

DEMAND No.26
HOUSING AND URBAN DEVELOPMENT DEPARTMENT
POLICY NOTE 2009-10

CONTENTS

Sl. No.	SUBJECT
1.	Introduction
2.	Tamil Nadu Housing Board
3.	Tamil Nadu Slum Clearance Board
4.	Co-operative Housing Societies
5.	House Building Advance to Government Servants
6.	Accommodation Control
7.	Town and Country Planning Department
8.	Chennai Metropolitan Development Authority
9.	Conclusion

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1.1 INTRODUCTION

Housing is an essential need and of the three basic needs – food, clothing and shelter, shelter assumes importance and significance in that the possession of shelter instils confidence, security and fulfillment of life to the people. It is an important asset and acts as a status symbol and a platform to live, rear children and build up constructive family and social relationships. Provision of housing to the people includes development of the environment by creation of necessary infrastructure facilities and basic services such as water supply, sanitation, sewerage, storm water drainage, solid waste disposal and traffic and transportation facilities. Houses constructed with the above amenities and convenience become livable and facilitate blissful life.

1.2 LEGAL AND INSTITUTIONAL FRAMEWORK

Housing sector is closely associated with the development of economy of the State. Any developing country will require purposeful planning in the matter of land use zoning, orderly developments, traffic pattern to secure amenity and convenience for the present and future generation. The much needed legal framework for this in the State found an answer in the enactment of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972). The constitution of Regional Planning Authority, Local Planning Authority and New Town Development Planning Authority spelt out in the Tamil Nadu Town and Country Planning Act, 1971 paved the way for constitution of local planning authorities as may be required. The statutory requirement of preparation of regional plans, master plans and new town development plans serves as an effective tool to propose and ensure orderly developments with emphasized focus on the needy areas. The Directorate of Town and Country Planning is a state level department functioning under the administrative control of the Housing and Urban Development Department of the Government of Tamil Nadu. The Chennai Metropolitan Development Authority is a Statutory Body constituted under the Tamil Nadu Act 22 of 1974. The Authority was constituted as an adhoc body vide G.O.Ms.No.2380, Rural Development & Local Administration Department, dated 13.11.1972. The statutory status was granted on 07.03.1975. The main function of the Authority is to regulate development in the Chennai Metropolitan Area as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971. The Chennai Metropolitan Area comprising Chennai and contiguous areas was notified in 1974. Chennai is now the fourth largest metropolis in our country. The jurisdiction covers 1189 sq.km. including Chennai City Corporation Area, 16 Municipalities, 20 Town Panchayats and 214 villages in 10 Panchayat Unions. The population of Chennai Metropolitan Area as per 2001 census was 70.41 lakhs as against 35.04 lakhs in 1971. The density per hectare in 2001 was 59. The estimated population in 2011 will be 88.71 lakhs.

1.3 PRESENT SCENARIO

Significant growth of economic and commercial activities always result in migration of people to urban centres. In the recent past, Tamil Nadu, especially cities like Chennai and Coimbatore, witnessed tremendous growth in Information Technology and Information Technology Enabled Services sector. Chennai has become the favoured destination for the Information Technology investors.

Tamil Nadu is the most urbanized state in our country with 44.04% of the population in urban areas as per 2001 census. The challenge faced by the state is to provide

affordable housing for the Economically Weaker Section and Low Income Group categories. A prosperous city should promote growth placing the people at the centre stage. The policies and planning should include focus of activity on the housing needs of the Middle Income Group, Low Income Group and the Economically Weaker Section. With this in mind the Government of Tamil Nadu have formulated various mechanism and put Government departments in place. The Government of Tamil Nadu have adopted a multi pronged approach to providing quality housing to all section of society in an equitable manner. Thus, housing schemes were implemented from 1947 by setting up City Improvement Trust and underlining the need to have a statutory body the Trust was later transformed as Tamil Nadu Housing Board during 1961. With a view to achieving the concept of “inclusive growth” and to attend to the housing needs of slum dwellers by way of re-settlement or in-situ development, the Tamil Nadu Slum Clearance Board came into existence during 1970. The Department of Co-operative housing is yet another department functioning to cater to the needs of all sections of society by way of formation of co-operative housing societies through out the state and helping the people to take up housing schemes under the co-operative procedure. The Tamil Nadu Co-operative Housing Federation is the apex institution in the state functioning from 15.07.1959. It arranges loans to the members of the primary co-operative societies.

1.4 POLICY FRAMEWORK

The Government of Tamil Nadu have implemented several long term and short term policies in the Housing Sector delivering the benefits to the people in general and to the weaker sections in particular.

The main objectives of the Housing Policy are 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.
- Facilitating 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.

A New Policy of providing affordable housing to the weaker sections of the society has gained momentum in the recent past. The idea is that the cost of the houses constructed should be affordable to people of specified income range. The Housing and Urban Development Corporation has notified the categories of the income groups based on the income per month as below:-

Categories	Income per month Rs.
Higher Income Group	Above 14,500
Middle Income Group	7301 to 14,500
Low Income Group	3301 to 7,300
Economically Weaker Section	Upto 3,300

In the Second Master Plan for Chennai Metropolitan Area 2026 the Government have addressed this issue through land use zoning and development regulations. The Government have earmarked adequate areas for residential use. There should be a reservation of 10% of the plotable area for Low Income Group / Economically Weaker

Section categories in any residential layout exceeding one hectare in extent. In the case of Residential Special Buildings, Group Developments and Multi Storied Buildings on lands that are more than one hectare, 10% of the land should be reserved for construction and allotment of Low Income Group / Economically Weaker Section dwelling units not exceeding 45 sq.mt. in floor area by the private developers. Further, in cases of residential or predominantly residential developments, where dwelling units do not exceed 45 sq.mt. in floor area each, additional Floor Space Index of 0.25 is allowable over and above the normally permissible Floor Space Index. The developer or promoter or owner shall sell these small dwelling units only to Low Income Group and Economically Weaker Section categories.

The Government have also introduced a new provision namely, Transfer of Development Rights (TDR) in the Development Regulations of the Second Master Plan which shall also be used as a tool for generating affordable housing by private sector.

BUDGET ESTIMATE 2009-10
5 **ABSTRACT**
RUPEES IN THOUSANDS (GROSS)

S. No.	Head of Department	Revenue	Capital	Loan	Total
1.	Secretariat	5,47,75	--	120,00,00	125,47,75
2.	T&CP Dept.	15,31,82	--	--	15,31,82
3.	Co-op. Hg. Societies	8,29,98	--	--	8,29,98
4.	CMDA	210,00,00	650,53,33	100,37,75	960,91,08
5.	TNHB	17,02,22	--	--	17,02,22
6.	TNSCB	113,14,22	223,59,00	41,16	337,14,38
	Total	369,25,99	874,12,33	220,78,91	1,464,17,23

PART II SCHEMES FOR 2009-10

S. No.	Description of the Schemes	Project cost for the year 2009-10 (Rs. in lakhs)
SECRETARIAT		
1.	Purchase of twenty computers, one copier machine one fax machine and ten steel Almirahs for the use of the Housing and Urban Development Department	9.47
Tamil Nadu Slum Clearance Board		
2.	Post resettlement infrastructure upgradation in Rehabilitation and Resettlement schemes in Chennai	90.00
3.	Software development and networking in Tamil Nadu Slum Clearance Board	30.00
4.	Imparting livelihood training in employment oriented trades for the slum youth in Chennai and other towns in the Districts	10.00
5.	Establishment of a building centre with fly ash brick at Tirunelveli	15.00
Tamil Nadu Housing Board		
6.	Comprehensive computerization programme of Tamil Nadu Housing Board	65.00
7.	Improvement of slum tenements constructed by Tamil Nadu Housing Board	100.00

8.	Special repair works to Tamil Nadu Government Servants Rental Housing tenements all over Tamil Nadu	180.53
	Total	500.00

2. TAMIL NADU HOUSING BOARD

2.1 Tamil Nadu Housing Board which was established in 1961 with prime objective of “providing housing for all” is one of the pioneer Housing Boards in the Country. It has initiated and established few of the first satellite townships in Tamil Nadu and has been responsible for rapid expansion of urbanisation in Tamil Nadu. As on date, Tamil Nadu Housing Board has constructed 3,95,746 dwelling units besides developing housing plots at a cost of Rs.2,805 crore.

Currently, the housing sector is witnessing a paradigm shift wherein due to rapid economic growth and burgeoning land and building material cost, possession of housing is becoming beyond the reach of the common man day by day and hence there is a need for evolving a policy to provide affordable housing to all. Tamil Nadu Housing Board is taking concrete steps in this direction to ensure affordable housing for all. Simultaneously, in order to infuse new ideas and technologies in the field of construction, Tamil Nadu Housing Board plans to venture into public private partnership to develop some of its properties.

2.2 ORGANISATION, ACTIVITIES AND ISSUES

The Tamil Nadu Housing Board is currently functioning from its Headquarters at Nandanam, Chennai with 16 divisional offices and 4 special divisional offices across the State.

The Tamil Nadu Housing Board is involved in procurement of land to establish new township, develop/ construct Plots, Houses, Flats and other commercial and public purpose establishments in order to cater to the growing need of housing in the ever expanding urban areas.

In all the big schemes developed by the Tamil Nadu Housing Board, space is reserved for public purposes such as setting up of schools, community centers and shopping complexes besides reserving space for parks and playgrounds etc.

2.3. SCHEMES

As on date, the Tamil Nadu Housing Board has approved to take up construction of 9,780 dwelling units at an estimated cost of Rs.839.70 crore. The details regarding the progress of the schemes are as follows:-

A) ONGOING PROJECTS

Sl. No.	Scheme	No. of Units	Scheme Cost (Rs. in lakhs)
1	Construction of 80 HIG flats at Madhavaram Stage-I	80	9,30.00
2	Construction of 56 flats in Ph-VI (pt) at Hosur	56	3,78.98
3	Construction of 60 flats in Ph-VI (pt) at Hosur	30	4,39.01

4	Construction of community centre in S.No.215 part Thiruvanmiyur village in Thiruvalluvar nagar	1	1,75.00
5	Construction of Office-cum - shopping complex at Ellis nagar, Madurai	1	4,19.08
6	Kovilpatti Ph-II, Alampatti village Plot Development Scheme ⁹	267	4,98.48
7	54 MIG Houses at Hosur Ph-VI	54	3,72.52
8	56 HIG Houses at Hosur Ph-VII	56	5,32.18
9	Development of 68 Plot at Arcot	68	26.81
10	Construction of 3,394 Slum tenements at Coimbatore, Madurai, Salem, Namakkal.	682	24,82.48
11	872 LIG Flats in Land Bank area - 1,2 & 3 at Sholinganallur, Ph-III	872	75,55.00
12	20 HIG, 30 MIG & 13 LIG Houses at Hosur Ph-XVI	63	6,17.00
13	Slum tenements Coimbatore	66	2,50.14
	TOTAL	2,296	146,76.68

B) For the following schemes, the Tamil Nadu Housing Board has accorded its approval and tenders are under process.

S. No.	Scheme	No. of units	Scheme Cost (Rs.in lakhs)
1	Ariyalur-Kurumbanchavadi, Trichy 53 HIG & 118 MIG Plot Development Scheme	171	2,37.05
2	41 MIG Houses at Hosur Phase-VI (pt)	41	4,10.00
3	Slum tenements Coimbatore	16	50.16
4	Slum tenements 3394, Coimbatore, Madurai, Salem, Namakkal ¹⁰	544	17,88.47
5	10 HIG & 40 MIG at Tamil University campus Thanjavur	50	3,71.00
6	68 MIG Houses at Keelanatham, Tirunelveli.	68	4,01.36
7	193 plots at Hosur Phase-XIX	193	19,45.00
8	66 plots at Hosur Phase-XI	66	3,68.87
9	1854 Slum tenements at Salem	1,272	36,43.53
10	1854 Slum tenements at Salem	246	13,56.47
11	26 Houses at Kandampatty Salem	26	3,34.91
12	72 HIG Flats at Periyar Nagar Erode	72	6,57.00

13	43 HIG, 126 MIG-I & 58 MIG-II Houses at Vellaikinar Phase-II Coimbatore	98	9,10.93
14	MKB Nagar	472	66,78.00
	TOTAL	3,335	191,52.75

C) For more units, action is being taken to identify the schemes and it shall be ensured that during the current financial year, construction work for all plan schemes is started.

2.4. JOINT VENTURE PROJECTS

During 2008-09, Tamil Nadu Housing Board proposed to develop its properties at K.K.Nagar, Kilmudalampedu, Sholinganallur and Villivakkam under Joint Venture for construction of residential and commercial establishments. Government also issued G.O. to take up the projects.

In order to assess the viability of the above schemes, fix upset price for each property, prepare "Request for Proposal (RFP)" and MOU documents and conduct e-auctioning, consultants were appointed for each project and they have submitted their project proposals.

A Sub-Committee under the Chairmanship of the Chairman, Tamil Nadu Housing Board and Principal Secretary, Housing and Urban Development Department was constituted to go into the report of the consultants.

2.5. REPAIR AND MAINTENANCE OF THE GOVERNMENT RENTAL QUARTERS

The Tamil Nadu Housing Board has been entrusted with the tasks of carrying out periodical maintenance and repairs to the 27,049 number of Tamil Nadu Government Servants Rental Quarters.

During 2008-09, an amount of Rs.125 lakhs was allotted by the State Government to Tamil Nadu Housing Board to carry out periodical maintenance and repair works to the Tamil Nadu Government Servant Rental Quarters. The funds allotted were fully utilized during the financial year 2008-09.

During 2009-10, Government of Tamil Nadu have proposed Rs.180.53 lakh to carryout periodical maintenance and repair works to the Tamil Nadu Government Servant Rental Quarters.

2.6. REPAIR AND MAINTENANCE OF THE TAMIL NADU HOUSING BOARD RENTAL QUARTERS

The Tamil Nadu Housing Board has constructed 3,275 number of Rental Quarters for the benefit of the Board Employees. Also, a limited number of these rental quarters are allotted to the Private individuals under Public Quota.

During 2008-09, an amount of Rs.575 lakh was utilized to carry out repair works to the Tamil Nadu Housing Board Rental Quarters.

During 2009-10, provision has been made for an amount of Rs.652 lakh to carry out periodical maintenance and repairs to the Tamil Nadu Housing Board Rental Quarters.

2.7. DEMOLITION OF TAMIL NADU HOUSING BOARD RENTAL QUARTERS AT FORESHORE ESTATE

Tamil Nadu Housing Board has constructed 1,380 number of rental quarters at Foreshore Estate over extent of 25.16 acres. These quarters have out lived their life and are not fit for occupation.

Therefore, the Government of Tamil Nadu ordered for appointment of a Technical Committee to enquire into the stability of the building and submit its recommendations to the Government. Based on the recommendations of the Technical Committee, Government have issued orders to demolish 1,112 Tamil Nadu Housing Board Rental Quarters at Foreshore Estate. The Technical Committee has also recommended to demolish the remaining units at Foreshore Estate and the Board has recommended the same to the Government. It is proposed to construct 3,500 new tenements in the place.

For each of the families living in the Rental Quarters at Foreshore Estate, Tamil Nadu Housing Board shall provide Rs.25,000/- as advance towards shifting charges and for those willing, family accommodation shall be provided in Semmanchery slum tenements constructed by the Tamil Nadu Slum Clearance Board.

2.8. ISSUE OF SALE DEEDS

As on date, the Tamil Nadu Housing Board has issued 1,82,293 number of sale deeds to the allottees. During 2008-09 alone, a total of 17,016 sale deeds were issued to the allottees.

During 2009-10, major drive shall be taken to issue sale deeds to the allottees under various Housing Schemes of the Tamil Nadu Housing Board.

2.9. DISPOSAL OF UNSOLD STOCK OF PROPERTIES

During the financial year 2008-09, Tamil Nadu Housing Board sold 2,300 plots and 929 houses and flats besides 78 commercial and public purpose sites at a total cost of Rs.106.54 crores.

During the financial year 2009-10, efforts shall be taken to dispose unsold stock of 6,717 number of plots, houses and flats by adopting a rationalized Pricing Policy. Similarly, efforts shall also be taken to dispose of 1,288 number of commercial and public purpose properties by taking recourse even to the change of usage of these properties wherever required. It is targeted to dispose atleast 50% of the unsold properties of the Tamil Nadu Housing Board during the financial year 2009-10.

2.10. e-GOVERNANCE

Tamil Nadu Housing Board currently possesses 170 number of functional computers at the Head Quarters as well as in the Divisional offices. Broad Band facilities have also been provided to all the Divisional offices and to the Head Quarters. Computer kiosks have also been provided at the Head Quarters and at the Divisional offices for the general public to easily access details of the schemes being implemented by the Tamil Nadu Housing Board and procedures to be followed to access various services offered by the Tamil Nadu Housing Board.

However, in order to further strengthen e-Governance efforts, the Tamil Nadu Housing Board proposes to establish a State Wide Area Net Work for online functioning of Tamil Nadu Housing Board by providing ERP Solutions to all the activities of Tamil Nadu Housing Board. An estimated amount of Rs.2.15 crore is required towards this. To fund the project, Rs.0.65 crore shall be provided through the State Government Funds under Part-II Scheme and the remaining fund shall be met from the own funds of the Tamil Nadu Housing Board to procure hardware and software. It shall not only ensure transparency in the

functioning of the Housing Board but also facilitate day to day monitoring of all the activities of the Housing Board from the Head Quarters as all the data shall be updated in real time.

2.11. BUDGET

During the financial year 2008-09, Tamil Nadu Housing Board proposed a budget expenditure of Rs.385.10 crore towards development activities, Administrative expenditure and other Organisation and Maintenance activities. During the same year, Tamil Nadu Housing Board was able to generate revenue of Rs.390.84 crore.

During the financial year 2009-10, Tamil Nadu Housing Board has proposed a budget outlay of Rs.620.15 crore to take up development activities as well as to meet out its Administrative, Organisation & Maintenance and other expenditure.

2.12. MEMORANDUM OF UNDERSTANDING WITH OIL AND NATURAL GAS COMMISSION

Tamil Nadu Housing Board has signed an Memorandum of Understanding with the Oil and Natural Gas Commission to construct an Integrated Office-cum-residential complex for the ONGC Employees at Anna Nagar West Extension, Chennai at an estimated cost of Rs.70 crore over a piece of 12.12 acres (220 grounds) of land which was originally allotted to ONGC by the Tamil Nadu Housing Board for the same purpose.

2.13 HIGH LEVEL COMMITTEE

Over the years, due to complex processes involved in land acquisition, Tamil Nadu Housing Board has witnessed prolonged litigations, which have impeded issues of sale deeds to the allottees by the Tamil Nadu Housing Board. The prolonged litigation has also resulted in escalation of cost of the houses and plots developed by Tamil Nadu Housing Board which has caused lot of heart burn among the allottees. Still further, delayed intimation regarding additional amount to be paid by the allottees after capitalization of their houses / plots and subsequent interest burden to be paid on the difference amount has again created lot of resentment among the allottees.

Simultaneously, in many cases, since the schemes could not be taken up for execution in the acquired properties due to litigation or in some cases the acquired properties could not be developed in full due to lack of demand originally, the land owners or subsequent purchasers have demanded reconveyance of the land to them.

In order to go into the above issues and suggest remedies, the Tamil Nadu Government appointed a High Level Committee under the Chairmanship of Justice Thiru P. Baskaran, Retired Judge, High Court, Chennai.

Initially, the committee was given time frame of 6 months to offer its recommendations. However, due to the complexity of the issues involved, the period of Committee has been subsequently extended periodically.

Till now, the High Level Committee has submitted 42 recommendations to the Tamil Nadu Housing Board.

2.14. PART II SCHEMES

It is proposed to implement the following items of work under Part II Schemes for the year 2009-10.

a) Comprehensive computerization programme of Tamil Nadu Housing Board at a cost of Rs.65 Lakhs.

b) Special repair works to Tamil Nadu Government Rental Housing Schemes all over Tamil Nadu at a cost of Rs.180.53 Lakhs.

c) Improvement of slum tenements constructed by Tamil Nadu Housing Board at a cost of Rs.100 Lakhs.

3. TAMIL NADU SLUM CLEARANCE BOARD

3.1 Tamil Nadu Slum Clearance Board is a pioneer institution for development and rehabilitation of urban slums. It was set up in 1970 by the Hon'ble Chief Minister Dr.Kalaignar with the motto '**God, we shall see, in the smile of the poor** ' for the clearance and improvement of urban slum areas in Tamil Nadu. It has been implementing various Housing, Slum Improvement and Rehabilitation and Resettlement schemes to ameliorate the living conditions of the slum dwellers in Tamil Nadu.

3.2 POLICY ON SLUMS

(i) Over the years, the Tamil Nadu Slum Clearance Board has followed a three pronged strategy for developing / clearing slums.

a) In-situ tenemental schemes

The slums located in unobjectionable poramboke areas, wherein equitable distribution of space to all is not feasible, are cleared and tenemental schemes put up.

b) In-situ plotted development and infrastructure improvement

Wherever in-situ development is feasible, such slums are identified and taken up for in-situ improvement for provision of basic facilities to make the areas habitable and for provision of tenurial rights to the occupiers after getting the land transferred to the Tamil Nadu Slum Clearance Board.

c) Rehabilitation and Resettlement scheme

Wherever neither tenemental nor insitu development is feasible, (as in the case of objectional porambokes like water ways etc.) Rehabilitation and Resettlement in tenements in nearby locations with necessary infrastructure is taken up. The cleared site is then restored to its original use.

ii) OTHER PROGRAMMES

- a) Apart from the above, the Tamil Nadu Slum Clearance Board has taken up individual housing schemes under different programmes like Rajiv Gandhi Rehabilitation Package.
- b) To ensure holistic development and economic upliftment of the poor, the Board has spear-headed community development activities in the slums, under which it imparts vocational training and livelihood support, specially for the youth and women.
- c) The Tamil Nadu Slum Clearance Board has constructed 97,313 tenements under the tenemental programme till March 2009.
- d) Under the Madras Urban Development Project and the Tamil Nadu Urban Development Project, 504 slums have been taken up and 1.30 lakh families have benefited till date. 1.08 lakhs plots have been developed and allotted.

3.3 PROGRAMME FOR THE PERIOD 2006-11

The Tamil Nadu Slum Clearance Board has constructed about 97,313 tenements during the past 39 years. In the 5 year period between 2006-11, it has programmed to construct 88,679 tenements at a cost of Rs.3,000 crore (approximately). Out of this, 14,550 tenements have been completed, 18,024 tenements are in progress and 10,568 tenements are in tender stage. The remaining 45,537 tenements / houses are in different stages of implementation like design and investigation, tender process etc. These 45,537 tenements / houses are to be completed by 2011.

3.4 ACHIEVEMENT DURING 2008-09

The Tamil Nadu Slum Clearance Board has taken action for construction of 23,420 tenements / houses at a total cost of Rs.751.94 crore and as part of it, 5,396 tenements have been completed and the remaining 18,024 tenements are under various stages of progress. Besides, the construction of 10,568 tenements at a cost of Rs.417.89 crore are in tender stage. The details of capital expenditure during 2006-07 to 2008-09 are furnished below:-

Sl. No	Year	Capital Expenditure (Rs. in Crore)
1.	2006-07	65.32
2.	2007-08	79.14
3.	2008-09	279.26
	TOTAL	423.72

3.5 PROGRAMME FOR THE CURRENT YEAR 2009-10

During 2009-10, the Tamil Nadu Slum Clearance Board has proposed to implement the following schemes:-

i) HOUSING FOR TSUNAMI AFFECTED FAMILIES

The construction of tenements to resettle the Tsunami affected families in Chennai, Kancheepuram and Thiruvallur Districts has been taken up, under the World Bank funded Emergency Tsunami Reconstruction Project. In other Eight Coastal Districts, construction of houses for Tsunami affected vulnerable families has been taken up under the Government of India funded Rajiv Gandhi Rehabilitation Package.

a. Emergency Tsunami Reconstruction Project (ETRP)

The Tamil Nadu Slum Clearance Board has taken up 11,520 tenements at a cost of Rs.570.72 crore in Chennai utilising World Bank assistance under the Emergency Tsunami Reconstruction Project programme (ETRP). As part of this programme, the construction of 5,664 tenements at AIR Land, Thiruvottiyur and Okkium Thoraipakkam at a cost of Rs.236.02 crore is under progress and as part of it 960 tenements have been completed. The remaining tenements are slated for completion by 31.03.2010. Besides 5,856 tenements are programmed to be built from Nochikuppam to Srinivasapuram near the Marina, Chennai at a cost of Rs.334.70 crore which is at pre-construction stage.

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

The Tamil Nadu Slum Clearance Board has taken up the construction of 1,217 houses at an estimated cost of Rs.45.03 crore for Tsunami affected families which was originally proposed to be constructed by NGOs, but subsequently backed out.

The construction of 786 houses has been completed and the remaining 431 houses will be completed by 2009-10 under this programme.

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

The families living from 0 to 200 mtrs. of the seashore in Tsunami vulnerable areas in the Coastal Districts of Tamil Nadu will be provided with houses and infrastructure. It is programmed to construct 6,839 houses at a cost of Rs.253.04 crore under the Rajiv Gandhi Rehabilitation Package II. Among the lands handed over out of 5,316 houses the construction of 949 houses have been completed, 2,636 houses are in progress and 1,731 houses will be commenced shortly.

ii) XII FINANCE COMMISSION – SPECIFIC NEEDS GRANTS

The Tamil Nadu Slum Clearance Board has been constructing storeyed tenements to rehouse the slum families and provide slum development works in Chennai and other towns under this programme.

Under this scheme, it has been proposed to construct 16,377 tenements in Chennai and other towns and to provide Urban Slum Improvement works for 32,000 families, besides Repairs and Renewal works for 29,753 tenements at a total cost of Rs.250 crore.

a. Tenemental Schemes

As part of this programme, utilising the Specific Needs Grants provided under XII Finance Commission, the Tamil Nadu Slum Clearance Board has constructed 7,059 tenements in Chennai and other towns and the work of construction of additional 1,890 tenements are in progress and construction of 598 tenements will be commenced shortly.

b. Reconstruction of Dilapidated Tenements

The District level Technical Committees headed by the respective District Collectors were formed in each District to evaluate the current condition of the tenements in various towns of the state.

Based on the reports of the Technical Committees, 6,830 tenements in Chennai, Madurai and Coimbatore were proposed to be demolished and reconstructed at a cost of Rs.170.75 crore. Of this, 286 tenements in Chennai have been completed and 1,746 tenements are in progress in Chennai and other towns. The balance will be completed in 2009-10, if the occupants vacate the tenements and co-operate by handing over the sites for reconstruction early.

c. Repairs and Renewal Works for the slum tenements

The District Technical Committees have also recommended repairs and renewal works for about 29,753 tenements. Accordingly, it has been proposed to carry out repairs and renewal works for 29,753 tenements in Chennai and other towns at a total cost of Rs.47.88 crore utilising the Specific Needs Grants of XII Finance Commission. The works are under progress.

d. Employment and Training

The scheme has a component to provide employment oriented training to urban slum youth at a cost of Rs.1.10 crore in Chennai and other Districts. It is proposed to impart training to 5,000 youths in Nursing aid, Cosmetology, Car driving, Computing, A/c, refrigeration, Data Entry Operation etc.,

iii) JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

An ambitious programme to rehouse / resettle all the remaining slum families living in objectionable and unobjectionable locations in Chennai, Madurai and Coimbatore in self-contained tenements with required infrastructure has been drawn up and proposed to make the mega cities, slum-free by 2013. This massive construction programme has been taken up under the Basic Services for Urban Poor (BSUP) component of the centrally shared "Jawaharlal Nehru National Urban Renewal Mission" funded by the Government of India, State Government and beneficiary contribution in the ratio 50:40:10.

Under this scheme 35,270 tenements are to be constructed as "integrated townships" in Chennai, Madurai and Coimbatore at a total cost of Rs.1,208.55 crore. The construction of 11,406 tenements is under progress and will be completed in 2009-10. The balance in Perumbakkam area will be taken after the land is rendered free from litigation.

The details of present stage of works are furnished below:-

Sl. No	Name of the Schemes	No. of Tenements	Amount (Rs. in Crore)	Status
1.	Chennai, Ezhil Nagar	9,936	257.54	In progress
2.	Coimbatore, Ukkadam	2,232	55.36	In Progress
3.	Coimbatore, Ammankulam	1,608	41.03	In Progress
4.	Madurai, Periyar Nagar	1,566	39.77	In Progress
5.	Chennai, Perumbakkam I	10,452	440.61	To be commenced
6.	Chennai, Perumbakkam II	9,476	374.24	To be commenced
	Total	35,270	1,208.55	

iv) ENVIRONMENTAL IMPROVEMENT OF URBAN SLUMS

In order to improve the conditions of the urban slums and make it habitable, the Tamil Nadu Slum Clearance Board has taken up basic amenities like roads, street lights, drinking water facilities, storm water drain, public convenience units etc., at a cost of Rs.10 crore to benefit 20,000 families during 2009-10 in various towns.

v) CHENNAI WAR MEMORIAL TO MADURAVOYAL - ELEVATED EXPRESSWAY-REHABILITATION AND RESETTLEMENT OF PROJECT AFFECTED FAMILIES

The Tamil Nadu Slum Clearance Board has been designated as the agency to implement the Rehabilitation and Resettlement component of the Elevated Expressway programme.

The slum families living on the alignment of Elevated Expressway along the Cooum river will be resettled in storeyed tenements with required infrastructure and social facilities. The Tamil Nadu Slum Clearance Board has proposed to construct houses for 14,000 families at a cost of Rs.560 Crore. The enumeration work is under process. The work of construction of these tenements will be commenced after the site is handed over and funds are sanctioned by the scheme authorities.

vi) PART II SCHEMES for 2009-10

The Tamil Nadu Slum Clearance Board has proposed to implement the following schemes under Part II schemes for the year 2009-10 at a total cost of Rs.145 lakh as detailed below:

- a. Post resettlement infrastructure upgradation in Rehabilitation and Resettlement schemes in Chennai at a cost of Rs.90 lakhs
- b. Software Development and Networking in the Tamil Nadu Slum Clearance Board at a cost of Rs.30 lakhs
- c. Imparting livelihood training in employment oriented trades for the slum youth in Chennai and other towns in the Districts at a cost of Rs.10 Lakh
- d. Establishment of a building centre to manufacture fly ash bricks at Thirunelveli at a cost of Rs.15 lakh

vii) SPECIAL COMPONENT PLAN for 2009-10

SCHEMES PROPOSED FOR THE SCHEDULED CASTE SLUM FAMILIES IN URBAN AREAS

It is estimated that 26% of the slum families belong to Scheduled Castes in urban area. They will get benefited through the various housing programmes to be implemented by the Tamil Nadu Slum Clearance Board during 2009-10, as follows:-

Sl. No	Name of the Programme	Flow to Special Component Programme	
		No. of Tenements	Expenditure (Rs. in crores)
1	Construction of tenements for the urban slum families	5479	202.08

viii) SALE DEEDS FOR PLOTS / TENEMENTS

The Tamil Nadu Slum Clearance Board has been giving sale deeds for the tenements and plots to the occupants of the tenements / plots. During 2008-09, the Tamil Nadu Slum Clearance Board has issued 3,194 sale deeds. In 2009-10, the Tamil Nadu Slum Clearance Board has proposed to issue sale deeds for 4,000 families living in the tenements / plots of the schemes developed by the Tamil Nadu Slum Clearance Board. The Tamil Nadu Slum Clearance Board has allotted 2,240 tenements in 2008-09 and proposed to allot 10,000 recently constructed tenements under various schemes for the slum families in Tamil Nadu during 2009-10.

ix) COMMUNITY DEVELOPMENT ACTIVITIES

A Community Development Wing is functioning in the Tamil Nadu Slum Clearance Board to make the housing programmes more comprehensive and complete with socio economic and livelihood programmes. The major programmes carried out for the socio economic betterment of the slum families in Chennai and other Districts of Tamil Nadu include Employment Training Programme, Post Resettlement Services, Child Labour Elimination Project and Entrepreneurial Development Programme.

Sl. No	Name of the Programmes	Achievement	
		No. of persons	Rs. in Lakhs
1	Employment Training Programme	11,989	2,27.62
2	Livelihood Support Programme	22,521	4,69.15

	under Tsunami Emergency Assistance Programme		
	TOTAL	34,510	6,96.77

In 2009-10 the following schemes will be implemented:-

PROGRAMMES FOR THE YEAR 2009-10

Sl. No	Name of the Programme	Budget (Rs. in Lakhs)
1	Livelihood assistance under Tsunami Emergency Assistance Programme (TEAP II / JPPR)	1,00.00
2	<u>Employment Training Programme</u>	
	(i) Under Part II Scheme 2009-10	10.00
	(ii) Under 12 th Finance Commission	51.00
3	Youth Development	5.00
4	Jawaharlal Nehru National Urban Renewal Mission - Livelihood activities	25.00
	TOTAL	1,91.00

x) URBAN RENEWAL (COMMERCIAL)

The Tamil Nadu Slum Clearance Board has proposed to construct Multi storeyed commercial complexes at vantage locations in Chennai. The surplus proceeds and revenue realised from these schemes will be utilised to cross subsidise the tenemental schemes and maintain them in a better way. The details of the Urban Renewal (Commercial) schemes commenced / to be commenced during 2009-10 are detailed below:-

Sl. No	Name of the Schemes	Commercial complex (sq.ft)	Cost (Rs. in Crore)	Status
1	Alayammankoil	12,000	3.79	Commenced
2	Nandanam	1,00,000	28.50	To be commenced

4. CO-OPERATIVE HOUSING SOCIETIES

4.1 House is one of the basic human necessities and provides shelter and protection to the human beings. Providing house to the needy persons and constructing houses at affordable prices through the Housing Co-operatives are the major objectives of housing co-operatives. Through 1,034 Primary Co-operative Housing Societies, Tamil Nadu Co-operative Housing Federation Limited, Chennai, the apex body serves, the Urban and Rural Public in providing shelter by way of housing loans. Tamil Nadu Government in order to mitigate the sufferings of the poor people have written off all the loans outstanding under Economically Weaker Sections to the tune of Rs.683 crore to 4,40,400 members.

4.2 MANAGEMENT

The Primary Co-operative Housing Societies as well as Tamil Nadu Co-operative Housing Federation are managed by the Special Officers who are in the cadre of Co-operative Sub Registrar and Additional Registrar of Co-operative Societies respectively.

4.3 SCHEMES IMPLEMENTED THROUGH CO-OPERATIVE HOUSING SOCIETIES

1. Issue of loans to Low Income Group
2. Issue of loans to Middle Income Group and Higher Income Group
3. Providing plots to the public at affordable price.
4. Construction of flats and houses to the members of the Co-operative Housing Societies.
5. Providing loans for Repairs, Renovation, Expansion of Existing Houses
6. Issue of Jewel Loans and other allied services like running community and marriage halls, schools and colleges etc.,

4.4 THE ACHIEVEMENT ON ISSUE OF LOANS THROUGH CO-OPERATIVE HOUSING SOCIETIES

The Tamil Nadu Co-operative Housing Federation has extended Loan facilities to the members of the Primary Co-operative Housing Societies for the construction of 11,63,485 houses with Financial Assistance of Rs.4,736.09 crore as on 31.03.2009 as detailed below

Sl. No.	Name of the Scheme	Houses Constructed as on 31.03.2009	Loan issued (Rs. in Crore)
1)	Rural Housing Scheme (EWS, LIG and MIG)	8,35,037	1,362.75
2)	Urban Housing Scheme	3,28,448	3,373.34
Total		11,63,485	4,736.09

4.5 PROJECTION OF THE SCHEMES FOR THE YEAR 2009-10

Sl. No.	Name of the Scheme	Total No. of houses	Proposed loan Amt. (Rs. in Crore)	Subsidy	Total (Rs. in Crore)
(1)	(2)	(3)	(4)	(5)	(6)
1)	Urban Housing Scheme	6,000	100.00	--	100.00

It is proposed to avail finance of Rs.100 Crore through Financial Institutions for construction of 6,000 houses by Tamil Nadu Co-operative Housing Federation Limited.

4.6 PROGRESS ON THE WAIVER SCHEME ANNOUNCED BY THE GOVERNMENT DURING 2008-09

The Government of Tamil Nadu have announced a waiver scheme for the beneficiaries of Urban and Taluk Co-operative Housing Societies in the State to minimize their repayment burden and to recover the over dues fallen as on 31.03.2008 vide G.O.Ms.No.113, Housing and Urban Development Department, dated 20.05.2008. Accordingly the entire loan outstanding in respect of Economically Weaker Section beneficiaries who have availed loan upto Rs.25,000/- have been waived and this expenditure has been borne by the Government. In respect of Low Income Group, Middle Income Group and Higher Income Group beneficiaries, 50%, 25% and 10% of interest waiver respectively along with 100% penal interest waiver have been sanctioned if they come forward to repay their over dues as on 31.03.2008, before 31.03.2009. By this a sum of Rs.925.26 crore was collected as on 31.03.2009 from 5,05,080 borrowers.

Since the entire loan outstanding as on 31.03.2008 in respect of Economically Weaker Section beneficiaries have been waived, 4,40,400 borrowers were benefited to the tune of Rs.683 crore and got relief from the burden.

By this waiver scheme, 72,605 other borrowers (LIG, MIG, HIG) were benefited by way of getting penal interest waiver for Rs.73.28 crore and Rs.57.66 crore of interest concession as on 31.03.2009.

5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

5.1 Under the Scheme of grant of House Building Advance to the Government Servants, House Building Advance is granted for taking up the following items of housing activities:-

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

5.2 The House Building Advance is being sanctioned upto a maximum of Rs.6 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 lakhs was sanctioned within the overall ceiling limit mentioned above. Following the announcement of VI Pay Commission, orders have been issued enhancing the ceiling of House Building Advance to Rs.15 lakhs in respect of Government employees and Rs.25 lakhs in respect of All India Service officers. For enlargement / improvement of the existing living accommodation, the ceiling shall be 50% of the revised ceiling limit.

5.3 During the year 2009-10, a sum of Rs.120 crore has been allocated for sanction of House Building Advance to the Government Servants and All India Service Officers.

6. ACCOMMODATION CONTROL

6.1 The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 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 District Collector, 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.

6.3 The District Collector, 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 Buildings (Lease & Rent Control) Act, 1960.

6.4 The buildings are taken over under the provisions of Section 3 and allotted to Government servants for residential purposes and to Government offices for non-residential purpose. Taking over a building is a statutory one guided by executive instructions issued by the Government from time to time.

6.5 For the past 20 years no building has been taken over under Government Tenancy in Chennai City as the rental value, which is calculated, based on Public Works Department rates is always on the higher side. The present land value is increasing the rental value abnormally high, even if the building is very old and lacking in amenities. Hence, it is not safe for the Government on monetary aspects to take over any building under section 3 of the Act, since the Government have to bear the rent, if no one is willing to occupy such a building. As a statutory tenant, the Government are responsible for the maintenance of buildings under Government Tenancy.

6.6 Originally, the privilege of allotting houses to Government servants has been introduced in the year 1949. Now, there are the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and House Building Advance facilities to look after the needs of Government servants in respect of accommodation. At present, there is no application pending for allotment.

6.7 For the 27 buildings now under Government tenancy, the Government are the tenants till the tenancy is terminated and possession handed over to the owner. There are 16 Court cases pending at various stages in respect of buildings under Government tenancy.

6.8 This subject matter (i.e.) the Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 is one of the policy matter of the Government besides involvement of legal aspects. The Accommodation Controller is also having other responsibilities under section 29 of the Act. The Accommodation Controller has to enquire cases under section 29 of the Act involving private tenants.

6.9 Now, the Government in G.O.Ms.No.43, Housing and Urban Development Department, dated 25.01.2001 have authorized the District Collector, Chennai as Accommodation Controller to admit deposit of rent by private tenants wherever bonafide doubt or dispute has been established over the owners or persons entitled to receive the rent for a particular building.

a.	No. of houses under the control of the Accommodation Controller	27
b.	No. of cases pending before the Court for fixation of fair rent eviction on willful default subletting against 3(9) notice for eviction payment of arrears etc.	16

6.10 Besides, the Act provides for regulating the relationship between the landlords and their tenants in respect of rented buildings in the notified areas throughout the State.

7. TOWN AND COUNTRY PLANNING DEPARTMENT

7.1 As per 2001 Census, 44.04% of total population of Tamil Nadu is living in urban areas. When compared to national average of 27.82% of urban population, percentage of urbanization is very high in Tamil Nadu making it as one of the most urbanized state. High urban population is definitely very conducive for better economic development but at the same time requires provision and maintenance of civic and social infrastructure in a sustained manner. Urbanization provides positive contribution to economic growth. While the objective of any urban development strategy is to create conditions which will make urban settlements economically vibrant, the resource constraints has to be overcome by adopting a judicious investment.

7.2 POLICY OBJECTIVES

a) Rapid growth in urbanization is simultaneously creating problem on availability and delivery of infrastructure services. This is resulting in widening of gap between demand and the present supply of urban services. This strain on urban infrastructure and services leads to deterioration in quality of urban life which also has definite impact on economic

development of urban areas and investment climate. The resultant effect is impinging on population, environmental decay, unemployment, urban poverty and inadequate finance. The challenges are diverse and complex. Concerted effort is required to improve the ability of the urban system to provide and enable a required quality of life for all the inhabitants for a healthy, safe and convenient life in a sustained manner.

b) Tamil Nadu Town and Country Planning Act, 1971 provides legal framework for regulating the development of any Town or Area on a planned and pre-designed lines. The Department of Town and Country Planning has been functioning within overall purview of the above Act. This is intended to achieve best use of land and to provide growth of orderly development of habitations, road connectivity to facilitate free flow of traffic and to create conditions conducive to the proper balance among the competing sector of residential areas, industrial, commercial and recreational categories.

c) The main function of this Department is to assist the local bodies / planning authorities in preparation and implementation of statutory plans such as Master Plans, Regional Plans and Detailed Development Plans as envisaged in the Tamil Nadu Town and Country Planning Act, 1971. The proposals contained in the statutory plans are implemented by local bodies for which Town and Country Planning department, extends funds as grant at different proportions to the local bodies / Planning authorities from the corpus of the Town and Country Planning development Fund under various Special Scheme. The area of major thrust is also in assisting the local bodies / planning authorities in regulation / control of the land development and building activities for residential / commercial / industrial / institutional or any other purposes by according technical advice for approval of the layouts and building plans to the executive authorities.

7.3 JUSTICE MOHAN COMMITTEE

a) The Tamil Nadu Town and Country Planning Act, 1971, currently in force in the State was brought in after repealing the Town and Country Planning Act, 1920. The Act contains provisions for the preparation of Regional Plans, Master Plans and Detailed Development Plans and for constitution of planning and development authorities.

b) Due to rapid urbanisation, globalisation of economy and vast development in the information technology sector, mushrooming growth of physical development is being witnessed and issues related with them including providing necessary infrastructure have become issues of great concern to the planners and administrators. Issues like high rise building developments and its related influence in the overall building development – authorised, unauthorised and deviated developments have to be addressed so that the safety, sovereignty and health aspects of urban living could be taken care of. All these issues have necessitated for comprehensive review of Tamil Nadu Town and Country Planning Act, 1971, so as to suggest suitable amendments to address all the planning and development issues in its entire gamut. Accordingly, the Government have constituted a Committee under the Chairmanship of Justice Thiru S. Mohan, Supreme Court Judge (Retired) to look into all aspects of development and to suggest necessary modifications to the Tamil Nadu Town and Country Planning Act, 1971.

c) The Committee has already conducted 23 meetings. The Committee has recommended amendment to the Act to address the issue of effective regulation and control of unauthorised and deviated constructions. Based on this recommendation, Tamil Nadu Town and Country Planning Act, 2008 (Act 61 of 2008) has been enacted, amending Section 56 and Section 57.

7.4 STATUTORY PLANS

Under the provision of Tamil Nadu Town and Country Planning Act, 1971 the Statutory Plans shall be prepared as detailed below:-

- Regional Plans are the physical and economic planning on regional basis which could be taken as a Revenue District. The Regional Plan will deal with the identification of resources base, distribution of population, employment, the major communication network, the main policies for agricultural and industrial development, conservation and recreation and general development policy for towns and villages in the region as a whole.
- Identification of Metropolitan areas, Urban Growth Centers and Villages that will need to be taken up immediately for improvement so that necessary plans may be prepared and implemented.
- Transport and communication network development.
- Demarcation, Conservation and development of natural resources.
- Rural housing programme together with community development programme for the improvement of living condition in rural areas.

The entire State has been divided into 8 Regions comprising of 3 to 4 districts each. During the year 2007-08, Rs.5 lakhs was sanctioned under Part II schemes to form 3 more Regions. Now, 11 Regional offices are functioning.

The notification of Regional Planning Area and constitution of such Planning Authority is yet to be undertaken to facilitate the preparation of Regional Plans.

The urban area level plans are the Master Plans and New Town Development Plans, for the development of Metropolitan areas, Urban Growth centers and New Towns for a specific nature of development.

Detailed Development Plans are the Plans which are prepared for the designated areas in the Master Plan in a local level.

a) Master Plan

Master Plan is a macro level plan prepared for towns with regulatory guidelines to ensure orderly development of the planning area. In the broader sense, it aims at land use regulations and provisions of effective road network, fixing alignment of bye-pass road, ring roads etc. It involves a continuous process like driving, organizing and presenting a broad comprehensive programme for urban development and renewal. So far 114 Master Plans have been prepared for various composite Local Planning Areas and Single Local Planning Areas over a period of time which are under various stages like Consented (14) or Approved (28) and Review Consented (39) or Review Approved (33), by the Government. Master Plans for 6 Local Planning Areas Viz. Thiruvathipuram, Arcot, Kumarapalayam, Palladam, Senkottai and Virudhunagar have been prepared during the year 2008-09. It is proposed to prepare/review 6 Master Plans during the year 2009-10.

b) New Town Development Plan

The New Town Development Plans are also Macro level plans which are prepared for the New Town Area in which a specific nature of development predominantly prevailing in the town such as Industrial town or Tourism Town or Educational town for which the plan will facilitate the growth or development of necessary infrastructure for enabling the growth of the town with its own nature. Apart from this, land use regulation, road network and proposal for undertaking infrastructural projects are also included as a part of the plan. So far, 8 New Town Development Plans have been prepared which are under various stages like approved or consented and review consented or review approved by the Government.

c) Detailed Development Plan

Detailed Development is a micro level plan. Areas vulnerable for rapid development are taken up for preparation of Detailed Development Plan in connection with the Master

Plan of the town. Detailed Development Plan would be prepared for the areas identified in Master Plan where large scale development, re-development or improvement will be undertaken and which need to be planned in detail. It will provide a frame work of objectives, standards and layout including public development and public services and the pattern of vehicular and pedestrian movement throughout the area. So far, about 1,215 Detailed Development Plans have been prepared over a period of time which are in various stages like consented (319) or approved (745), review consented (104) or review approved (47). 50 Detailed Development Plans have been prepared during the year 2008-09. It is proposed to prepare 50 Detailed Development Plans for the year 2009-10.

7.5 ONGOING PROGRAMMES UNDER TOWN AND COUNTRY PLANNING DEVELOPMENT FUND

A committee constituted by the Government is functioning under the Chairmanship of Secretary to Government, Housing and Urban Development Department for discharging the function of the Town and Country Planning Board and handling the funds.

Town and Country Planning Department has operated the Integrated Urban Development Projects (I.U.D.P) and Integrated Development of Small and Medium Towns (I.D.S.M.T) Funds and sanctioned loans to the Urban Local bodies. After the formation of Tamil Nadu Urban Finance and Infrastructure Development Corporation Limited (TUFIDCO) the Director of Town and Country Planning has stopped sanctioning of Integrated Urban Development Projects (IUDP) loans. The repayment of such loans are received by Town and Country Planning department and maintained as a Revolving Fund from which the department is giving assistance to the local bodies as grant for non remunerative projects like Traffic Operation and Management Project (TOMP), Seed Capital, Heritage and Improvement of Parks.

The amount available in the Town and Country Planning Fund is Rs.66,45,84,203 and the utilization of fund is as detailed below:

a) Heritage Town Development Programme

Heritage towns stand as testimony to a rich culture, tradition and architectural excellence of yester years. It is essential to preserve & conserve these areas. The Government have notified 50 towns as heritage towns / places all over the State. With a view to conserve the heritage sites / monuments and to preserve them from further deterioration, Town and Country Planning department has so far prepared development plans for 38 heritage towns. Besides planning, implementation of development projects is also undertaken from Town and Country Planning Development Fund as 100% grant subject to a maximum limit of Rs.50 lakhs, for each heritage town. Under this programme, so far a total amount of Rs.12,77,32,500 has been sanctioned for carrying out development projects in 28 heritage towns. Projects have been identified in 26 towns for which administrative sanction has been issued to the tune of Rs.11,24,47,500, out of which, a sum of Rs.9,29,88,500 has been released so far to the concerned local bodies. In addition, Rs.7,47,67,500 has been sanctioned for carrying out the development projects in 22 heritage towns. Out of the above 22 towns, administrative sanction has been issued for 7 Towns. It is proposed to undertake development projects in 5 more heritage towns during the year 2009-10.

b) Traffic Improvement Project

The growing sizes of the cities and increasing standards of economy have generated higher level of travel demand and the congestion on the roads in the cities is increasing and environmental conditions are fast deteriorating. Town and Country Planning 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 53 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 implement the proposals of the study reports as well as to take up immediate traffic system management measures, 75% of the cost of 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 lakhs for Municipal Corporation and Rs.25 lakhs for Municipalities. Under this programme, projects have been identified in 23 towns and so far Rs.1,62,44,300 has been released as grant to the concerned local bodies. In addition, Rs.2.5 crore has been sanctioned for carrying out the Traffic projects in 10 Municipalities (Rs.25 lakhs for each Municipality). Out of the above 10 Municipalities, administrative sanction has been issued for 6 Municipalities. It is proposed to undertake traffic improvement projects in 10 more Municipalities during the year 2009-10.

c) Improvement of Parks

Parks which are lungs spaces of the crowded urban centers provide recreation to the common public. The parks should invariably be improved and maintained for the benefit of the people. Policy for recreational developments includes the programme of improvement of existing parks under funding assistance from 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 lakhs for one park. The balance amount has to be met by the concerned local body. During 2008-09, financial assistance under this programme has been extended to 6 parks (Administrative sanction given as Rs.1.25 lakhs for 2 parks and 2.25 lakhs for 4 parks). During 2008-09, a sum of Rs.1.25 lakhs was released for each of the 11 Parks for which administrative sanction was given in the previous years. It is proposed to provide fund for improvement for 50 parks during the year 2009-10.

7.6 INFRASTRUCTURE AND AMENITIES CHARGES

Infrastructure are the foundation on which super structure of rural and urban areas are built and the quality of life is determined. Both social and physical structure have critical role to play in determining safety, productivity and quality of life in these areas. Massive increase in population in these areas have obvious implications for city and rural infrastructure putting them under enormous pressure. Due to this massive urbanization, magnitude of demand of amenities and infrastructure have increased very much and would acquire a colossal proportion in the years to come. This will require huge resources to be provided by State Government through its budgetary mechanism which would be very difficult. Foreseeing such an eventuality, the Government have evolved an alternative mechanism for funding these infrastructure and amenities. The Government have accordingly introduced Infrastructure and Amenities Charges. These charges aim at making urban development process as a self-financing process which generates enough resources for the provisions of infrastructure and basic amenities in such a way that all costs of providing social and physical infrastructure are loaded on the land itself. Following this principle, while development is permitted, infrastructure and basic amenities charges are collected to raise necessary resources to provide required infrastructure facilities in urban and rural areas to improve the quality of life.

The following are the infrastructure and amenities charges collected after its introduction.

Period	Amount collected
01.06.2007 to 31.03.2008	Rs.14,28,52,095
01.04.2008 to 31.03.2009	Rs.87,43,30,840
Total	Rs.101,71,82,935

8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

8.1 INTRODUCTION

Chennai is one of the metropolitan cities in India. Chennai Metropolitan Area which extends over 1189 sq.km. comprises Chennai City Corporation area, 16 Municipalities, 20 Town Panchayats and 214 villages in 10 Panchayat Unions. Its population has grown from 35 lakhs in 1971 to 70.41 lakhs in 2001 and projections have shown that it will grow to 125.80 lakhs by 2026. The main function of CMDA as per the Tamil Nadu Town and Country Planning Act, 1971 is to prepare the Master Plan for the metropolitan planning area and regulate developments through land use zoning and Development Regulations. Chennai Metropolitan Development Authority has prepared comprehensive plans for the development of the metropolitan area in an orderly manner and implement them or have them implemented through the Government departments / agencies concerned.

8.2 MAJOR PLANS / PROGRAMMES OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Second Master Plan for Chennai Metropolitan Area

a) The Second Master Plan (SMP) for Chennai Metropolitan Planning Area was due in 1991. For various reasons, its preparation and approval were delayed. In the last 3 years, focused attention was paid on the completion of the process of preparation of the Second Master Plan. Wide public consultations were held before finalisation of the draft plan. A group of Ministers also went into it in detail and made recommendations on the Second Master Plan before the Cabinet's approval. Finally, the Government's approval was accorded for the Second Master Plan and it was notified in the Tamil Nadu Government Gazette on 2.9.2008. The plan has come into force from that date.

b) The Second Master Plan has been welcomed by all sections of the society since its implementation will benefit all. It is a people friendly plan to meet the long term requirements of the citizens of the metropolis. The revised Development Regulations forming part of the Second Master Plan contain regulations which are abreast of the modern developments and future requirements. It has been framed to encourage developments to come up in an orderly manner and contains provision for reservation of minimum 10% of the site area for Low Income Group / Economically Weaker Section housing by the private developers also while developing layouts / flatted developments on lands with more than 1 hectare in extent.

c) Transfer of Development Rights for the lands which are required for public purposes such as road widening, Metro Rail Project etc. is a new provision made in the Second Master Plan to enable both the Government agencies and private land owners to get due benefits in the process of land acquisition.

d) The plan provides opening up of large extent of areas for developments which will be regulated through land use zoning. Densification of the city and the rest of the metropolitan area in a planned manner is also proposed by encouraging flatted developments.

e) Provision for conservation of heritage buildings is yet another new provision made in the Development Regulations under Second Master Plan. Chennai Metropolitan Development Authority will take further action to enlist heritage buildings / precincts after due public consultation with the building / precinct owners and also with the stakeholders concerned and notify them for conservation after obtaining Government's approval. It also provides for financial assistance to the private building owners who are not able to maintain the heritage buildings to their original beauty.

f) Unlike the earlier plans, the Second Master Plan will be continuously reviewed and appropriate corrective measures will be taken on the policies and strategies during the

process of its implementation. For this purpose six sectoral committees have been constituted.

8.3 CHENNAI METROPOLITAN DEVELOPMENT PLAN

a) For comprehensive infrastructure development of Chennai Metropolitan Area, an Annual Plan for investments viz. Chennai Metropolitan Development Plan is prepared by Chennai Metropolitan Development Authority in consultation with the Government Departments / Agencies and local bodies concerned and outlays are finalised. The objective is to see that the infrastructure requirements are looked at comprehensively for Chennai Metropolitan Area and investments for developments are made in a balanced manner. From 2003-04 to 2007-08 under the plan, Rs.4,875 Crore has been spent for infrastructure developments in this Metropolis. During 2008-09, projects at an estimated cost of Rs.2,328 crore have been taken up for implementation and an amount of Rs.1,339.34 crore has been spent.

b) For the year 2009-10, it is proposed by various departments / agencies to take up implementation of infrastructure development projects at an estimated cost of about Rs.4,300 Crore. Since Second Master Plan has now been approved by the Government and has come into force from 02.09.2008, the infrastructure plan to be implemented in the future years will be based on the Second Master Plan, in order to improve infrastructure levels and the livability of the people in Chennai Metropolitan Area. It would also help in attracting investments for economic development and create employment opportunities within this Metropolis.

8.4 DEVELOPMENT OF MRTS IN CHENNAI

a) The Phase-I of MRTS development from Chennai Beach to Thirumayilai for a distance of 8.55 km. was implemented at a cost of Rs.269 crore. The project funded by the Government of India was initially commissioned upto Chepauk in November 1995 and fully upto Thirumayilai in October 1997.

b) In continuation of this, the Phase-II of the MRTS from Thirumayilai to Velachery for a distance of 11.17 km. has been completed at an estimated cost of Rs.877.59 crore. The project was fully commissioned on 19.11.2007. The project cost is shared between the Government of Tamil Nadu and the Government of India in the ratio of 67% and 33% respectively.

c) 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 (CMA), the Government of Tamil Nadu carried out necessary techno-economic feasibility study through the consultants M/s.RITES and made a project proposal to extend the MRTS Phase-II project upto St.Thomas Mount to cover another 5 km to complete a rail loop with the Chennai Beach – Tambaram sub-urban line and moved the Government of India for sanctioning the same. The current cost of the project is estimated at Rs.496 Crore to implement it as a material modification to the ongoing MRTS Phase II project adopting the cost sharing formula of 2:1 ratio between the Government of Tamil Nadu and the Government of India respectively. The project commenced in April 2008 and is expected to be completed by December 2012. The cumulative expenditure till March 2009 is Rs.86.67 crore. The Government of Tamil Nadu has provided a budgetary assistance of Rs.53.33 crore in B.E. 2009-10 towards this project.

8.5 OUTER RING ROAD

To ease traffic congestion in the City, the Chennai Metropolitan Development Authority is planning the formation of Outer Ring Road on the periphery of the Chennai Metropolitan Area (CMA), connecting Grand Southern Trunk Road (GST Road), Grand Western Trunk Road (GWT Road), Chennai-Thiruvallur High Road (CTH Road), Grand

Northern Trunk Road (GNT Road) and Thiruvottiyur Ponneri-Panjetty Road (TPP Road). The length of the proposed ORR is about 62 km., connecting Vandalur in the south and Minjur in the north. The estimated cost of the project is Rs.993 crore. The land acquisition for the Phase-I covering a length of 29.2 km. from GST Road at Vandalur to CTH Road has been completed except for a very short length of about 250 metres. For the Phase-II from CTH Road to TPP Road, land acquisition has been completed for a distance of 15.30 km. and the balance is expected to be completed during 2009.

The Government of Tamil Nadu have approved in the G.O.No.32, Highways & Minor Ports Department, dated 25.02.2009 the implementation of the Phase-I of the Outer Ring Road project from GST Road near Vandalur to CTH Road near Nemilichery for a distance of about 30 km. facilitating 6-lane traffic at a cost of Rs.864.22 crore under Build, Operate and Transfer (BOT) basis on annuity format. The project with an execution period of 2 ½ years will be completed by April 2012.

8.6 TAMIL NADU URBAN DEVELOPMENT PROJECT-III

In tandem with other initiatives to mitigate the increasing transportation problems of the Chennai Metropolitan Area, the Government of Tamil Nadu has commissioned a five year project called the Third Tamil Nadu Urban Development Project (TNUDP-III) with World Bank assistance. The project which commenced in October 2005, was estimated originally at a cost of Rs.760 crore. The project is designed to fund measures aimed at relieving traffic congestion along vital roads in the Chennai Metropolitan Area. Following a detailed mid-term review by the Government of Tamil Nadu and the World Bank in July 2008, the total size of this component of the project has now been downscaled to Rs.207.29 crore. This has been owing to the insurmountable problems faced in mitigating the social and environmental issues. Five road sub-projects for a total length of 36 km. at a cost of Rs.145 crore are alone now being taken up.

Installation of traffic control and enforcement measures and construction of a traffic education centre at a cost of Rs.32.44 crore and preparation of detailed project report on construction of grade separator facility at two stretches of Anna Salai and a stretch of Periyar E.V.R. Salai also form part of the project.

The Comprehensive Transportation Study for Chennai (CCTS) is in advanced stage of progress. The study would provide a directional plan for the entire CMA clearly indicating optimal investments in road and transportation infrastructure in the next 20 years.

8.7 COMPREHENSIVE MOBILITY PLAN

The State Level Committee on Traffic Improvements for Chennai was set up under the Chairmanship of the Chief Secretary to the Government in the G.O.(Ms).No.144, Housing and Urban Development Department dated 23.04.2007. The Committee through several sittings held detailed deliberations and submitted a report containing its recommendations to the Hon'ble Chief Minister on 30.08.2008. The Government in the G.O.(Ms).No.261, Housing and Urban Development Department, dated 17.12.2008 constituted a Committee under the Chairmanship of Hon'ble Minister for Information to guide and monitor implementation of these recommendations through the respective departments. Implementation of these measures is expected to considerably reduce traffic congestion resulting in orderly traffic flow.

8.8 INFRASTRUCTURE AND AMENITY CHARGES

Ensuring adequate amenities and infrastructure facilities in pace with the developments coming up in the urban areas, particularly the metropolitan area like Chennai, is essential for sustainable development. In order to augment revenue for the above provisions, various alternatives were examined and it was decided to levy Infrastructure and Amenities (I&A) charges when planning permissions for larger developments are issued. In

G.O.Ms.No.22, Housing and Urban Development Department, dated 25.01.2008, Government have accordingly introduced Infrastructure and Amenities charges.

Provisions for levy of Infrastructure and Amenities charges and for constitution of State Infrastructure and Amenities fund were made by amending the Tamil Nadu Town and Country Planning Act, 1971 by inserting new sections 63(B) and 63(C) (Act No.34 of 2007). Infrastructure and Amenities charges at the rates varying from Rs.200/- to Rs.1000/- per sq.mt. depending on category of development are collected, before issue of planning permissions. In Chennai Metropolitan Development Authority an amount of Rs.201.33 crore has been collected from 01.06.2007 to 31.03.2009 as Infrastructure and Amenities charges. The amount collected is remitted to the Tamil Nadu Town and Country Planning State Infrastructure and Amenities Fund and its utilisation will be decided by the Committee constituted for this purpose.

8.9 KOYAMBEDU WHOLESALE MARKET COMPLEX

a) Food Grains Market

As contemplated in the First Master Plan, Koyambedu Wholesale Market Complex has been planned to decongest the Central Business District at Vallalar Nagar (George Town). Chennai Metropolitan Development Authority has already developed a Wholesale Market Complex for Perishables at Koyambedu in Phase-I of the project. The market is functioning since 1996. A demand survey for Food Grains Market was conducted and based on it, construction of the Wholesale Food Grains Market with about 500 shops in an extent of 15.60 acres at a cost of Rs.61.85 crore has been proposed. As a part of the land is now required for the development of the Chennai Metro Rail depot, the development of the Food grains market will be taken up in the remaining land on finalisation of the exact requirements for the depot.

b) Lorry Parking

Lorries that are reaching Koyambedu Wholesale Market Complex as of now are being parked along the roads and adjacent to common Amenity Building area of Koyambedu Wholesale Market Complex. Complying with the request of traders of Koyambedu Wholesale Market Complex to provide for an exclusive lorry parking area and also to mitigate the traffic problems, the development of a lorry parking area with necessary facilities is proposed on the land available nearer to Vegetable Market in an extent 7.60 acres. After detailed design, the execution of the project will be taken up during this year 2009-10.

8.10 CONSTRUCTION OF DOUBLE LEVEL BASEMENT PARKING FACILITY FOR TWO- WHEELERS IN CHENNAI MOFUSSIL BUS TERMINUS

Chennai Mofussil Bus Terminus constructed at a cost of Rs.103 crore at Koyambedu is functioning since November 2002. The Two wheeler parking provided is insufficient to accommodate the growing needs of the commuters. In order to meet this demand, construction of a double level basement parking facility adjacent to Jawaharlal Nehru Salai, i.e. in the vacant space of Chennai Mofussil Bus Terminus has been proposed. The Government have accorded administrative sanction for the same in G.O.Ms.No.321, Housing and Urban Development Department, dated 15.10.2007. The proposed structure will have a total floor area of 6,500 sq.mt. with a parking capacity of 3000 two wheelers. At the ground level, a park with a pathway for pedestrians has been proposed. The work at a cost of Rs.14.08 crore has already commenced. The project will be completed within a period of 15 months.

8.11 LOCAL BODY ASSISTANCE PROGRAMME / COMMUNITY BASED ENVIRONMENT AND DEVELOPMENT PROJECT

Chennai Metropolitan Development Authority is giving grant assistance to Local Bodies within Chennai Metropolitan Area, in order to improve infrastructure facilities like roads, street lights, improvement of burial grounds, purchase of vehicles for water supply, sewage disposal and solid waste management. The grant assistance is given through Local Bodies Assistance Programme (LAP) and Community Based Environment and Development Programme (CBED). In 2009-10, Chennai Metropolitan Development Authority has allotted Rs.2.50 crore for the grant assistance under Local Bodies Assistance Programme, and Rs.1 crore for the grant assistance under the Community Based Environment and Development programme.

9. CONCLUSION

Housing and Urban Development Department implements various schemes explained above to cater to the housing needs of the people of all income categories in general with special thrust to address the housing needs of Economically Weaker Sections in regard to achieving the concept of inclusive growth. Under the exemplary leadership of Hon'ble Chief Minister Dr. Kalaignar, the Housing and Urban Development Department has augmented its activities and ventured into new areas duly ensuring orderly developments and planning of the cities providing infrastructural facilities, safe environment with amenities and convenience so as to make the State livable and slum free and thereby instilling confidence and fulfillment of life to the people.

Suba. Thangavelan

Minister for Slum Clearance and
Accommodation Control