



HOUSING AND URBAN DEVELOPMENT DEPARTMENT

**POLICY NOTE
2022 - 2023**

DEMAND No.26

**S. MUTHUSAMY
MINISTER FOR HOUSING AND
URBAN DEVELOPMENT**

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**GOVERNMENT OF TAMIL NADU
2022**

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Introduction

The Housing and Urban Development Department is leaping forward with the guidance of our **Hon'ble Chief Minister**, in formulating broad policies and initiatives for implementation of various programmes for provision of housing for various categories of people like urban poor, Economically Weaker Section (EWS), Lower Income Group (LIG), Middle Income Group (MIG) and Higher Income Group (HIG) with required basic amenities and also in urban development.

In 2018, 420 crore people, which constitutes 55 percent of world's population lived in cities. By 2050, two-third of all humanity, 650 crore people will be in urban areas. Sustainable development

cannot be achieved without significantly transforming the way we build and manage our urban spaces.

Tamil Nadu's urban population grew from 190.77 lakh in 1991 to 349 lakh in 2011 and that could soar further to 534 lakh (67% urban population) in 2031. As per 2011 census, there are 832 towns in Tamil Nadu having urban population of 48.45% of its total population. Tamil Nadu is the most urbanized State in India.

The rapid growth of cities as a result of rising populations and increasing migration has led to a boom in mega-cities, especially in the developing countries like India, and has resulted in unorganised urban habitations with limited basic amenities.

Making cities sustainable means creating career and business opportunities, facilitating safe and affordable housing, building resilient societies and economy. It involves investment in public transport, creating green public spaces and

improving urban planning and management in participatory and inclusive ways.

The primary responsibility of formulating and implementing the various policies, programmes and schemes for affordable Housing sector and urban development is vested with the Housing and Urban Development Department. The continuous growth of urban population along with the need for providing the required space for their living in systematic and efficient manner and also the need for providing the infrastructure to promote sustainable development are the key aspects that are considered by this department in formulating various policies and schemes.

The policies and programmes of the Housing and Urban Development Department 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 habitat settlements and providing other basic infrastructure facilities 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.
- Support positive economic, social and environmental links between urban, peri urban and rural areas by strengthening national and regional development planning.

The Tamil Nadu Housing Board (TNHB), the Tamil Nadu Urban Habitat Development Board (TNUHDB), the Registrar of Co-operative

Societies (Housing), the Directorate of Town and Country Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) which function under the administrative control of this Department are engaged in designing and implementing policies, projects and programmes to achieve the intention.

The Housing and Urban Development Department is also the administrative department for the Chennai Unified Metropolitan Transport Authority (CUMTA), the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and the Tamil Nadu Real Estate Appellate Tribunal (TNREAT)

The following Acts are being implemented by this department:-

- The Tamil Nadu Housing Board Act, 1961.
- The Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971
- The Tamil Nadu Town and Country Planning Act, 1971.

- The Tamil Nadu Apartments Ownership Act, 1994.
- The Chennai Unified Metropolitan Transport Authority Act, 2010.
- The Tamil Nadu Real Estate (Regulation and Development) Act, 2016.
- The Tamil Nadu Regulation of Rights and Responsibilities of Landlord and Tenants Act, 2017.

Tamil Nadu Housing Board is mandated to provide housing to various sections of Society at an affordable cost. The Board has implemented schemes under various categories viz., Residential Plots, Area Development Plots, Individual Houses, Tenements and Commercial Complexes. The Board is implementing 9 State Sponsored Schemes and 3 Centrally Sponsored Schemes under Pradhan Mantri Awas Yojana (PMAY). TNHB has taken up Satellite Township projects and Area Development under self financing scheme. The TNHB is also studying the feasibility of

redevelopment of older schemes developed by it. Detailed Feasibility Report is prepared for Marina Business Centre. The Board has been exploring for the implementation of the Tamil Nadu Commerce Hub in a two stage development.

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. In the last 5 years, the societies by mobilizing deposits, have provided loans to the tune of Rs.1,475.50 crore for 60,343 members and 28,890 number of loan documents has been returned to the members. In order to increase the transparency, a new dynamic website for RCS (Hg) is under development.

The Directorate of Town and Country Planning (DTCP) and the **Chennai Metropolitan Development Authority (CMDA)** implement the provisions of the Tamil Nadu Town and Country Planning Act, 1971. They prepare,

update and enforce Master Plans and Detailed Development Plans to regulate land use and enable orderly developments. In order to revise and re-issue various existing Building rules under various Acts, the Tamil Nadu Combined Development and Building Rules, 2019 have been notified under the Tamil Nadu Town and Country Planning Act, 1971 for Corporations, Municipalities, Town Panchayats and Village Panchayats. Further, these two regulatory bodies also take up several initiatives to improve traffic and transportation by creating and upgrading infrastructural facilities like creation of good roads, network, bye pass road, links and ring roads.

VISION

The Vision of the Housing and Urban Development Department is to re-energise the planning process for a vibrant and resilient urban Tamil Nadu through inclusive housing, environmentally sustainable, economically

progressive, reform-led innovative management of policies and programmes.

IMPORTANT INITIATIVES OF THE DEPARTMENT

The Housing and Urban Development Department is working to achieve above mentioned vision and has taken efforts to implement following in the last one year:-

1. The older legislations in the housing sector including the Tamil Nadu Housing Board Act, 1961, Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971, Tamil Nadu Town and Country Planning Act, 1971, and Tamil Nadu Apartment Ownership Act, 1994 are being reviewed in consultation with the experts in the Housing Sector. The proposed Tamil Nadu Apartment Ownership Bill was uploaded in the Government portal for public views and suggestions. Public views and suggestions are being analysed.

2. During this financial year, orders have been issued for formation of New Urban Development Authorities for Madurai, Tiruppur, Coimbatore and Hosur urban areas. For giving Statutory status to all these Urban Development Authorities, necessary amendment in the Town and Country Planning Act, 1971 have been passed by the Legislative Assembly.
3. A draft Policy on new Resettlement and Rehabilitation is being finalized in consultation with concerned stakeholder Departments and will soon be unveiled.
4. **Single Window System**
 - To expedite the issue of approvals for construction of buildings, layouts and plots, a single window system is being developed for issue of plan approvals within 60 days.

- A combination of concepts of instant registration, instant approval, self-certification, deemed approval and post verification have been contemplated for certain categories of development.
- This system covers Greater Chennai Corporation (GCC), Chennai Metropolitan Development Authority (CMDA), Directorate of Town and Country Planning (DTCP), Commissioner of Municipal Administration (CMA), Director of Town Panchayat (DTP) and Director of Rural Development (DRD) with links to No Objection Certificate issuing departments. This would enable the public to get the approvals in a seamless and time bound manner.
- Public consultation has been done and suggestions and views of public were analysed.

- In phase-I, Government orders have been issued to 'Go Live' for CMDA and DTCP.

5. Chennai Unified Metropolitan Transport Authority (CUMTA), which was constituted in 2010 is being revived and would be made functional, under World Bank assisted Chennai City Partnership programme during this year.

6. Development of Satellite Towns surrounding major cities by synergizing the activities of all concerned departments such as Industries, Highways, Transport, Education etc., is being envisaged to decongest large cities in the State. Identification of growth centers in Chennai and Madurai have been completed. New town development plans will be prepared for these growth centres.

7. **Land Pooling Area Development Scheme**

- Land pooling is a technique through which private and public lands are pooled in, to

reorganize irregular land parcels for comprehensive development.

- The Tamil Nadu Town and Country Planning Act, 1971 was amended in July 2018, for providing statutory support to the scheme which requires certain amendment.
- A minimum of 40 percent of developed land will be returned to the landowners.
- Certain portion of the land is allocated for formation of roads including ring roads, bye-pass roads, parks and housing for Economically Weaker Sections.
- New satellite towns, industrial parks, etc., would be created through this scheme.
- The Government Order have been issued for constitution of Inter-departmental committee headed by Principal Secretary to Government, Housing and Urban Development Department as Chairperson and three Sub-Committees for looking into

various aspects of implementation of the Land Pooling in Tamil Nadu.

- During this year necessary amendments in the Tamil Nadu Town and Country Planning Act, 1971 would be examined and then rules would be notified to implement the Land Pooling mechanism.

**Budget Estimate
2022-2023**

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Housing and Urban Development Department, Secretariat	Voted	341,62,27	---	162,19,00	503,81,27
2.	Directorate of Town and Country Planning	Charged	1	---	---	1
		Voted	742,58,59	---	---	742,58,59
3.	Registrar of Co-operative Societies (Housing)	Charged	1	---	---	1
		Voted	13,55,45	--	1	13,55,46
4.	Chennai Metropolitan Development Authority	Voted	50,00,00	1,000,00,01	2,015,00,01	3,065,00,02
5.	Tamil Nadu Housing Board	Voted	22,18,81	1	---	22,18,82
6.	Tamil Nadu Urban Habitat Development Board	Voted	4,381,06,63	4	1	4,381,06,68
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	9,50,00	---	---	9,50,00
Total		Charged	2	---	---	2
		Voted	5,560,51,75	1,000,00,06	2,177,19,03	8,737,70,84

1. Tamil Nadu Housing Board

In order to fulfill the housing needs of the people in Chennai City, the City Improvement Trust (CIT) was formed during the year 1947. Later, in 1961, the Tamil Nadu Housing Board (TNHB) was established by enacting the Tamil Nadu State Housing Board Act, 1961 to cater to the increasing need for housing all over the State.

TNHB was established with an objective of providing "Housing for All" for different income groups such as Economically Weaker Section (EWS), Lower Income Group (LIG), Middle Income Group (MIG), Higher Income Group (HIG) and for various groups of persons such as Police personnel, Industrial workers, Government Servants, etc.,. Later, Tamil Nadu Urban Habitat Development Board (TNUHDB) and Tamil Nadu Police Housing Corporation were formed to look after housing needs of urban poor and police personnel respectively.

Evolving as a premier institution, Tamil Nadu Housing Board is providing environment friendly and sustainable housing solutions in the State. Of late, it has also acquired vast experience in construction of high rise buildings (HRB). Tamil Nadu Housing Board is undertaking construction of commercial and office spaces. The Board is also undertaking redevelopment projects. The TNHB Act 1961, is in the process of being amended in order to bring it in tandem with the evolution of housing needs in the State.

1.1 Organisational Setup

Tamil Nadu Housing Board functions under the Housing and Urban Development Department, Government of Tamil Nadu. The Board is headed by a Chairman appointed by the Government and its administrative functions are carried out by officers headed by the Managing Director. The organization chart of TNHB is given in Annexure-I.

1.2 Achievements of TNHB since inception

Tamil Nadu Housing Board has so far built 4,39,698 units consisting of Plots, Houses and Tenements all over the State with basic infrastructure facilities. Out of this, 1,32,940 units (30.2%) were developed for EWS, 1,03,658 units (23.6%) for LIG, 83,720 units (19.1%) for MIG and 59,187 units (13.5%) for HIG categories. To provide housing to Government employees, TNHB has also constructed 32,044 rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS). The MLA hostel at Omandurar Government Estate was constructed by TNHB and is being maintained by it.

TNHB has also constructed 21,132 dwelling units for rehabilitation of urban poor. Though construction of tenements for rehabilitation of urban poor has primarily been taken up by TNUHDB, TNHB constructs habitations for urban poor in some places. Likewise, TNHB constructed

7,017 housing units for Police personnel and for industrial workers. The chart for the schemes completed by TNHB from its inception to 2021-22 is given in Annexure-II.

1.2.1 Achievements in 2021-22

- 5,456 total units consisting of 2,298 Residential flats and 3,158 Plots in 32 projects were completed at a cost of Rs.883.23 crore.
- 6,323 sale deeds were issued by taking up a special drive.
- Land to an extent of 7.40 acres was retrieved for a value of Rs.84.23 crore.
- TNHB has sold 1,369 residential units and 59 commercial units.
- TNHB has created the Residents Welfare Fund to assist Resident Welfare Associations in TNHB promoted apartments.

- TNHB has created Social Responsibility Fund to carry out social welfare activities.
- TNHB has started issuing allotment orders, lease cum sale agreements and sale deeds in Tamil language.
- TNHB has introduced the engagement of Third Party Audit / Project Management Consultancy in all its building projects to ensure stability and quality.

1.3 On-going Projects

At present, TNHB is implementing 78 projects at a total project cost of Rs.4,273 crore under Self Finance Scheme (SFS), Area Development Scheme (ADS), Urban Habitat Development Scheme, Tamil Nadu Government Rental Housing Scheme (TNGRHS) and Deposit Works. These projects are under various stages of implementation. 72 Projects will be completed during this financial year.

1.3.1 Self Finance Schemes (SFS)

TNHB has been implementing SFS since 2004. Under this scheme, the Board receives the cost of flats in advance from allottees in stages and the entire cost is realized from allottees before completion of project. Tamil Nadu Real Estate Regulatory Authority's (TNRERA) registration is being obtained by TNHB for all its projects.

Currently, TNHB is executing 32 SFS projects with its own resources which include 10 HRBs and 22 Non-HRBs consisting 3,860 units at a total cost of Rs.1,359 crore as detailed below:

S. No.	Name of the scheme	Units	Project cost (Rs. in crore)
High Rise Buildings			
Chennai District			
1.	HIG flats at Shenoy Nagar, Chennai	108	37.92

S. No.	Name of the scheme	Units	Project cost (Rs. in crore)
2.	HIG flats at New Tower Block, Nandanam, Chennai	102	41.47
3.	MIG flats at Dr.Ramasamy Salai, Chennai	120	43.75
4.	Flats at Sholinganallur, Chennai	1000	218.05
5.	HIG flats at SAFGV, Koyambedu, Chennai	418	177.47
6.	MIG & HIG flats at Anna Nagar West Extension, Chennai	205	71.89
7.	MIG flats at Jafferkhanpet, Chennai	120	36.64
Chengalpattu District			
8.	Flats at Rajakulipet, Chengalpet	116	25.75
Non-High Rise Buildings			
Chennai District			
9.	HIG flats near Tower Block, Anna Nagar, Chennai	72	30.63
10.	HIG flats at A.P. Pathrow Salai, Chennai	90	31.98

S. No.	Name of the scheme	Units	Project cost (Rs. in crore)
11.	MIG & HIG flats at Anna Nagar, Chennai	90	31.92
12.	HIG flats at Naduvakkarai, Shanthi Colony, Chennai	16	6.76
13.	HIG flats at 12 th Main Road, Anna Nagar, Chennai	16	6.30
14.	MIG & HIG flats at Nolambur, Chennai	60	19.69
15.	MIG flats at Thiruvanmiyur, Chennai	10	4.37
16.	HIG flats at Nandanam Extension, Chennai	32	12.58
17.	HIG flats at NGGO Colony, Chennai	16	6.13
18.	HIG flats at R.K. Nagar, Chennai	8	11.73
19.	HIG flats at Mandavelipakkam-I, Chennai	9	
20.	HIG flats at Mandavelipakkam-II, Chennai	8	
21.	HIG flats at Mandavelipakkam-III, Chennai	6	

S. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Coimbatore District			
22.	HIG flats at Ganapathy, Pocket-I, Coimbatore.	60	40.68
23.	HIG flats at Ganapathy, Pocket-II, Coimbatore.	56	
24.	HIG flats at Ganapathy, Pocket-III, Coimbatore.	48	17.45
25.	MIG flats at Singanallur, Coimbatore.	32	7.76
Krishnagiri District			
26.	MIG flats at Hosur	20	4.57
27.	Flats at Hosur, Phase-XIX	70	19.41
Pudukottai District			
28.	MIG flats at Pudukottai	15	3.39
Tiruppur District			
29.	LIG houses at Dharapuram	71	6.00
High Rise Buildings			
Chennai District			
30.	HIG flats at Shenoy Nagar, Chennai	240	98.80
31.	HIG flats at Nerkundram, Chennai	570	323.60

S. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Non High Rise Buildings			
Trichy District			
32.	Flats at Varaganery, Trichy	56	22.67
	Total	3,860	1,359.36

Out of the above 32 projects, 29 projects (S.No. 1 to 29) constructed at the cost of Rs.914 crore are expected to be completed during the current financial year.

TNHB is also executing 4 schemes of mixed development for 592 units with residential & commercial facilities at a total cost of Rs.624 crore as follows:

Residential cum Commercial / Office complexes			
Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
1.	Besant Nagar, Chennai	33	29.86
2.	EVN Road, Erode	37	21.16
3.	Ashok Pillar, Kalaingar Karunanidhi Nagar, Chennai	217	180.32
4.	Arumbakkam, Chennai	305	392.84
	Total	592	624.18

Out of the above 4 projects, 2 projects (S.No. 1 and 2) constructed at the cost of Rs.51 crore are expected to be completed during the current financial year.

Similarly, 17 projects are under implementation to develop commercial cum office spaces at a cost of Rs.471 crore as follows:-

Office/Commercial Complex		
Sl. No.	Name of the scheme	Project cost (Rs. in crore)
Chennai District		
1.	Shops Cum Office Complex, Anna Nagar, Chennai	10.92
2.	Shops Cum Office Complex, Chinthamani, Anna Nagar	18.17
3.	Commercial Complex, Shastri Nagar	10.07
4.	Commercial Complex, Thiruvanmiyur	5.52
5.	Commercial Complex, Besant Nagar, Chennai	30.58
6.	Commercial Complex, Nandanam, Chennai	5.34
7.	Commercial Complex, CIT Nagar Pocket-VI,	41.02
8.	Commercial Complex, Ashoka Colony	11.67
9.	Commercial Complex, CIT Nagar Pocket VII, Chennai	44.85
10.	Commercial Cum Office Complex, Nerkundram, Chennai	15.60
11.	Community Hall, Madhavaram, Chennai	7.48
Coimbatore District		
12.	Commercial Complex, Ganapathy, Coimbatore	7.33

Office/Commercial Complex		
Sl. No.	Name of the scheme	Project cost (Rs. in crore)
13.	Commercial Complex, Kurichy, Coimbatore	8.00
14.	Division Office at Special project Division-III, Coimbatore	5.44
Krishnagiri District		
15.	Division Office, Hosur	3.52
Theni District		
16.	Amma Mandapam, Theni	8.90
Chennai District		
17.	Commercial Cum Office Complex, Peter's Colony	236.76
	Total	471.17

Out of the above 17 projects, 16 projects (S.No. 1 to 16) constructed at the cost of Rs.234 crore are expected to be completed during the current financial year.

1.3.2 Area Development Scheme

TNHB takes up Area Development Schemes in which layouts are prepared with provision of basic amenities such as roads, street lights,

sewage lines, water lines, etc.,. Developed residential / Commercial plots are sold to public by way of lot or by open auction. On completion of project, basic amenities are handed over to concerned local bodies.

At present, 10 Area development projects are under process in 6 Districts. Through these projects, TNHB will develop 3,709 plots at a cost of Rs.81 crore with basic infrastructure as detailed below:-

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Chennai District			
1.	Area Development Scheme at Korattur	28	0.28
Chengalpet District			
2.	Area Development Scheme at Alapakkam	74	1.63
3.	Area Development Scheme at Mullai Nagar, Tambaram	39	0.84

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
4.	Area Development Scheme at Paranur, Rajakulipet	60	3.33
Coimbatore District			
5.	Area Development Scheme at Vellakinar	1006	25.55
6.	Area Development Scheme at Vilankurichi	427	11.51
7.	Area Development Scheme at Periyanaickenpalayam	169	2.55
Pudukottai District			
8.	Area Development Scheme at Mullur	1603	27.98
Ranipet District			
9.	Area Development Scheme at Arcot	118	3.74
Tiruvallur District			
10.	Area Development Scheme at Ponneri	185	3.49
	Total	3,709	80.89

All the above 10 projects which are developed at the cost of Rs.81 crore are expected to be completed during the current financial year.

1.3.3 Tamil Nadu Government Rental Housing Scheme (TNGRHS)

To meet the housing needs of Government employees, TNHB has constructed rental quarters. The same are being maintained by utilizing Government funds under TNGRHS.

At present, 3,113 flats are under construction at 9 locations at the cost of Rs.627 crore for Government Servants are as follows:

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Ariyalur District			
1.	Ariyalur	72	16.66
Chennai District			
2.	Tod Hunter Nagar, Saidapet Phase-1, Chennai	504	84.84

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
3.	Todhunter Nagar, Saidapet Phase-2, Chennai	1,387	278.50
Dindigul District			
4.	Dindigul	88	16.10
Madurai District			
5.	District Revenue Officer Complex, Madurai	224	51.21
The Nilgris District			
6.	Gudalur, The Nilgris	30	9.09
Theni District			
7.	Theni	122	28.16
Trichy District			
8.	Trichy	464	92.28
Virudhunagar District			
9.	Virudhunagar	222	49.96
	Total	3,113	626.80

All the above 9 projects constructed at the cost of Rs.627 crore are expected to be completed during the current financial year.

1.3.4 Habitat for Urban Poor

TNHB is constructing 6,877 tenements for the rehabilitation of urban poor at Ernavur in Chennai District and 1,800 tenements at Periyanaickanpalayam in Coimbatore District at a total cost of Rs.1,082 crore as detailed below:-

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Chennai District			
1.	Ernavur, Chennai	6,877	929.07
Coimbatore District			
2.	Periyanaickanpalayam, Coimbatore	1,800	152.87
	Total	8,677	1,081.94

All the above 2 projects will be completed during the current financial year.

1.3.5 Deposit Works

TNHB also undertakes deposit work for other Departments / Agencies. Currently, 4 Deposit Works are under progress in various places at the cost of Rs.29.26 crore as follows:

Sl. No.	Name of the scheme	Units	Project cost (Rs. in crore)
Coimbatore District			
1.	DTCP Office in Ganapathy, Coimbatore.	1	2.76
Erode District			
2.	DTCP Office in Sampath Nagar, Erode	1	2.40
Salem District			
3.	DTCP Office in Seelavari, Salem	1	4.60
Tiruppur District			
4.	Additional works to Kumaran College, Tiruppur	1	19.50
	Total	4	29.26

All the above 4 projects constructed at the cost of Rs.29.26 crore are expected to be completed during the current financial year.

1.3.6 Redevelopment Schemes

TNHB had demolished the dilapidated buildings which were constructed long back and have carried out Redevelopment projects at Thirumangalam and Todhunter Nagar in Chennai and Kavundampalayam in Coimbatore.

In addition, 60 Tamil Nadu Government Rental Housing schemes (47 in Government land and 13 in TNHB land) are under process for redevelopment.

Besides, on the request of allottees / association, TNHB will also consider to assist in re-development of private dilapidated buildings and complexes.

1.3.7 Satellite Towns

In order to decongest cities and to avoid haphazard growth of buildings in major cities, TNHB, having vast experience in the development of Satellite Towns, indulges in formation of Satellite Towns as detailed below.

a) Thirumazhisai, Chennai

The formation of Satellite Town at Thirumazhisai in an extent of 311.05 acres of land abutting Chennai – Bengaluru National Highway is being carried out by TNHB. In the first phase, development works have been completed at a cost of Rs.245.70 crore in an extent of 123 acres. The next phase for development of plots, houses & flats will be taken up from this financial year.

b) Thoppur – Uchapatti, Madurai

The integrated Satellite Town at Thoppur-Uchapatti is located in the expanded area of

Madurai City and adjacent to the proposed AIIMS Hospital. TNHB has developed plots in an extent of 573.83 acres at a cost of Rs.289.03 crore. Development works have been completed and 6,580 developed plots to an extent of 491 acres of land will be ready for sale during the financial year. The next phase of development of 82.83 acres is under progress.

c) Mullur Village, Pudukottai

Development of 1,603 plots of various categories (HIG – 339, MIG – 280, LIG – 218 and EWS - 766) in an extent of 100 acres developed at a total cost of Rs.27.98 crore is in its final stage in Mullur Village, Pudukottai District. The project will be completed by July of this financial year.

1.4 Implementation of Major Works

Among the current works under implementation, there are major projects with

project cost above Rs.100 crore. These works include 1000 HRB flats at Sholinganallur, 418 flats at SAF Games Village, Residential Cum Commercial Complexes at K.K Nagar and Arumbakkam, Commercial Cum Office Complex at Peter's Road Colony and 1,387 TNGRHS at Todhunter Nagar. 570 flats under Own Your Housing Scheme (OYHS) is under implementation at Nerkundram to provide housing for Judicial officers, AIS officers and Group-I officers.

1.5 Other Activities

1.5.1 Sale Deeds

Under the guidance of Hon'ble Chief Minister of Tamil Nadu, special drive has been initiated to ensure the issue of sale deed to allottees. Out of 2,94,650 sold out dwelling units, sale deed for 2,71,046 (92%) units have already been issued including 6,323 sale deeds issued during this special drive. The drive will be continued during this financial year also. The rest of sale deeds will be issued on receipt of full cost.

1.5.2 Sale of Dwelling Units

TNHB has created dwelling units in the form of plots, flats and houses for sale to the general public. Currently, there is a stock of 11,972 (9158 completed+2814 ongoing) units consisting of 5,373 plots and 6,599 residential units which are ready for sale. TNHB has taken steps to introduce Hire Purchase scheme, Interest waiver, IT intervention etc., to increase sales.

1.5.3 Comprehensive IT Services

TNHB is in the process of developing an integrated end-to-end IT solution for monitoring of projects, management of assets, assuring transparency in tendering and auctioning process, sales and marketing, online rental allotment, management of accounts & finance, pension and personnel management for computerization of all of its services and operations. Preliminary works have been started and the project will be completed during the current financial year.

Online auction will be carried out and draft sale deed will be issued online.

1.6 Schemes Carried Forward

A) Marina Business Centre at Foreshore Estate, Chennai

TNHB has proposed to develop Marina Business Centre project at Foreshore Estate as seaside leisure / Tourism centric development model. Detailed Feasibility Report (DFR) has been prepared. Detailed Technical Study, mode of execution and financing will be finalized during this financial year.

B) Development of Commerce Hub at Nandanam, Chennai

Development of Commerce Hub will taken up at Nandanam, Chennai at the old TNHB Head office site and EVR building site.

1.7. Revenue Collection

Tamil Nadu Housing Board's total revenue collection for the past 5 years are listed below.

S. No.	Year	Revenue Earned (Rs. in crore)
1.	2016-2017	841.84
2.	2017-2018	788.77
3.	2018-2019	643.48
4.	2019-2020	309.55
5.	2020-2021	1,237.36

Tamil Nadu Housing Board earned a total revenue of Rs.1,269.85 crore during the financial year 2021-2022 by way of sale proceeds of Flats/ Houses / Plots / Commercial units, monthly instalments, rental collection, etc.,

Sl. No.	Revenue Collection from	Rs. in crore
1.	Board Rental Scheme	16.05
2.	Hire Purchase Scheme	37.11
3.	Self Finance Scheme	844.62
4.	Sale of Residential and Commercial Units through Outright Purchase Scheme	200.74
5.	Others: Foreclosures, Advance, etc.,	171.33
Total		1,269.85

As against the anticipated expenditure of Rs.1,565 crore during the financial year, the revenue collection target has been fixed as Rs.1,770 crore for the current financial year.

2. CO-OPERATIVE HOUSING SOCIETIES

Co-operative Housing Societies are member driven, autonomous, self help organizations managed by the members of the society and working as non-profit organizations to fulfill the goal of the State Government "a house for each and every family". It is a movement, for the members and by the members of the societies.

The Chennai Metropolitan Co-operative Housing Society was established in the year 1912 as the first society in the sector of housing in the State. Since then, 10 different types of societies have been formed and functioning in the State.

The Tamil Nadu Co-operative Housing Federation was formed in the year 1959 as the apex society for the Primary Housing Co-operative Societies. As of now, 716 Co-operative Housing Societies comprising of 158 taluk Cooperative Housing Societies and 558 urban Co-operative Housing Societies are functioning in the State.

Out of 262 Societies classified as dormant and recommended for liquidation, 120 societies are under the process of liquidation.

647 societies are affiliated to the Tamil Nadu Co-operative Housing Federation of which 493 are urban societies and 154 are Rural societies.

2.1 Objectives of the Housing Co-operative Societies

The main objectives of the Housing Co-operative Societies are

- i. To allot house sites/houses to members.
- ii. To develop house sites for distribution amongst the members.
- iii. To advance loans for construction of new houses, extension of house and house mortgage loans to its members.
- iv. To construct buildings of common utility like Marriage Hall, Community Hall etc., and maintain them.

- v. To establish and maintain social, recreational, educational, public health or medical facilities to the welfare of the members and their families.

2.2 Functions of the Tamil Nadu Co-operative Housing Federation

Tamil Nadu Co-operative Housing Federation is an apex level body for the housing co-operative societies in the State.

- i. It resources its finances from Government, Life Insurance Corporation of India (LIC), Housing and Urban Development Corporation, National Housing Bank, Housing Development Finance Corporation, Commercial and Cooperative Banks with or without Government guarantee.
- ii. Provides finance to the affiliated Co-operative Housing Societies in the State for forming layout schemes.

- iii. Provides loans to the members directly for Housing Loans and Jewel Loans.

2.3 Policy and Initiatives taken by the Department

- i. Under "ONE TIME SETTLEMENT SCHEME" announced by the Tamil Nadu Government, vide G.O.(Ms.)No.40, Housing and Urban Development Department, dated 16.3.2015, if the overdue member come forward to pay the principal and interest, the overdue interest for the unpaid EMI and penal interest is being waived. This scheme is being implemented from 16.03.2015 onwards and till 31.3.2022, a sum of Rs.335.45 crore have been collected and 13,481 Loan documents have been released. Under the scheme the members have benefited to an extent of Rs.195.61 crore, by way of waiver of the interest for

unpaid EMI and Penal Interest. This scheme is in operation from 16.03.2015 to till now.

- ii. To mitigate the hardships faced by the borrowers who have repaid their loans to the societies, but the society have not passed on same to Federation, the Federation released 4,548 documents as per Government order and proposed to release 662 number of documents in due course after getting Government Orders.
- iii. The Federation implements the Health Insurance Schemes for the employees of the Co-operative Housing Societies. Under this scheme, around 1,500 employees and 2,500 of their family members will be benefitted. About 187 employees have been benefitted to the tune of Rs.62.15 lakh as on 31.03.2022.
- iv. In order to streamline the loan disbursal and recovery, a common integrated software has been developed.

- v. A maximum loan of Rs.20 lakh will be issued to an individual member, through primary societies, for the period from 01.04.2021 to 31.03.2022. For this, loan amounting to Rs.171.33 crore has been disbursed to 2876 members of 87 Co-operative Housing Societies.
- vi. Timely cash credit facility for Jewel Loans of Rs.3.09 crore has been sanctioned to 16 societies which have no over dues.
- vii. To improve the business of the unviable Co-operative Housing Societies, a special cash credit of Rs.9.68 crore is being renewed at the rate of 10% to 17 societies.

2.4 Achievements of the Co-operative Housing Societies

a) Co-operative Housing Federation

- i. Under the two tier system, the Federation extends loan facilities to members for construction of houses through the Primary

Co-operative Housing Societies. From its inception upto 31.03.2022, a sum of Rs.4913.92 crore has been distributed for construction of 11,67,003 houses.

- ii. During the year 2021-22, the Tamil Nadu Co-operative Housing Federation has sanctioned a sum of Rs.20 crore to South Chennai Co-operative Housing Society for implementation of a layout scheme in an area of 3.94 acres at Pidarithangal Village Phase-II in Tiruvallur District and Rs.7 crore is released.

b) Primary Co-operative Housing Societies

- i. The Primary Co-operative Housing Societies by mobilizing resources in the form of deposits from public, extends loan to its members. As on 31.03.2022, the Primary Co-operative Housing Societies mobilized Rs.1436 crore in the form of deposits and having an

outstanding loan of Rs.2,173 crore. From 01.04.2021 till 31.03.2022, the Societies have sanctioned a loan of Rs.912 crore.

- ii. The urbanization in Tamil Nadu began with the implementation of layout schemes throughout the State by the primary housing societies. As of now 646 schemes have been implemented and 93,319 number of housing plots were promoted and sold to 91,532 members which highlights the implementation of State Government policy of "A House for each and every family". Now five layout schemes are in implementation and another 7 layout schemes are slated for implementation. The Primary Co-operative Housing Societies by way of 5 layout schemes sold 966 number of plots and had business turnover of Rs.183.46 crore during 2021-2022.
- iii. As per the order of the Hon'ble High Court, dated 19.02.2021, action has been taken to register the enblock amendment of Special

by-laws related to the service conditions of the employees of the housing societies. About 337 employees who have been appointed without consulting the employment exchange between 08.07.1980 and 12.03.2001 will be benefited as they will get the service benefits like seniority and promotions.

2.5 Highlights of the Department

- i. Co-operative Medical Shops: Five medical shops are being run by the Primary Housing Societies, as of now and value of medicines sold by them is around Rs.631.55 lakh.
- ii. Sale of Cement: Four societies are selling Arasu Cement. They sold 1162 Metric tons of cement and have made a profit of Rs.66.18 lakh in the financial year 2021-2022.
- iii. Common Service Centers: 39 service centers are being run by the Primary Housing Societies and 58,533 services have

been rented to public. They are showing a business turn over of Rs.33 lakh.

- iv. Service Societies: 116 Primary Co-operative Housing Societies rent out 965 of their properties such as shops, Marriage Halls, Community Halls etc., to public use and thereby act as Service Societies.
- v. Women's College: An Arts and Science college was established in the year 1996 by the Tiruppur Co-operative Housing Society Ltd. It is affiliated to the Bharathiar University, Coimbatore. It was named after the famous freedom fighter of Tiruppur, the Thiyagi Tiruppur Kumaran with the objective of providing high standard of education at affordable fee structure.
- vi. 80% work has been completed as per the announcement for the year 2021-22, to construct lift, air conditioning facilities and other modern facilities at a cost of Rs.71.35 lakh in the Kalyana mandapam owned by

the Karthikeyapuram Cooperative Housing Society, Chengalpet District.

- vii. 50% work has been completed as per the announcement for the year 2021-22 to construct a commercial complex with 24 shops at a cost of Rs.98 lakh in the land owned by the Katpadi Township Cooperative Housing Society.

2.6 New Initiatives taken by the Department

- i. In the year 2022-23, steps have been taken to provide cash credit facilities to the primary Co-operative Housing Societies for issuing of Jewel loans to the tune of Rs.100 crore and also proposed to provide timely credit facilities to the members of the societies to the tune of Rs.500 crore for issuing construction loans, mortgage loans etc.,
- ii. 1317 number of properties have been identified from the layout schemes

implemented by the societies. Steps have been taken to dispose off the disposable assets to clear the dues of the Federation and for onward lending to the dormant societies in order to rejuvenate it.

- iii. Steps have been taken to collect the pending overdue loan amount in the Higher Income Group sector of Rs.1,036 crore from 5,534 members by intensifying collection efforts. A sum of Rs.5.50 crore has been collected from the members in the last two months.
- iv. 8 layout schemes which are pending with societies for more than 20 years have been taken up for implementation during 2022-2023.

3. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

3.1 Accommodation is the most essential need in human life. The Government provide House Building Advance to Government Servants to fulfil their dream of buying an own house or construction of a house for their own use.

3.2 An Amount of Rs.60.00 lakh for All India Service Officers and Rs.40.00 lakh for the State Government Employees are granted as House Building Advance, subject to their pay eligibility on completion of 4 years of services and declaration of probation. For construction of a house, 50% of the amount is sanctioned for purchase of a plot and the remaining 50% amount is sanctioned for construction. For purchase of Ready Built House / Flat, the entire eligible amount is sanctioned in single instalment. For enlargement / improvement of existing house, 50% of the overall ceiling amount is sanctioned.

3.3 In addition to that, the Government have allowed Additional House Building Advance of Rs.20.00 lakh to All India Service Officers and Rs.10.00 lakh to the State Government servants for purchase of flats constructed by Tamil Nadu Housing Board under "Own Your Housing Scheme" at Nerkundram, phase-II, Chennai.

3.4 The Government have also allowed the employees, who have already taken home loans from Banks or other Financial Institutions to migrate to House Building Advance scheme subject to fulfillment of certain conditions.

3.5 The House Building Advance is repayable in a maximum of 240 instalments, in which the principal is recovered first in 180 monthly instalments and then the interest is recovered in 60 monthly instalments. The interest on the advance is calculated on diminishing balance in slab rates during the month end.

3.6 Subscription of 1% of the monthly instalment amount payable by all the Government

Employees availing House Building Advance, is maintained in separate Account under the scheme called "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" to help the families of Government Employees, who die while in service. The outstanding principal and interest are waived using this fund when a Government employee dies while in service.

3.7 An amount of Rs.160 crore has been allocated in the current Financial Year for sanction of House Building Advance. Further, separate allocations have been made in the respective Demands for Grant to the employees of the Secretariat and All India Service Officers.

4. TAMIL NADU REGULATION OF THE RIGHTS AND RESPONSIBILITIES OF LANDLORDS AND TENANTS ACT, 2017

4.1 Due to increased growth of the real estate sector, broad based home ownership and availability of more housing stock, the Government of Tamil Nadu enacted the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (TNRRLT) Act, 2017 by repealing the old Tamil Nadu Buildings (Lease and Rent Control) Act, 1960.

4.2 The TNRRLT Act was amended by the Tamil Nadu Act, 39 of 2018. The amended Act was notified with effect from 22nd February, 2019. The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 came into effect from 22nd February, 2019 in urban areas only and subsequently, the Act came into force in all Villages of the State with

effect from 4th February, 2021. The TNRRRLT Act, 2017 has been amended on 24.03.2022 keeping in view various development.

4.3 The 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 between the owner of the premises and the tenant. This Act balances the rights and responsibilities of the landlord and the tenant. The Act provides for compulsory registration of all rental agreements.

4.4 Tenancy Registration web portal (www.tenancy.tn.gov.in) was launched on 22nd February, 2019. Landlords and tenants can register their Tenancy Agreements on this portal. Till now, more than 8,400 applications have been registered in the portal.

4.5 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 have been constituted and notification published in Government Gazette dated 12th August, 2020.

4.6 The Rent Tribunal shall dispose the appeal within a period of 120 days from the date of service of notice of appeal on the respondent. The decision of Rent Tribunal shall be final and no further appeal or revision shall lie against the order.

5. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

To protect the interest of home-buyers as well as help boost investments in the Real Estate industry, the Government of India enacted the Real Estate (Regulation and Development) Act, 2016. The Act has been given effect from 01.05.2017. The Act also establishes a Real Estate Regulatory Authority (RERA) in each State for regulating the Real Estate Sector and to also act as an Adjudicating Body for speedy dispute resolution.

5.1 Objectives of the Act

- i. Regulation and promotion of the Real Estate Sector.
- ii. Ensure sale of plots, apartment or buildings or sale of real estate project in an efficient and transparent manner.
- iii. Protect the interest of consumers in the Real Estate Sector.

- iv. Establish an adjudicating mechanism for speedy dispute redressal.
- v. Establish the Appellate Tribunal to hear appeals from the decisions or orders of the Real Estate Regulatory Authority and the Adjudicating Officer.
- vi. To make recommendations for the growth and promotion of a healthy, transparent, efficient and competitive Real Estate sector.
- vii. To recommend measures to encourage investment in the Real Estate sector including measures to increase the financial assistance to affordable housing segment.

5.2 Salient Features of the Act

- i. No promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real

Estate Regulatory Authority established under this Act in 2016.

- ii. All Real Estate projects meant for sale where the area of the land proposed to be developed exceeds 500 sq.m. or number of apartments to be developed exceeds eight have to be registered with TNRERA.
- iii. Advertisement or prospectus issued or published by the promoter shall mention prominently the website address of the Authority, wherein all details of the registered projects have to be entered including the registration number obtained from the Authority.
- iv. Advertisement and Sale of property shall be on Carpet Area basis.
- v. For addition / revision / modification of plans, structural design and specifications of the plot, apartment or a building, the promoter has to get the consent of minimum two-third allottees (buyers).

- vi. To prevent diversion of the amount collected from the allottees of one project to other projects, the Act mandates that 70% of the money collected from the allottees from a particular project to be kept in a separate Bank account to meet the cost of that project. Amount can be withdrawn by the Promoter in proportion to the percentage of completion after it is certified by an Architect, an Engineer and a Chartered Accountant in practice.
- vii. Both the promoter and buyer are liable to pay equal rate of interest in case of any default from either side.
- viii. Allottee is responsible to make all payments in time.
- ix. Where the real estate project is to be developed in phases, every such phase shall be considered as a standalone real estate project, and the promoter/builder shall obtain registration under this Act for each phase separately.

- x. Builder has to provide five-year warranty for any structural defects in the building.
- xi. Mandatory for developers to host all information on issues such as project plan, layout, government approvals, land title status, contractors to the project, and schedule for completion with the Tamil Nadu Real Estate Regulatory Authority (TNRERA) in the website.

5.3 Implementation

The Government of Tamil Nadu has established the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and also notified the Tamil Nadu Real Estate (Regulation & Development) Rules in 2017 in order to give effect to this Act. At present, the TNRERA is functioning with a Chairperson and three Members.

The Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has also been established with

a retired Judge from High Court as Chairperson along with two members consisting of one judicial and one administrative member. It hears the appeals from the decisions/orders of the authority and the adjudicating officer.

Tamil Nadu Real Estate Regulatory Authority (General) Regulations 2018 has been notified on 13.06.2018. Project Plan, Layout approvals, various Government approvals, Land title status, Contractors to the project and Schedule for completion pertaining to the registered projects can be viewed by public from the Authority's website (www.rera.tn.gov.in).

Government of Tamil Nadu, based on the recommendation of the Tamil Nadu Real Estate Regulatory Authority vide its G.O (Ms). No.166 Housing and Urban Development Department, dated 29.11.2018 have directed the appropriate Government Agencies to obtain TNRERA's registration while issuing planning permission and to ensure the compliance of the same at the time

of issuing Building completion certificate.

Further, based on the recommendation of the Tamil Nadu Real Estate Regulatory Authority, all Sub- Registrars in Tamil Nadu have been directed to register plots only after obtaining registration from TNRERA.

To expedite the registration of Layouts (Normal Layouts and Regularised Layouts), the following procedure is adopted.

- i. No necessity to submit Banks' Certificate for layouts completed in all respects.
- ii. In case of regularised layouts, it is sufficient to submit only Planning permission, copies of the approval from the Local Bodies and plans along with the applications.
- iii. Additional Director of the Authority has been delegated with powers to approve the registration of regularised layouts.
- iv. The Authority issues No Objection Certificate

for innocent public for selling their plots purchased from the projects not registered with TNRERA.

5.4 Real Estate Agent

Any Real Estate Agent intend to sell plot or flats to any person should register with the TNRERA.

5.5 Main functions of the Authority

The main functions of the Authority is to register the Real Estate Projects (Section 3 of Act), Real Estate Agents (Section 9 of Act) and adjudication of Complaints (Section 31 of Act). As far as complaints are concerned, the Authority deals with the disputes of non-monetary claims received through prescribed "Form-M" and the Adjudicating Officer deals with monetary claims received through prescribed "Form-N" from the home buyers and promoters as provided in Sections 12, 14, 18 and 19 of the Act.

5.6 Registration of Projects and Agents from the date of implementation of the RERA Act from 01.05.2017 to 31.03.2022

Sl. No.	Particulars	Registered
1	No. of Projects	5013
2	No. of Agents	2364

5.7 Complaints

Form 'M' - So far 1799 complaints have been admitted by the Authority against the promoters for refund of the booking amount and non-delivery of flats as per the time schedule committed in the construction agreement. Out of this, 1142 cases have been disposed. Enquiry is in progress for the remaining 657 complaints and interim orders have been passed for compliance.

Form 'N' - So far 1130 complaints have been admitted by the Adjudicating Officer. 993 cases have been disposed and enquiry is in progress in the 137 cases.

5.8 Details of action taken for non-registration of Projects

- i. 558 show cause notices have been issued to the Promoters for releasing advertisement without mentioning the RERA Registration No. and RERA's website address.
- ii. So far Rs.189.82 lakh has been collected and remitted in Government account as penalty for non-compliance of the Act & Rules.
- iii. Addressed all the Collectors in Tamil Nadu to issue a Press Release in their jurisdiction about the enactment of RERA and its implementation as a public awareness measure to improve the compliance.

5.9 Awareness Programmes

Awareness Programmes have been conducted to create awareness among the Public, Promoters, Chartered Accountants and Experts related to this sector on the implementation of RERA.

5.10 Appeal with TNREAT

328 numbers of appeals have been numbered. 299 appeals have been disposed. Remaining 29 appeals are pending.

TNRERA is a Quasi-Judicial body where the complaints are disposed adopting summary procedure giving opportunities to both the Complainant and the Respondents.

Under this Act (Section 56), the aggrieved person himself can appear before the Authority to present his case or through Legal Practitioner, Chartered Accountant.

Company Secretary or Cost Accountant. Architect, Engineer and Chartered Accountant plays a vital role in implementation of this Act.

6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

6.1 Introduction

The Directorate of Town and Country Planning was established in the year 1971. It is tasked with the role of planning, development, management and improvement of urban areas. Urbanization has been increasing rapidly in the State in the last three decades and cities are contributing increasingly more to the development of the State. Leveraging technology to ensure planned development will result in greater economic and social benefits in the State.

6.1.1 Mission

- i. To prepare Regional Plans for the State for efficient management of land.
- ii. To prepare Master Plans for urban areas for sustainable growth of those urban areas.

- iii. To review existing Master Plans to cater the present land use requirements of the public.
- iv. To prepare Detailed Development Plans for an oriented urban growth.
- v. To use infrastructure and amenities fund to improve and strengthen basic amenities in urban areas.

6.1.2 Functions

- i. To notify Regional Planning Area, Local Planning Area, New Town Development Area and Detailed Development Plan Area.
- ii. To constitute Regional Planning Authorities, Local Planning Authorities, New Town Development Authorities and Urban Development Authorities.
- iii. To prepare Regional Plan, Master Plan, New Town Development Plan and Detailed Development Plan.
- iv. To approve layouts and plans for buildings.

- v. To enforce statutory obligations as set out in the Act.
- vi. To assist the local bodies on planning permission.

6.2 Amendments in the Act

Developments in the urban areas were regulated by the Madras Province Town Planning Act, 1920. Tamil Nadu Town and Country Planning Act was enacted in 1971 by repealing the 1920 Act. It came into force on 29-11-1972. This Act is followed for regulating developments in urban and rural areas in the State.

Since 1951, urbanization has increased manifold in the State. This is due to a spectrum of factors such as establishments of industrial estates, transport infrastructure, education, health, recreation and other social infrastructure facilities. To have synergy between urban and rural planning and development, the Tamil Nadu Town and Country Planning Act has been taken up

for review to ensure harmonious development in both urban and rural areas.

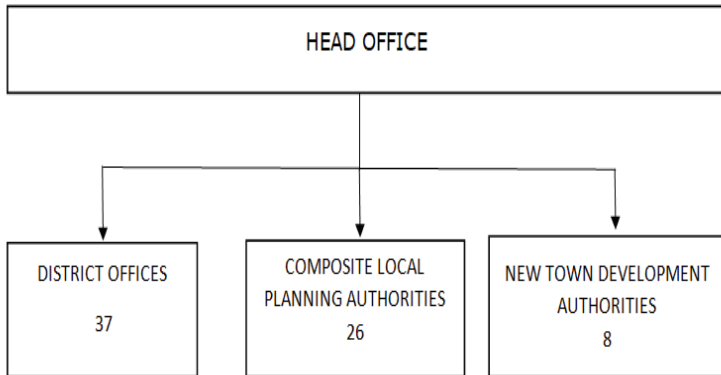
Regional Plan (Preparation, Publication and Sanction) Rules were framed in 2021 for preparation of Regional Plan. It is planned to review the Master Plan (Preparation, Publication and Sanction) Rules, 1975 and Detailed Development Plan (Preparation, Publication and Sanction) Rules, 1975.

6.3 Establishment

The cardinal role of the Directorate of Town and Country Planning is preparation of statutory plans such as Regional Plans, Master Plans, Detailed Development Plans, collection of charges such as centage charges, publication charges, Infrastructure and Amenities charges, charges for regularization of unauthorized layouts, premium floor space index charges for offering technical clearance for developments like layouts and buildings and enforcement of legal provisions to curtail irregular developments.

The Directorate of Town and Country Planning is administered by Director, Additional Director, 7 Joint Directors, 15 Deputy Directors, 50 Assistant Directors, Technical Staff and Ministerial Staff.

OFFICES OF THE DIRECTORATE OF TOWN AND COUNTRY PLANNING



The District Town and Country Planning offices in Sivaganga, Tiruchirappalli and Tirunelveli are functioning in their own buildings. During the year 2018-2019, Government have allotted a sum of Rs.35.22 crore for construction of own buildings for Town and Country Planning offices in 15 districts. Hon'ble Chief Minister inaugurated the Town and Country Planning office building in Madurai District on 15.12.2021 constructed at a cost of Rs.5 crore. In the districts of Coimbatore, Erode and Salem the Tamil Nadu Housing Board is constructing the office buildings. In the year 2021-2022, announcement was made for the construction of own buildings for Town and Country Planning offices in 18 districts at a cost of Rs.60 crore. The works will be commenced shortly. The Government have taken action for functioning of District Town and Country Planning offices in own buildings.

Expeditious action has been taken up to fill up the vacant posts of town planners in the cadre of Assistant Directors, Planning Assistants through direct recruitment by the Tamil Nadu Public Service Commission. For enabling urban planning, the syllabus for competitive examination has been re-oriented for the post of Assistant Director of Town Planning. Appropriate revision of rules and regulations are being taken up for re-engineering of urban governance. It has been planned to impart regular capacity building of town planning staff through recognized capacity building centers for planning. These efforts will address the urban challenges.

6.4 Plans

Regional Plans are prepared for regions comprising one or more districts. Master Plans are prepared for Corporations, Municipalities, Towns and Villages. The Detailed Development Plans are prepared for selected areas in the

Master Plans. The New Town Development Plans are prepared for towns with special characteristics. These plans are prepared for ensuring orderly growth in the areas.

6.4.1 Regional Plans

For prioritizing investments and developments at regional levels, Regional Plans are gaining importance. The State is divided into 12 regions with an area of 1,30,060 sq.km. The School of Planning and Architecture, Bhopal has been preparing Regional Plans for Coimbatore region comprising the districts of Coimbatore, Erode, Tiruppur and The Nilgiris region. It is taken up at a cost of Rs.2.75 crore. The preparation of Regional Plan for Madurai region consisting of the districts of Madurai, Dindigul and Theni is taken up with the financial assistance of Rs.10.50 crore provided by the Asian Development Bank. Tenders for appointment of consultant have been received and sent to the Asian Development Bank

for finalization. After the consultant is finalized, the work for preparation of Regional Plan will be commenced. For the remaining eight regions except Chennai Metropolitan Area, a sum of Rs.41.63 crore is allotted for preparation of Regional Plans. Tenders have been called for appointment of consultants, after finalization of tender, consultants will be appointed for preparation of regional plans. The list of regions with their extent are given in the table below:-

Sl. No.	Name of Regions	Area in sq.km.
1.	Chennai Metropolitan Regional Planning Area	1,189
2.	Chengalpattu, Kancheepuram, Tiruvallur Regional Planning Area	6,863
3.	Vellore, Ranipet, Tirupattur Tiruvannamalai Regional Planning Area	12,263
4.	Salem, Namakkal, Krishnagiri Dharmapuri Regional Planning Area	18,283
5.	Villupuram, Cuddalore, Kallakurichi Regional Planning Area	10,897
6.	Coimbatore, Erode, Tiruppur Regional Planning Area	15,679
7.	The Nilgiris Regional Planning Area	2,565

Sl. No.	Name of Regions	Area in sq.km.
8.	Tiruchirappalli, Ariyalur, Karur, Perambalur, Pudukottai Regional Planning Area	15,753
9.	Thanjavur, Tiruvarur, Nagapattinam, Mayiladuthurai Regional Planning Area	8,254
10.	Madurai, Theni, Dindigul Regional Planning Area	12,614
11.	Sivaganga, Ramanthapuram, Virudhunagar Regional Planning Area	12,578
12.	Tirunelveli, Thoothukudi, Tenkasi, Kanniyakumari Regional Planning Area	13,122
	Total	1,30,060

6.4.2 Master Plans

In these plans, the uses of lands are zoned as Residential, Agriculture, Industrial, Institutional and other purposes for regulated growths in Corporations, Municipalities, Towns and Villages. These plans are prepared following the Master Plans (Preparation, Publication and Sanction) Rules 1975. As per statute, time required for

completion of a Master Plan is 3.9 years. For orderly developments in areas, Master Plans are reviewed once in 20 years. At present there are 111 Master Plans. These Master Plans have been taken up for review in three phases.

Phase-I: Under this phase, the review of Master Plans have been taken up for the cities of Coimbatore, Madurai, Tiruchirappalli, Hosur, Erode and Tiruppur. The draft Master Plans are under preparation. It is planned to approve these Master Plans by end of this year. The details are given in the table below:-

Review of Master Plans

Sl. No.	District	Town	Area in Sq.Km.
1.	Coimbatore	Coimbatore	1531.53
2.	Madurai	Madurai	1525.62
3.	Tiruchirapalli	Tiruchirapalli	816.69
4.	Krishnagiri	Hosur	734.07
5.	Erode	Erode	731.00
6.	Tiruppur	Tiruppur	618.78

Atal Mission for Rejuvenation and Urban Transformation (AMRUT) is a Government of India

scheme. Under this scheme, GIS based review of Master Plans have been taken up for 17 towns at a cost of Rs.13.86 crore. The Master Plans for 10 towns are reviewed by the consultants. The details are shown in the table below:

Sl. No.	Consultant	Towns
1.	School of Architecture and Planning, Anna University	Cuddalore, Kancheepuram, Nagapattinam-Velankanni
2.	WAPCOS Ltd.,Chennai	Vellore, Ambur, Tiruvannamalai and Salem
3.	Jana Urban Space Foundation, Bengaluru	Thanjavur, Pudukkottai and Kumbakonam

The District Officers of Town and Country Planning have been reviewing the Master Plans of towns such as Dindigul, Karaikudi, Nagercoil, Rajapalayam, Rameswaram, Thoothukudi and Tirunelveli. The details are given in the table below:-

AMRUT scheme: Review of Master Plans

Sl. No.	District	Town	Area in Sq.Km.
1.	Cuddalore	Cuddalore	315.35
2.	Kancheepuram	Kancheepuram	155.25
3.	Nagapattinam	Nagapattinam-Velankanni	80.08
4.	Vellore	Vellore	351.21
5.	Tirupattur	Ambur	17.97
6.	Tiruvannamalai	Tiruvannamalai	65.53
7.	Salem	Salem	1273.24
8.	Thanjavur	Thanjavur	543.46
9.	Thanjavur	Kumbakonam	272.14
10.	Pudukottai	Pudukottai	115.00
11.	Dindigul	Dindigul	1247.38
12.	Sivaganga	Karaikudi	115.77
13.	Kanniyakumari	Nagercoil	438.86
14.	Virudhunagar	Rajapalayam	9.75
15.	Ramanathapuram	Rameswaram	52.36
16.	Thoothukudi	Thoothukudi	468.02
17.	Tirunelveli	Tirunelveli	854.53

Under AMRUT Scheme, the Town and Country Planning Organization, New Delhi has set

4 stages for formulation of GIS based Master Plan. The first stage i.e., filing of inception reports for 17 towns were completed in 2020. The second stage i.e., vetting of base maps, collection of data, analysis and preparation of thematic maps were completed for 17 towns in March, 2022. The third stage is preparation of master plans and fourth stage is getting approval for the master plans from Government. These stages will be completed following the time limit stipulated in the Act.

Phase-II: Under this phase, a total of 19 towns have been taken up for review of Master Plans and 17 towns have been taken up for preparation of new Master Plans. They are in different stages of preparation. The details are given in the tables below:-

Review of Master Plans

Sl. No.	District	Town	Area in Sq. Km.
1.	Chengalpattu	Chengalpattu	727.49
2.	Dharmapuri	Dharmapuri	180.19
3.	Dindigul	Palani	93.41
4.	Erode	Gobichettipalayam	147.45
5.	Krishnagiri	Krishnagiri	125.49
6.	Karur	Karur	85.76
7.	Namakkal	Namakkal	335.27
8.	The Nilgiris	Udhagamandalam	442.79
9.	Ranipet	Arakonam	107.35
10.	Salem	Attur- Narasingapuram	94.45
11.	Tiruvallur	Tiruvallur	672.12
12.	Mayiladuthurai	Poompuhar	55.32
13.	Thoothukudi	Kovilpatti	264.42
14.	Tiruppur	Udumalpet	241.60
15.	Theni	Theni Allinagaram	239.64
16.	Tiruvallur	Gummidipoondi	200.62
17.	Tiruvarur	Tiruvarur	90.32
18.	Villupuram	Villupuram	413.19
19.	Virudhunagar	Sivakasi	83.83

Preparation of New Master Plans

Sl. No.	District	Town	Area in Sq. Km.
1.	Ariyalur	Jeyamkondam	22.58
2.	Chengalpattu	Thirukalukundram	18.56
3.	Erode	PunchaiPuliyampatti	7.00
4.	Kallakurichi	Kallakurichi	248.15
5.	Namakkal	Pallipalayam	4.10
6.	The Nilgiris	Nelliyalam	94.28
7.	Nagapattinam	Vedaranyam	36.26
8.	Pudukottai	Keeranur	16.50
9.	Ramanathapuram	Keelakarai	2.49
10.	Tiruppur	Kangeyam	127.80
11.	Tiruppur	Vellakoil	64.75
12.	Tirupattur	Jolarpettai	17.84
13.	Theni	Gudalur	57.17
14.	Thoothukudi	Kayalpattinam	21.37
15.	Tiruvannamalai	Vandavasi	41.64
16.	Tirunelveli	Vikramasingapuram Ambasamudram	67.85
17.	Vellore	Pernampattu	7.61

Phase-III: The preparation of new Master Plans for municipalities such as Ariyalur, Perambalur and Ottanchathiram and review of Master Plans for 69 towns have been taken up under this phase. The details are given in the tables below:-

Preparation of New Master Plans

Sl. No	District	Town	Area in Sq.Km.
1.	Ariyalur	Ariyalur	212.74
2.	Dindigul	Ottanchathiram	18.45
3.	Perambalur	Perambalur	190.24

Review of Master Plans

Sl. No	District	Town	Area in Sq. Km.
1.	Chengalpattu	Mamallapuram	277.58
2.	Chengalpattu	Maduranthagam	38.90
3.	Chengalpattu	Mamallapuram (NTDA)	12.56
4.	Coimbatore	Valparai	217.87
5.	Coimbatore	Mettupalayam	7.20
6.	Cuddalore	Chidambaram	137.93
7.	Cuddalore	Virudhachalam	136.91
8.	Cuddalore	Panruti	128.64
9.	Cuddalore	Nellikuppam	56.18
10.	Erode	Bhavani	312.56
11.	Erode	Sathyamangalam	165.47
12.	Erode	Bhavanisagar	78.59
13.	Kanniyakumari	Kuzhithurai	32.07
14.	Kanniyakumari	Padmanabhapuram	34.42
15.	Kanniyakumari	Colachel	15.96
16.	Karur	Kagithapuram	161.66

Sl. No	District	Town	Area in Sq. Km.
17.	Karur	Kulithalai	37.81
18.	Madurai	Usilampatti	8.76
19.	Mayiladuthurai	Mayiladuthurai	75.86
20.	Mayiladuthurai	Sirkali	36.60
21.	Namakkal	Tiruchengode	53.60
22.	Namakkal	Velur (Paramathi)	44.59
23.	Namakkal	Rasipuram	22.87
24.	Namakkal	Kumarapalayam	19.45
25.	Pudukottai	Aranthangi	59.76
26.	Ramanathapuram	Paramakudi	56.78
27.	Ramanathapuram	Ramanathapuram	6.33
28.	Ranipet	Ranipet	120.40
29.	Ranipet	Walajapet	
30.	Ranipet	Arcot	
31.	Salem	Idappadi	111.37
32.	Salem	Mettur	65.11
33.	Salem	Yercaud	62.39
34.	Sivaganga	Sivaganga	47.15
35.	Sivaganga	Devakottai	12.42
36.	Tenkasi	Sankarankoil	119.99
37.	Tenkasi	Tenkasi	113.20
38.	Tenkasi	Kadayanallur	63.18
39.	Tenkasi	Puliyankudi	55.16
40.	Tenkasi	Courtallam	7.68
41.	Tenkasi	Senkottai	2.68
42.	Tiruppur	Palladam	3.48
43.	Thanjavur	Pattukottai	43.39
44.	The Nilgiris	Coonoor	394.35

Sl. No	District	Town	Area in Sq. Km.
45.	The Nilgiris	Kothagiri	
46.	Theni	Periyakulam	112.25
47.	Theni	Cumbum	77.36
48.	Theni	Chinnamanur	76.61
49.	Theni	Bodinayakkanur	75.09
50.	Tiruvallur	Tiruttani	66.32
51.	Tiruvarur	Mannargudi	56.90
52.	Tiruvarur	Koothanallur	40.04
53.	Tiruvarur	Thiruthuraipoondi	35.29
54.	Tiruchirappalli	Manapparai	92.92
55.	Tiruchirappalli	Thuraiyur	51.50
56.	Tirunelveli	VadakuValliyur	103.56
57.	Tirunelveli	Thisayanvillai	18.63
58.	Tirupattur	Tirupattur	279.06
59.	Tirupattur	Vaniyambadi	8.91
60.	Tiruppur	Dharapuram	85.06
61.	Tiruvannamalai	Polur	13.74
62.	Tiruvannamalai	Thiruvathipuram	10.76
63.	Tiruvannamalai	Arani	9.75
64.	Vellore	Gudiyatham	37.59
65.	Villupuram	Tindivanam	281.52
66.	Virudhunagar	Srivilliputhur	83.50
67.	Virudhunagar	Sathur	53.54
68.	Virudhunagar	Virudhunagar	49.88
69.	Virudhunagar	Aruppukottai	38.97

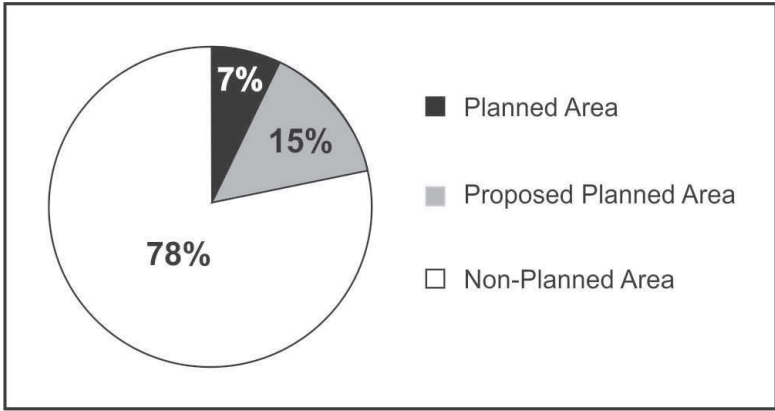
In the year 2021-2022, preparation of new Master Plans for eco-sensitive Gudalur town in

The Nilgiris district and the temple towns of Thirukoilur, Sholingur and Vadalur have been announced. Preparation of Master Plans for these towns have commenced. The details are given in the table below.

Preparation of New Master Plans 2021-2022

Sl. No.	District	Town	Area in Sq.Km.
1.	Cuddalore	Vadalur	96.24
2.	Kallakurichi	Tirukovilur	11.99
3.	The Nilgiris	Gudalur	45.71
4.	Ranipet	Sholingur	9.51

The review of Master Plans and preparation of new Master Plans will increase the planned area percentage from 7 to 22. It is shown in the chart.



Master Plans are critical for managing urbanization. They are statutory instruments to guide and regulate the present and future utilization of land, expansion and zoning of cities for 20-25 years. In a phased manner, it is planned to prepare Master Plans for the left out Municipalities and Towns for orderly growth in urban areas.

6.4.3 Detailed Development Plans

The plans are prepared as per the Detailed Development Plan (Preparation, Publication and Sanction) Rules, 1975. The areas delineated in

the Master Plans are taken up for further planning to improve the facilities such as parks, play fields, transport infrastructure, internal roads and earmarking land for residential, commercial and industrial and other public purposes. A total of 1703 Detailed Development Plans have been notified and are under various stages of preparation.

6.5 Urban Development Authorities

The State has been witnessing increasing urbanization in the last three decades. The cities of Coimbatore, Tiruppur and Hosur with salubrious weather, locational advantage, availability of skilled and unskilled work force, excellent transportation network has propelled industrial growth on large scale and this led to increased urbanization. Madurai, the Temple City of Tamil Nadu has good educational facilities and this engineered greater urbanization.

Traffic congestion, pressure on basic

infrastructure, pollution of air and water, water scarcity and droughts are some of the stresses and strains encountered by these faster growing Cities.

To develop these Cities in an orderly manner providing with adequate infrastructural facilities, new Urban Development Authorities have been formed for Cities of Madurai, Coimbatore, Tiruppur and Hosur. New Urban Development Authorities are planned for Cities in a phased manner to administer and ensure orderly growth of those Cities.

6.6 Planning Authorities

Under section 11(3) of the Tamil Nadu Town and Country Planning Act, 1971, local planning authorities are constituted for preparation of Master Plans and Detailed Development Plans and to carry out such works as are contemplated in the plans. Under section 11(4) of the Act, New Town Development Authorities are constituted for

preparation of New Town Development Plans.

Individual local authority such as Municipality or Town Panchayat or Village Panchayat is declared as the Single Local Planning Authority. There are 89 Single Local Planning Authorities in the State. The Local Planning Authorities that have jurisdiction of more than one local body are Composite Local Planning Authorities. Areas with special characteristics such as concentration of industries, educational institutions and tourism importance are notified as New Town Development Areas. For these areas, authorities namely New Town Development Authorities are constituted. The details of Composite Local Planning Authorities (CLPA) and New Town Development Authorities (NTDA) are listed in the tables below.

Composite Local Planning Authorities

Sl. No.	CLPA	Sl. No.	CLPA
1.	Coimbatore	14.	Ramanathapuram
2.	Cuddalore	15.	Salem
3.	Dindigul	16.	Sivagangai
4.	Erode	17.	Thanjavur
5.	Gummidipoondi	18.	Thoothukudi
6.	Kancheepuram	19.	Tiruchirappalli
7.	Karur	20.	Tirubhuvanam
8.	Kumbakonam	21.	Tirunelveli
9.	Madurai	22.	Tiruppur
10.	Mamallapuram	23.	Tiruvarur
11.	Nagercoil	24.	Vellore
12.	Poompuhar	25.	Villupuram
13.	Pudukkottai	26.	Virudhunagar

New Town Development Authorities

Sl. No.	NTDA	District	Characteristics
1.	Chithode	Erode	Textile Industries
2.	Kuruchi	Coimbatore	Small Scale Industries
3.	Hosur	Krishnagiri	Industrial Complex
4.	Kagithapuram	Karur	Paper Industries

Sl. No.	NTDA	District	Characteristics
5.	Navalpattu	Tiruchirappalli	Ancillary Industries of BHEL
6.	Salem Steel Plant	Salem	Steel Industries
7.	Madurai Palkalai Nagar	Madurai	Educational Institutions
8.	Mamallapuram	Chengalpattu	Tourism Centre

It is planned to constitute Composite Local Planning Authorities for Municipalities, Towns and Villages and to constitute New Town Development Authorities for Towns with special characteristics.

6.6.1 Local Planning Authority Fund

Scrutiny fees for processing the applications for developments, development charges and 1% on general fund contribution from the constituent local bodies are sources of Local Planning Authority Fund. This fund is maintained by the Composite Local Planning Authorities and New Town Development Authorities for taking up

development projects in the plan areas. Using this fund, development projects have been taken up at a cost of Rs.345.87 crore.

6.6.2 Town and Country Planning Development Fund

From this fund, a sum of Rs.7.55 crore has been allotted for preparation of Regional Plans for Coimbatore and the Nilgiris regions, preparation of Master Plans for 69 Towns and construction of office buildings for Town and Country Planning in Perambalur district.

6.7 Infrastructure and Amenities Fund

Under section 63-B of the Tamil Nadu Town and Country Planning Act, 1971, the Local Authority or Planning Authority levy charges on developments on the institution of use or change of use of land or building or development of any land or building for ensuring sustainable development by providing adequate infrastructure and basic amenities.

The State Infrastructure and Amenities Fund was created in the year 2007. A sum of Rs.4,799.78 crore has been collected from June, 2007 to January, 2022. This fund is administered by State Infrastructure and Amenities Promotion Committee chaired by the Secretary to Government, Housing and Urban Development Department. This fund is utilized for creation of infrastructure facilities. A total of 83 infrastructure projects have been approved by the committee for a cost of Rs.4052.56 crore for the period ended upto February 2021.

In October 2021, the State Infrastructure and Amenities Promotion Committee approved construction of bus stand in 14 urban local bodies at a cost of Rs.274.23 crore against the estimated cost. Also the committee approved five infrastructure projects at a cost of Rs.371.25 crore in the Greater Chennai Corporation, namely:

- i. Construction of flyover over the existing subway at Ganesapuram.
- ii. Construction of flyover at the junction of Konnur high road- Strahans road- Cooks road- Bricklin road (Otteri)
- iii. Construction of flyover along South Usman Road and CIT Nagar.
- iv. Construction of storm water drain in various locations in zones 5, 9 and 10.
- v. Construction of modern fish market in loop road in division 125 of zone 9.

6.8 Planning Permission for Developments

Planning permissions are issued for development of land or building in consonance with the Tamil Nadu Town and Country Planning Act, 1971 and Tamil Nadu Combined Development and Building Rules, 2019. To ease the act of doing business, single window portal is under development and it will be put into use for the public shortly and thus improve delivery system.

6.8.1 Hill Area Conservation Authority: In hill areas, considering the ecological sensitiveness and need to conserve the biodiversity, Hill Area Conservation Authority was constituted in 1990 to regulate the developments in the notified hill areas. A total of 597 Villages in the Districts of Coimbatore, Dindigul, Dharmapuri, Erode, Madurai, Namakkal, Kanniyakumari, Salem, Tiruppur, Tiruchirappalli, Tiruvannamalai, Theni, Tirunelveli, Tenkasi, Vellore, Villupuram and Virudhunagar are notified as hill villages. A number of representations have been received for de-notifying villages under the purview of Hill Area Conservation Authority. Following this, a committee at district level headed by the District Collector has been constituted in G.O. (Ms.) No.8, Housing and Urban Development Department dated 22.02.2022 for review of hill villages notified under Hill Area Conservation Authority.

There are cases of developments of land and buildings without approval from the

competent authority. In the interest of protecting the purchasers, Government have notified schemes for regularization of such layouts and buildings and to provide basic amenities in those areas.

6.8.2 Unapproved Layouts: These are development of layouts and plots without approvals from the competent authority. A scheme was notified by Government in 2017, to regularize such layouts that were sold and registered on or before 20.10.2016 in the interest of protecting the purchasers. A total of 32,780 applications have been received for regularization of layouts as on 28.02.2022. Of these, orders have been issued for 31,150 layouts. A total of 1630 applications are under scrutiny.

6.8.3 Unapproved Plots: A total of 5,87,142 applications have been received under the scheme. Of these, 5,75,539 applications have been disposed and the remaining 11,603 applications are under scrutiny.

6.8.4 Unauthorized buildings/deviated

buildings: In 2017, Government permitted to regularize buildings constructed on or before 01.07.2007, without permission. Disposing a public interest litigation, the Hon'ble Madras High Court directed the Government to receive only the applications and not to pass final orders. So far, 5,687 applications have been received under this category.

6.8.5 Unauthorized educational buildings:

The educational buildings that were constructed on or before 01.01.2011 in the non-plan areas was allowed to get regularized by Government. The number of online applications received was 2,579 as on 04.04.2021. Out of these, 696 applications have been disposed against a receipt of 1,321 applications with supporting documents. The orders will be passed on remaining 625 applications based on merits.

6.9 Non - Tax Receipts

Charges that are levied for any development on land or buildings are non-tax receipts. It includes centage charges, premium floor space index, charges on regularization of unapproved layouts, infrastructure and amenities charges, publication charges, open space reservation charges and charges on conversion of land use from one category to another.

During the financial year 2021-2022, a sum of Rs.480.48 crore has been collected as on 31.01.2022, against a target of Rs.672.36 crore. Since the developments are on rise, more collections are expected under non-tax receipts for the financial year 2022-2023.

7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Under section 9-A of the Tamil Nadu Town & Country Planning Act, 1971, Chennai Metropolitan Development Authority (CMDA) was constituted in 1975 as a body corporate for the Chennai Metropolitan Planning Area.

The Chennai Metropolitan Area (CMA) spreads over an extent of 1,189 sq.km. comprising the Greater Chennai Corporation, Avadi Corporation, Tambaram Corporation, 5 Municipalities, 3 Town Panchayats, and 179 Villages of 10 Panchayat Unions.

7.1 Organisational Set Up

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

7.2 Major Functions of CMDA

a) Planning

CMDA aims to provide a better quality of life in CMA through environmentally sustainable, economically progressive and technologically innovative planning strategies and regulatory framework.

Preparation of Master Plans, Detailed Development Plans, New Town Development Plans, formulation of development projects for systematic and sustainable development of Chennai Metropolitan Area (CMA) are major functions of CMDA. Issuing planning permission is also another important function of CMDA. Identifying appropriate policies and strategies to address the challenges of urbanisation with due emphasis on sustainability and balanced growth are its other functions. CMDA also provides financial assistance to local bodies and other departments for undertaking development

projects in CMA. Besides, CMDA is transferring 75% from total collection of the Development Charges and Open Space Reservation Charges with the local bodies concerned for taking up various infrastructure development projects. CMDA also takes up large-scale infrastructure projects.

b) Preparation of Third Master Plan for Chennai Metropolitan Area (2027-2046)

The Government in G.O. (Ms). No. 190, Housing and Urban Development Department, dated 02.09.2008 approved the Second Master Plan. The Government in G.O. (Ms). No. 144, Housing and Urban Development Department, dated 15.12.2021 has permitted Chennai Metropolitan Development Authority to review the Second Master Plan as per the prevailing rule and to prepare the Third Master Plan for Chennai Metropolitan Area. A study on visioning exercise for the preparation of the Third Master Plan has

been awarded to a consultant under World Bank assisted Tamil Nadu Housing and Habitat Development Project (TNHHDP). The consultant has commenced the study on 24.01.2022. Besides, other studies that will provide inputs to Third Master Plan have also been proposed. The workflow time schedule for the various works in Master Plan preparation has been prepared.

c) Expansion of Chennai Metropolitan Area (CMA)

An announcement was made in the State Legislative Assembly on 01.09.2021, that the Chennai Metropolitan Area (CMA) will be expanded by including part of Tiruvallur, Kancheepuram, Chengalpet districts, and Arakkonam after public consultation. Accordingly, public consultation meetings in Chengalpattu and Arakkonam were held on 25.11.2021 and 30.11.2021 respectively. An expansion proposal was drawn considering criteria such as population

density, land use - land cover pattern, land use conversion from agriculture to other uses, commuting pattern, planning permissions for buildings and layouts and collection of stamp duty for registration of properties. The proposal for expansion of CMA including the areas in Tiruvallur, Kancheepuram, Chengalpattu districts and Arakkonam Taluk of Ranipet district covering an extent of 5904 sq.km. has been prepared and is under examination. As per the instructions of the Government, the local bodies in this regard are being consulted.

d) Grid of Roads Plan

CMDA has prepared a Grid of Roads plan for 196 revenue villages in CMA that fall outside the boundaries of Greater Chennai Corporation (GCC). This plan gives a hierarchical system of road network to provide good transportation in the undeveloped areas of CMA. The roads proposed under this plan are being implemented in the

subdivision, layout and building plans approved by CMDA. The grid of road plan will be incorporated in the Land Pooling and Area Development Schemes proposed to be taken up in the CMA.

e) Digitisation of Layouts

CMDA has undertaken to digitise all the approved layouts within its jurisdiction and provide the same on the Google Platform for the benefit of general public.

f) Land Pooling and Area Development Scheme

CMDA has prepared a Land Pooling and Area Development Plan for an area of 740 acres in Madambakkam village in South Chennai.

The Act provision for Land Pooling and Area Development Scheme is under review. The scheme will be taken up for implementation once the amendments and rules are notified.

g) Transfer of Development Rights (TDR)

TDRs are being given to developers as a compensatory incentive for the developers who gift their lands to CMDA for various public purposes. It is proposed to digitise this process to enable trading of TDRs online and stimulate the TDR market.

h) Regularization of Unauthorized Plots/Layouts

A Regularisation scheme under section 113 of Town and Country Planning Act, 1971 was announced during May, 2017 for regularisation of unauthorized sub-divisions, plots, layouts laid before 20.10.2016

Chennai Metropolitan Development Authority has approved in-principle layout framework for 5750 unapproved layouts forwarded by Local Bodies upto March, 2022.

i) Regularization of Unauthorized /Deviated Buildings

For regularisation of unauthorized/deviated buildings, Government of Tamil Nadu announced a regularisation scheme under Section 113-A of Tamil Nadu Town & Country Planning Act, 1971 for buildings constructed prior to 28.02.1999. So far 274 number of cases have been regularised and a sum of Rs.359.15 crore has been collected.

Another regularisation scheme under Section 113-C of the Tamil Nadu Town & Country Planning Act, 1971 was announced during June, 2017 for regularization of unauthorized buildings constructed upto 01.07.2007.

In a writ petition filed against this scheme, the Hon'ble High Court of Madras has ordered that CMDA shall receive and process the applications, but not pass final orders on them till further orders of the Court. Accordingly, the CMDA is scrutinizing the applications received under this scheme. Government has issued orders to extend

the time limit for filing applications till 21.09.2022. So far, 2,505 applications have been received and a sum of Rs.34.57 crore has been collected towards regularization fees.

7.3 Projects

(a) Decongestion of Koyambedu Bus Terminus

In order to decongest the existing Chennai Metropolitan Bus Terminus (CMBT), it was proposed to construct two new bus terminals at Kilambakkam and Kuthambakkam. The construction of these two bus stands is in progress.

(b) New Mofussil Bus Terminus at Kilambakkam (Vandalur)

The new bus terminus at Kilambakkam is under construction at a cost of Rs.393.74 crore. This terminus will be completed and made operational for south-bound buses by September, 2022.

(c) New Mofussil Bus Terminus at Kuthambakkam(Thirumazhisai)

The new Mofussil bus terminus at Kuthambakkam is under construction for West-bound buses at a cost of Rs.336 crore. This terminus will be completed and made operational by October 2022.

(d) New Bus Terminus at Mamallapuram

A new bus stand has been proposed with modern facilities at Mamallapuram. In this regard, a tender for providing a detailed feasibility report including consultancy services for all related issues has been called for.

(e) Development of Community Hall at Maraimalai Nagar New Town

A Community Hall has been constructed at an extent of 1.07 acres in the town centre at Maraimalai Nagar New Town at a cost of Rs.5.85 crore and is ready for inauguration.

(f) Construction of Night Shelter & Restaurant for labourers in Koyambedu Wholesale Market Complex

A night shelter and restaurant for the benefit of labourers at Koyambedu Wholesale Market has been constructed at a cost of Rs.2.67 crore and is ready for inauguration.

7.4 Transportation Projects - MRTS Phase – II Extension

MRTS Phase-II extension for a length of 5 km from Velachery to St.Thomas Mount at a cost of Rs.732.89 crore is under progress. The construction work of the rail corridor has been completed to a length of 4.5 km with elevated MRTS stations at Puzhuthivakkam and Adambakkam. In the remaining 0.5 km. stretch, the land acquisition that was pending was cleared except for a small parcel of land to the extent 486.84 sq.m. The project will be completed by July, 2023.

7.5 Green Buildings

As defined by the Indian Green Building Council, a green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building. Green buildings must be environmentally responsible from design to construction, maintenance, renovation and demolition. Considering this, a rating system classifying green buildings according to their performance as per the Tamil Nadu Energy Conservation Building Code rules will be developed.

7.6 New Reforms for Building Approval

In order to make the issue of Planning Permission end-to-end online, paperless, hassle-free, transparent and quicker for the benefit of the public, a new system for the issue of planning permission will be introduced through a Single Window platform for approval based upon the

concepts of trust, self-certification, instant registration, instant approval on registration, auto/deemed approval, post verification, along with reasonably stringent penalty provisions for better compliance. On post verification, a confirmation order will be issued. The Regular approval system will have provision for integrating NOC agencies with the online system so that with one common application, all departments concerned in the approval process are brought together on a single platform.

7.7 Planning Capacity Building by engaging academic institutions

After a long gap, CMDA has recruited 30 technical officers in the rank of Assistant Planners and Planning Assistant Grade- I. Among these, for the first time, the majority are M.Plan graduates. Hon'ble Chief Minister handed over the appointment orders to them.

As part of capacity building through knowledge transfer and research based planning,

CMDA will collaborate with prominent academic institutions engaging in urban planning education and conducting research in this field. It is proposed to execute a Memorandum of Understanding with certain premier national and international educational institutions. CMDA has formalised internship opportunities by expanding the scope and intern intake for each year.

It is proposed to rationalise the organisational structure and redistribute the staff of CMDA and carry out suitable amendments in the service rules.

7.8 Development of OSR Areas

So far, CMDA has processed 506 parcels of Open Space Reservation (OSR) areas which are being handed over to the local bodies.

It is proposed to develop these open space reservation areas outside GCC in collaboration with the concerned local bodies.

8. Chennai Unified Metropolitan Transport Authority (CUMTA)

8.1 Chennai Unified Metropolitan Transport Authority (CUMTA) was constituted by CUMTA Act in 2010 to promote, co-ordinate and monitor the implementation of various traffic and transportation measures in CMA. The rules have been notified in January, 2019. The CUMTA Act was amended in September, 2020 to make the Hon'ble Chief Minister as the Chairman of the CUMTA. The World Bank engaged a consultant for technical support and to operationalise CUMTA for its efficient functioning. They have prepared a road map detailing an action plan for the future. The Government vide G.O.(Ms).No.194, Housing and Urban Development Department, dated 30.12.2020 have sanctioned 13 posts for CUMTA (04 on deputation, 03 on contract basis and 06 on outsourcing basis). The framing of revised rules for CUMTA is in progress and the proposed

amendment to CUMTA Act is under process. Rs.9.5 crore has been allocated under Budget Estimate 2022-2023 for CUMTA.

8.2 For smooth functioning of CUMTA, one officer from CMRL and one officer from CMDA have been deputed to CUMTA. Deputation staffs from MTC and Finance/Treasuries department are awaited. In Parallel, to ensure CUMTA's operationalization, a recruitment process was initiated for recruiting candidates for the posts of Transport Planner, Town Planner and Civil engineer. Out of this, a Transport Planner and a Town Planner has been shortlisted. The establishment of an office set up for CUMTA on the 5th floor, West-wing, Tower-I, Thalamuthu Natarajan Building, Gandhi Irwin Road, Egmore is in progress.

8.3 A full-time Member-Secretary for CUMTA is yet to be appointed. As a part of the Chennai City Partnership programme to improvise Chennai's urban planning, CUMTA has taken the

initiative for 'Finalization of Comprehensive Mobility Plan (CMP) through stakeholders consultation for Chennai Metropolitan Area (CMA). for which, an administrative sanction is sought from Tamil Nadu Infrastructure Development Board (TNIDB) seeking funds from the Project Preparation Fund (PPF) for CMP finalization study.

8.4 The next step for CUMTA is to improvise the Transit-oriented development in the Chennai Metropolitan Area through the implementation of Multi-Modal Integration (MMI), with an emphasis on Non-motorized transport. Furthermore, for successful implementation of CUMTA's functioning, thematic sub-committees under CUMTA for various developments of Chennai City are being formed.

9. Tamil Nadu Shelter Fund

9.1 As per the G.O.(Ms).No.135 of Housing and Urban Development Department, dated 21.07.2017, Shelter Fund has been constituted for promoting Public Housing and Affordable Housing for EWS and LIG categories, having two Tier Financial Structure namely Tier – I & Tier –II. The sources of funding for Tier – I Shelter Fund are shelter fee and proceeds of TDR.

9.2 As per G.O.(Ms).No.54, Housing and Urban Development Department, dated 12.03.2020, Shelter charges shall be collected based on guideline value for new construction where the Floor Space Index area exceeds 3000 Sq.m., and for additions to the existing construction and the additional area exceeding 3000 Sq.m., at the rates not exceeding the maximum rate and not less than the minimum rate.

S. No.	Type of building	Rate
1.	Commercial building & IT building	1.2% of guideline value per sqm.
2.	Residential & Industrial Building	1.1% of guideline value per Sqm.
3.	Institutional building	1% of guideline value per Sqm

9.3 Proceeds from sale of special transferable development rights (TDR's) obtained by Tamil Nadu Urban Habitat Development Board from planning authorities against construction of each slum tenemental unit will be added to Tier – I shelter fund.

9.4 As per the G.O.(Ms).No.31, Housing and Urban Development Department, dated 31.01.2020, the Tier – I component of the fund shall be managed by the Tamil Nadu State Shelter Fund Committee and the utilization of fund has been listed as below:

- i. Tier – I component of Shelter Fund towards Government's contribution to the Tier – II component of the fund.

- ii. To fund affordable housing unit projects through the Tamil Nadu Urban Habitat Development Board or the Tamil Nadu Housing Board or any other Agency, as may be designated by the Government, from time to time.
- iii. To meet the State Government's share of the grant component of centrally sponsored housing schemes for the urban poor.
- iv. Such other purposes related to affordable housing units, as the Government may specifically order.

9.5 As per G.O.No.1, Housing and Urban Development Department, dated 07.01.2021, Rs.83.95 crore were collected as shelter fee during 2019-2020 to the Tamil Nadu Shelter Fund account.

Further, a sum of Rs.77.09 crore collected as Shelter Fees during 2018-2019 and Rs.105 crore during 2020-2021.

An amount of Rs.1.82 crore has been accrued through sale of TDRs and has been credited in a separate account by TNUHDB under Shelter Fund – I Account.

9.6 A meeting was convened on 13.10.2021 towards the approval of guidelines for utilization of shelter fund for affordable housing projects of TNUHDB and approved the following:

- i. A part of beneficiary contribution for the Differently abled may be borne under shelter fund.
- ii. The Interest fee for the beneficiaries who have availed loan from the bank may be remitted by TNUHDB by utilizing shelter fund.
- iii. The shelter fund may be utilized as viability gap fund for livelihood support projects implemented by organizations such as National Urban Livelihood Mission, Women Development Corporation (or) any other

government organizations which provides livelihood support programs.

- iv. The fund can be utilized for formation of Resident Welfare Associations (RWA), Capacity building for the beneficiaries to administer Resident Welfare Associations. One time corpus fund at the initial stage of formation of RWA can be funded through shelter fund.
- v. Education activities for children can be explored and the fund can be utilized relating to educational activities.

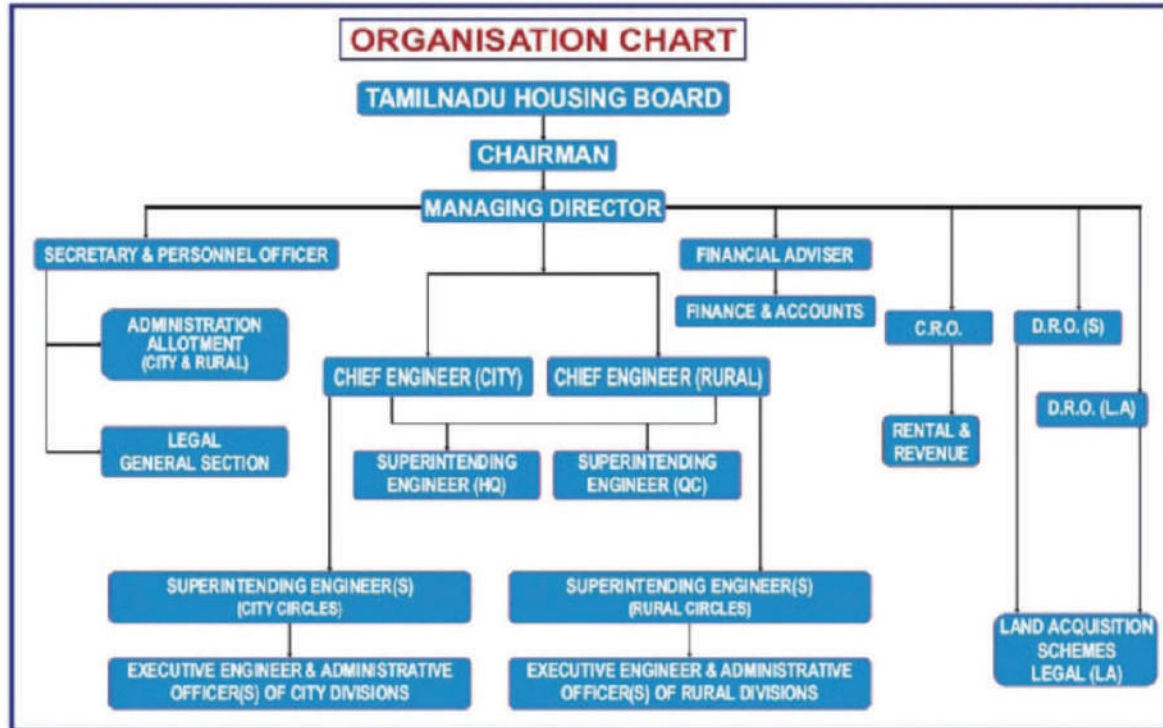
CONCLUSION

The main focus of the Government is to bring positive change in the millions of poor families by ensuring "Housing for All" at affordable price.

With effective planning and better urban management, the Government will strive hard to achieve the dream of resilient and more prosperous cities.

S. MUTHUSAMY
MINISTER FOR HOUSING AND
URBAN DEVELOPMENT

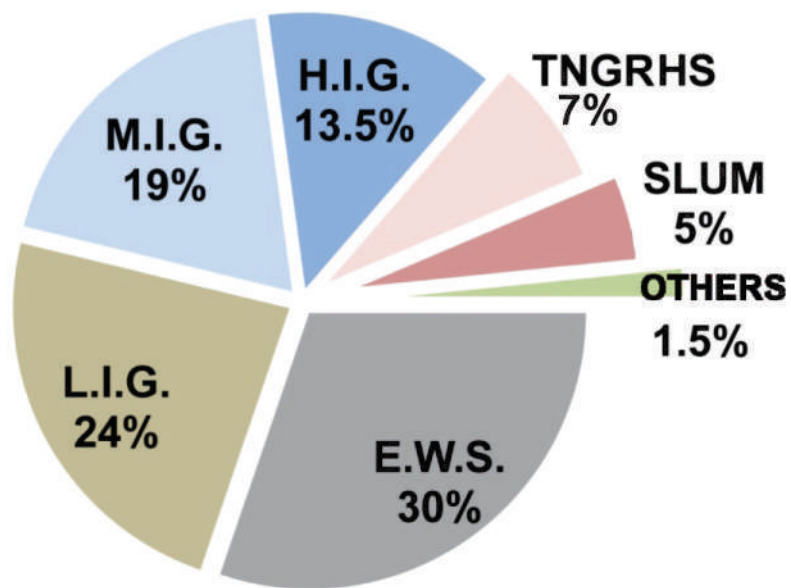
Annexure-I



Annexure-II

■ E.W.S. ■ L.I.G. ■ M.I.G. ■ H.I.G.
■ TNGRHS ■ SLUM ■ OTHERS

TYPE	UNITS
E.W.S.	132940
L.I.G.	103658
M.I.G.	83720
H.I.G.	59187
TNGRHS	32044
SLUM	21132
OTHERS	7017
Total Units	439698





Hon'ble Chief Minister inaugurated the Town and Country Planning office building in Madurai District on 15.12.2021 constructed at a cost of Rs.5 crore.

