



**HOUSING AND URBAN
DEVELOPMENT DEPARTMENT**

DEMAND No.26

HOUSING AND URBAN DEVELOPMENT

POLICY NOTE

2011-2012

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HOUSING AND URBAN DEVELOPMENT**

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Government of Tamil Nadu
2011

DEMAND NO. 26

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INTRODUCTION

The national urban population is 27.82% of the total population of India. Tamil Nadu is the most urbanized State having an urban population of 3.5 crores which is 48.44% of the total population of 7.2 crores as per 2011 census. The growth rate of urban population in the last decade has been 27.16% vis-à-vis rural population growth of just 6.49%. The increase in urban population has been due to various factors. Important among them are the natural increase in population in urban areas and migration of rural population to urban areas.

With rapid pace of urbanization, one of the biggest challenges is the availability of affordable housing in urban areas. Keeping in view the importance of housing in promoting health and status of living of the people, Tamil Nadu has the distinction of implementing a number of housing schemes since 1947.

The constraints like lack of purchasing power, security of tenure of land, unclear titles of house property in rural areas, unavailability of flexible housing finance system, lack of awareness about building technologies and paucity of public fund are resulting in inadequate housing and habitat conditions especially for the poor and Economically Weaker Sections. As a result, the gap between housing demand and supply has increased considerably. Nearly 35% of the available housing stocks are temporary and semi-temporary structures. This problem is more acute in rural areas accounting to nearly 48%. The housing shortage is estimated to be 9.11 lakhs of which 50% is in urban areas.

Polices & Programmes

Tamil Nadu has been following its housing policy by creating conditions conducive to the provision of quality housing at affordable cost especially to the Economically Weaker Sections by regulating and encouraging developments through planned inclusions and balanced growth. With a view to encourage and facilitate private partnership in the development of Economically Weaker Sections, the Government has incorporated enabling provisions in the regulatory framework by making it mandatory for developers to provide 10% of the developed area for the Economically Weaker Sections. The Government would involve the various stakeholders in the

provision of housing at an affordable price through facilitation and regulation of the housing services.

The land planning and development regulatory bodies in Tamil Nadu are the Directorate of Town and Country Planning and Chennai Metropolitan Development Authority. The area covered under Directorate of Town and Country Planning is 1,28,869 sq.kms. and the area under CMDA is 1189 sq.kms. Both the regulatory bodies work towards the harmonious development of the State as per planning norms and parameters, by land use regulations through the preparation and implementation of Master Plans and Detailed Development Plans. The Plans take into consideration the need for the provision of effective road network; fixing alignments of bye pass roads, ring roads etc. The regulatory bodies also take up several initiatives to improve traffic and transportation by creation and upgradation of infrastructural facilities.

**REVISED BUDGET ESTIMATE 2011-12
ABSTRACT**

SI No	Department / Agency	Revenue	Capital	Loan	Total
		(RUPEES IN THOUSANDS (GROSS))			
1.	Secretariat	6,67,03	--	138,00,01	144,67,04
2.	Directorate of Town and Country Planning	3,16,38,74	1	--	3,16,38,75
3.	Co-Operative Housing Societies	25,90,44	--	15,65,00	41,55,44
4.	Chennai Metropolitan Development Authority	3,61,01	891,41,81	4,00,00	899,02,82
5.	Tamil Nadu Housing Board	48,82,03	1,40,03	--	50,22,06
6.	Tamil Nadu Slum Clearance Board	94,44,20	61,39,02	--	155,83,22
Total		495,83,45	954,20,87	157,65,01	1,607,69,33

PART -II SCHEMES - 2011-12

Sl. No	Description of the Schemes	Amount
SECRETARIAT		(Rs. in lakhs)
1.	Re-organization of office with cubicles/ partition for the floors in the Housing and urban Development Department, Secretariat	40.55
TAMIL NADU HOUSING BOARD		
2	Construction of 12 Nos of TNGRHS flats in Master Plan Complex at Villupuram	140.00
TAMIL NADU SLUM CLEARANCE BOARD		
3.	Chennai - Improving the sewerage infrastructure in the tenemental schemes	152.95
4.	Okkium Thoraipakkam - resettlement scheme - providing pavement between the blocks, improvements to the sewerage and water supply infrastructure and Colour washing the tenements	30.00
5.	Peerankaranai - Providing water supply arrangements for the tenements	3.50
6.	Semmencheri - Providing 2 Ration Shops	9.00
7.	Providing water supply arrangements for the proposed tenements at B.S.Moorthy Nagar / Chennai	22.00
8.	Construction of 2 Division Office in Trichy and Coimbatore	80.00
DIRECTORATE OF TOWN AND COUNTRY PLANNING		
9.	Purchase of 4 new vehicles in lieu of 4 condemned vehicles for subordinate offices of Directorate of Town and Country planning.	22.00
Total		500.00

1. TAMIL NADU HOUSING BOARD

For meeting the Housing needs of various sections of the Society in the State, Tamil Nadu Housing Board has been formed in the year 1961 with the objective of providing housing for all. Matching the private sector, Tamil Nadu Housing Board has developed attractive housing schemes for all sections of the population, by simplifying the procedures. Since its inception, Tamil Nadu Housing Board has constructed about 4 lakh dwelling units, out of which 2,91,000 units have been constructed for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group Sections.

1.1 STAGE OF SCHEMES

At present, works are under progress for 6364 dwelling units at a cost of Rs.742.64 crores. During the Financial year 2011-2012 it is proposed to commence work on 2427 units over 118.92 acres at a cost of Rs. 340 crores all over Tamil Nadu.



1.2 INTEREST SUBSIDY FOR HOUSING THE URBAN POOR

TNHB was appointed as nodal agency to implement the Central Government's Interest Subsidy scheme for Housing the Urban Poor (ISHUP). During this financial year, the target has been fixed for sanction of loan for 1 lakh beneficiaries. Till date, TNHB has collected about 67,912 applications from the eligible persons and 47,001 applications have been sent to the respective banks for sanction of loan. So far, loans were sanctioned for 4,069 eligible persons.

1.3 RECONSTRUCTION OF DILAPIDATED BOARD BUILDINGS

Action is being taken to demolish the existing old dilapidated commercial complexes, Office complexes and Community Halls located in 6 places in Chennai city and reconstruct the same with more FSI at an approximate cost of Rs.13.90 crores and thus realise more revenue to Tamil Nadu Housing Board.

1.4 INTEGRATED TOWNSHIP SCHEME

To decongest the city from heavy population and to avoid haphazard growth of buildings in Chennai city, it is necessary to create self contained integrated modern Townships with all the required infrastructure facilities like well laid

roads, street lights, storm water drain, culverts, sewerage disposal and water supply system etc. It is proposed to develop an integrated modern Township over an extent of 311.05 acres of land already acquired by the Tamil Nadu Housing Board, near Thirumazhisai, Thiruvallur District. A small extent of 12.87 acres required for approach roads will be acquired during the year.

1.5 SPECIAL REPAIR WORKS

Special repair works to TNGRHS flats all over Tamilnadu have been approved and funds sanctioned by the Government for Rs 34.37 crores and the works are under progress.

Special repair works to Slum Tenements located at Anna Nagar, Salem has been approved and fund sanctioned by the Government for Rs.1.45 crore and the works are under progress.

1.6 DEPOSIT WORKS

CO-OPERATIVE SOCIETY BUILDINGS

Construction of Office Complexes for District Registrars and Joint Registrars of Co-operative Societies at 15 District Head Quarters and 3 Training Institutes at an approximate cost of Rs.21 crores has been entrusted to Tamil Nadu Housing Board. The works are in progress in 9 places and for other places the works will be taken up on handing over site.

1.7 ISSUE OF SALE DEED

The issue of sale deeds to the allottees of TNHB plots, flats and houses has been a long pending issue. Orders given previously could not achieve the objective of issue of sale deeds to all the allottees who have been waiting for many years. This Government will soon issue orders on interest waiver to the satisfaction of the allottees.

1.8 DISPOSAL OF UNSOLD STOCKS

In the year 2011-12, efforts will be taken to dispose the available unsold stock of 2056 residential units and 1356 commercial units which will fetch Rs. 1201 crores.

1.9 PART I SCHEMES

During the year 2010-2011, Rs.1240.97 lakhs was allocated and utilised under Part - I scheme for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats in all over Tamil Nadu, maintenance of MLA Hostel and Subsidised Industrial Housing Scheme (SIHS) colonies.

For the year 2011-12, a Budget allocation of Rs.1796.21 lakhs has been proposed for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and SIHS colonies under Part – I scheme.

1.10 PART II SCHEMES

State Planning Commission has recommended for the construction of 12 TNGRHS flats at Villupuram for Rs.1.40 crores for the year 2011-12.

2. TAMIL NADU SLUM CLEARANCE BOARD

As per the 2011 census of the Government of India 48.45% of the people of Tamil Nadu live in urban areas. Among them, 20% of people live in slums, which are marked by lack of basic amenities and hygienic conditions. Tamil Nadu Slum Clearance Board has been implementing scheme for ameliorating the living conditions of above people.

a) Tamil Nadu Slum Clearance Board has constructed 1.13 lakh houses / tenements since its inception.

b) The slum development works with land tenure have been provided in 504 slums under MUDP and TNUDP thereby benefiting 1.30 lakh slum families.

2.1 POLICY ON SLUMS

(i) The above said programmes are implemented adopting the following strategies with the motto to improve the environs of the slums and the living standards of the urban slum families.

2.1 a) In-situ tenemental schemes

The slums located in unobjectionable areas, wherein equitable distribution of space to all is not

feasible, are cleared and tenemental schemes put up.

2.1 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 occupants after getting the land transferred to Tamil Nadu Slum Clearance Board.

2.1 c) Rehabilitation and Resettlement scheme

Wherever neither tenemental nor insitu development is feasible, (as in the case of objectionable 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.

2.2 PROGRAMMES FOR THE PERIOD FROM 2011 TO 2016

Tamil Nadu Slum Clearance Board has programmed to construct 1.58 lakh tenements at a cost of Rs.10,076.77 Cr during the period 2011-16. These schemes are in various stages of progress or to be commenced.

The details are as follows.

S. No.	Name of the Programmers	Total No. of Tenements	Project Cost / Outlay (Rupees in cr.)
Schemes in progress :			
1	Jawaharlal Nehru National Urban Renewal Mission	38,570	1573.02
2	Providing houses for the families affected by the Tsunami		
	a) Emergency Tsunami Reconstruction Project	3,500	154.68
	b) RGRP Ph – I	263	3.34
	c) RGRP Ph – II	970	34.17
3.	Other Programmes		
	Construction of tenements	508	5.10
Schemes to be commenced			
1.	Rajiv Awaas Yojana	100,000	7500.00
2.	XIII Finance Commission - State Specific Grants	7,479	355.22
3.	Chennai-Maduravoyal Elevated Corridor Project – providing houses for the project affected families	2,769	200.00
4.	Integrated Marina development reconstruction of dilapidated tenements	2600	143.00
5.	Construction of houses for the families affected by Land slides in the Nilgiris	1,968	108.24
	Total	158,627	10,076.77

2.3 PROGRAMMES FOR 2011-12

As part of the abovesaid programmes, Tamil Nadu Slum Clearance Board has programmed to implement the following schemes during 2011-12.

2.3(i) Jawaharlal Nehru National Urban Renewal Mission

a) Plans have been taken up to rehouse / relocate slums families in dwelling in big cities of Tamil Nadu viz., Chennai, Madurai and Coimbatore at objectionable location lacking any basic amenities into tenements containing all basic amenities. This massive construction programme has been taken up under the Basic Services for Urban Poor (BSUP) component of the “Jawaharlal Nehru National Urban Renewal Mission” funded by the Government of India, State Government and beneficiary contribution.

b) Under this scheme 44,870 tenements are programmed to be constructed as “integrated townships” in Chennai, Madurai & Coimbatore in the following areas at a total cost of Rs.1939.48 Cr.

(Rs. in Crore)

Sl. No	Name of the District	Name of the towns Schemes	No. of Tenements / Houses	Project Cost
		Chennai		
1(a)	Kancheepuram	Ezhil Nagar - Okkium Thoraipakkam	6000	198.10
(b)	"	Ezhil Nagar - Perumbakkam	3936	175.36
(c)	"	Perumbakkam Ph - I	10452	515.58
(d)		Perumbakkam Ph - II	9476	449.76
			29864	1338.80
2(a)	Coimbatore	Coimbatore - Ukkadam	2232	67.50
(b)		Ukkadam - Ph II	816	22.22
3	"	Ammankulam	792	27.77
4	"	Ukkadam - BSUP - Ph III	9600	435.43
			13440	552.92
5	Madurai	Madurai - Periyar Nagar - Rajakkur	1566	47.76
			1566	47.76
Total			44870	1939.48

Under this programme already 6300 tenements have been completed and the remaining 38570 tenements will be completed before 2013 and Rs.1573.02 Cr will be spent for these schemes. During this financial year 12,000 tenements will be constructed and Rs.607.06 Cr will be spent.

2.3(ii) Houses For The Families Affected By The Tsunami Disaster

a) During December 2004 a sudden onslaught of Tsunami giant waves across the coastal parts of Tamil Nadu has caused destruction of houses of families living in those areas. A massive resettlement programme under World Bank funded Emergency Tsunami Reconstruction Project and Government of India funded Rajiv Gandhi Rehabilitation Package has been taken up to resettle these Tsunami affected families and the families living in Tsunami vulnerable areas in the coastal districts in Tamil Nadu and the works are in progress.

b) It is proposed to resettle the Tsunami affected families in Thiruvallur, Chennai and Kancheepuram districts in the tenements taken up for construction under ETRP. The families who were living in the vulnerable areas between 0 to 200 mtrs from the sea in the Coastal districts of Tamil Nadu are being resettled nearby under RGRP.

C) Under ETRP 6292 tenements have been taken up and will be completed in 2011-12. Under RGRP 6800 houses have been taken up for construction of which 5581 houses have been completed and remaining 1219 houses will be completed in 2011-12. The details are as follows.

2.4 EMERGENCY TSUNAMI RECONSTRUCTION PROJECT

(Rs.in Crore)

Sl. No	Name of the Schemes	No. of Tenements	Project Cost	Period of completion
a)	All India Radio Land	3616	139.51	12/2011
b)	Nochikuppam, Nochi Nagar	628	36.01	3/2012
c)	Temporary shelters at Nochikuppam	(2468)*	17.23	--
d)	Okkiyam Thuraipakkam	2048	106.11	6/2012
	TOTAL	6292	298.86	

* Not included in total

Among the items referred to in the table, in respect of item (a) construction of tenements have been completed and development works are in progress. In respect of items (c) and (d) construction works are in progress.

2.5 RAJIV GANDHI REHABILITATION PACKAGE – I

(Rs. in Cr)

Sl. No.	Name of the Districts	No. of units	Project Cost	To be completed
1	Villupuram	325	10.70	62 houses handed over to the beneficiaries. 263 houses will be completed before 31.10.2011
Total		325	10.70	

2.6 RAJIV GANDHI REHABILITATION PACKAGE - II

(Rs. in Cr.)

Sl. No	Name of the Districts	No. of units	Project Cost	Completed	To be completed
1	Kancheepuram	32	1.10	32	0
2	Thiruvallur	358	10.23	297	61
3	Villupuram	276	8.89	167	109
4	Cuddalore	1013	34.21	464	549
5	Nagapattinam	266	7.52	266	0
6	Thoothukdi	1623	60.14	1440	183
7	Ramanathapuram	1027	38.10	1027	0
8	Kanniyakumari	988	33.79	934	54
Total		5583	193.98	4627	956

2.7 13th FINANCE COMMISSION – STATE SPECIFIC GRANT

The 13th Finance Commission of the Government of India have sanctioned State Specific Grants of Rs.300.00 Cr to implement the infrastructure like housing, drinking water, education during 2011-15 in Tamil Nadu for the families living in urban slums without basic amenities. The Government of India will provide Rs.75.00 Cr per annum from 2011-12 to 2014-15 for these works. Utilising this funding assistance it is proposed to construct 7479 tenements and carryout Repairs and Renewal works. It is proposed to take up the construction of 2595 tenements and to carryout Repairs and Renewal works for Rs.105.43 Cr. under this programme during this financial year.

2.8 Rajiv Awaas Yojana

a) The Census of 2011 has revealed that 13.96 lakh families are living in the urban slums in Tamil Nadu. These slum families are living in thatched structures without any basic amenities and exposed to natural disasters like cyclone, flood and fire accidents. The Government of India have announced the slum free cities programme under Rajiv Awaas Yojana which envisages holistic development of all the urban slums within a time frame.

b) Initially Housing will be provided for all the slum families living in 9 cities viz., Chennai, Madurai, Trichy, Coimbatore, Salem, Thirunelveli, Tiruppur, Vellore and Erode, wherein more than 3 lakh population are living as per 2001 census report. These urban areas will be developed as slumless towns.

c) These programmes will be implemented under the slum free cities programmes of Rajiv Awaas Yojana utilizing 50% grant assistance from Government of India and the remaining 50% will be funded through grant assistance from State Government (40%) and beneficiary contribution(10%). The Socio Economic Survey of the slum families has commenced. Based on the findings of the Socio Economic Survey the project reports for the holistic slum development of each town will be sent to Government of India. During the first phase of this programme 1.00 lakh houses at a cost of Rs.7500.00 Cr will be constructed during 2012-16.

2.9 Elevated Corridor From Chennai Port To Maduravoyal – Resettlement Of The Project Affected Families

a) The Government of India, NHAI and Chennai Port Trust have proposed to construct the Elevated Corridor from Chennai Port to

Maduravoyal along the banks of Cooum river to facilitate the movement of cargo traffic. Tamil Nadu Slum Clearance Board has been designated as the Nodal agency to implement the Rehabilitation and Resettlement programme for the project affected families of Elevated Corridor. The slum families living on the alignment of Elevated Corridor along the Cooum river banks have to be resettled in self-contained tenements with social infrastructure.

b) It is proposed to provide storeyed tenements for 7400 families at alternate places and developed plots for the families running commercial activities now on the areas required for the Elevated Corridor Project at Auto Nagar near Singaperumal Koil, Chennai. Total cost for the projects is Rs.400.00 Cr. The scheme of developed plots at Appur is in progress.

c) Tamil Nadu Slum Clearance Board has already resettled 818 families in the tenements at Okkium Thoraipakkam. The remaining families will be resettled in tenements. The Chennai Port Trust has deposited Rs.46.00 Cr as part of the sum of Rs.200.00 Cr.

2.10 Integrated Marina Development– Reconstruction Of Dilapidated Tenements In Marina

The programme of demolition and reconstruction of tenements for the families affected by the Tsunami disaster at Srinivasapuram and Foreshore Estate near Marina in Chennai could not be implemented under World Bank aided Emergency Tsunami Reconstruction Project. The scheme of construction of 2600 tenements at a cost of Rs.143.00 Cr for the above said families will be commenced with state funds after obtaining necessary clearances.

2.11 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 shall improve basic amenities like roads, street lights, drinking water facilities, storm water drain, Public Convenience units etc., at a cost of Rs.10.00 crore to benefit 20,000 families during 2011-12 in various towns in Tamil Nadu.

2.12 Part II Schemes Of 2011-12

Tamil Nadu Slum Clearance Board has proposed to implement the following schemes under Part II schemes of 2011-12 at a cost of Rs.297.45 lakhs.

Sl. No	Description of schemes	Expenditure (Rs. in lakhs)
1	Chennai - Improving the sewerage infrastructure in the tenemental schemes	152.95
2	Okkium Thoraipakkam - resettlement scheme - providing pavement between the blocks - improvements to the sewerage and water supply infrastructure and colour washing the tenements	30.00
3	Peerankaranai - Providing water supply arrangements for the tenements	3.50
4	Construction of 2 Division Offices in Trichy and Coimbatore	80.00
5	Semmencheri - Providing 2 Ration Shops	9.00
6	Providing water supply arrangements for the tenements at B.S.Moorthy Nagar / Chennai	22.00
Total		297.45

2.13 SPECIAL COMPONENT PLAN FOR 2011-12 SCHEMES PROPOSED FOR THE SCHEDULED CASTE SLUM FAMILIES IN URBAN AREAS

It is identified that 26% of the urban slum families in Tamil Nadu belong to Scheduled Castes. They will get benefited through the various

housing programmes to be implemented by the Tamil Nadu Slum Clearance Board during 2011-12, as follows:

Under this programme training in various trades will be provided for 400 persons at a cost of Rs.40.00 lakhs during 2011-12.

Sl. No	Name of the Programme	Special Component Plan	
		No. of Tenements	Expenditure (Rs. in Cr)
1	Construction of tenements for the urban slum families	5073	253.65

2.14 ISSUE OF SALE DEEDS FOR PLOTS / TENEMENTS

Tamil Nadu Slum Clearance Board has been giving sale deeds for the tenements and plots to the occupants of the tenements / plots. During 2011-12, Tamil Nadu Slum Clearance Board shall take action to allot 10,000 tenements and to issue sale deeds for 4000 families living in the tenements / plots.

2.15 COMMUNITY DEVELOPMENT ACTIVITIES

Employment Oriented Training Programmes are imparted for the socio economic development of the urban slum families in Chennai and other Districts and Post resettlement activities are facilitated as part of the community development activities.

3. CO-OPERATIVE HOUSING SOCIETIES

Housing is one of the primary needs of the people. Housing Cooperatives have achieved notable progress in this field in accordance with the Government Policy in the development of Housing Sector both in the Urban and rural areas of Tamil Nadu. There are 1034 Housing Cooperatives functioning in various parts of Tamil Nadu out of which 837 societies are serving urban areas and 197 Taluk Cooperative Housing Societies are serving the poor and down-trodden people in rural areas. Out of 1034 Cooperative Housing Societies, 816 societies are affiliated with the Tamil Nadu Cooperative Housing Federation. One of the objectives of the Housing Cooperatives is to form layouts with basic amenities for making plots available to the members and to provide Housing Finance to them.

3.1 TAMIL NADU COOPERATIVE HOUSING FEDERATION

As an apex level body for the housing cooperative societies in the State, the Tamilnadu Cooperative Housing Federation mobilizes finances for the construction of dwelling units for the members of the affiliated Housing Cooperative Societies in the State. The resources for Housing Finance for State Cooperative Housing Federation flow from Government, LIC, Housing and Urban Development Corporation, National Housing Bank, Housing Development Finance Corporation,

Commercial and Cooperative Banks against Government guarantee. Since its inception, the Federation has provided financial assistance to the tune of Rs.4752.88 Crores up to end of 31.05.11 for construction of as many as 11,64,434 houses in the State. In the past the Tamilnadu Cooperative Housing Federation limited has been adjudged the best at national level in providing housing finance.

3.2 INTEREST WAIVER SCHEME

The interest concession announced vide G.O.Ms No 236 Housing and urban Development Department dated 29.10.10 for the LIG, MIG and HIG loanees of Co-operative Housing Society is in force till 30.06.11. A new interest waiver scheme to benefit the borrowers is under the consideration of the Government.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 Under the Scheme of Grant of Advance to Government Servants for Building etc. of House, House Building Advance is granted to the Government Servants for the purpose of construction of house, purchase of house, enlargement and improvement of the existing living accommodation etc. The sanction of advance is governed under the State House Building Advance Rules.

4.2 This scheme is operated as a welfare measure to Government Employees and not on a profit earning motive as is being done in the Banks and Financial Institutions. The interest on the above advance is calculated based on the balance outstanding on the last day of each month and moreover the interest on advance is charged on slab rates determined by the Government periodically. The rate of interest on the Government sanctioned House Building Advance is much lesser than the rates charged by other banks and private financial institutions. The Government servants even have the option of preclosing the outstanding loan amount in one lumpsum without any preclosure charges. Apart from this, in the event of death of a Government servant, the entire outstanding amount of principal and interest are waived under the Special Provident Fund scheme. Hence the Government servants are keen to avail

the House Building Advance from the Government rather from the Banks and Financial Institutions.

4.3 In the Revised Budget Estimate 2011-2012, a sum of Rs.138 crore has been allocated for the above scheme for sanction of House Building Advance to the Government Servants and All India Service Officers.

4.4 In order to improve this scheme further, as a first phase, additional provision of fund to All India Service Officers and token provision in the case of Secretariat Employees are made in the Revised Budget Estimates 2011-2012 Detailed Demand for Grant of all Secretariat Departments.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease and Rent Control) Act 1960 (Amendment Act 23/1973) has the following objects:-

- (i) Control and regulation of Accommodation
- (ii) Regulation of Rent
- (iii) Eviction control

The District Collector, Chennai is the Authorized Officer for administering the provisions contained in the Act in Chennai.

5.2 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. Now the Tamil Nadu Housing Board and Housing Building Advance facilities are catering to the needs of the Government servants in respect of accommodation.

5.3 As per the Court direction, the Government have authorized the District Collector as Accommodation Controller to admit deposit of rent by private tenants wherever bonafide doubt has been established over the owners or persons entitled to receive the rent for a particular building. At present, the Model Tenancy Act is under the consideration of the Government.

6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

6.1 As per 2011 Census, the total population of Tamil Nadu is 7.2 crores of which 3.5 crores are living in urban areas. The urban population of the State works out to 48.44% as against 30% of the whole nation. The total geographical area of the State is 1,30,011 Sq km. The total area of urban settlements is 13755 Sq km which constitutes only 11.61% of the total area of the State. The average density of population in 2011 for the State is 554 persons per Sq km and in urban areas, it is 3521 persons per Sq km.

6.2 Urbanisation is a decisive force in shaping the economic and social life of developing countries but the sharp rise in urban population imposes a strain on the urban infrastructure and services leading to deterioration in quality of urban life which also has a definite impact on economic development of the urban area and investment climate. The magnitude, concentration and distribution of urban population pose serious urban challenges in provision and maintenance of civic and social infrastructure in a sustained manner. 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.

POLICY OBJECTIVES

6.3 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 the local bodies for which this department, under various special schemes, extends funds as grant at different proportions to the local bodies/planning authorities from the corpus of the Town and Country Planning Development Fund. The area of major thrust of the department 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 finally by the Local Bodies who are the executive authorities.

6.4. PREPARATION OF STATUTORY PLANS

6.4.(i) MASTER PLANS AND NEW TOWN DEVELOPMENT PLANS

Master Plan/New Town Development Plan is a land use 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 provision of effective road network, fixing alignment of bye-pass roads, ring roads etc. It involves a continuous process like deriving, organizing and presenting a broad comprehensive programme for urban development and renewal. It is designed to fulfil local objectives of the physical well being and also indirectly including social, economic aspects considering both the immediate need and those of foreseeable future. Hitherto 123 Master Plans have been prepared covering almost all the municipal areas. During the year 2010-11 six Master Plans viz., Ooty, Kothagiri, Erode, Vellore, Coimbatore, Koothanalore have been taken up. It is proposed to take up review and preparation of six Master Plans viz., Tuticorin, Thanjavur, Nellikuppam, Karaikudi, Chithode and Tirunelveli during the year 2011-12.

The area covered under Director of Town and Country Planning is 1,28,869 sq.kms. The area covered under Master plan is 6,950 sq.kms. (5%). Non planning area is 1,21,919 sq.kms. (95%). Due to the large non-plan areas in the state, the urban development is taking place in an haphazard manner. To regulate development it is proposed to take up Master Plan proposals for the entire 95% of non-plan area in a phased manner over a period of 3 years with the help of universities and professional agencies.

6.4.(ii) DETAILED DEVELOPMENT PLAN

These are the micro level action plans that are in conformity with the master plans (macro level) prepared for urban areas. The plan contains zoning of land in detail for specific land use, infrastructural facilities like park and play fields, small link roads, roads for proper traffic circulation, public purposes, commercial and industrial areas etc., to facilitate a balanced development within the ambit of the Master Plan. This department takes up preparation of Detailed Development Plans for class I (population above 1,00,000) and class II (population above 50,000 and upto 99,999) towns every year and subsequently for class III towns also. So far this department has prepared 1625 Detailed Development Plans which falls within the Master Plan area. Total area covered under Detailed Development Plans is 1300 sq.km. It is proposed to prepare 50 Detailed Development Plans during the year 2011-12 giving priority to the fast developing areas.

6.4.(iii) COMPOSITE LOCAL PLANNING AREAS

88 Single Local Planning Authorities (SLPAs) are functioning in the State, The jurisdiction of these SLPAs are co-terminus with the geographical spread of the Municipality and Town Panchayats. Due to rapid urbanization and non availability of land in the Municipality, the

development in some of the SLPAs spread over to adjoining village areas. In order to regulate such development outside the municipal limit, Composite Local Planning Authorities (CLPAs) are created. There are 27 CLPAs in the State.

6.5 ON-GOING PROGRAMMES UNDER TOWN AND COUNTRY PLANNING DEVELOPMENT FUND

6.5.(i) HERITAGE TOWN DEVELOPMENT PROGRAMME

Heritage towns stand as a testimony to our rich culture, tradition and architectural excellence of yesteryears. It is essential to preserve and conserve these areas. In order to protect the heritage places from the environmental deterioration caused through unplanned urban sprawl, Government issued orders to take up preparation of plans for conservation and improvement of heritage towns for the benefit of posterity. In order to achieve this objective, this department has prepared development plans for 39 notified heritage towns. Apart from the preparation of development plans, funding assistance is provided from Town and Country Planning Development Fund as grant to the tune of a maximum of Rs.50.00 lakhs for each heritage town for implementation of development projects. It is proposed to continue to implement this programme in 5 heritage towns during the year 2011-12.

6.5(ii) TRAFFIC IMPROVEMENT PROJECT

The growing size of 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 the environmental conditions are fast deteriorating. In view of this situation, this department has conducted comprehensive traffic and transportation studies for five corporations (except Chennai) and has also prepared traffic operation and management plans for 58 small and medium towns taking into account the characteristics and travel pattern in the cities and towns and to provide for long-term necessities towards relieving traffic congestion and smooth flow of traffic. Under the programme of providing financial assistance from the Town and Country Planning Development Fund for implementation of traffic improvement projects, Rs. 50.00 lakhs for each municipal corporation (except Chennai) and Rs.25.00 lakhs for each municipality is provided with a sharing pattern of 75% as grant from the Town and Country Planning Development Fund and 25% as local body's share. Under this programme, projects have been identified in 34 towns. It is proposed to take up 5 towns for implementation of traffic improvement projects during 2011-12.

6.5.(iii) IMPROVEMENT OF PARKS

The parks are provided for the common public to breathe fresh air and relax for sometime amidst the tiresome busy schedule of work. The parks should invariably be improved and maintained for the benefit of the people. With a view to improve the existing parks, funding assistance of 90% of the cost to a maximum of Rs.2.25 lakhs is provided to each park as grant from Town and Country Planning Development Fund and the balance 10% is to be borne by the local body. It is proposed to take up improvement of 4 parks during the year 2011-12.

7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan area extends over 1189 sq.kms. and its population is estimated to be about 88 lakhs now. It constitutes more than 25% of the Tamil Nadu State urban population and more than 12% of the Tamil Nadu State total population. The population of the metropolitan area will be about 1.26 crores by 2026. The Chennai Metropolitan Development Authority (CMDA) is the statutory body constituted under the Tamil Nadu Town and Country Planning Act, 1971 which plays a major role in the planning and development of the Chennai Metropolitan Area (CMA). The main function of the CMDA is to prepare Development Plans viz. Master Plan and Detailed Development Plans and to regulate developments through Land Use Zoning and Development Regulations which form part of the Development Plans.

7.1 SECOND MASTER PLAN FOR CMA

The Government have accorded approval for the Second Master Plan (SMP) for Chennai Metropolitan Area and it was notified in the Tamil Nadu Government Gazette on 02.09.2008. The SMP has come into force from the date of notification. The SMP for CMA is a broad based plan which provides for direction of growth distribution of population over space within the metropolitan area infrastructure developments to be made to meet the future demands etc. Unlike

the earlier plans, the SMP provides for review and taking appropriate corrective measures on the policies and strategies during the process of its implementation. For this purpose six sector wise committees have been constituted. The main function of the Committees is to prioritise the policies, strategies and the action plans recommended in the SMP, and advise the Departments / Agencies concerned on their implementation within a time frame to improve the quality of life of the people in the metropolis.

The Committees have met and discussed various issues and stressed the need to take advance action to translate the policies and strategies recommended in the SMP to upscale the infrastructure facilities in CMA and to achieve the Plan's vision. The Committees will continue to meet periodically and contribute to achieve the goals of the SMP.

Provision for conservation of heritage buildings is yet another new provision made in the Development Regulations under SMP. DR provides for the financial assistance to the private building owners who are not able to maintain the heritage buildings to its original beauty. CMDA has initiated action to enlist heritage buildings/ precincts which also require due public consultations, consultation with the building / precinct owners and with the stakeholders concerned, and notification after obtaining Government's approval.

7.2 DETAILED DEVELOPMENT PLANS

The Tamil Nadu Town and Country Planning Act provides for the preparation of Detailed Development Plans (DDP). CMDA has so far prepared the DDPs for 57 areas. It is proposed to prepare DDPs for the rest of the areas in phased manner based on the SMP land use classification and strategy. As a pilot scheme, preparation of DDP for the five areas with different characters viz. Villivakkam, Velachery, Ambattur, Nazarethpet and Perumbakkam have been taken up, and the DDP for Velachery and Ambattur has been completed.

The completion of preparation of DDP and getting approval of government may take about two years.

7.3 PROCUREMENT OF LANDS FOR INFRASTRUCTURE DEVELOPMENT THROUGH TRANSFERABLE DEVELOPMENT RIGHTS

The concept of Transfer of Development Rights (TDR) has been incorporated in the Second Master Plan (SMP) which has come into force since 2-9-2008. Necessary amendment to regulation for grant of transfer of development rights as per regulation 9 of Development Regulations for the Chennai Metropolitan Area (CMA) has been approved in G.O.Ms.No. 140, H&UD Dept. dt. 6.8.2009. Following the G.O. the

Authority approved the guidelines for TDR in September 2009.

Out of 151 applications processed in the last 2 years, lands measuring about 4.86 hectares valuing about Rs.85 crores from 137 applicants have been acquired by issue of TDR. In respect of the Chennai Metro Rail project 4 property owners have parted with portions of their land for the Metro Rail project by opting for Development Rights Certificate (DRC)

The roads which would be benefited by the above said surrender of lands under TDR include Anna Salai, Periyar EVR Salai, Jawaharlal Nehru Salai, Rajiv Gandhi Salai, Purasawalkam High Road, Nungambakkam High Road, Kodambakkam High Road, Velachery Main Road and MBI Road.

7.4 Special Transfer of Development Rights for Slum Rehabilitation

Chennai city has a slum population of about 8 lakhs, of which about 40% live in objectionable areas such as road margins, river margins, canal banks etc. Considering the safety and security of the slum dwellers, they need to be rehabilitated and resettled. The need to involve private sector in providing the housing for slum dwellers was felt due to constraints in identification of land and its acquisition to rehabilitate the slum dwellers living in these objectionable areas. In order to facilitate and

encourage private sector participation in slum rehabilitation, CMDA has made provisions in the Development Regulations with the approval of the Government in G.O.Ms.No.161, H&UD Department, dt.15.7.2010 for award of special TDR in the form of FSI to the developers who provide resettlement housing for the slum dwellers residing on lands owned by Government Departments or Agencies. TNSCB will play the role of Coordinator-cum-Facilitator in the Scheme.

The TNSCB is taking action to work out schemes utilizing the Special TDR provisions involving private developers in the provision of alternate accommodation for slum dwellers. CMDA will proceed further on receipt of specific schemes from TNSCB.

7.5 Development Plan for MM Nagar - Thiruporur Area

The Government of Tamil Nadu in G.O.Ms.No.75, H&UD dated 02.03.2007 has observed that the area beyond Vandalur and Kelambakkam lying between GST and ECR is getting urbanised in a haphazard manner without any Master Plan for a long term plan. This area which has potential to emerge as a new city of international standards may get converted into ordinary urban agglomeration in the vicinity of Chennai City unless well coordinated efforts are made to ensure planned developments. The

Government have therefore constituted a Development Planning Committee with the Hon'ble Minister for urban Development as Chairman.

2. CMDA has been directed to prepare a plan for the area south of the CMA. Planning Area of an extent 562 sq.kms. falling in 134 revenue villages has been delineated. It comprises of MM Nagar Municipality, Guduvanchery - Nandivaram Town Panchayat, Thiruporur Town Panchayat, and parts of Kattankulathur and Thiruporur Panchayat Unions.

3. The proposed development plan envisages achieving orderly development in this fast developing area through land use zoning with broad network of roads, and Development Regulations, without resorting to any large scale land acquisition by Government (except for proposed major roads) in the planning area. The plan will be completed by the end of this financial year.

7.6 Review of the Chennai Metropolitan Area Jurisdiction

The Chennai Metropolitan Area is limited to 1189 sq.kms. in area. It is the smallest metropolitan area by extent in our country. In other metropolitan cities larger regions have been declared and Comprehensive Regional Planning is

made, the examples are National Capital Region for Delhi, Mumbai Metropolitan Region, Bengaluru Metropolitan Region, Kolkatta Metropolitan Region, Hyderabad Metropolitan Region. As it has become necessary to review the Chennai Metropolitan Planning Area declared in 1973-74 taking into account the faster development taking place in the areas beyond the declared metropolitan area such as Sriperambudur, Kelambakkam , Thiruvallur, M.M. Nagar, etc., CMDA have taken up the task of examining the matter.

The declaration of expanded planning area in various major cities in our country and the need for a larger planning area around the Tamil Nadu's Capital City of Chennai is examined and a detailed report is prepared by CMDA for consideration of the Government. A decision will be taken before the end of this financial year.

7.7 TNUDP III

7.7(i) A comprehensive urban transportation project to meet the challenges posed by rapid growth of Chennai Metropolitan Area (CMA) was undertaken by the Government of Tamil Nadu (GoTN) with the World Bank (WB) assistance, under Tamil Nadu Urban Development Project III (TNUDP-III). The five-year project is under implementation since October 2005. As per the restructured programme, the project will come to an end by March, 2012.

7.7(ii) The Chennai's Urban Transportation Component essentially comprised (i) the road sub-component implemented through Department of Highways (DoH) and (ii) the traffic management and enforcement sub-component implemented through Chennai Traffic Police (CTP) apart from (iii) a comprehensive transportation study for Chennai (CCTS) undertaken by the CMDA through consultants. The Component under TNUDP-III was originally estimated at a cost of US \$150 m (Rs.650 crores).



Widening and Strengthening of Madharvedu road under TNUDP III



Widening and Strengthening of Ariyalur - Vilangadupakkam road under TNUDP III

7.7(iii) Pursuant to the detailed mid-term review by the GoTN and the WB in July 2008, the total size of the project has been downscaled to Rs. 187.95 cr. Consequently the sub-projects implemented by the Highways Department comprise widening and strengthening of 5 vital roads for a total length of 36 km. at a cost of Rs. 145 cr. With the award of work in respect of all the 5 sub-projects, an expenditure of Rs.45.03 crores has been incurred up to June, 2011. The works on all the 5 road sub-projects are in progress. Under the traffic management and enforcement sub-component installation of traffic control and enforcement

measures and construction of a traffic education centre is taken up at a cost of Rs.15.6 cr. The Chennai Traffic Police has since procured equipments worth Rs.10.24 cr and has initiated action for procuring the balance equipments. It is also procuring additional equipments with the savings of Rs.10 cr within the Component. Construction of foot over bridges at 7 locations at an estimated cost of Rs.28 cr is taken up by the Highways Department to utilize the savings within the Component.

7.8 MRTS Phase-II Extension

The development of MRTS Phase-II project funded jointly by the Government of India and Government of Tamil Nadu is implemented through the Metropolitan Transport Project (Railways). The CMDA is coordinating the implementation of the project. The project commenced in March 1998 and fully commissioned on 19.11.2007. The revised administrative cost of the project is Rs.877.59 crores. The cumulative expenditure from beginning of the project is Rs.850.98 crores. The cost of implementation is shared by the Government of India and Government of Tamil Nadu in the ratio 33:67. The Government of Tamil Nadu have so far released Rs.564.675 crores for the project.



MRTS Phase II extension project in progress

With the objective of completing a rail loop, the MRTS Phase II project has been extended from Velachery to St. Thomas Mount for a distance of 5 km at an estimated cost of Rs.495.74 crores. The work on the project commenced in April 2008 and is in progress. The cumulative expenditure from the beginning of the project is Rs.114.71 crores. The Government of Tamil Nadu have so far released Rs.106.67 crores for the project. The work is expected to be completed by December 2012.

7.9 Truck Parking Yard at Koyambedu

The truck parking yard with 193 parking bays for accommodating various types of vehicles including heavy vehicles have been completed at a cost of Rs.5.14 crores. Execution work to accommodate 3 toilet blocks, amenity building with restaurants and crew rest halls, lorry booking office building with service shops and also security cabins at entry and exit points, at a cost of Rs.2 crores has been taken up and will be completed by the end of this financial year.

7.10 Outer Ring Road

A major arterial viz. Outer Ring Road (ORR) is planned to be developed in the peri-urban area of the Chennai Metropolitan Area (CMA). The objective of development of the ORR is to relieve congestion within the city and catalyse even dispersal of urban growth. This project envisages both road development and area development. The 62.3 km long ORR connects GST Road (NH-45) at Vandalur, GWT Road (NH-4) at Nazarathpet, Chennai-Thiruvallur High Road (NH-205) at Nemilicheri and Tiruvottiyur-Ponneri-Panchetty (TPP) Road at Minjur. The configuration of the road comprises 6 lane divided carriageway with service road and footpath on either side with a central verge of 22 m for development of a rail transit in future.



Phase I Outer Ring Road project in progress

Land acquisition for development of the ORR in the first Phase from NH-45 to NH-205 for a length of 29.2 km covering 29 villages has been completed and lands have been taken possession (except for 1.07 ha). Acquisition for development of the ORR in the second Phase from NH-205 to TPP Road for a length of 32.8 km covering 27 villages is under progress and lands to the extent of about 253.08.5ha have been taken possession. The balance is expected to be completed by the end of December 2011.

The Government have approved the implementation of the ORR in the first Phase from NH 45 (Vandalur) to NH 205 (Nemilichery) for a distance of about 30 km, facilitating six lane traffic under Build, Operate & Transfer (BOT) basis on annuity format at a cost of Rs.1081.40 crores. The Tamil Nadu Road Development Corporation has been nominated by the Government as the managing associates for the implementation of the project. The work is in progress and is scheduled to be completed in December 2012.

R. VAITHILINGAM
MINISTER
HOUSING AND URBAN DEVELOPMENT.