, Erode, Tiruppur and Hosur involving major corporations have been taken up covering an area of 7,979 Sq.km. The draft Plans have been prepared using Geographical Information System and the modifications suggested by the Government have been incorporated and the plans are to be notified at the earliest.

The Government of India has launched a sub-scheme under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) for Formulation of Geographical Information System based Master Plans. Under the scheme, Master plans for 18 cities in Tamil Nadu viz.,

- | | |
|-----------------|----------------|
| 1. Cuddalore | 4. Velankanni |
| 2. Kanchipuram | 5. Rameshwaram |
| 3. Nagapattinam | 6. Nagercoil |

- | | |
|---------------------|-----------------|
| 7. Tirunelveli | 13. Thanjavur |
| 8. Thoothukudi | 14. Dindigul |
| 9. Vellore | 15. Kumbakonam |
| 10. Ambur | 16. Pudukottai |
| 11. Salem | 17. Karaikudi |
| 12. Thiruvannamalai | 18. Rajapalayam |

have been taken up. Preparation of base maps and existing land use map from High Resolution Satellite Imageries under Atal Mission for Rejuvenation and Urban Transformation (AMRUT) scheme for these 18 towns/planning areas covering an area of 6,567 Sq.km. is in progress.

The Master Plans for 15 cities are being prepared by engaging consultants. The preparation of Master Plans for the remaining 3 cities has been taken up in-house by the Department and works are under progress. It is proposed to prepare master plans for 75 planning

areas in the third phase where the planning period for the existing Master Plans have expired.

7.4 INFRASTRUCTURE AND AMENITIES FUND:

Infrastructure is the key component for process of development. Investment in Infrastructure is essential for accelerating urban growth. Thus, the provision of capital infrastructure like roads, bridges, water supply, and drainage are pertinent for orderly development. The State Infrastructure and Amenities Fund created and collected under the Town and Country Planning Act is being utilised for this purpose.

The amount collected under the fund from its inception up to November 2019 is Rs.4,067.10 crore. So far 68 projects have been sanctioned at an estimated cost of Rs.3,871.21 crore. These projects are being implemented by the agencies like Chennai

Metropolitan water supply and sewerage board, The Highways Department, Chennai Metro Rail Ltd. Tamil Nadu Slum Clearance Board and various Corporations and Municipalities in the State.

7.5 OTHER IMPORTANT ACTIVITIES UNDER TAKEN DURING 2019-2020:

A) New offices in every District

In order to provide better accessibility for the general public to avail the services of DTCP, new offices are to be inaugurated soon in all the districts by revamping the existing Regional office/Local Planning Authority/New Town Development Authority having both planned as well as Non Planned Areas.

B) Layout Regularization Scheme

Government have notified a special scheme for regularization of unapproved layouts and plots on 04.05.2017. Under this scheme as on 16.11.2018 about 46,307 layout owners have

registered online for regularization and 5,87,142 number of plots have been registered for regularization of plots. So far about 4,48,194 plots have been regularized in the Directorate of Town and Country Planning areas and revenue of Rs.1235.67 crore has been realised by the Government, Planning Authorities and Local bodies. The revenue generated will be used for development of Infrastructure in these regularized layouts.

C) Regularization of Unauthorised/ Deviated Buildings

A new scheme under section 113–C of the Tamil Nadu Town and country planning act 1971 was announced by Government for regularization of unauthorized buildings constructed up to 01.07.2007.

A writ petition has been filed before the Hon'ble High Court of Madras against the Building Regularisation Scheme, 2017. The

Hon'ble High Court has ordered that DTCP shall receive the applications, process them, but not issue orders on them till further orders. The Government has further extended the scheme until 21.06.2020. So far 4,316 applications have been received under this scheme.

8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted in 1975 under the Tamil Nadu Town and Country Planning Act, 1971 for the Chennai Metropolitan Area (CMA). The CMA is spread over an extent of 1,189 sq.km., which comprises the Greater Chennai Corporation, Avadi Corporation, 7 Municipalities, 11 Town Panchayats and 10 Panchayat Union consisting of 179 Villages.

8.1 ORGANISATIONAL SETUP:

Chennai Metropolitan Development Authority is presently chaired by the Hon'ble Deputy Chief Minister and the Minister in charge of Housing. The Vice-Chairman, Member-Secretary and Chief Executive Officer are the executive functionaries in the Authority.

8.2 TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019 (TNCD&BR):

The Government of Tamil Nadu has notified the Combined Development and Building Rules on 4th February 2019 for the entire State with the main objective of achieving better utilization of scarce land. In order to make housing affordable to all, the permissible Floor Space Index and Premium Floor Space Index have been increased to promote higher density and encourage redevelopment of inner parts of the city. The Tamil Nadu Combined Development and Building Rules, 2019 provides a compilation of all rules relating to development of land and buildings in a standardized document.

8.3 MAJOR FUNCTIONS OF CMDA:

A) Planning

The Second Master Plan for Chennai Metropolitan Area, 2026 has spelt out the vision of Chennai Metropolitan Development Authority

as “make Chennai a prime metropolis” which will become more livable, economically vibrant, environmentally sustainable and with better assets for future generations. Preparation of Master Plan, Detailed Development Plans, New Town Development Plans and formulation of development projects for systematic and sustainable development of Chennai Metropolitan Area (CMA) are the major functions of CMDA. Further, the responsibility of identifying appropriate policies and strategies to tackle the increase in urban population with due emphasis on preservation and conservation of ecologically sensitive areas and sustainability is also vested with CMDA. CMDA also provides financial assistance to local bodies and other departments for undertaking development projects in CMA. CMDA is apportioning 75% of the Development Charge and Open Space Reservation Charges to the local bodies concerned for taking up various infrastructure development projects. The computerization initiative of the Directorate of

Fire and Rescue Services to ensure effective fire safety management in the metropolitan area has been funded by CMDA. The Second Master Plan (SMP) for the Chennai Metropolitan Area (CMA) which has been prepared taking into consideration of the population projections and projected urban growth upto 2026 in Chennai Metropolitan Area is presently in force.

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

In Chennai Metropolitan Area (CMA) several buildings which reflect the rich historical, architectural and cultural heritage of Tamil Nadu and Chennai exist which need to be conserved. So far 467 buildings have been identified as heritage buildings in the Chennai city. A list of 164 buildings has been sent to Government for notification as Heritage buildings in the first phase. Documentation work has been completed for 356 heritage buildings. For the

remaining 111 buildings documentation work is under progress.

C) Development of Grid of Roads

CMDA is preparing a Grid of Roads plan for the fast developing villages in Chennai Metropolitan Area to ensure proper road network, reduce travel time, and for efficient circulation. In the first phase, CMDA has prepared the 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 the southern sector of CMA. The Authority has decided to adopt the road network suggested in the plan for 24 villages by insisting to incorporate in the layout plans approved by CMDA. School of Planning and Architecture (SPA), Vijayawada has been requested to revise the plans submitted by them for 29 villages. In the second phase consultancy study has been

awarded to the Department of Planning, School of Architecture and Planning, Anna University to prepare the plans for 143 villages. Preparation of plans for these villages are under progress.

D) Redevelopment Plan for Continuous Building Area in George Town, Triplicane and Purasaiwakkam inCMA

The Government of India (GoI) under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) Scheme is implementing sub-schemes which include Pilot Scheme on formulation of Local Area Plan (LAP) for 25 cities including Chennai city with a funding of Rs.1.00 crore for each city.

The concept of Local Area Plan component of AMRUT is similar to preparation of Redevelopment Plan for older areas of cities. This scheme of Government of India (GoI) aims at building the in-house capacity of Urban Development Authorities in the preparation of Local Area Plans.

Government of India has approved the proposal of CMDA to prepare a Redevelopment

Plan for a pilot area covering 150 Hectares of the George Town Area by accessing the grant of Rs.1.00 crore given under the AMRUT scheme. This proposal is expected to enhance the technical capacity of CMDA for preparing similar Redevelopment Plans for the old areas of the city. CMDA has also proposed to engage Multi-sectoral expert team in the relevant fields to provide necessary assistance in preparation of the plans. GoI has released the funds to Government of Tamil Nadu.

E) Preparation of Project Report for Improving the Road Linkage between Old Mahabalipuram Road (OMR) & East Coast Road (ECR) in Chennai

In order to provide better connectivity between Old Mahabalipuram Road (OMR) & East Coast Road (ECR) in Chennai, and to ease the traffic congestion in these important arterial roads. Tamil Nadu Urban Infrastructure Financial Services Limited (TNUIFSL) was requested to identify a consultant for Preparation of Project Report for Improving the Road Linkage between Old Mahabalipuram Road (OMR) & East Coast

Road (ECR) in Chennai. TNUIFSL has identified M/s.L&T Infrastructure Engineering Limited.

F) Pilot Preparation of Town Planning Scheme in Agaramthen, Kovilanchery and Madambakkam Villages

Government of India has identified preparation of Town Planning Schemes for undeveloped areas within the Metropolitan Areas as a successful greenfield project that can be replicated in all the cities within the Country. In order to build the in-house capacity of cities for preparation of these plans, GoI has allocated a grant of Rs.1.00 crore for each city under AMRUT.

The proposal submitted by CMDA to access the grant of Rs.1.00 crore for a pilot on preparation of Town Planning Scheme in an area of 300 Hectare covering Agaramthen, Kovilanchery and Madambakkam villages located in the southern part of Chennai Metropolitan Area has been approved by GoI and an initial sum of Rs.20.00 lakh has been released to Government of Tamil Nadu. CMDA has

commenced the preparatory works for this project.

8.4 NEW INITIATIVES:

A) Regularisation of unauthorized Plots/ Layouts

The concerned Local Bodies within Chennai Metropolitan Area including Greater Chennai Corporation have forwarded 5,300 unapproved layout frameworks seeking in-principle approval from CMDA. Of which, CMDA has approved in-principle layout framework for 5,101 unapproved layouts up to February 2020.

B) Regularization of Unauthorized/ Deviated Buildings

A new scheme under Section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 was announced by the Government for regularization of unauthorized buildings constructed prior to 01.07.2007. The Government have notified rules under this Scheme for regularization of unauthorized/deviated buildings constructed

prior to 01.07.2007 with certain conditions and restrictions.

The scheme was to be operational for a period of six months from the date of notification of the rules and the applications have to be filed online. Chennai Metropolitan Development Authority processes all such applications within CMA and grants 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 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. The Hon'ble High Court has ordered that CMDA shall receive the applications, process them, but not to issue orders on them till further orders. Accordingly, the CMDA is scrutinizing the applications received under this scheme. The Government have issued orders for making application till 21.06.2020.

8.5 PROJECTS :

A) Mofussil Bus Terminus at Kilambakkam (Vandalur)

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the development of a Mofussil Bus Terminus at Vandalur under Rule-110, considering the growth of bus traffic especially mofussil buses coming to Chennai from the Southern districts and also to decongest CMBT, Koyambedu.

Lands declared as surplus land to an extent of 88.52 acres at Kilambakkam Village along the Grand Southern Trunk (GST) Road have been identified for the project 88.52 acres of land at Kilambakkam Village were transferred to CMDA in G.O.(Ms.) No.241 dated 07.09.2016 by Revenue Department.

Based on the Detailed Project Report (DPR) prepared, administrative sanction was accorded at a cost of Rs.393.74 crore in G.O.(Ms).No.168

Housing and Urban Development Department, dated 04.12.2018. Construction work for the bus terminus commenced and the foundation stone was laid by the Hon'ble Chief Minister of Tamil Nadu on 22.02.2019. No Objection Certificate (NOC) from the National Monument Authority, Archeological Survey of India was obtained for the proposed construction as part of the site falls under a notification issued by the Archaeological Survey of India. The development works are under progress. The project is expected to be completed by March 2021.

B) Office Complex at Koyambedu

The Late Hon'ble Chief Minister Puratchi Thalaivi Amma had announced the construction of a multi storeyed office complex at Koyambedu. Accordingly, the construction of multi storeyed office complex at a cost of Rs.99.37 crore has been completed and inaugurated on 19.2.2020.



Kilambakkam New Mofussil Bus Terminus – Work in progress



Kilambakkam New Mofussil Bus Terminus - Front Elevation



New Office Complex at Koyambedu – Front Elevation



Madhavaram Mofussil Bus Terminus – Front Elevation

C) Improvement of Surveillance at Puratchi Thalaivar Dr.M.G.R. Bus Terminal (Formerly CMBT) and Madhavaram Mofussil Bus Terminal

At present both the terminals are provided with Surveillance Cameras for security purpose monitored jointly by Police and CMDA. In order to enhance the quality of the surveillance, it was announced in the previous budget session to install new cameras with high resolution and facial recognition cameras at a cost of Rs.2.25 crore. Accordingly, 181 Nos. of high resolution IP cameras including 18 numbers of face recognition cameras in both the Bus terminals were proposed to be installed.

In this connection, 100 Nos. of High resolution Cameras were installed in platform 1, 2, 5, 6, Metropolitan Transport buses area, Main Terminal Hall and other common areas of Puratchi Thalaivar Dr. M.G.R Bus Terminus,

Koyambedu. Balance cameras will be installed before June 2020 in both the Bus Terminals.

D) Expansion of Modern Flower Market on the eastern side of the existing Flower Market at Koyambedu

CMDA has constructed a wholesale market complex for perishables viz. Flowers, fruits and Vegetables at Koyambedu in an extent of about 65 acres. This market is managed by the Chief Administrative Officer in the rank of District Revenue Officer on deputation from Government.

There is a vacant land of about 3 acres on the Eastern side of the existing Flower Market. In view of the growing demand, it is proposed to expand the existing Flower Market with modern facilities. The approximate cost for this project is Rs.40.00 crore. The funding for the project will be met out from the CMDA funds.

The Consultant/Architect has been appointed for this work. Detailed Project report for this market is under preparation.

E) New Bus Terminal at Thirumazhisai–Kuthambakkam

As an effort to decongest the City of Chennai, CMDA has constructed a Bus Terminal for North-Bound Buses at Madhavaram and for South-Bound Buses proposed mofussil bus terminal at Kilambakkam is under progress. In addition to the above, it is proposed to construct a Bus Terminal at Thirumazhisai–Kuthambakkam village for West bound buses in lands allotted by Tamil Nadu Housing Board. The cost will be met out from CMDA funds and Infrastructure & Amenities Charges.

The Consultant for the project has been appointed and the preliminary design of the Bus Terminal is under preparation.

F) Development of Community Hall at Maraimalai Nagar New Town

Maraimalai Nagar New Town was developed by CMDA as a self contained Satellite Town to reduce the congestion of Chennai City as part of development strategy stipulated in the First Master Plan of CMDA. As part of development, 19 Industrial and Residential Layouts were formed including Town Centre Layout.

For the benefit of public in and around of the Maraimalai Nagar, it is proposed to construct a Community Hall in the land area with an extent of 2 acres at Town Centre and the works are to be commenced shortly.

G) The Restoration of Principal Quarters at Presidency College as Heritage Building / Art Centre

The building that was used as Principal's Quarters of the Presidency College, Chennai is in dilapidated condition. It is proposed to restore

the building as a Heritage Building. The restoration work will be executed through PWD at a cost of Rs.13.25 crore with the financial assistance by CMDA.

H) Construction of Night Shelter & Restaurant at Koyambedu wholesale market

As announced in the previous Assembly Session, it is proposed to construct a Night Shelter and Restaurant for the benefit of labourers at Koyambedu Wholesale Market at a cost of Rs.2.00 crore. This work will be commenced shortly. The expenditure will be met out from the CMDA fund.

8.6 TRANSPORTATION PROJECTS:

i) Outer Ring Road

The Outer Ring Road project starting from Vandalur and ending at Minjur is being executed in two phases. This road has been planned connecting the major three National Highways (Bangalore National Highways, Calcutta National

Highways, Trichy National Highways) to ease out the traffic congestion inside the city. The Phase-I of ORR to a length of 29.30 km. at a cost of Rs.1089.40 crore has been completed and inaugurated by Late Hon'ble Chief Minister Puratchi Thalaivi Amma on 28.08.2014 for public use. The Phase-II of ORR starting from Nemilicherry to Minjur to a length of 33.1 k.m. with an estimated cost of Rs.1075.00 crore has also been completed except a short stretch of 300 m which could not be completed due to Court Case. Now, the Hon'ble High Court of Madras has disposed of the case in favour of Chennai Metropolitan Development Authority. The Compensation to the Land owners have been paid. The formation of the road will be completed shortly and will be opened to public use.

In order to utilize the available 50 m. strip of land adjoining the ORR, a study was awarded

to identify the potential activities that can be developed by leveraging this 50 m. land along with adjacent area. The consultant has submitted the Draft Final report on 05.03.2020. Necessary action will be taken to implement the recommendations of the study.

ii) MRTS Phase-II Extension

MRTS Phase-II Extension to a length of 5 k.m. from Velachery to St. Thomas Mount at a cost of Rs.732.89 crore is under progress. The construction work of Rail corridor has been completed to a length of 4.5 k.m. with elevated MRTS stations at Puzhuthivakkam and Adambakkam. The balance 0.5 k.m. stretch is pending as the land owners challenged the proceedings of land acquisition and after several hearings and final orders from the Hon'ble High Court, the Government have issued orders fixing the compensation and also passed the award for compensation in G.O.(Ms.) No.39 & 40 Housing

and Urban Development Department, dated 26.02.2020. The individual awards will be passed and possession taken shortly. The project is expected to be made operational by 2021.

iii) Foot over bridge at Alandur

The Foot over Bridge at Alandur connecting Alandur Metro Station with the bus stand at a cost of Rs.7.00 crore has been completed and was inaugurated by the Hon'ble Chief Minister of Tamil Nadu on 04.02.2020 for public use.

iv) Comprehensive Mobility Plan (CMP) for Chennai Metropolitan Area

A study on Comprehensive Mobility Plan for Chennai Metropolitan Area (CMA) was carried out by CMRL with funding from CMDA and it has recommended various transport investment projects for a horizon period of 30 years. The CMP has drawn up the transport

roadmap for CMA for the year 2048 including transport investment program containing short, medium and long term projects such as Road Improvements, Bus Terminals, Underground and Elevated Rail Network, Satellite Town, Ring Road, Multi modal Transit Hubs, Bus Based Transit System etc. The recommendations have been accepted in-principle to carry forward to identify and implement the project.

v) Elevated Corridor from Airport to Chengalpet

The Final Feasibility Report for the four lane Elevated Corridor along NH-45 from Chennai Airport to Chengalpet Toll Plaza, submitted by the consultant has been furnished to Department of State Highways & NHAI with a condition that while preparing the DPR the suggestions and modifications given by the Review committee should be incorporated.

8.7 FUNDING ASSISTANCE FROM CMDA:

CMDA has already funded Rs.393.74 crore for the construction of bus terminal at Kilambakkam. Further, CMDA has been funding interest free loan to CMRL for construction of Central Square at Park Town, Metro Station Development at Shenoy Nagar-Thiru.Vi.Ka. Park. Further, CMDA has decided to draw the fund from the Infrastructure and Amenities charges collected to fund for the other development projects. The I&A Committee has approved 50% of the project cost from I&A fund and the balance cost to be incurred in CMDA's fund.

9. CHENNAI UNIFIED METROPOLITAN TRANSPORT AUTHORITY (CUMTA)

There are many agencies involved in planning, operating and managing transportation system in 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 Chennai Metropolitan Area and came into force on 16.01.2019. Necessary Rules were also notified in January 2019.

9.1 The Chief Planner (Urban) of Chennai Metropolitan Development Authority has been

appointed as the Member Secretary of CUMTA. Subsequently, it was decided to have a detailed study and evaluate the following subjects: -

1. Chennai Street Design Guidelines
2. Parking Policy
3. Common Information and Passenger System
4. Common Ticketing System
5. Multi-modal Integration.

9.2 In the meantime, the assistance of World Bank was also sought for setting up a full-fledged organisation to streamline the transportation development within Chennai Metropolitan Area. The World Bank has accepted to provide Technical Assistance for setting up and functioning of CUMTA on-par with similar

international agencies such as Transport for London, The Land Transport Authority of Singapore etc., Further, actions for coordination of department agencies and setting up an Urban Transport fund is being looked into.

10. TAMIL NADU STATE SHELTER FUND

One of the major challenges being faced by all the major cities in Tamil Nadu, due to increase in urban population is the provision of affordable housing to prevent development of squatter settlements, slums and slum like habitations. The projected requirement of affordable housing in urban areas in Tamil Nadu is nearly 14 lakh units. Hence, investment by the State in public housing is one of the most productive investments.

10.1 The Government have constituted a "State Shelter Fund" dedicated to financing housing projects to rehabilitate the urban poor. The Government established the "Shelter Fund" for promoting Public Housing and Affordable Housing for Economically Weaker Sections and Low-Income Group categories vide G.O.(Ms.)

No.135, Housing and Urban Development [SC- 1(2)] Department dated 21.07.2017 with two tiers. Accordingly, shelter charges are to be levied and collected from any person who undertakes any development of building and paid into Shelter Fund Tier-I. Necessary amendments have been made to the Town and Country Planning Act, 1971 in January 2018 to give statutory backing to the levy and collection of Shelter charges. Rules have also been formulated. Levy and collection of shelter charges has also been included in the TNCD&BR 2019. An amount of Rs.183.20 crore has been collected up to February 2020 under Tamil Nadu State Shelter Fund–Tier-I. The Government in G.O. (Ms.) No.31 Housing and Urban Development Department, dated 31.01.2020 has published a Gazette Notification on levy of Shelter Charges.

CONCLUSION:

Housing plays a predominant role among the primary and basic needs of the people. The Government of Tamil Nadu is taking effective steps to achieve a notable progress in this field by framing policies and programmes for the development of housing sector both in urban and rural areas of the State. The Government of Tamil Nadu have set the goals as per vision 2023 documents to provide “a house for each family”. In order to achieve this goal this department are formulating and implementing schemes to provide adequate shelter to people in different income groups.

**O. PANNEERSELVAM
DEPUTY CHIEF MINISTER**