



# **HOUSING AND URBAN DEVELOPMENT DEPARTMENT**

## **TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD**

**POLICY NOTE  
2023 - 2024**

**DEMAND No.26**

**T.M. ANBARASAN  
MINISTER FOR MICRO,  
SMALL AND MEDIUM ENTERPRISES**

©  
**GOVERNMENT OF TAMIL NADU  
2023**

## CONTENTS

<b>Sl. No.</b>	<b>Subject</b>	<b>Page No.</b>
	Introduction	1-4
1.	Organisational Structure	5
2.	Sustainable Development Goal-11	5
3.	Achievements from 1970 to 2023	5-6
4.	Development of Habitations of Urban Poor – Approaches and Policies	6-8
5.	Current Programmes	8-14
6.	Major Ongoing Projects	14-23
7.	Externally Aided Projects	24-30
8.	State Funded Programmes	31-40
9.	Restoration of Chennai City waterways	40-42
10.	Special Component Plan (SCP) (2022-2023)	42
11.	Land Tenural Rights / Sale deeds	43-45
12.	Community Development Activities	45-49
	Conclusion	50



**DEMAND NO.26  
HOUSING AND URBAN DEVELOPMENT  
DEPARTMENT**

**TAMIL NADU URBAN HABITAT  
DEVELOPMENT BOARD**

**POLICY NOTE 2023-2024**

**Introduction**

The erstwhile, Tamil Nadu Slum Clearance Board (TNSCB) was established by the former Chief Minister Muthamizh Arignar Dr.Kalaignar in the year 1970 with the motto "***We shall see God in the smile of the Poor***" to provide subsidised inclusive housing for the urban poor families in Tamil Nadu. The Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 (Tamil Nadu Act 11 of 1971) was enacted with the objective to provide affordable housing for the urban poor families with basic amenities, to improve their living conditions and to make the areas habitable.

The housing solutions need to be leveraged with adequate urban amenities such as water, sanitation, electricity, mobility, education, health care facilities, solid waste management, public space, etc. Accordingly, keeping this objective in view, the Government takes efforts for holistic habitat development of such areas through TNUHDB. In as much as the primary role of this Organisation is to improve the urban poor habitats and to make it habitable rather than to clear it, the Government have changed the nomenclature of Tamil Nadu Slum Clearance Board as "Tamil Nadu Urban Habitat Development Board (TNUHDB)" vide G.O.(Ms).No.103, Housing and Urban Development Department, dated 01.09.2021. Accordingly, the Government amended the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 (Tamil Nadu Act 11 of 1971), to provide a statutory footing to the aforesaid change in nomenclature of the Board.

The concentration of economic activities in the urban areas attracts the rural poor to urban areas in search of employment for their livelihood. Though the urbanisation facilitates economic development, the rapid urbanisation leads to proliferation of slums and poses many social and policy challenges.

Tamil Nadu is one of the most urbanized States in the Country. The urban population is estimated to reach 60 percent by 2023 and rise to 67 percent by 2031. The urban poor is the most vulnerable segment in the process of rapid urbanization and live in deplorable socio economic conditions. Hence, the upgradation of slums and provision of affordable housing are the key areas of interventions for this welfare orientated Government and the Government is striving hard to achieve them.

**Budget Estimate  
2023-2024**

**Rupees in Thousands (Gross)**

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Housing and Urban Development Department, Secretariat	Voted	167,75,95	—	211,50,00	379,25,95
2.	Directorate of Town and Country Planning	Charged	1	—	—	1
		Voted	736,57,66	—	—	736,57,66
3.	Registrar of Co-operative Societies (Housing)	Charged	1	—	—	1
		Voted	14,05,31	—	1	14,05,32
4.	Chennai Metropolitan Development Authority	Voted	50,00,02	2,000,00,03	8,015,00,01	10,065,00,06
5.	Tamil Nadu Housing Board	Voted	32,16,14	1	—	32,16,15
6.	Tamil Nadu Urban Habitat Development Board	Voted	2,727,18,07	4	1	2,727,18,12
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	14,56,05	—	—	14,56,05
<b>Total</b>		<b>Charged</b>	<b>2</b>	<b>...</b>	<b>—</b>	<b>2</b>
		<b>Voted</b>	<b>3,742,29,20</b>	<b>2,000,00,08</b>	<b>8,226,50,03</b>	<b>13,968,79,31</b>

## **1. Organisational Structure**

TNUHDB is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under Housing and Urban Development Department of Tamil Nadu Government. The Organisational structure of TNUHDB is illustrated in **Annexure-I**.

## **2. Sustainable Development Goal-11**

Sustainable Development Goal-11 inter-alia aims that "By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade urban poor habitations". The aim of the Tamil Nadu Urban Habitat Development Board (TNUHDB) is to achieve this goal.

## **3. Achievements from 1970 to 2023**

Tamil Nadu Urban Habitat Development Board has constructed more than 4.86 lakh tenements/houses including reconstruction of tenements in Chennai and other towns and also

provided developed plots to 1.31 lakh families through the Madras Urban Development Programme (MUDP)/ Tamil Nadu Urban Development Programme (TNUDP).

Tamil Nadu Urban Habitat Development Board is maintaining 393 tenement schemes comprising 1,78,714 storeyed tenements of which 203 schemes comprising 1,14,158 tenements are in Chennai and 190 schemes comprising 64,556 tenements are in other towns.

#### **4. Development of Habitations of Urban Poor – Approaches and Policies**

- Tamil Nadu Urban Habitat Development Board during the first decade of its operations, concentrated on the construction of storeyed tenements with provision of infrastructure such as water supply, sewage disposal, roads, street lights and are being maintained by it.

- Later, in deference to the aspirations of the urban poor families, “As is Where is” infrastructure development with land tenure were provided with financial assistance of shelter component under World Bank funded Madras Urban Development Project and Tamil Nadu Urban Development Project.
- The urban poor families living in sub-optimal conditions on the banks of waterways, road margins and sites required for public purposes are provided tenements with basic and social infrastructure as integrated townships in alternate locations nearby.
- The families living in dilapidated tenement schemes and the nearby areas are resettled in the new tenements that are being constructed as reconstruction projects.
- To curb the fires in slums, fire proof houses were constructed on a large scale.

- To improve the aesthetic look and to facilitate the residents of the schemes for their living, refurbishment works to the tenement schemes are provided.
- The beneficiaries are encouraged to form Residential Welfare Associations to maintain the tenements.

## **5. Current Programmes**

### **5.1 Construction of In-Situ Tenements with Infrastructure**

In-situ storeyed tenements are being constructed, utilizing the maximum possible Floor Space Index (FSI) and allotted to the families already living there in dense unobjectionable urban poor habitat areas. These tenements are constructed with basic infrastructure such as water supply, sewage disposal, elevators, roads, street lights, paved pathways, storm water drain, etc. Each tenement has a living room, bed room, kitchen and toilet facilities and these tenements are being allotted to eligible urban poor families.

## **5.2 Construction of tenements in alternate locations with basic and social infrastructure**

TNUHDB constructs multi storeyed tenements on the available vacant lands nearby, for the resettlement of the urban poor families living on objectionable locations such as river bank, road margin and places required for public purpose which cannot be improved in-situ. These tenement schemes are developed as integrated townships with necessary basic infrastructure like water supply, sewerage infrastructure, lift with power backup and social infrastructure like schools, library, parks, anganwadi centres, primary health centre, convenience shops, milk booth, community hall, etc., To facilitate livelihood support at the time of resettlement, one time shifting and subsistence allowances are disbursed to each family. Livelihood skill training and job melas are also being conducted to upgrade their skills and facilitate employment in the resettlement areas.

### **5.3 Reconstruction of Dilapidated Storeyed Tenements**

Some of the tenements constructed decades ago are dilapidated, due to efflux of time and exposure to vagaries of nature, wear and tear, posing risk to the lives and properties of the habitants. The vulnerability of such tenements is studied by a technical committee and tenements that are recommended as unstable buildings are being demolished and are taken up for reconstruction. The ex-gratia amount of Rs.8,000/- disbursed earlier as for the families, at the time of vacating the tenements to enable them to pay the rent for staying outside the scheme area during the period of reconstruction, has now been increased to Rs.24,000/- vide G.O.(4D)No.48, Housing & Urban Development Department, dated 22.11.2021 payable in one lumpsum. These new tenements are allotted to the earlier occupants of the dilapidated tenements. In many of the areas additional tenements are constructed using higher Floor

Space Index and are allotted to the extended families of occupants, Economically Weaker Section (EWS) families living nearby and encroachers.

#### **5.4 Construction of Houses by the Beneficiaries**

The urban poor families having land tenure and living in kutcha houses in thatched / tiled roof without a toilet, cannot afford to construct houses on their own. Such families are given grants to enable them to construct permanent houses with Reinforced Cement Concrete (RCC) roof on their own.

#### **5.5 Improvement to Urban Poor Habitations**

The improvement works like BT roads, street lights, cement concrete pavement, deep bore well, public fountains, storm water drains, etc., are taken up in urban poor habitats where houses are constructed on BLC mode to upgrade the areas for a better living.

## **5.6 Refurbishment and Maintenance of tenement schemes**

The following programmes are being implemented to improve the conditions of the tenement schemes and to enhance the structural stability of tenements.

### **5.6.1 Refurbishment of the tenement scheme areas**

The refurbishment works like, improvement to the basic infrastructure, strengthening the structures, etc., are implemented in the tenement schemes which have been constructed more than 15 years back.

### **5.6.2 Maintenance of Tenements**

To ensure longevity and structural stability of tenements, repair & renewal works are undertaken by TNUHDB. The scheme “**Nam Kudiyiruppu Nam Poruppu**” is being implemented under which beneficiaries are encouraged to form Residents Welfare Associations to take part in maintenance of the tenements.

## **5.7 Third Party Quality Monitoring Agency**

A Memorandum of Understanding (MoU) has been executed with the prominent technical education institutions such as CUBE, Indian Institute of Technology, Chennai, Anna University - College of Engineering Guindy, Chennai, Anna University - BIT Campus, Trichy, etc as Third Party Quality Monitoring Agency

These institutions inspect the assigned construction works at various stages on quality aspects and submit their reports.

## **5.8 Technology Innovation for Affordable Housing**

The TNUHDB is using modern construction technologies like prefabricated concrete, monolithic concrete construction technology using aluminium framework for faster construction enabling safe, sustainable and eco-friendly tenements.

## **5.9 Other initiatives**

Economic independence and self-sustenance are essential for the urban poor especially the youth and women living in urban poor habitations.

To promote employability among them, skill development training is being imparted in coordination with Tamil Nadu Skill Development Corporation, Tamil Nadu Corporation for Development of Women Limited, Tamil Nadu Urban Livelihoods Mission and reputed NGOs. Job melas are also being Organised to facilitate employment for their livelihood.

## **6. Major Ongoing Projects**

The following major programmes are being implemented by TNUHDB to realize the vision of providing affordable housing to all the urban poor in Tamil Nadu.

## **6.1 Pradhan Mantri Awas Yojana (Urban)- Housing For All**

The Pradhan Mantri Awas Yojana (Urban) was formulated to address the housing needs of the urban poor. As part of this programme, storeyed tenements with basic infrastructure and individual houses under Beneficiary Led Construction (BLC) mode are constructed utilising Government of India / State Government grants and Beneficiary Contribution.

TNUHDB has been nominated as the State Level Nodal Agency to implement Housing For All (HFA) programme in the urban areas of Tamil Nadu. This programme is being implemented adopting the following funding pattern.

## Housing for All (Urban) - Funding pattern

Sl. No.	Description	Affordable Housing in Partnership (Tenements) (Rs. in lakh per unit)	Beneficiary Led Construction (Individual houses) (Rs. in lakh per unit)
1	Government of India grant	1.50	1.50
2	Government of Tamil Nadu grant	7.50 to 13.00	0.60
3	Beneficiary Contribution	1.00 to 6.00	0.90
<b>Cost per unit</b>		<b>10.00 to 17.00</b>	<b>3.00</b>

As part of this HFA programme, sanction of Govt of India (GoI) has been obtained to construct 5.59 lakh tenements/houses at a cost of Rs.29,239.07 crore of which 3.16 lakh tenements / houses are completed. The construction of 1.92 lakh tenements/houses is in various stages of progress and Rs.15,252.57 crore was spent.

It is programmed to complete the construction of 1,13,467 tenements and 1,29,758 houses during 2023-24 and 2024-25.

### **6.1.1 Affordable Housing in Partnership (AHP)–Construction of Tenements**

Storeyed tenements are constructed in-situ for the urban poor families living in dense unobjectionable 'poramboke' lands and for Economically Weaker Section people in urban areas. The tenements are being constructed with basic infrastructure like water supply, sewerage arrangements, roads, street lights, storm water drain, etc.

The Government of India provides a grant of Rs.1.50 lakh, the Government of Tamil Nadu (GoTN) provides a grant of around Rs.7.50 to Rs.13.00 lakh per unit. The remaining amount is to be contributed by the beneficiaries. To reduce the burden on the beneficiary the Government vide G.O.(4D) No.54, Housing and Urban

Development Department dated 17.12.2021 has allowed the beneficiary to pay the beneficiary contribution in instalments for reconstruction projects where higher FSI is achieved. To reduce the beneficiary contribution further the Government have allowed meting out part of the project cost from Infrastructure and Amenities Fund and Shelter Fund managed by Housing and Urban Development Department.

As a part of this programme, the approval of GoI has been obtained for 1,50,898 tenements at a cost of Rs.16,749.29 crore. Out of these 37,431 tenements have been completed, 88,012 are in progress and 25,455 tenements will be taken up for construction in 2023-24. A sum of Rs.8595.92 crore has been spent so far for the works under this component. The district wise details of the status of implementation of this programme is furnished in **Annexure-II**.

### **6.1.2 Beneficiary Led Construction (BLC)- Construction of Individual Houses**

Grant assistance of Rs.2.10 lakh per family is provided to the Economically Weaker Section urban households / urban poor families, not owning a pucca house, but having land to construct the house whose annual income is less than Rs.3 lakh. The beneficiaries have to construct houses on their own.

As a part of this programme, the approval of GoI has been obtained for 4,08,158 individual houses at a cost of Rs.12,489.77 crore of which 2,78,400 individual houses have been completed, 1,03,717 are in progress and 26,041 individual houses are to be taken up for construction. So far, grants of Rs.6,656.65 crore have been disbursed to the beneficiaries. The District wise details on the implementation of this programme are furnished in the **Annexure-III**.

The progress under this programme during 2021-22 & 2022-23 is furnished below:

<b>Sl. No.</b>	<b>Description</b>	<b>No. of Units</b>
1	Houses sanctioned	78,476
2	Houses Completed	9,412
3	Houses in Progress	32,586

**The Government have provided Rs.2281.08 crore for the year 2023-24 to implement above mentioned two programmes.**

### **6.1.3 Reconstruction of Dilapidated Storeyed Tenements**

The storeyed tenements were constructed by TNUHDB in the past in Chennai and other towns. Some of these tenements are dilapidated due to atmospheric effects, vagaries of nature, efflux of time, wear and tear, etc and pose danger to the lives and properties of the inmates of the

tenements. The Technical Committee appointed by the Government inspects the schemes and based on the stability of the tenements, recommends for demolition of the dilapidated tenements for reconstruction. These tenements after reconstruction will have the new and improved features, new and more convenient designs and accommodation for more families by utilizing permissible FSI more effectively and with more common amenities.

The tenements after reconstruction will be allotted to the erstwhile occupants of the tenements and the additional tenements constructed will be allotted to the urban poor families living in and around same scheme area.

So far, a total of 32,813 tenements are taken up for reconstruction, out of which 11,490 tenements are reconstructed and reconstruction of 6,862 tenements are in progress. The remaining 14,461 tenements will be taken up for reconstruction in phases.

#### **6.1.4 Affordable Rental Housing Complexes for Migrant Workers**

The Affordable Rental Housing Complexes scheme envisaging the construction of dwelling units / dormitories is under implementation in Tamil Nadu. The public / private entities are being permitted to construct, operate and maintain such complexes on their own land by themselves to ease the living of migrant workers by providing access to dignified affordable housing near their work places. The GoI provides Technology Innovation Grant (TIG) and the urban local bodies provide the trunk infrastructure facilities for these projects. The Memorandum of Agreement to execute and administer this programme in Tamil Nadu has been entered with GoI. Initially, it is proposed to implement Affordable Rental Housing Complexes in the following places adopting alternate technologies. The works under this programme are under various stages of progress.

Sl. No.	City	Organisation	TIG Amount (Rs. in Crore)	No. of Units/ Dormitories Total
<b>a) In progress</b>				
1	Chennai	State Industries Promotion Corporation of Tamil Nadu	37.44	18720
2	Sriperumpudur	SPR Construction Private Limited	7.95	3969
3	Hosur	TATA Electronics Power Limited (TEPL)	28.62	13500
<b>b) To be commenced</b>				
4	Chennai	Chennai Petroleum Corporation Limited	2.88	1040
5	Chennai	SPR Construction Private Limited	10.13	5045
6	Sriperumpudur	SPR City Estates Pvt Ltd	36.22	18112
<b>Total</b>			<b>123.24</b>	<b>60386</b>

## **7. Externally Aided Projects**

Multilateral financial institutions like World Bank and Asian Development Bank provide financial assistance to improve housing sector.

The World Bank is providing financial assistance

- (i) to strengthen the housing sector through policy reforms enabling private sector participation in affordable urban housing projects,
- (ii) Strengthening Tamil Nadu's urban housing institutions for enhanced sustainability and
- (iii) Preparation of third Master plan for Chennai.

The Asian Development Bank is also providing financial assistance for the construction of affordable housing units for the vulnerable communities, urban poor and migrant workers and for preparation of Regional Plans.

## **7.1 World Bank Financed Tamil Nadu Housing and Habitat Development Project for Urban Poor**

The Tamil Nadu Housing and Habitat Development Project with a total project cost of Rs.5363 crore (USD 715 million) with World Bank loan of Rs.3750 crore (USD 500 million) was proposed to the World Bank to strengthen the housing sector for the urban poor. The project is being implemented under two separate financing instruments.

**7.1.1 The Tamil Nadu Housing Sector Strengthening Program** with World Bank funding assistance is being implemented at a total cost of USD 390 million to support the Government of Tamil Nadu to strengthen the policy, institutions, and programs of the housing sector. The Program is structured in three Pillars:

(i) strengthening policies and institutions to support inclusive and efficient housing sector development;

(ii) developing an enabling environment to increase the supply of affordable housing; and

(iii) crowding private sector participation in affordable housing is in progress.

**a) The First Tamil Nadu Housing Sector Strengthening Program** with the World Bank **Development Policy Loan** at a total project cost of Rs.1492.40 crore (USD 200 million) was intended to increase the access to affordable housing by strengthening policy, institutions, and regulations of the housing sector. The loan amount of **Rs.1492.40 crore has been fully disbursed** by the World Bank. The Program became effective from 23.07.2020 and project has been completed on 30.06.2022.

**b) The Second Tamil Nadu Housing Sector Strengthening Program** with the total Project Cost of Rs.1545.90 crore (USD 190 million) was initiated to strengthen the systems

and institutions of the Government of Tamil Nadu by the three pillars:

(i) Strengthening policies and institutions for increased access to affordable housing;

(ii) Enhancing the enabling environment to increase affordable housing supply; and

(iii) Mainstreaming regulations to promote sustainability and climate resilience in the housing sector.

The Program became effective from 30.09.2022. The Government has accorded Administrative Sanction for implementation of the program vide G.O. (Ms) No.18 Housing and Urban Development Department, dated 08.02.2023.

**7.1.2 The Tamil Nadu Housing and Habitat Development Project** with the total Project cost of USD 72 million (Rs.504.00 crore) with USD 50 million financial assistance from the World Bank and USD 22 million from the Government of

Tamil Nadu is being implemented to strengthen the institutional performance of the Tamil Nadu's housing sector and to achieve policy triggers proposed under the second TNHSSP. Under this Project, reimbursement of Rs.161.35 crore has been received from the World Bank.

## **7.2 Asian Development Bank financed Housing for Urban Poor Project in Tamil Nadu.**

The Government has signed the Loan agreement with the Asian Development Bank for the Inclusive, Resilient and Sustainable Housing for the Urban Poor Sector Project, with components for affordable housing for vulnerable communities for the urban poor and migrant workers and regional planning for a total project cost of Rs.1,595.00 crore (215 million US dollars).

Under this Inclusive, Resilient and Sustainable Housing for the Urban Poor Sector

(IRSHUPS) Project, construction for the 2,745 housing units at a cost of Rs.419.35 crore is in progress as detailed below:

<b>Sl. No.</b>	<b>Name of the Districts / Schemes</b>	<b>No. of units</b>	<b>Project Cost (Rs.in crore)</b>
1	Thanjavur – Vallam Ayyanar Koil Phase-II	969	149.32
2	Sivagangai - Kalanivasal	900	130.23
3	Tirunelveli – Reddiarpatti Phase-II	876	139.80
	<b>Total</b>	<b>2745</b>	<b>419.35</b>

Further, the construction work for 520 housing units at Pallipalayam Sub project in Namakkal District will be commenced during 2023-24.

As part of this project, for construction about 3000 housing units under In-situ Redevelopment, Reconstruction and Green field categories of schemes in Chennai and other urban

areas in Tamil Nadu have been proposed under Asian Development Bank.

Under Component-2, the Asian Development Bank will support Tamil Nadu Infrastructure Fund Management Corporation managed Tamil Nadu Shelter Fund with a funding of Rs.259.00 crore to provide industrial Housing and working women hostels for low income and migrant workers through Public Private Partnership mode.

Under Component-3, Asian Development Bank supports Directorate of Town and Country Planning in preparation of Regional Planning that integrates existing and proposed Development Plans and makes provision for Economic Development and Affordable Housing based on regional disparities in correlation with Infrastructure Development, Environment Protection and Disaster Risk Management.

## 8. State Funded Programmes

### 8.1 Refurbishment of tenement Schemes

Tamil Nadu Urban Habitat Development Board has been maintaining 1.78 lakh tenements in Chennai and other towns as detailed below.

<b>Sl. No.</b>	<b>Name of the Districts</b>	<b>No. of schemes</b>	<b>No. of tenements</b>
1	Chennai	203	1,14,158
2	Other Districts	190	64,556
	<b>Total</b>	<b>393</b>	<b>1,78,714</b>

The periodical maintenance to the tenements is being carried out regularly. The Repair and Renewal works to the tenements are being carried out from State budgetary support. To give a facelift to the tenements that were constructed many years ago, refurbishment was taken up.

The details of the major works proposed for refurbishment are as below:-

- Improvement to existing water supply arrangements

- Replacement of damaged vertical, horizontal sewer lines, chambers and man holes
- Providing EB panel Board
- Providing UPVC windows in living rooms wherever necessary
- Replacing RCC ventilators in bathrooms
- Replastering of external walls entirely and to carry out the colour wash fully
- Repairs to terrace floor, staircases and flooring, etc.,

**i) Refurbishment of storeyed tenement schemes - Phase-I**

The proposal to carry out refurbishment works in 65 schemes comprising of 26,483 tenements at a cost of Rs.68.72 crore under State Grant is under various stages of implementation in Chennai, Tirunelveli and Thoothukudi Districts. The works in 4 schemes have been completed and in 52 schemes works are in progress. These are slated for completion before the end of the year 2023.

## **ii) Refurbishment of storeyed tenement schemes - Phase-II**

Besides, it is proposed to carryout refurbishment works in 28 schemes comprising of 23,546 tenements at a cost of Rs.79.15 crore under Phase-II in Chennai, Trichy and Coimbatore Districts. The works will be commenced during 2023-24.

### **8.2 Repairs and Renewal works to the Tenements**

The repair works to the staircases, balconies, floor slabs, roof slabs, renewal of water supply and sanitary lines, repairing of water closets, laying of pressed tiles to the roof slabs of the tenements that are not covered under the refurbishment scheme, are being carried out to maintain the tenements in good condition. These works will be carried out through State Government budgetary support and other funds.

The sanction has been accorded to spend Rs.60.28 crore to carry out repairs and renewal works for 77,370 tenements in 125 schemes under this programme. The works have been completed for 44,452 tenements in 98 schemes and Rs.43.21 crore was spent during 2022-23. The balance works in 19 schemes for Rs.17.07 crore will be completed and the amount will be spent during the year 2023-24.

### **8.3 Infrastructure and Amenities Fund (I&A Fund)**

The Infrastructure & Amenities Fund managed by Housing and Urban Development Department is being provided for the following purposes:-

#### **8.3.1 Infrastructure to Habitations where houses are constructed on BLC Mode**

Basic amenities are provided to the habitations where houses are constructed under BLC mode using Infrastructure and Amenities fund. The basic amenities like B.T. Roads, Cement concrete pavements, Storm Water drains, street

lights and water supply arrangements will be provided for the habitations. These works are carried out in 307 schemes and Rs.32.80 crore spent.

### **8.3.2 Infrastructure to Tenement Schemes**

The Government have sanctioned Rs.364.80 crore during 2022-23 to carry out the following works / to meet the infrastructure component of AHP schemes.

<b>Sl. No.</b>	<b>Description of work</b>	<b>Amount sanctioned (Rs. in Crore)</b>	<b>Remarks</b>
<b>A) AHP Schemes</b>			
1.	Infrastructure works in 46 AHP schemes	252.20	In progress
2.	Water supply, sewer and electricity service connection charges for 14 AHP schemes	59.22	In progress
	<b>Sub Total</b>	<b>311.42</b>	

<b>Sl. No.</b>	<b>Description of work</b>	<b>Amount sanctioned (Rs. in Crore)</b>	<b>Remarks</b>
<b>B) Basic infrastructure</b>			
1.	Basic infrastructure to 12 habitations in Coimbatore.	1.69	In progress
2.	Water supply infrastructure to 13 tenement schemes in Chennai.	16.73	To be commenced
3.	Road and other infrastructure works in Perumbakkam resettlement scheme in Chennai.	24.31	In progress
4.	Water supply infrastructure for Vallam Asian Development Bank funded scheme in Thanjavur.	10.65	To be commenced
	<b>Sub Total</b>	<b>53.38</b>	
	<b>Grand Total</b>	<b>364.80</b>	

## **8.4 Shelter Fund**

The Government have constituted Shelter Fund for promoting public and affordable housing for EWS and LIG categories vide G.O.(Ms).No.135, Housing and Urban Development Department, dated 21.07.2017. It is proposed to fund the following items from the Shelter Fund:

- i. A part of the beneficiary contribution for the persons with disability.
- ii. To meet the viability gap funding for livelihood support project being implemented by NULM, Women Development Corporation.
- iii. Formation and capacity building of RWAs.
- iv. Educational activities.
- v. Interest incentive for the beneficiaries who have availed loan from the bank and paid the interest amount regularly.

The Government have sanctioned Rs.47.34 crore upto the year 2022-23 to meet out part of the housing project cost from Shelter Fund.

## **8.5 Maintenance of tenements – New approach – “Nam Kudiyiruppu Nam Poruppu” Scheme**

The Hon’ble Chief Minister during the Review on 15.07.2021, instructed that a new scheme “நம் குடியிருப்பு, நம் பொறுப்பு” (“Our Tenements, Our Responsibility”) be launched facilitating the formation of Resident Welfare Associations (RWAs) and taking over of the maintenance of the tenements by the RWAs to achieve the following objectives:-

- i. To maintain the habitations in neat and tidy condition.
- ii. To attend the repairs and renewals in time.
- iii. To do periodical renovation of the tenements.
- iv. To provide additional infrastructure as requested by the residents of the tenements.
- v. To maintain the common property resources.
- vi. To create vibrant RWA.

- vii. To transfer the responsibility of routine maintenance to Resident Welfare Association.
- viii. To empower the RWA financially.
- ix. To create smooth coordination between the residents and Board.
- x. To facilitate grievance redressal mechanism.

Following this, the Hon'ble Minister (MS&ME) made an announcement in this regard. Accordingly, the **Nam Kudiyruppu Nam Poruppu Scheme** has been launched to facilitate the formation of RWAs and to involve the RWAs for effective maintenance of the tenements. Under this scheme, the State Government provides a matching grant to TNUHDB equivalent to the actual maintenance charges collected from the RWAs. The RWAs will be allowed to carry out minor repairs and routine maintenance works under the supervision of the TNUHDB.

It is proposed to form a total of 694 RWAs so far, 630 RWAs have been formed, of which 446 RWAs have been registered. Action has been taken to register the remaining RWAs. The Registration charges for the RWAs are reimbursed by the Government.

### **9. Restoration of Chennai City waterways – Providing tenements for the families living on the river banks**

The families living on the banks of Adyar and Cooum rivers are identified by Water Resources Department and they are resettled in the tenements constructed by TNUHDB, based on the requisition of Water Resources Department, in coordination with Greater Chennai Corporation and other departments as part of Restoration of Chennai City waterways.

The current status report on the resettlement of the urban poor families living on banks of the following rivers is furnished below:

<b>Sl. No.</b>	<b>Name of the waterways</b>	<b>Total families to be resettled</b>	<b>Families resettled</b>	<b>Families to be resettled</b>
1.	Cooum	14257	13388	869
2.	Adyar	9539	4545	4994
	<b>Total</b>	<b>23796</b>	<b>17933</b>	<b>5863</b>

The 17,933 families from Cooum and Adyar River banks were resettled in the tenements constructed under JNNURM & HFA. The tenements for the resettlement of remaining 5,863 families are under various stages of progress and will be completed in 2023-24.

At the time of resettlement, shifting and subsistence allowances, beneficiary share and other livelihood assistance are disbursed to the families resettled from the river banks. The expenditure in this regard is borne by the Government through CRRT (Chennai Rivers Restoration Trust) projects.

The families living on the banks of Buckingham Canal and other small canals draining into River Adyar and Cooum will be enumerated by the Water Resources Department, being the land administering department in coordination with Revenue Department, Greater Chennai Corporation and TNUHDB to facilitate the resettlement.

#### **10. Special Component Plan (SCP) (2022-23)**

Urban Poor families belonging to Scheduled Caste and Scheduled Tribes are benefitted through various housing programmes being implemented by Tamil Nadu Urban Habitat Development Board. The Government have provided Rs.887.60 crore for the implementation of Schedule Caste Sub-Plan (SCSP) and Rs.77.49 crore for Tribal Sub Plan (TSP) for 2022-23. Utilizing this assistance, TNUHDB constructed tenements / houses for the families belonging to Scheduled Castes and Scheduled Tribes. The entire grant provided in the RBE for 2022-23 has been spent in full.

## **11. Land Tenural Rights / Sale Deeds**

### **11.1 Land tenural rights for the Plots**

Tamil Nadu Urban Habitat Development Board has implemented Development of Habitat for Urban Poor on "As is Where is basis" with land tenure in Chennai and 9 other towns in the urban poor habitations situated on the lands belonging to Government Poramboke and lands of other Departments. Soon after the transfer of the lands to TNUHDB for these habitations, the land tenure rights are ensured through issue of sale deeds for the plots occupied by the urban poor families. The status on the issue of the sale deeds for the above said families are detailed below.

<b>Sl. No.</b>	<b>Description</b>	<b>Chennai</b>	<b>Other towns</b>	<b>Total</b>
1.	No. of plots allotted	1,01,149	34,135	1,35,284
2.	No. of sale deeds issued	44,097	5,346	49,443
3.	Balance families for whom sale deeds are to be issued	57,052	28,789	85,841

## **11.2 Sale Deeds for Tenements**

TNUHDB has issued sale deeds for 32,247 tenements out of 1.78 lakh tenements constructed by it.

The issue of sale deeds for the remaining families living on the developed plots and in tenements are being delayed due to the following reasons.

- i. Pending dues.
- ii. Non availability of records.
- iii. Legal heir issues among the family members of the deceased allottees.
- iv. Unwillingness of the rental allottees to come under hire purchase scheme.
- v. Pending Court cases and appeals.
- vi. Affluent (Non- EWS) persons bought the developed plots from the allottees.
- vii. Pending Land transfer in the name of the Board.

To encourage the allottees of the developed plots and tenements to get their sale deeds, the draft sale deeds for the allottees of 23,921 developed plots and 54,106 tenements indicative the dues payable by them have been sent by post and in person. During 2022-23, the allottees of 1232 developed plots and 1433 tenements paid their dues and received the sale deeds.

### **11.3 Empowered Committee for Land Alienation**

An Empowered Committee has been constituted by the Government to accelerate the process of land alienation. This committee has so far approved land alienation proposals for 294 schemes and necessary Government orders were also issued for 116 schemes.

## **12. Community Development Activities**

To enhance the livelihood and the life style of the rehabilitants, the following Community Development Activities are being implemented.

Skill Trainings are imparted in coordination with Tamil Nadu Skill Development Corporation through its empanelled training providers. Work orders have been issued by TNSDC to impart training 1596 candidates in 10 trades through 7 training providers and training is being conducted in Driver Training Level-III, Assistant Beautician, General Assistant and Beautician.

Skill Trainings are imparted in coordination with Tamil Nadu Urban Livelihood Mission. As on date 299 candidates have been trained in-Sewing Machine Operator, Earth Mover Machinery operator, Electrician, Driver grade-III, Computer operator, CCTV Installation, Tailoring supervisor, Lab Assistant and further 258 candidates is being imparted in skill training.

TNUHDB in coordination with the TNUHDB, the NGOs have provided skill trainings in various trades for 1,438 candidates. A majority of the persons are engaged in their trades in which they were trained, self employment and in other trades.

## **12.1 Social Audit**

To promote coordination, cooperation and participation of the benefits right from the inception stage of the project, social audit is being carried out by 9 social work institutions like Madras School of Social Work, Madras Christian College, Hindu College, Stella Maris College, Patrician College of Arts & Science, Madurai Institute of Social Sciences, Bishop Cadwel College, Thoothukudi, Bharathiyar University, Coimbatore, Loyola College.

During Social Audit the recommendation like parking space, compound wall, gate, installation of CCTV, individual overhead tank, playground for youth welfare, residents monitoring committee were proposed.

## **12.2 Educational Assistance for Higher Studies**

As most of the resettled families are mainly engaged in jobs such as auto driving, housekeeping, construction, plumbing, vending, etc., they find it difficult to meet the educational needs of the children. Through HDFC Bank education assistance, an amount of Rs.42.30 lakh was provided to 141 students from the tenements of the Board, undergoing higher education during 2021-22. Further, Rs.39.20 lakh was disbursed as educational assistance through HDFC Bank to 120 students from the tenements of the Board, undergoing higher education during 2022-23.

## **12.3 School Education**

To enhance the learning capacity of the school going children of the tenements, coaching classes/study centres are being conducted in the evenings by the NGOs at the tenements in coordination with the TNUDHB.

Learning materials, snacks, stationary, etc. are also provided to the children. 1750 numbers of children are being benefitted.

#### **12.4 Coaching for Sports Activities**

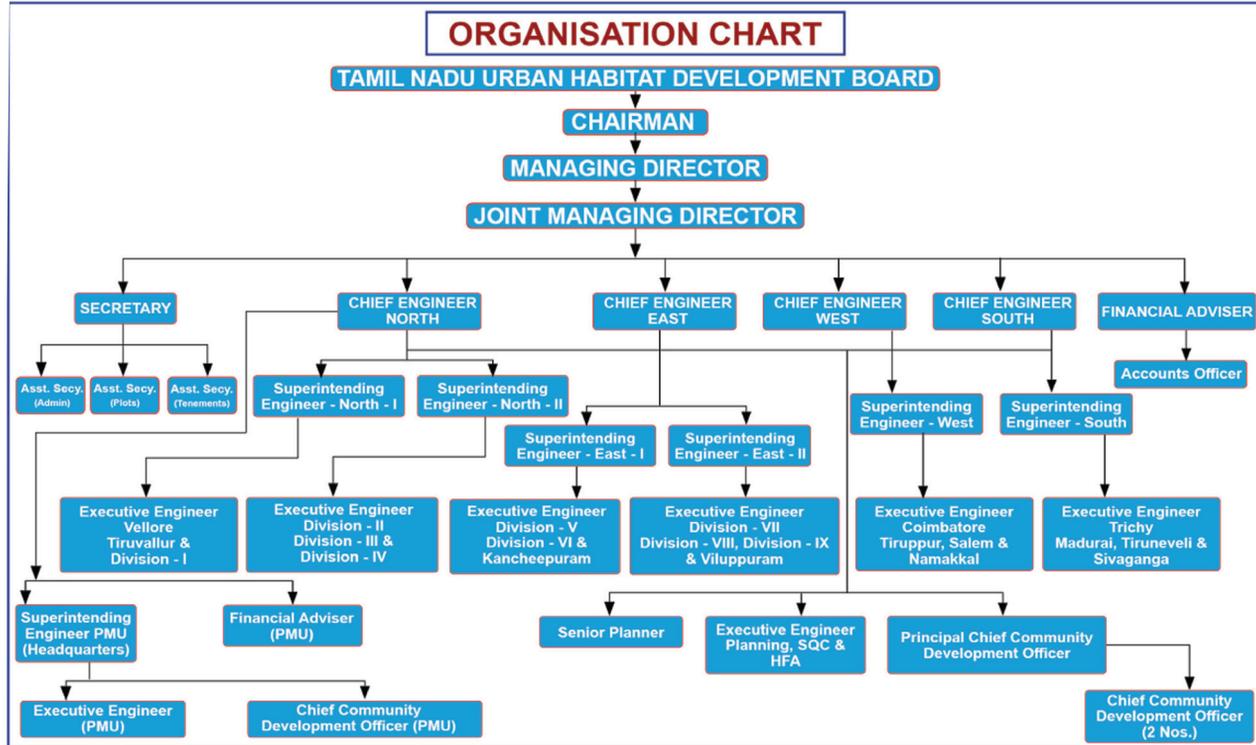
To encourage sports activities, coaching in Kabadi, Silambam, Parai, foot ball, cricket, volley ball, etc. are being imparted to children/youth at the tenemental schemes by the NGOs/Police boys & Girls clubs on request of the TNUHDB.

## **Conclusion:**

This Government shall cause action to provide housing with basic and social infrastructure for all the urban slum families, upgrade the infrastructures in the schemes, impart training for skill development to raise their economic status and to achieve **“Urban poor habitations Free Tamil Nadu”** before 2030 to attain the objective **“we shall see God in the smile of the poor”**.

**T.M.ANBARASAN  
MINISTER FOR  
MICRO, SMALL AND MEDIUM  
ENTERPRISES (MS&ME)**

## Annexure - I



## Annexure-II

### Affordable Housing in Partnership - Status of Implementation

(Rs. in crore)

Sl. No.	District	No of Projects	No of Units	Project Cost	Completed	Progress	To be commenced	Expenditure
1	Ariyalur	2	864	72.42	864	0	0	65.07
2	Chengalpattu	6	4236	474.90	480	3756	0	293.98
3	Chennai	113	53824	7416.40	5688	28787	19349	2835.91
4	Coimbatore	26	8688	791.50	2625	6063	0	443.52
5	Cuddalore	9	2092	197.30	240	1852	0	131.77
6	Dharmapuri	8	2520	247.08	168	2352	0	158.88
7	Dindigul	3	2136	214.62	0	0	2136	0.33
8	Erode	31	13010	1141.37	3432	9578	0	795.52
9	Kallakurichi	2	776	75.09	0	776	0	49.76
10	Kancheepuram	3	2864	282.63	2112	752	0	233.90
11	Kanyakumari	7	1500	136.87	600	768	132	82.21

Sl. No.	District	No of Projects	No of Units	Project Cost	Completed	Progress	To be commenced	Expenditure
12	Karur	5	1302	114.31	480	672	150	78.68
13	Krishnagiri	3	1008	100.80	528	480	0	45.27
14	Madurai	11	5200	492.15	2076	2728	396	360.14
15	Nagapattinam	3	1364	154.89	320	1044	0	98.44
16	Namakkal	6	3224	285.21	1856	848	520	184.24
17	Nilgiris	5	872	83.51	376	496	0	70.90
18	Perambalur	1	504	41.03	504	0	0	36.86
19	Pudukkottai	16	5676	499.37	2688	2988	0	381.71
20	Ramnathapuram	2	520	44.28	256	264	0	46.51
21	Salem	8	3680	335.86	436	3244	0	202.11
22	Sivagangai	4	1508	145.01	608	900	0	69.63
23	Thanjavur	8	2705	234.89	880	1473	352	141.04
24	Theni	15	4017	422.49	1430	2587	0	283.80
25	Thenkasi	1	480	48.05	0	0	480	0.00
26	Thiruvallur	10	8032	1052.60	0	7472	560	440.42

Sl. No.	District	No of Projects	No of Units	Project Cost	Completed	Progress	To be commenced	Expenditure
27	Thiruvarur	1	120	11.61	0	120	0	4.47
28	Thoothukudi	7	1472	145.26	212	1260	0	58.56
29	Tirunelveli	9	4544	438.00	960	2204	1380	200.22
30	Tirupattur	1	528	48.31	528	0	0	40.85
31	Tiruppur	13	6628	556.10	4220	2408	0	380.56
32	Tiruvannamalai	1	192	17.26	192	0	0	13.25
33	Trichy	8	2380	201.39	1968	412	0	188.18
34	Vellore	7	1568	149.30	704	864	0	119.81
35	Virudhunagar	3	864	77.40	0	864	0	59.43
<b>Total</b>		<b>358</b>	<b>150898</b>	<b>16749.29</b>	<b>37431</b>	<b>88012</b>	<b>25455</b>	<b>8595.92</b>

### Annexure-III

#### Beneficiary Led Construction of Houses - Status of Implementation

(Rs. in crore)

Sl. No	District	No. of Houses	Project cost	Completed	Progress	To be Commenced	Expenditure
1	Ariyalur	1604	49.26	1100	296	208	28.78
2	Chengalpattu	12812	386.09	5196	5828	1788	148.85
3	Chennai	15669	461.33	13054	2413	202	297.04
4	Coimbatore	25243	757.83	20984	3734	525	481.16
5	Cuddalore	9681	298.86	5495	2929	1257	145.47
6	Dharmapuri	4886	154.16	3617	1077	192	82.68
7	Dindigul	9754	307.00	6472	2358	924	150.08
8	Erode	13142	403.12	11285	1706	151	250.53
9	Kallakurichi	2489	77.50	1192	662	635	31.77
10	Kancheepuram	15163	456.57	7134	6357	1672	206.72
11	Kanniyakumari	23998	754.32	18901	4417	680	433.33
12	Karur	4312	134.28	2839	856	617	61.45
13	Krishnagiri	3380	103.62	2646	619	115	60.48
14	Madurai	25416	759.18	20099	4059	1258	452.48

<b>Sl. No</b>	<b>District</b>	<b>No. of Houses</b>	<b>Project cost</b>	<b>Completed</b>	<b>Progress</b>	<b>To be Commenced</b>	<b>Expenditure</b>
15	Mayiladuthurai	1503	50.35	870	435	198	12.62
16	Nagapattinam	2140	69.99	1229	821	90	17.93
17	Namakkal	8904	269.37	5484	1984	1436	122.92
18	Perambalur	1814	55.74	1231	574	9	32.41
19	Pudukkottai	5820	177.80	4112	1574	134	111.65
20	Ramanathapuram	4909	150.17	3315	1386	208	79.98
21	Ranipet	10085	304.40	4931	3352	1802	135.41
22	Salem	28957	861.76	23453	5242	262	547.09
23	Sivagangai	3002	89.89	2502	445	55	56.33
24	Tenkasi	11686	372.90	8172	2896	618	183.20
25	Thanjavur	8692	265.96	5912	2172	608	137.61
26	The Nilgiris	6879	260.04	4652	1602	625	109.32
27	Theni	9190	282.30	7304	1647	239	159.01
28	Thiruvallur	42868	1290.88	19184	20642	3042	582.67
29	Thiruvarur	2702	89.20	1588	861	253	18.90

<b>Sl. No</b>	<b>District</b>	<b>No. of Houses</b>	<b>Project cost</b>	<b>Completed</b>	<b>Progress</b>	<b>To be Commenced</b>	<b>Expenditure</b>
30	Thoothukkudi	13184	406.65	10199	2292	693	226.29
31	Tiruchirappalli	15146	449.54	10098	3978	1070	257.29
32	Tirunelveli	18193	571.15	12791	4244	1158	289.54
33	Tirupathur	6713	203.19	4142	1897	674	104.99
34	Tiruppur	13450	404.77	11570	1759	121	258.24
35	Tiruvannamalai	6309	192.18	4409	1590	310	105.08
36	Vellore	8455	254.65	4655	2784	1016	125.69
37	Viluppuram	4804	151.04	2505	1506	793	66.16
38	Virudhunagar	5204	162.73	4078	723	403	85.50
<b>Total</b>		<b>408158</b>	<b>12489.77</b>	<b>278400</b>	<b>103717</b>	<b>26041</b>	<b>6656.65</b>



Hon'ble Chief Minister laid the foundation stone for reconstruction of 130 tenements at a project cost of Rs.17.63 crore at Jamalia Lane, Chennai on 11.06.2022



Hon'ble Chief Minister inaugurated 4644 storeyed tenements constructed in 15 schemes at a project cost of Rs.405.90 crore in 8 Districts on 07.12.2022



The Hon'ble Chief Minister handed over the work orders to 5430 beneficiaries to construct individual houses under BLC mode at a total cost of Rs.114.03 crore on 10.04.2023.

