

Press Release

A Workshop on “**Urban Housing**” was held under the Chairmanship of **Thiru C. Ponnaiyan, Hon’ble Vice Chairman, State Development Policy Council (SDPC), Chennai** with Tmt. Jayashree Raghunandan, IAS., Additional Chief Secretary to Government, Planning and Development Department, Dr. Atul Anand, I.A.S., Member Secretary (FAC), State Development Policy Council, Dr. B.C. Archana Kalyani, IFS., Head of Division (Land Use), Senior Officials from Secretariat Department, stakeholder departments and domain experts on 04.11.2020 from the SDPC Conference Hall, Chennai.

The topics discussed includes “Urban and Peri-Urban areas: Economic, Social and Environmental – Issues and Challenges”, “Re-Looking at our Urban Slums – Access to Services and Seamless Connectivity”, “Housing Demand and Basic Access” and “Spatial Planning for Green Buildings”.

The Hon'ble Vice Chairman of SDPC in his opening remarks mentioned that, "House" is one of the basic needs of a human being ranking in importance next to food and clothing. A house provides shelter and protection to the human life. The uncontrolled growth in population and other factors has created acute housing shortage in our country.

Tamil Nadu ranks first in terms of percentage of urbanization among the large States in the country with 350 lakh of urban population (2011 census), which is 48.5% of its State's total population. The urban slums are typical Centers of irregular and unsafe housing, unhygienic and insanitary surroundings associated with higher levels of poverty, unemployment etc. As per Census 2011, total urban slum households in Tamil Nadu is 14.63 lakhs.

The objective of the Urban Housing Workshop is to strengthen the policy, institutions, and regulations of the Housing and Urban development sector and also

helps to support the state-level policy to regulate the institutional reforms that are expected to promote efficient and housing market development and also to increase the supply of affordable housing.

The gap between housing demand and supply has increased considerably. Nearly 35 percentage of the available housing stocks (Kutcha Houses) are temporary and semi-temporary structures. This problem is more acute in rural areas accounting to nearly 48 percentage. The housing shortage is estimated to be 9.11 lakhs of which 50 percentage is in urban areas.

The National Average of Urban Population Share is 31.20 percentage whereas in Tamil Nadu it is 48.50 percentage which is highest in Nation. The National Average of Urban Slum Population Share is 17.36 percentage, in Tamil Nadu it is 16.57 percentage only.

Under the able rule of Hon'ble Chief Minister of Tamil Nadu Thiru Edappadi K. Palaniswami, a total of

50,096 urban poor slum families who cannot get houses for affordable rents were occupied the river banks of Adyar (9539), Cooum (14257) and Buckingham Canal(26,300). On which 16,224 number of slum families have been resettled so far. A total of 29,864 tenements sanctioned under resettlement schemes such as Ezhil Nagar OTP (6000), Perumbakkam (20,376), Oragadam – Navalur (2,048), Thirumazhisai – Gudapakkam (1,024), Thiruvottriyur - AIR land (416). Tenements constructed more than 30 years ago become dilapidated due to atmospheric effects, wear and tear etc.

The slum families lost their hutments in the Tsunami disaster in Chennai were resettled in tenements constructed under World Bank funded Emergency Tsunami Reconstruction Programme. A total of 6292 tenements were constructed with a cost of Rs.284.49 Crore for the Tsunami affect families, All India Radio Land, Thiruvottriyur(3616), Nochi Nagar, Marina(628), Okkiam Thoraipakkam(2048).

The slum families living in the areas vulnerable to Tsunami in Coastal districts were provided with individual houses either insitu or resettlement utilizing the Government of India funding under Rajiv Gandhi Rehabilitation Programme (Package I & II). A total of 6620 individual houses / tenements have been sanctioned at a cost of Rs.234.97 crores for the vulnerable families.

Under Pradhan Mantri Awas Yojana - Housing for all- Slum Free Cities Programme, a total of 2,42,449 Tenements and Individual Houses have been constructed during the regime of Hon'ble Chief Minister of Tamil Nadu Thiru Edappadi K. Palaniswami.

Further, the Hon'ble Vice Chairman of SDPC has stated that, challenges to Sustainable Urban Development were classified into four dimensions namely Environmental, Economic, Social and Institutional. The complexity and interdependence of

the issues and challenges related to sustainable development can only be effectively addressed if a strategic framework for sustainable development is employed in urban planning.

The Hon'ble Vice Chairman of SDPC appreciated the speakers Dr. Sujatha, Tmt. U. Manimegalai, Dr. Karen Coelho and Dr. K. Pratheep Moses for their valuable presentation regarding the problems & challenges facing in Housing sector and actions taken to overcome the issues.

Tmt. Jayashree Raghunandan, IAS., Additional Chief Secretary to Government, Planning and Development Department, mentioned that all our housing projects should look into aspects including climate change. Sea level is on the rise and people should be moving out of coastal area which is likely to happen by 2050 as per study reports. Ventilation should be based on wind direction. Cross ventilation can bring down the use of Air conditioners. The greening of buildings should be probably incentivised. Greening in all aspects either by

Roof top gardens or by Miawaki in open spaces available should be considered for reduction or subsidy in property tax assessment. This can reduce the effect on contribution to climate change.

The Hon'ble Vice Chairman of SDPC in his concluding remarks has stated the following.

The Hon'ble Vice Chairman mentioned that the Slum dwelling women go for household work or they are the major labour force working in the houses situated in the heart of the city. If these people are shifted from the existing place to very far off places how can they come to work. Transport is quite costly and coming on time is a grievance of these people. We should think of the "as is where is condition" and try to provide 2, 3 or 4 storied construction to accommodate them. Multi-storeyed building in Thiruvottiyur is one such example. Norms adopted for the Private sector should also be adopted in Government Constructions. Urban people can find place in peri-urban area where the schemes can be designed

by the TNHB. For encroachment of objectionable lands stringent action should be initiated. Similarly 2nd, 3rd allotment is a heinous crime and stringent action has to be initiated against them. Excellent suggestion has been provided by the Additional Chief Secretary to Government (P&D) on handing over the maintenance part to the Residents welfare association wherein the seed money can be provided by Tamil Nadu Slum Clearance Board or by Government as a grant and a proposal can be sent to Government through the Hon'ble Deputy Chief Minister on these lines. Percentage of GST is a burdensome one and the Government of Tamil Nadu has to recommend to Government of India to lower this in the construction sector. Bank interest rate of 14% for the economically weaker section is also quite heavy which can also be sent as a proposal to the Government to cover this section of people for funding under Nationalised Banks. The Hon'ble Vice Chairman also said that, the point suggested by the Additional Chief Secretary to Government (P&D) on cross ventilation

based on the wind direction should be implemented by the Slum Clearance Board. Similarly Model Green houses to be developed on Pilot basis which can be taken up by State Development Policy Council.

Under the avid rule of Hon'ble Chief Minister of Tamil Nadu Thiru Edappadi K. Palaniswami, as a part of this Vision 2023, it is proposed to construct 13.91 lakhs tenements / houses for the urban poor / slum families before 2023 and declare Tamil Nadu as slum free. This programme being implemented by utilizing grants from GOI under PMAY/HFA, State Government grants, Institutional finance and Beneficiaries contribution.

The above Mission activities are implemented in all 666 Urban Local Bodies (15 Corporations, 121 Municipalities, 528 Town Panchayats and 2 cantonments).

Under PMAY(G), 5,27,552 houses are being constructed at a total cost of Rs.8968.38 crore for the

years 2016-17 to 2019-20, with state share of Rs.5170.01 crore.

Government of Tamil Nadu introduced a new legislation, the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (TNRRLT Act) Act, 2017 by repealing the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960. The Act provides for compulsory registration of all rental agreements. The TNRRLT Act was brought into force on 22nd February 2019 by our Hon'ble Chief Minister of Tamil Nadu Thiru. Edappadi K.Palaniswami. Further, the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Rules, 2019 were also notified during the regime of our Hon'ble Chief Minister of Tamil Nadu Thiru. Edappadi K.Palaniswami.

The Chief Minister's Solar Powered Green House Scheme (CMSPGHS) is one of the flagship programmes of this Government. This has been formulated to address the gap in housing needs in rural areas as well as to

promote green energy. This is the first of its kind scheme in India. From the year 2011-12 to 2019-20, a total of 3.80 Lakh Green houses were taken at an estimate cost of Rs.7,620 crore.

The Hon'ble Vice Chairman of SDPC further requested the departments and institutions for coordination among the line departments to achieve Vision 2030 and SDG goal - 11.

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