

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

POLICY NOTE

2008-2009

DEMAND NO.26

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INTRODUCTION

1.1 The Origin and Development of shelters:

Ever since the Stone Age, man has realized the paramount importance of Housing as manifested in his endeavour to use the caves as shelter with progressive improvement to make the available caves **quite** suitable for his dwelling. As he has the innate inclination to improve his living place and its surroundings, the practice of building houses with the available materials like timber, stone, roof-thatching related items like leaves, reeds, palm-leaves, etc. has been adopted and his ever rising quest for improvement of the dwelling place has helped him to think of the structural aspects, comfort providing features, protection from adverse natural forces, etc.

1.2 Development of construction skill and shelter improvement:

It is quite appropriate to mention in this context that even the birds have the natural instinct to build nests for themselves. They perhaps, with their limited physical capacity to carry only the twigs and dry straw, arrange them in an orderly pattern to build the nests and from their experience they learn to adjust the orientation and accordingly put up nests to have the best protection from unfavourable factors of nature like wind, rain, etc. As men can learn from the experience of their forefathers to adopt better methods and as the construction skill is handed down from generation to generation, they started wielding the tools for shaping the stone and timber and building homes for themselves with increasing utility value and arranged to provide shelter for their families and relatives so that the dwelling place gives them protection from all the causes of insecurity and especially from the threat that may arise probably from the antisocial and hostile elements in the form of attack, theft, etc. It is quite revealing to learn from the past experience that shelter has been considered so vital for human existence that it has been assigned very

high priority in the list of the essential requirements for peaceful life and in the order of importance it is next only to food and clothing.

1.3 Human Settlements:

With the advancement of civilization, people realized that the shelters constructed by the individual families should be organized in a planned manner so that they could settle down in the places which offered them the best comfort to ensure that their physical existence is in no way affected. When large number of families settled down in certain places, each such place has become a human settlement. It may be noted that the human settlements are the places where men and women live with their kith and kin, seeking physical survival, economic welfare, social cohesion and a measure of dignity, prosperity and hope for the future. The smaller human settlement meant for a few families grew into a sizable cluster of families based on common interest and their tendency for cooperative living and each of these clusters became a village with a distinct name. The residential part of the village is called 'Natham' in Tamil, which means a location of the residential houses with the availability of drainage system, well formed streets and some public utilities. The very word 'Natham' implies that it is a place of better facilities which pave the way for the people to enjoy happy and healthy living with the conditions conducive to intellectual exuberance and social development.

1.4 Community living and the origin of towns:

As the process of construction of the shelters improved in terms of the durability, mankind has realized that living in clusters and settling down with provision of common amenities improves the quality of life and enables the individual families to share their labour and resources and enjoy the basic facilities through co-operative efforts. This kind of human settlement is marked by the formation of orderly arrangements of houses with drinking water supply which were managed by the community. When the population of the settlement increases substantially, it becomes a small town with better infrastructure in terms of road network, public places like park, playground, etc.

1.5 Development of the towns and World wide urbanization:

Over the years, some of these towns became very significant in terms of economic and commercial activities and in terms of political, social and cultural developments and consequently they attracted the people in the vicinity to be associated with them and even to gravitate into them on regular basis. Thus the phenomenon of migration to certain centres gave rise to the emergence of urban centres. The urban centre which was a small town in the initial phase began to grow in size, population density, commercial and economic importance. This process of urbanization became a very important demographic change during the last two centuries all over the World.

1.6 It may be mentioned that in the beginning of the 19th century only about 5% of the world's people lived in cities with population over 1,00,000. The demographers have indicated that during the year 2007, the urban population has crossed the 50% mark at the global level. A higher rate of urbanization has taken place in the developing countries where the urban population has registered three-fold increase, compared to the developed countries. This indicates very vividly the rapid pace of urbanization in the recent times.

1.7 Urbanisation and our Development status:

The impact of urbanization on our country has been quite pronounced. As a matter of fact Calcutta was the only metropolitan city in our country in 1901. The number of metropolitan cities increased to 5 in 1951, 12 in 1981, 23 in 1991 and 35 in 2001. The 35 million-plus cities together had a population of about 108 million at the 2001 census, accounting for about 39 percentage of urban population in the country.

Tamil Nadu – Distribution of towns by size class, 2001 (category wise)

Size class	Types of cities / towns (Population size)	No. of Urban Agglomerations/ Towns
Class I	Mega Cities (50,00,000 and above)	1
	Metro Cities (10,00,000 – 49,99,999)	2
	Large Cities (5,00,000 – 9,99,999)	3
	Medium Cities (3,00,000 – 4,99,999)	3
	Small Cities (1,00,000 – 2,99,999)	20
Class II	Large Towns (50,000 – 99,999)	45
Class III	Medium Towns (20,000 – 49,999)	118
Class IV	Small Towns (10,000 – 19,999)	282
Class V	Towns (5,000 – 9,999)	182
Class VI	Towns (below 5,000)	12
Total		668

Source: Study report of Association of Urban Management and Development Authorities (AMDA)

1.8 The effect of urbanisation:

On account of Industrial revolution and technological breakthrough during the last two centuries, the employment potential and industrial production have promoted the development of urban centres. This has resulted in the concentration of social, economic and commercial activities in the towns and cities, thereby necessitating the creation of an effective mechanism for managing the urban planning and development with provision of adequate basic amenities. The urban centres must be looked upon as solution and not problems in view of their remarkable contribution to the growth of the economy.

1.9 As there is highly accelerated phase of urbanization, the cities and the towns are exposed to the problems of overcrowding, congestion, slums and inadequate transportation facilities. In order to find solution to the problems of urban areas the Government have initiated a series of measures which would certainly improve the urban profile and regulate urban expansion. There is an urgent need to provide for the installation of urgently needed transportation (especially public transportation), water supply, sewerage networks, electricity and communication systems. In order to cope up with the massive issues, the Government have decided to implement long term plans and short term plans with a clear focus on effective strategies so that the haphazard growth is avoided.

1.10 Regulation of Town and Country Development Planning:

In the newly emerging towns and cities the need for regulating development and construction activities has been keenly felt and the development planning and regulation are effectively carried out under the Tamil Nadu Town and Country Planning Act, 1971 with the Directorate of Town and Country Planning and its subordinate offices as the enforcement agency. This framework of development planning promotes conditions conducive to the proper formation of residential and industrial zones. As there is provision for the levy of development charges in the Act, the Directorate which is responsible for monitoring the collection of these charges by the Local Planning Authorities facilitates the utilization of the funds for the purpose of implementing urban projects according to the need based priorities. This Department is an effective instrument for achieving proper development planning and for guiding the local bodies in the matter of urban planning.

1.11 In respect of Chennai which is the fourth largest Metropolis in our country, the Chennai Metropolitan Development Authority attends to the functions specified under the Act in respect to Chennai Metropolitan Area covering 1189 square Kms including Chennai city, 16 Municipalities, 20 Town Panchayats and 214 Villages in 10 Panchayat Unions.

1.12 Committee to offer recommendations/ suggestions to amend the Act:

After the enactment of Town and Country Planning Act of 1971, large scale developments of special nature which require changes. In the policy framework of the development regulation have taken place in order to provide for better regulation of developmental activities and to provide for standard infrastructure, it has been suggested by the urban planners and other experts that we should have a re-look at the existing legal framework and to make modifications and new provisions for promoting the new aspects of development. The Government have examined the new trends and have constituted a Committee headed by Justice Mohan a Retired Supreme Court Judge to suggest necessary modifications to the Tamil Nadu Town and Country Planning Act.

1.13 Departments and Organisations to provide for housing related services:

As housing and related provision of basic amenities are very essential to improve the quality of life, the Government of Tamil Nadu has been adopting a multi-pronged and well focused approach to enable all the sections of the society to have quality housing in an equitable manner. In order to give a fillip to the availability of house sites and ready-built houses, the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board which have been established in 1961 and 1970 respectively and they have been activated effectively during the last two years.

1.14 The Department of Co-operative Housing promotes cooperative housing societies all over the State with the objective of helping the people to take up housing schemes through their own efforts under the cooperative fold. It has been ensured that the policies and programmes have been carefully chosen and meticulous attention paid to benefit all sections of the society. As a result of the thorough process of need based planning, the needs of the weaker sections have been fully addressed through the Tamil Nadu Slum Clearance Board and the Cooperative Societies, which use the State level Tamil Nadu Cooperative Housing Federation for getting loans from the Banks. In order to pave the way for effective participation of the Private sector agencies, Voluntary organizations and Non-Governmental organizations, the Government have adopted the strategy of streamlining the procedure for layout and building plan approval, decentralization of the powers, etc.

1.15 The main objectives of the Housing Policy:

The core objectives of the housing policy frame work may be put in a nutshell as follows:

- To create conditions conducive to the provision of quality housing at affordable cost to the citizens, especially to the poor.
- Regulating urban development and encouraging developments in rural areas for a planned, inclusive and balanced growth.
- Promoting standard housing, group housing, neighbourhood schemes with the provision of basic services like water supply, sanitation and access roads.

- Encouraging use of modern technologies in the housing sector to increase efficiency, productivity and quality.
- Encouraging use of appropriate technology for low-dense housing developments at affordable cost in rural areas.
- Promoting co-operative housing as well as housing by private sector with appropriate supporting policies.
- Creating synergy amongst government agencies, co-operative sector, private sector and all stakeholders in housing provision
- Facilitating new investments in housing sector leading to the employment generation.

BUDGET ESTIMATE 2008-2009
ABSTRACT
RUPEES IN THOUSANDS (GROSS)

SI No	Head of Department	Revenue	Capital	Loan	Total
1.	Secretariat	3,94,11	-	102,00,00	105,94,11
2.	D.T.C.P	12,53,36	-	-	12,53,36
3.	R.C.S. (Hg)	7,19,08	-	6,50,00	13,69,08
4.	C.M.D.A	202,34,01	635,56,67	-	837,90,68
5.	T.N.H.B	17,01,78	-	-	17,01,78
6.	T.N.S.C.B	64,19,83	59,90,00	-	124,09,83
	Total	307,22,17	695,46,67	108,50,00	1,111,18,84

PART II SCHEMES FOR 2008-2009

Sl. No.	Description of the Schemes	Project cost for the year 2008-2009 (Rs. in Lakhs)
SECRETARIAT		
1.	Purchase of thirty seven computers, fifteen Laser jet printers and 5 Steel Almirahs for the use of the Housing and Urban Development Department	11.40
Tamil Nadu Slum Clearance Board		
2.	Repairs and Renovation works for the slum tenements in Chennai and other towns	100.00
3.	Employment training programme for the urban slum youths in Tamil Nadu	10.00
4.	Computerisation of Circles and Divisions of Tamil Nadu Slum Clearance Board	25.00
Tamil Nadu Housing Board		
5.	Comprehensive computerization programme of Tamil Nadu Housing Board	55.00

6.	Improvement of slum tenements constructed by Tamil Nadu Housing Board after 1971 at Madurai	95.23
7.	Special repair works to Tamil Nadu Government Servants Rental Housing tenements in all over Tamil Nadu	125.00
8.	Repairs and Renovation works for the slum tenements constructed by Tamil Nadu Housing Board	100.00
	Total	521.63

2. TAMIL NADU HOUSING BOARD

2.1 The objective of Tamil Nadu Housing Board is to cater to the housing needs of the people of all income categories like Economically Weaker Sections (EWS), Low Income Group (LIG), Middle Income Group (MIG) and Higher Income Group (HIG). Since inception, Tamil Nadu Housing Board has created 3,95,381 dwelling units and developed plots at a cost of Rs.2,763 crores.

2.2 New Schemes

The Government has undertaken special initiatives to reactivate the Housing Board in order to cater to the needs of Economically Weaker Sections, Low Income Group and Middle Income Groups, which are left unattended by the private real estate developers during the recent years. Hence the Government has determined to build 22,000 houses during 2008-09 at an approximate cost of Rs.2000 crores.

2.3 Joint Venture (JV)/Public Private Partnership (PPP) Projects

The Tamil Nadu Housing Board Act 1961 was amended during the year 2007-08 and a new section 31A was introduced in the Tamil Nadu Housing Board Act to facilitate projects to be taken up through Joint Venture / Public Private Partnership model. This concept is being adopted to avoid locking up of funds and to bring new technologies. It has been proposed to implement 24 projects at an extent of 746 acres during 2008-09. Initially, Joint Venture schemes are proposed at Chennai in K.K Nagar, South Asian Federation (SAF) Games Village, Koyambedu and Villivakkam.

2.4 Cellular Concrete Plant

It has been proposed to develop the Cellular Concrete Plant at Ennore through Joint Venture which remains closed for the last 15 years, with modern technology. It has also been proposed to set up a new manufacturing unit to produce pre-fabricated building components at Ennore under Joint Venture. This will reduce the cost of construction and facilitate creation of mass housing habitats in a short span in Tamil Nadu.

2.5 Integrated New Town Ships

Lands have been identified for the formation of integrated town ships and knowledge city with all amenities in the Districts of Thiruvallur, Kancheepuram, Coimbatore and Madurai with special thrust for Lower and Middle Income Group of people.

2.6 New Land Policy, Pricing Policy and Allotment policy

The Government is keen to formulate a new Land Policy, revised Pricing Policy and Allotment policy in tune with current market trends in order to meet the growing housing requirements of the poor and middle class people.

2.7 Marketing Strategy for the disposal of available unsold stock and newly developed stocks

A special marketing drive is under consideration to dispose the newly developed and unsold units. Such marketing policy would be on the model of the private developers.

2.8 New Construction Strategies – Harnessing Solar Energy and Green Building Concept

A new initiative is under consideration to tap solar energy to conserve energy. It has been proposed to construct buildings complying with Green Building Concepts. This will result in energy savings upto 30% and water conservation upto 35%.

2.9 Office cum Commercial Complex

Several office and commercial complexes are proposed in five prominent places in Chennai and Madurai to cater to needs of the business.

2.10 Modernisation of Housing Board

(a) The Government has taken pathbreaking steps to modernize the Housing Board activities through e-governance, adoption of modern technology, development of human resources and enhancing the services to the customers / clients by computerization.

(b) All the records of Tamil Nadu Housing Board will be digitized in phased manner and paperless environment will be created by building centralized digital archive library.

2.11 Restructuring of Housing Board

Effective organizational restructuring will be implemented to have significant impact on implementing new projects. Decentralisation of activities and revival of circle offices at Madurai, Trichy, Vellore and Coimbatore will be done to speed up the proposed projects in the state.

2.12 Part II Schemes 2008-09

It is proposed to undertake the following items of works under Part II schemes of 2008-09.

a. Comprehensive computerization programme of Tamil Nadu Housing Board at a cost of Rs.55.00 lakhs.

b. Improvement of slum tenements constructed by Tamil Nadu Housing Board after 1971 at Madurai at a cost of Rs.95.23 lakhs

c. Special repair works to Tamil Nadu Government Servants Rental Housing tenements all over Tamil Nadu at a cost of Rs.125.00 lakhs

d. Repairs and Renovation works for the slum tenements constructed by Tamil Nadu Housing Board at a cost of Rs.100.00 lakhs.

3. TAMIL NADU SLUM CLEARANCE BOARD

3.1 Tamil Nadu Slum Clearance Board was set up in 1970 by the Hon'ble Chief Minister Dr.Kalaingar with the motto '**God we shall see in the smile of the poor** ' for the clearance and improvement of slum areas and its activities are now implemented in the urban areas in Tamil Nadu.

3.2 Policy on Slums

- a. The slums located in congested unhygienic urban areas, where equitable distribution of space is not feasible, are cleared and tenemental schemes put up.
- b. Wherever in-situ development is feasible, such slums are identified and taken up for in-situ improvement for the provision of basic facilities to make the areas habitable.
- c. Wherever neither tenemental scheme nor in-situ development is feasible, Rehabilitation and Resettlement in tenements in nearby locations are done.
- d. The Tamil Nadu Slum Clearance Board over the last 2 years has constructed 12877 tenements under various schemes.
- e. During the next 3 years Tamil Nadu Slum Clearance Board has programmed to construct over 60,000 houses under various schemes in the urban areas of Tamil Nadu at a total cost of Rs.2000 Crore.
- f. During 2008-09, Tamil Nadu Slum Clearance Board has proposed to implement the following schemes, adopting the above policies to ameliorate the living conditions of the urban slum families in Tamil Nadu.

3.3. XII Finance Commission – Specific Needs Grant

- i(a) Tamil Nadu Slum Clearance Board has been constructing storeyed tenements to re-house the slum families and provides slum development works in Chennai and other towns under this programme.
- (b) It is proposed to construct 15000 tenements in Chennai and other towns, provide Urban Slum Improvement works for 32000 families, besides Repairs and Renewal works for 30000 tenements at a total cost of Rs.250.00 Crore during the years 2006-2010.

ii. Tenemental Schemes

As part of this programme Tamil Nadu Slum Clearance Board has constructed 6311 tenements in Chennai and other towns and the work of construction of additional 2242 tenements is in progress / to be commenced.

iii. Reconstruction of Dilapidated Tenements

a. A review of the present conditions of the tenements was conducted by the Hon'ble Chief Minister in October 2007. During this meeting, it was instructed that District level technical committees may be formed to identify the tenements which are not fit for occupation and to cause action to demolish and reconstruct these tenements as early as possible.

b. Accordingly, District level technical committees headed by District Collector with representatives from Tamil Nadu Slum Clearance Board, Tamil Nadu Housing Board and experts in construction works were formed in each District.

c. Based on the reports of the technical committees, 6544 tenements in Chennai, Madurai & Coimbatore are proposed to be demolished and reconstructed. Apart from this, the reconstruction of 2862 tenements in Nochikupam-Srinivasapuram area under Emergency Tsunami Reconstruction Project

and in other programmes, 270 tenements in Vyasarpadi and 16 tenements in Kuppaimedu in Chennai would be taken up.

d. To sum up, Tamil Nadu Slum Clearance Board has proposed to reconstruct totally as noted above 9692 dilapidated tenements at a cost of Rs.263.77 crore in Chennai, Madurai and Coimbatore, utilizing the funds provided under XII Finance Commission and Emergency Tsunami Reconstruction Project and other sources.

iv. Employment and Training

Employment oriented training will also be provided to urban slum youth at a total cost of Rs.30.00 lakhs in Chennai and other Districts in the trades like nursing aid, cosmetology, car driving, computing, A/c refrigeration, Data Entry Operations etc.,

v. Repairs and Renewal Works

The District technical committees have also recommended repairs and renewal works for about 30000 tenements. Accordingly it is proposed to carryout repairs and renewal works for 30000 tenements in Chennai and other towns at a total cost of Rs.47.88 Crores utilising the Specific Needs Grant of XII Finance Commission. The works under this programme will be commenced during 2008-09.

Tamil Nadu Slum Clearance Board has proposed to spend Rs.100.00 Crore to carryout above said programmes during 2008-09 under XII Finance Commission – Specific Needs Grant.

3.4. Housing for the Tsunami Affected

- i(a) The construction of tenements to resettle the Tsunami affected families in Chennai and Thiruvallore Districts has been taken up utilising World Bank funded Emergency Tsunami Reconstruction Project and Government of India funded Rajiv Gandhi Rehabilitation Package.
- (b) Under these programmes, Tamil Nadu Slum Clearance Board has already provided houses for 7506 families living in Chennai & Thiruvallore Districts at a cost of Rs.95.94 Crore. Another 2500 houses are also ready for allotment.

ii. Emergency Tsunami Reconstruction Project (ETRP)

Tamil Nadu Slum Clearance Board has further taken up the construction of tenements at a cost of Rs.385.06 Crores in Chennai utilising World Bank assistance under Emergency Tsunami Reconstruction Project. This includes 3616 houses at AIR Land at Thiruvottiyur, 2064 houses at Okkiyum Thuraipakkam and 7320 houses in Nochikuppam to Srinivasapuram area.

iii. Rajiv Gandhi Tsunami Rehabilitation Package I – Construction of NGO Backed out Houses

a. Besides, it is also proposed to construct houses for Tsunami affected families originally proposed to be constructed by NGOs who backed out subsequently (Package I) and for those in vulnerable areas in the Coastal Districts of Tamil Nadu (Package II).

b. Under Package I, the Board has completed 71 houses in 2007-08 and construction of 748 houses is in progress. Besides the construction of 398 houses will be commenced and completed during 2008-09. In total, 1217 houses will be completed with infrastructure at a cost of Rs.42.60 Crores.

iv. Rajiv Gandhi Tsunami Rehabilitation Package II - Construction of Houses in Tsunami Vulnerable Areas

It is proposed to provide houses for the families living within 200 M of the seashore in Tsunami vulnerable areas in the Coastal Districts of Tamil Nadu along with infrastructure. The work of construction of 221 houses under this programme is under progress and construction of additional 512 houses has

commenced, These works cost Rs.25.66 Crores. Apart from this, Tamil Nadu Slum Clearance Board has proposed to construct an additional 5658 houses at a cost of Rs.198.03 Crore. Totally 6391 houses will be constructed at a cost of Rs.223.69 Crore.

3.5 Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

a. Tamil Nadu Slum Clearance Board has drawn up an ambitious programme to rehouse / resettle all the remaining slum families living in objectionable and unobjectionable locations in Chennai, Madurai & Coimbatore in self contained tenements with required infrastructure. It is proposed to make the mega cities in Tamil Nadu namely Chennai, Madurai & Coimbatore slum-free by 2013. This massive construction programme will be taken up under the Basic Services for Urban Poor component of centrally shared "Jawaharlal Nehru National Urban Renewal Mission". This programme is funded by the Government of India and State Government.

b. As part of this programme, it is proposed to construct 35270 tenements as "integrated townships" in Chennai, Madurai & Coimbatore at a total cost of Rs.1208.55 Crore in the following locations.

Sl. No	Name of the Schemes	No. of Tenements	Amount (Rs. in Crore)
1.	Chennai, Ezhil Nagar	9936	257.54
2.	Chennai, Perumbakkam I	10452	440.61
3.	Chennai, Perumbakkam II	9476	374.24
4.	Coimbatore, Ukkadam	2232	55.36
5.	Coimbatore, Ammankulam	1608	41.03
6.	Madurai, Periyar Nagar	1566	39.77
	Total	35270	1208.55

The construction works of tenements in the above schemes will be commenced during 2008-09

3.6 Part II Schemes 2008-09

Tamil Nadu Slum Clearance Board has programmed to spend Rs.135.00 lakhs under Part II Schemes of 2008-09 as detailed below.

- Repairs and renewal works for the slum tenements in Chennai and other towns at a cost of Rs.100.00 lakhs
- Employment training programme for Urban Slum Youth at a cost of Rs.10.00 Lakhs
- Computerisation connectivity to Tamil Nadu Slum Clearance Board Circles and Divisions at a cost of Rs.25.00 lakhs

3.7 Environmental Improvement of Urban Slums

In order to improve the conditions of the urban slums and make it habitable, Tamil Nadu Slum Clearance Board has proposed to provide basic amenities like roads, street lights, drinking water, storm water drain, Public Convenience units etc., at a cost of Rs.10.00 Crore to benefit 20000 families during 2008-09.

3.8 Elevated Expressway - Resettlement of Project Affected Families

a. The Government have proposed to construct Elevated Expressway from War Memorial to Maduravoyal as part of Port connectivity Project to ease the Cargo Traffic. Tamil Nadu Slum Clearance

Board has been nominated as the designated agency to implement the Resettlement component of this programme.

b. The slum families living on the alignment of Elevated Expressway along cooum river will be resettled in storeyed tenements with required infrastructure and social facilities. Tamil Nadu Slum Clearance Board has proposed to construct houses for 11200 families at a cost of Rs.392.00 Crore. The work of construction of these tenements will be commenced in 2008-09.

3.9 Special Component Plan 2008-09 Schemes Proposed for the Scheduled Caste Slum Families in Urban Areas

a. The Special Component Plan seeks to ensure flow of resources for the integrated development of Scheduled Caste Population living in urban slums.

b. Tamil Nadu Slum Clearance Board has been implementing various housing programmes to ameliorate the living conditions of the urban slum families in Tamil Nadu. It is estimated that the slum families belonging to Scheduled Castes in urban area is 26%. They will be benefited through the various housing programmes to be implemented by Tamil Nadu Slum Clearance Board during 2008-09. The details are as follows.

Special Component Plan - 2008-09

Phy: Tenements/houses

Fin : Rs. in Crore

Sl. No	Name of the Programme	Flow to SCP	
		Phy	Fin.
1	Construction of tenements for the urban slum families	2195	24.99
	Total	2195	24.99

3.10 Livelihood Support for Tsunami Affected Slum Families in Chennai

a. Tamil Nadu Slum Clearance Board has programmed to implement livelihood support programmes for the Tsunami hit slum families between 2006-07 and 2008-09 at a total cost of Rs.4.32 crore. As part of this programme, it is proposed to implement the following livelihood support scheme during 2008-09.

b. Community Structure

i. Formation of Self Help Groups

The women would be motivated to form 100 " Self Help Groups". This component also includes issue of Revolving Fund to 100 Self Help Groups at Rs.30,000 per group.

ii. Employment oriented Training

The Tsunami hit women/youth will be imparted training in the manufacture of consumables, A/c refrigeration, computer office automation, computer application, cosmetology, Marketing etc.,

c. Economic Developmental Activities

It is proposed to organize livelihood activities through Autorickshaws, Three wheeler luggage carrier, Mahindra Tourister and production of other commodities for 1000 persons in the Tsunami affected

areas. Tamil Nadu Slum Clearance Board shall spend Rs.100.00 lakhs for the above said programmes during 2008-09.

3.11 Innovative Practices Proposed by Tamil Nadu Slum Clearance Board for 2008-09

a. In certain schemes such as Emergency Tsunami Reconstruction Project & Jawaharlal Nehru National Urban Renewal Mission, it is proposed to have framed structure design of buildings to have better resistance against natural hazards. These are being executed for the first time by the Board.

b. In order to resettle the slum families near the city and in view of the high land costs, Tamil Nadu Slum Clearance Board has proposed to embark on G+6 Multi storeyed Buildings with lift and other arrangements.

c. Future resettlement schemes will be developed as "integrated townships" with all required social and community facilities.

4. CO-OPERATIVE HOUSING

4.1 Cooperative Housing Societies

In pursuance of the Policy of the Government to reach the goal of "A House to Each and Every Family" in Tamil Nadu, the Housing Cooperative Societies numbering 1034 Primary Cooperative Societies comprising of 197 Taluk Cooperative Housing Societies and 837 Urban Cooperative Housing Societies and a State Level Apex institution namely Tamil Nadu Cooperative Housing Federation Limited, Chennai are functioning in our State.

4.2 Management

In order to ensure unbiased management of housing cooperative societies Special Officers were appointed with effect from 25.5.2001 for the Primary Cooperative Housing Societies. The management of these societies will be restored after observing the principles of Democratic norms as early as possible.

4.3 Schemes Implemented through Cooperative Housing Societies

- a. Rural Housing Scheme for Economically Weaker Sections, Low Income Group and Middle Income Group.
- b. Urban Housing Schemes
- c. House expansion and renovation

4.4 The Achievement of Cooperative Housing Societies

The Tamil Nadu Cooperative Housing Federation has arranged for Loans to the members of the Primary Cooperative Housing Societies for the construction of 11,61,427 houses with Financial Assistance of Rs.4,698.74 crores as detailed below:

Sl. No.	Name of the Scheme	Houses Constructed	Loan issued (Rs. in Crores)
(1)	(2)	(3)	(4)
1	Rural Housing Scheme (EWS, LIG and MIG)	8,02,767	1,097.93
2	Urban Housing Scheme	3,58,660	3,600.81
Total		11,61,427	4,698.74

4.5 Projection of the Urban Housing Schemes for the Year 2008-09

(Rupees in Crores)

Sl. No.	Name of the scheme	Total No. of houses	Proposed loan Amt.	Subsidy	Total
(1)	(2)	(3)	(4)	(5)	(6)
1.	Urban Housing Scheme	6000	100.00	--	100.00

4.6 Waiver Scheme in respect of Co-op Housing loan

As announced in the Finance Minister's address while presenting the Budget on 20.03.2008, a carefully conceived scheme of waiver will be implemented on a graded basis to those who have obtained loan for construction of houses from the Co-operative Housing Societies, so that the people from Economically Weaker Sections who have obtained loan upto Rs.25,000/- are given full relief from the debt burden and the other sections are given substantial relief as indicated in the table given below:

Sl. No.	Category of the Family	Quantum of relief / Waiver
1.	Economically Weaker Sections- those who availed loan upto Rs.25,000/-	Total Waiver
2.	To those who availed loan upto a. Rs.25,000 to Rs.1,00,000/-	Penal Interest-100% } Interest-50% } *
	b. Rs.1,00,000 to 2,00,000/-	Penal Interest-100% } Interest-25% } *
	c. Rs.2,00,000 to 7,00,000	Penal Interest-100% } Interest-10% } *
	* They are eligible to get the waiver subject to clearing the overdues.	

These special concessions will be applicable during the period from 01.04.2008 to 30.09.2008 only.

5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

5.1 The Scheme of grant of House Building Advance to the Government Servants is implemented very effectively to sanction advances for the following purposes:-

- Purchase of Plot and Construction of a house
- Construction of a new house
- Purchase of Ready Built flat/house from the Tamil Nadu Housing Board
- Purchase of Ready Built flat/House (Private)
- Enlargement of the existing accommodation
- Making improvements to the existing accommodation

5.2 The House Building Advance is being sanctioned upto a maximum of Rs.6.00 lakhs for the State Government Employees and Rs.7.50 lakhs to the All India Service Officers. For enlargement/improvement of the existing living accommodation, a maximum of Rs.3.00 lakhs is being sanctioned within the overall ceiling limit mentioned above.

5.3 During the year 2008-09, a sum of Rs.102.00 crores has been allocated for sanction of House Building Advance to the Government Servants and All India Service Officers.

6. RENT CONTROL

6.1. The Tamil Nadu Buildings (Lease and Rent Control) Act 1960 as amended by Tamil Nadu Act 23 of 1973 comprises the objects as given below:

- a. Accommodation Control : Regulation of letting of Accommodation
- b. Rent Control : Control of rents
- c. Eviction Control : Prevention of unreasonable eviction

6.2. The Accommodation Controller (The Collector of Chennai in the case of Chennai City) is concerned with Accommodation Control. The Accommodation Controller is the Authorised Officer under the Act for administering the provisions contained in respect of letting accommodation. Further, the Tamil Nadu Buildings (Lease and Rent Control) Act 1960 is a concurrent Act and even any amendment in this Act has to be approved by the Central Government. The Collector of Chennai is the statutory tenant for all the houses under Government tenancy in Chennai District and is responsible for all aspects such as payment of rent and maintenance of buildings etc., The Authorised Officer (i.e) The Accommodation Controller is concerned with Sec 3, 3A, 12, 13 and 22 of the Tamil Nadu Building (Lease and Rent Control) Act 1960.

6.3. The buildings are taken over under provisions of Section 3 and allotted to Government servants for residential purposes and to Government offices for non-residential purpose. Taking over and allotment of building is a statutory one guided by executive instructions issued by the Government from time to time. For the past 20 years no building has been taken over under the Government Tenancy in Chennai City as the rent, which is calculated, based on Public Works Department rates is always on the higher side. As the present land value is increasing, the rental value is abnormally high, even if the building is a very old one and lacking in amenities. Hence it is not safe for the Government on monetary aspect to take over any building as the Government have to bear the rent if no one is willing to occupy such building. As a statutory tenant, the Government are responsible for the maintenance of buildings under Government Tenancy.

6.4. Originally the privilege of allotting houses to Government servants through this Act has been introduced in the year 1949. Now there are Housing Board, Slum Clearance Board and House Building Advance facilities to look after the needs of Government servants in respect of accommodation. At present no one person in the category of Transferee has registered his name in the Collectorate Chennai. For the 17 buildings now under the Government tenancy, the Government are the tenant till the tenancy is terminated and possession handed over to the owner. There are 4 Court cases pending at various stages in respect of buildings under Government Tenancy. The Government have authorized the Collector of Chennai as Accommodation Controller to admit deposit of rent by private tenants where ever bonafide doubt or dispute has been established over the owners or persons entitled to receive the rent for a particular building.

7. TOWN AND COUNTRY PLANNING DEPARTMENT

7.1. The aim of Town and Country Planning today is to achieve the economic and social objectives and goals under the national and state policies / plans by translating them into physical plans for maximization of the welfare to the community, in the process to create a pleasant environment for the people to live, work and spend their leisure time.

7.2. Tamil Nadu being the most urbanized state having urban population much above the national average conducive for better economic development requires provision and maintenance of civic and social infrastructure in a sustained manner. The plans for the physical development or land are being prepared at different levels, viz., metropolitan, town and local. The plans for some regions were prepared earlier and they are intended to create conditions in which resources in terms of natural endowment, skill and capital in each region are fully utilised.

7.3 Policy Objectives

The objective has to be the enrichment of the community, with necessary constraint, the relative improvement of the economically weaker section. While policy should be to maximize the sum of regional incomes, it should be ensured that no region is allowed to remain below the mean rate of development. Therefore, not only the economic planning but the physical planning also should be on a regional basis. The physical planning and economic planning on a regional basis have to be integrated. Having arrived at a region as a fundamental planning unit, which could be taken as the revenue district, the strategy for Town and Country Planning should be to formulate plans at different level as below and integrate them to evolve balanced development among different regions within the State.

i. Regional level

A regional plan for the viable regions, which must be the revenue districts, which will recognize the principles of rural-urban continuum, identify growth, growth centres and service centres and provide for integrated development of rural and urban areas. A sub-regional plan for an area with dominant characteristics or for units of the region comprising of a group of villages linked to an urban centre, based on a hierarchy of settlements is evolved in the regional plan.

ii. Urban area level

A master plan / new town development plan for the development of metropolitan areas, urban growth centres and new towns identified in the regional plan.

iii. Local level

Detailed development plans for areas designated in the master plans.

Thus the time is ripe for ushering in progressive methods and techniques in planning and the regional approach evolved with its emphasis on the planning of rural and urban areas as an indivisible unit would enable the state to proceed to higher levels of development.

7.4 Preparation of statutory plans **Regional Plan**

The Regional Plan will deal with the identification of resource base, distribution of population and employment, the major communication network, the main policies for agricultural and industrial development, conservation and recreation, green belts and general development policy for towns and villages. The regional Plans would mainly include:

- a. Identification of metropolitan areas, urban growth centres and villages that will need to be taken up immediately for improvement so that necessary plans may be prepared and implemented for these areas.
- b. Transport and Communication network and their development,
- c. Demarcation, conservation and development of areas of natural resources and landscaping.
- d. Demarcation of objects and buildings of archaeological or historical interest or natural beauty.
- e. Rural housing programme together with the community development programme would form an integrated programme under the regional plan for improvement of the living conditions in rural areas.

- f. Preparation of Regional Plans for Kancheepuram and Tiruvallur Districts, considering the proximity to Chennai Metropolitan Area and Regional Plan for Coimbatore District, considering its huge potential for industrial development, are proposed to be taken up during this year.

7.5 Master Plan/New Town Development Plan

A Master Plan will be prepared for the Metropolitan areas, the urban centres and for the areas designated as new town sites. It will emphasis the broad structure of the area and deal with policies, objectives and standards rather than in the detail and static land use allocations. The emphasis would be on the dynamics of urban growth and renewal on the relationship between land uses and the inter-relationship of land use zoning and transport. Master Plan/ New Town Development Plan for 6 Local Planning Areas /New Town Development Area viz., Nellikuppam, Gummidipoondi, Thiruchengode, Kagidhapuram (NTDA Plan), Kulithurai and Padmanabhapuram has been prepared during the year 2007-08. It is proposed to prepare/review 6 Master Plans/ New Town Development Plans during the year 2008-09.

7.6 Detailed Development Plan

Detailed Development Plans would be prepared for the areas identified in the Master Plan where large scale development, re-development or improvement will be undertaken and which need to be planned in detail. The detailed development area may be a large area for new housing or other purposes, or a re-development and renewal scheme. It will provide a framework of objectives, standards and layout, including public development and public services and the pattern of vehicular and pedestrian movement throughout the area. Within this framework there would be maximum freedom for the individual developer. 100 Detailed Development Plans have been prepared during the year 2007-08. It is proposed to prepare 50 Detailed Development Plans for the year 2008-09.

On-going programmes under Town and Country Planning Development Fund

7.7 Heritage town development programme

Government have notified 50 towns as heritage towns/ places all over the State. With a view to conserving the heritage sites/monuments and to preserve them from further deterioration, this department has so far prepared development plans for 38 heritage towns. Besides planning, implementation of development projects is under funding from the Town and Country Planning Development Fund as 100% grant to a maximum of Rs.50.00 lakhs for each heritage town. Under this programme, so far a total amount of Rs.12,75,00,000 has been sanctioned for carrying out development projects in 27 heritage towns. Projects have been identified in 25 towns for which Administrative sanction has been issued for an amount of Rs.10,74,47,500 out of which an amount of Rs.8,79,88,500 has been released so far to the concerned local bodies. It is proposed to undertake development projects in 5 more heritage towns during the year 2008-09.

7.8 Traffic improvement project

Apart from preparation of statutory development plans this department has prepared comprehensive traffic and transportation study reports for the five corporations viz., Coimbatore, Madurai, Tiruchy, Salem and Tirunelveli besides traffic operational and management plans for 58 towns to pin point the main problem in order to evolve a rational traffic and transportation plan for the urban centres. With a view to implementing the proposals of the study reports as well as to take up immediate traffic system management measures, 75% of the cost of the project is provided as grant from the Town and Country Planning Development Fund with the condition that the remaining 25% shall be borne by the concerned local body. The maximum grant is limited to Rs.50.00 lakhs for a corporation and Rs.25.00 lakhs for a municipality. Under this programme, projects have been identified in 23 towns for which Administrative sanction has been issued for an amount of Rs.6,50,96,500 out of which, an amount of Rs.1,34,44,300 has been released as grant so far to the concerned local bodies. It is proposed to undertake traffic improvement projects in 5 more municipalities during the year 2008-09.

7.9 Improvement of Parks

Policy for recreational developments includes the programme of improvement of existing parks under funding assistance from the Town and Country Planning Development Fund. 90% of the cost of the project is provided as grant subject to a maximum of Rs.2.25 lakh for one park. The balance amount has to be met by the concerned local body. Earlier only 50% of the cost of the project was provided as grant restricting to a maximum of Rs.1.25 lakhs which has been revised by the Government to 90% as given above. Under this programme, it is proposed to provide fund for improvement of parks during the year 2008-09.

8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

8.1 a. With a view to regulating the developments in Chennai City and to ensuring orderly development providing for amenities and convenience in Chennai City, the Government have constituted the Chennai Metropolitan Development Authority as a Statutory Authority under the Tamil Nadu Town and Country Planning Act 1971. Though it was initially set up as an adhoc body during 1972, it became a Statutory Authority on 07.03.1975. The jurisdiction of Chennai Metropolitan Development Authority technically called Chennai Metropolitan Planning Area extends to an area of 1189 sq.kms. covering Chennai City, 16 Municipalities, 20 Town Panchayats and 214 villages in 10 Panchayat Unions.

b. The main functions and powers of the Chennai Metropolitan Development Authority as provided under section 9(c) of the Tamil Nadu Town and Country Planning Act, 1971 include the following:

- i. Conducting survey of the Chennai Metropolitan Planning Area.
- ii. Preparation of Master Plan/Detailed Development Plan/New Town Development Plan.
- iii. Preparation of land use map.

c. The Government have taken note of the trend of up coming Software Industries and Bio-Tech Industries in and around Chennai Metropolitan Planning Area and accordingly the Government proposed several measures to improve urban infrastructures and civic services. Chennai Metropolitan Development Authority as a Nodal Agency for several service Departments have under taken studies, surveys and has formulated a number of developmental projects in order to ensure balanced urban development and to improve the quality of life in Chennai Metropolitan Planning Area.

8.2 Preparation of Second Master Plan for Chennai Metropolitan Planning Area

a. As directed by the Government in G.O.Ms.No.331, Housing and Urban Development Department, dated 5.12.2006 the Chennai Metropolitan Development Authority prepared a fresh draft Second Master Plan and forwarded the Plan to Government for its consent on 21.3.2007. In G.O.Ms.No.124, Housing and Urban Development Department, dated 30.3.2007, the Government accorded their consent to Chennai Metropolitan Development Authority for publication of the Notice under Section 26 of the Tamil Nadu Town and Country Planning Act, 1971 for public consultation of the Draft Master Plan-II.

b. Based on the consent given by the Government, the Chennai Metropolitan Development Authority published the notice as prescribed in the Act / Rules in Tamil Nadu Government Gazette on 11.04.07 requesting the public to give their objections and suggestions / views before 12.07.07 (subsequently, the last date for receipt of public objections / suggestions was extended upto 31.08.07). The notification was republished in Newspapers, District Gazette etc. as per the Master Plan for Chennai Metropolitan Area (preparation, publication and approval) Rules 1974.

c. Copies of draft Second Master Plan in English and Tamil and also short version of the same were made available to public. It was also put on the official website www.cmdachennai.org. In order to facilitate the public to give their views, the Chennai Metropolitan Development Authority conducted public consultation meetings at 14 centres in the Chennai Metropolitan Area. Meetings with

Builders Association, Chennai Corporation Councillors, and stakeholders were also held. The suggestions / objections received in the public consultations were also put up in the official web site of Chennai Metropolitan Development Authority for information.

d. About 900 No. of objections / suggestions petitions were received from Public. To examine the objections / suggestions, seven subject-wise committees comprising officials from concerned Government Departments / Chennai Metropolitan Development Authority, experts in the field and representatives from NGOs / CBOs were constituted. The Committees' recommendations were examined, placed before the Authority on 26.10.2007 and the modified draft Second Master Plan was forwarded to Government on 23.11.2007 for its approval.

e. The proposed Second Master Plan is a comprehensive plan with a vision to make Chennai a prime Metropolis which will become more livable, economically vibrant, environmentally sustainable with better assets for the future generations. The metropolitan demography, economy, transport, shelter, water supply & sewerage and other physical and social infrastructure including solid waste management, macro drainage, environment aspects have been examined in detail and policies and strategies for developments proposed in the plan. Development Regulations proposed in the plan for regulating land uses and constructions have taken into account the changed circumstances in the Metropolitan area.

8.3 Chennai Metropolitan Development Plan

a. Chennai Metropolitan Development Plan is an Investment Plan for infrastructure development within the Chennai Metropolitan Area. It has been prepared in consultation with the Government Departments, Agencies and Local Bodies within this metropolis. The main objective of the plan is to identify infrastructure needs in each sector, and prioritize the projects and implement through departments/ agencies/local bodies concerned. It is being implemented as Annual Plans from 2003-04. Infrastructure development projects costing Rs.4202 crores have been implemented from 2003 to 2007. The projects with total outlay of Rs.2154.69 crores are being implemented by line agencies in 2007-08.

b. In consultation with the Government departments, agencies and local bodies, annual plan outlay of Rs.2327.05 crores have been proposed for infrastructure projects to be implemented under Chennai Metropolitan Development Plan for the year 2008-09.

8.4 Development of Wholesale Food Grains Market at Koyambedu Wholesale Market Complex (KWMC)

In order to fulfill one of the objectives of the first Master Plan (i.e.) to decongest the Central Business District (CBD), a wholesale market complex was developed at Koyambedu for perishable market as a first phase. In the second phase, development of Food Grains Market complex is proposed to be taken up. Detailed design for the market has been prepared through consultant Architect and the same has been finalised after obtaining the consent from the traders. The Government have also accorded Administrative sanction for the development of Wholesale Food grains Market with 500 shops in an extent of 15.60 acres of land at a cost of Rs.61.85 crores. The Government consulting agency viz. National Productivity Council was appointed to prepare the Environmental Report. After receipt of the report, the application was submitted to the Ministry of Environment and Forest, Government of India for getting prior Environmental clearance. On receipt of the same and after obtaining the consent from Tamil Nadu Pollution Control Board (TNPCB), the development works will be commenced during the year 2008-09.

8.5 Air Space Exploitation Over Mass Rapid Transit System (MRTS) Stations – Phase-II

a. The second phase of Mass Rapid Transit System (MRTS) was taken up for implementation and commissioned in November 2007 for a length of 11.166 km. with 9 stations viz. Mandaveli, Greenways road, Kotturpuram, Kasthuriba Nagar, Indira Nagar, Thiruvanmiyur, Taramani, Perungudi and Velachery at a cost of Rs.733 crores. Unlike in Phase-I, Chennai Metropolitan Development Authority have the right for the development of Air Space above these stations or in the land adjoining the stations for commercial exploitation.

b. The Authority has resolved to take up the project in all the stations on Build, Operate and Transfer (BOT) basis. Accordingly, Chennai Metropolitan Development Authority has sent necessary proposal to Government to accord permission to take up the project on Build, Operate and Transfer (BOT) basis in the last three stations initially namely Taramani, Perungudi and Velachery which are away from the Buckingham Canal and in turn free from Coastal Regulations Zone (CRZ) clearance. The Government, in G.O.(Ms).No.75, Housing and Urban Development Department, dated 26.03.08, have issued orders to take up air space development work in the three stations viz Taramani, Perungudi and Velachery. The project may be taken up for execution in 2008-09. The project in the first six stations i.e. from Mandaveli to Thiruvanmiyur, which needs Coastal Regulations Zone (CRZ) clearance, will be taken up later.

8.6 MRTS – Phase-II Extension - Velachery to St. Thomas Mount

The MRTS Phase-II from Tirumayilai to Velachery has been completed fully upto Velachery at a re-estimated cost of Rs.733.39 crores and commissioned in November 2007. The Government of Tamil Nadu have so far released Rs.481.38 crores for the project as its share. Recognising the fact that the full potential of the system can be realised only if it is taken further in an orbital way as recommended in the Master Plan for the Chennai Metropolitan Area, Government of Tamil Nadu carried out necessary techno-economic feasibility studies through the consultant M/s.RITES and made a project proposal to extend the MRTS Phase-II upto St. Thomas Mount to cover another 5 km. to complete a rail loop with the Chennai Beach – Tambaram sub-urban line and moved Government of India for sanctioning the same. The estimated cost of the project is Rs.496 crore. The Government of India have agreed to implement the project by adopting the cost sharing formula by 66.67:33.33 ratio of Government of Tamil Nadu and Government of India respectively. The project execution period would be three years. The Government have accorded necessary administrative sanction for the project vide G.O.Ms.No.14, Housing and Urban Development Department, dated 14.1.2008.

8.7 Chennai Metro Rail System

a. In order to reduce the traffic congestion in Chennai the Government have decided to introduce Metro Rail System in Chennai for the benefit of commuters. The Delhi Metro Rail Corporation (DMRC) also made detailed presentation on 21.8.2003 to the Government and, the Government permitted the Delhi Metro Rail Corporation (DMRC) to prepare a Detailed Feasibility Report (DFR) at a cost of Rs.54.00 lakhs in G.O.Ms.No.107, Housing and Urban Development Department, dated 18.6.04. The Delhi Metro Rail Corporation (DMRC) presented the Detailed Feasibility Report (DFR) to Government for consideration. The Government in G.O.Ms.No.255, Housing and Urban Development Department, dated 21.7.2005 directed Delhi Metro Rail Corporation (DMRC) to prepare the Detailed Project Report (DPR).

b. Further the Government in G.O.Ms.No.36, Transport (E) Department, dated 5.7.06 have directed that the Metro Rail System shall be implemented in Chennai city.

c. The Delhi Metro Rail Corporation submitted the Detailed Project Report (DPR) to the Government in November 2007 for the corridors as detailed below:

Corridor-1: Washermanpet – Broadway – Chennai Central Station – Rippon Building – Gemini – Anna Salai – Saidapet – Guindy – Chennai Airport.

Corridor-2: Fort – Chennai Central – EVR Periyar Salai – Shenoy Nagar – Anna Nagar – Thirumangalam – Vadapalani – Ashok Nagar – Alandur – St. Thomas Mount.

d. Subsequent to the above, a meeting of the Metro Rail Project Committee was held under the Chairmanship of Chief Secretary to Government and one of the follow up action that had to be taken by Chennai Metropolitan Development Authority was to prepare a Comprehensive Mobility Plan. The same was prepared by Chennai Metropolitan Development Authority.

e. Further a Special Purpose Vehicle (SPV) called The Chennai Metro Rail Limited (CMRL) has been incorporated as a limited company with effect from November 07 in order to implement the

project. The Board of Directors have also been appointed. Total estimated cost (at March 2007 prices without taxes) is as follows:

Corridor – I	Rs.5,689 crores
Corridor – II	Rs.3,343 crores

f. For the Financial year 2007-08 the Government have released a sum of Rs.50.94 crores for the project. The required resources for executing the project is under finalisation by the Chennai Metro Rail Limited.

8.8 Construction of Double Level Basement Parking for Two Wheelers in Chennai Mofussil Bus Terminus

a. The Chennai Metropolitan Development Authority has constructed Chennai Mofussil Bus Terminus (CMBT) along Jawaharlal Nehru Salai at Koymabedu, Chennai at a cost of Rs.103 crores. The Terminus is being successfully maintained at International standards for the past five years and is awarded the ISO 9001-2000 for Maintenance and Management.

b. In Chennai Mofussil Bus Terminus, the vehicular parking need is increasing day by day and the present paved parking area is insufficient to meet this demand. Especially, during holidays, festival days and auspicious occasion, the demand for two wheeler parking is more. Keeping this in mind, developing double level basement parking, adjacent to Jawaharlal Nehru Salai i.e. in the vacant space of Chennai Mofussil Bus Terminus, for two wheelers was found to be the solution to meet the up coming challenge for parking demand. Based on the Authority Resolution No.221/07 dated 24.7.2007, the Government have accorded administrative sanction for the project to be executed at a cost of Rs.9 crores vide G.O.Ms.No.321 Housing and Urban Development Department, dated 15.10.2007.

c. The Hon'ble Minister for Local Administration has laid foundation stone for the above project on 19.1.2008 at Chennai Mofussil Bus Terminus.

d. The proposed structure will have a total floor area of 65000 sq.ft. (two floors put together) with a parking capacity of 3000 two wheelers. In addition, on the top of the roof i.e. at the ground level a beautiful park with a pathway for morning walkers has been proposed to enhance the beauty of the Terminus. This work is proposed to be completed within 1 ½ years.

8.9 Comprehensive Mobility Plan

a. Chennai would be one among the mega cities with 10 millions or more people in the days to come. Chennai is the gateway of South East Asia. The rapid growth of urbanization was the concern of the Government and the need to have careful planning in the transport sector to meet the ever growing demands of the increasing population was also keenly felt.

b. The integrated growth of Road and Rail Services and other incidental services connected to traffic improvements is also to be taken care of especially for cities like Chennai, Coimbatore and Madurai.

c. So far as Chennai is concerned, many studies have been taken up for development of transportation in the Chennai Metropolitan Planning Area. Despite the studies made and the efforts taken by various departments like Highways, Transport Departments, etc., the problems in the traffic network, bottlenecks in the inter-modal integration, road connectivity aspects, pedestrian crossing and parking problems are all the issues to be addressed immediately so as to ensure orderly traffic and transportation pattern and traffic circulation pattern in the above cities. Realising this need, as directed by Hon'ble Chief Minister a State Level Committee on traffic improvements for Chennai, Coimbatore and Madurai cities under the Chairmanship of Chief Secretary to Government, with Officers of various line departments and the experts was constituted vide G.O.(Ms.)No.144, Housing and Urban Development Department, dated 23.04.2007.

d. As decided in the first meeting of the State Level Committee held on 05.05.2007, four Sub-Committees for Chennai City were formed. These committee are to address the following issues:-

- (1) Identification of problems in the present traffic network and bottlenecks in the inter modal integration and road connectivity aspects.
- (2) Short term measures for improvement of traffic.
- (3) Medium and long term measures.
- (4) Traffic Management.

e. The Sub-Committees and the State Level Committee had several sittings and had detailed deliberations on the issues with special reference to the present traffic scenario and the demands of the people that are emerging especially in view of the fast growing Information Technology sector and other industries. A comprehensive traffic and transportation infrastructure plan for Chennai Metropolitan Planning Area and the surrounding regions has been prepared prioritizing the road development schemes and traffic management schemes under various sectors. This would be further studied and proposed for implementation in the coming years, which as a result would mitigate the sufferings of the travelling public and meet the growing demands of one and all in the transport sector.

f. Similar Mobility Plans have also been prepared for Coimbatore and Madurai Cities.

9. CONCLUSION

The schemes and developmental works elaborated upon in the preceding chapters clearly illustrate the new initiatives and the performance of the Department. Hence, it is as clear as crystal that the Government of Tamil Nadu under the exemplary leadership of Hon'ble Chief Minister Dr. Kalaignar, through the Housing and Urban Development Department are implementing numerous schemes and achieving new heights to ensure the betterment of the life of the people. In short this Department will definitely achieve the goal of "developing well planned cities" and "slum free State".

Suba. Thangavelan
Minister for Slum Clearance and Accommodation Control