

2.19 Housing and Urban Development

Housing

2.19.1 Shelter is the basic human requirement that needs to be met on priority basis. Investments in shelter not only improve and expand the available stock of housing units, but also generate employment. It also improves both working and living environment. The housing stock coupled with education, health and water supply adds to the productivity of labour force.

2.19.2 The demand for housing increases due to growth of population, rapid pace of industrialisation and urbanisation. As per the National Family Health Survey (1998-99), about one-third of the houses in Tamil Nadu were kutcha, while semi-pucca houses accounted for 38.4. percent and the pucca houses 27.6 percent. The proportion of kutcha houses is relatively higher in rural areas as compared to 16.7 percent in urban areas. 72 percent of the urban houses have toilet facilities. In the context of increasing pressure of population, renewal of existing houses and building up of new dwelling houses are a pre-requisite. The National Housing and Habitat Policy 1998 has specifically advocated that Government create a facilitating environment for growth of housing activity instead of taking on the task of housing itself.

2.19.3 The State is providing a catalytic role in providing housing stock. The Tamil Nadu Housing Board, Co-operative Housing, Tamil Nadu Slum Clearance Board are playing a major role in the creation of housing facilities in Tamil Nadu. The major sources for funding housing activity in the State are Housing and Urban Development Corporation limited (HUDCO), the State Government, LIC, HDFC and Commercial Banks. The housing stock has been steadily increasing in the State over the year with the financial help from these agencies. According to house listing operations in Censes 2001, the position was as follows:

Households	Tamil Nadu	India
Total Nos	14,173,626	191,963,935
% of Households living in Permanent Census Houses	58.52	51.80

% of Households living in Temporary Census Houses	23.31	18.14
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Tenth Five Year Plan (2002-2007)-Objectives, Strategies, Goals & Outlay

2.19.4 The policy of the Government of Tamil Nadu is to ensure the basic need, shelter for all. In order to achieve the ambitious goal of providing "A house for each family", various schemes are being implemented. The demand for housing is on the increase day by day due to population growth and also migration towards urban centres in search of better employment. Added to this, in the changing circumstances, there has been an increased demand and desire to own houses. So the policy includes facilitating the provision of adequate houses, house sites, and cost effective / environment friendly technologies for all categories of people.

2.19.5 Tamil Nadu stands 2nd in the rank of ratio of urban population in 2001 next to Maharashtra among the bigger states as against 5th rank in 1991. Tamil Nadu has registered an urban population growth rate of 42.79% in the last decade. Considering the growth of population every year, Tamil Nadu needs an additional 2.50 lakh houses to bridge the gap.

2.19.6 The State Government commitment under Housing Sector will be Rs.1,000 crore, of the total outlay of Rs.4,002.69 crore during the 10th Five year Plan period. For free housing for BPL families, the outlay is reflected in the budgets of Rural Development / Adi-Dravidar Department. HBA to Government Servants will be repayable by them at nominal interest rate.

Tamil Nadu Slum Clearance Board

2.19.7 Tamil Nadu Slum Clearance Board was set up for the clearance and improvement of slum areas and its activities were initially confined to Chennai city and subsequently extended to all the Corporations and Municipal Towns in Tamil Nadu in a phased manner from 1984.

2.19.8 The strategy has broadly the following three elements:

- To clear the slums in congested unhygienic urban areas and to construct tenements,
- To identify slums and provide basic facilities for ideal habitation.

- To construct tenements under rehabilitation and resettlement programme.

Slum clearance scheme

2.19.9 The Slum Clearance scheme envisages the construction of storied tenements with adequate infrastructure like water supply, sewerage, roads and street lights in dense urban slums, where equitable distribution of space is not possible and to re-house the slum families, in self contained hygienic tenements, in the same place. Tamil Nadu Slum Clearance Board is implementing this scheme since its inception.

Construction of individual houses

Valmiki Ambedkar Housing Programme

2.19.10 Tamil Nadu Slum Clearance Board is implementing the work of construction of individual houses having the plinth area of 150 sq.ft. each with RCC roof and side brick walls in urban slums adopting the following funding pattern under the Centrally Shared Valmiki Ambedkar Housing Programme.

2.19.11

Sl.No.	Agency	%	Amount (Rs.)
1	GOI Grant	50%	20,000/-
2	Institutional Loan	40%	16,000/-
3	Beneficiary contribution	10%	4,000/-
	Total		40,000/-

Urban Renewal Scheme

2.19.12 The tenements constructed by TNSCB are allotted on a subsidised rent. The proceeds realised are not sufficient to maintain the tenements. To augment the resources for the maintenance of the tenements, TNSCB is constructing commercial complexes and MIG flats at vantage locations in Chennai and other major towns in Tamil Nadu. These commercial complexes are constructed on the small extent of left over lands, rendered surplus after constructing adequate number of tenements for the slum families in the same area. The surplus income generated under this programme is utilised for the maintenance of slum tenements.

Permanent housing for the seashore fishermen/slum families affected by tsunami disaster - 2004.

2.19.13 The tsunami hit slum families in Chennai and other towns are re-housed in temporary shelter units. These families need to be resettled in permanent houses in alternate places at the earliest time. In order to resettle these families, Tamil Nadu Slum Clearance Board has programmed to construct 22,500 tenements/houses in Chennai and other towns at a total cost of Rs. 255.00 Crore for the slum families living on seashore, including those affected by the Tsunami disaster.

Part II schemes for the year 2006-07

2.19.14 Tamil Nadu Slum Clearance Board has proposed to implement the following schemes under Part II schemes of 2006-07.

SI No	Description	Amount (Rs. in lakh)
1	Antiflooding measures in low lying tenemental areas in Chennai	50.00
2	Sewerage connections in the slum tenemental in Trichy, Tanjavur, Kumbakaonam and Karur.	60.00
	Total	110.00

Tamil Nadu Housing Board

2.19.15 Tamil Nadu Housing Board functions with the goal of catering to the housing needs of the people of different income groups. Tamil Nadu Housing Board has been in the field of land development and construction of houses for the past 43 years. TNHB provides developed plot / houses / flats with all infrastructure facilities for all the income groups such as EWS / LIG/ MIG / HIG etc. at affordable prices.

SI No	Description	Amount (Rs. in lakh)
1	Computerization programme	25.00
2	Improvement and providing amenities to ten transit quarters at SAF Games Village	15.00
3	Improvement to TNGRHS flats at Lloyds Road, Peters Road and Todhunter Nagar.	100.00
	Total	140.00

2.19.16 The provision of basic services for the urban poor and development of housing for the poor will be a thrust area in 2006-07 and beyond, with the

launch of Govt of India assisted JNNURM and IHSDP schemes. The Tamil Nadu Slum Clearance Board and Tamil Nadu Housing Board are engaged in preparing a shelf of projects for posing for assistance under these schemes.

2.19.17 Co-operative Housing - The Government of Tamil Nadu has set for itself the goal of providing a house for each family. In order to achieve this goal, the Co-operative Housing Societies and the Tamil Nadu Co-operative Housing Federation are formulating and implementing schemes to provide reasonable and adequate shelter to people in different income groups. Upto 2005-06, the Tamil Nadu Co-operative Housing Federation has extended loan facilities to the extent of Rs.4524.73 crore to the members of the primary cooperative housing societies for construction of 11,51,701 houses.

Plan Outlay

2.19.18 The Tenth Five Year plan outlay for the Housing sector was fixed at Rs. 100000 lakh. Against this the expenditure incurred during the Tenth five year plan period is as follows:

Year	expenditure incurred (Rs. in lakh)
2002-03	23518.17
2003-04	24697.04
2004-05	18702.15
2005-06	10302.06

2.19.19 The agreed outlay for 2006-07 is Rs.10139.53 lakhs.

Urban Development

2.19.20 Urbanisation is a global phenomenon and Tamil Nadu is no exception in witnessing rapid urbanisation. The trend in urbanisation is not only reflected in the growth of population in urban centres, but also increase in the number of urban centres. The implications of urbanisation for the State are many. The rural area of the State will inevitably shed a part of its population and this will have to be absorbed in urban centres.

2.19.21 Tamil Nadu is one of the States undergoing rapid urbanisation and ranks as the third most urbanised State in India. As per 2001 Census, the total population of Tamil Nadu is 6.21 crores of which the urban population is 2.72 cores, which is 44% of the total population.

Growth of Urbanisation in Tamil Nadu (Population in millions)			
Item	1991	2001	2011(Projected)
Total Population	55.86	62.11	67.8
Urban Population	19.08	27.24	30.5
Urban Growth rate	19.59	42.79	45.0

Tenth Five Year Plan (2002-07) - Approach and Strategy

2.19.22 The challenge of urban development calls for major reforms in both the financing and management of urban infrastructure. The experience from the past Five Year Plans underscores three basic urban sector issues:

- need for capacity building within City Governance, for efficient and responsive urban service delivery,
- given the investment requirements, the imperative to access long term debt and eventually create a market of municipal debt, thereby linking urban needs with domestic debt market, and
- since debt financed projects require substantial tariff changes, the need for political consensus and participatory project structuring.

These three components should form the basis of any future Urban Work Plan.

2.19.23 The improvement in civic services is possible only through a responsive civic administration. The urban local bodies in the state aim to enhancing the efficiency in delivery of the following civic services namely

- Cleanliness - removal of rubbish and garbage,
- Provision of protected drinking water,
- Usable public toilets - preventing defecation in public places, roads etc.,
- Proper drainage and sewerage systems,
- Providing street lights,
- Usable roads with clear pathways,
- Avoiding nuisance of stray animals,
- Prevention of pollution - water, air, noise etc.,

- Public utilities like markets, bus stands etc.,
- Open spaces and parks- recreational areas,
- Prevention of new slums and removal of encroachments,

Outlay

2.19.24 To carry forward and complete the infrastructure developments and to take up the new projects, an outlay of Rs.5,979.20 crore is envisaged during the Tenth Five Year Plan for the Urban Development sector. Under the Tamil Nadu Urban Development Project III launched in 2005 with an outlay of Rs 1350 Crores. (US \$ 300 million) it is proposed to implement a number of measures to improve user infrastructure and enhance the quality of services in the urban local bodies. Further the State Government is proposing to undertake a major push for infrastructure improvement under the JNNURM (Jawaharlal Nehru National Urban Renewal Mission) and UIDSSMT schemes. In this connection city development plans has already been drawn up for Chennai, Madurai and Coimbatore. The State has also drawn up implementation time lines for the reform agenda underlying the new schemes.

(b) Directorate of Town and Country Planning

2.19.25 The Department of Town and Country Planning has been assigned with the responsibility of administering the Town and Country Planning Act 1971. This includes assisting the planning authorities in preparing and implementing the statutory plans with a view to ensure orderly planned development.

Master Plans / New Town Development Plans

2.19.26 Preparation of Master Plans /New Town Development Plans envisages judicious allocation of land/space to different sectors in consideration for a projected population to a stipulated time frame of ten years. The Department has so far prepared 108 Master Plans and six New Town Development Plans. Master Plans which were approved earlier are being taken up for updating to suit the latest developments and Government policies. The Master Plans for additional towns were taken for 2006-07.

Detailed Development Plans

2.19.27 These are micro level plans within the local planning areas. Hitherto the department has prepared 1625 Detailed Development plans in all the said Local Planning Authorities and they are in different stages viz. Notified/

2.19.28 Consented/ Approved. 100 Detailed Development Plans were taken up and completed during 2005-06. It has been proposed to take up preparation of further Detailed Development Plans during 2006-07 and the work is under progress.

Implementation of projects in Heritage Towns

2.19.29 The Government have identified 38 heritage towns aimed at conservation of cultural and historical importance. The preparation of development plan for heritage towns include beautification, regulation of construction, provision of amenities, conservation and preservation of historical areas and urban planning. Development plans for these heritage towns have been prepared and are under various stages of implementation.

Part II Schemes for 2006-07.

SI No	Description	Amount (Rs. in lakh)
1	Purchase Hardware and software and related items for E-governance	10.00
2	Replacement of two Vehicles	8.50
3	Furniture for Head and Regional offices	5.00
	Total	23.50

(c) Chennai Metropolitan Development Authority (CMDA)

2.19.30 The Chennai Metropolitan Development Authority has jurisdiction over Chennai Metropolitan Area (CMA) covering 1,177 sq. km. The important projects taken by CMDA in recent years are outlined below.

Outer Ring Road

2.19.31 The Chennai Metropolitan Development Authority (CMDA) is planning the formation of Outer Ring Road (ORR) on the fringe of Chennai Metropolitan Area (CMA) to ease the traffic congestion in the city. The Government has approved the formation of the Outer Ring Road in the year 1993 connecting Chennai-Trichy Road (GST Road). Chennai-Bangalore Road

(GWT Road), Chennai-Thiruvallur High Road, (CTH Road), Chennai-Nellore Road (GNT Road) and Thiruvottiyur Ponner-Panjetty Road (TPP Road). The length of the proposed ORR is about 62 km., connecting Vandallur in the South and Minjur in the North. The road will be formed for a width of 220 ft. with provision for developing commercial complexes along both sides of the road.

Mass Rapid Transit System

2.19.32 The Mass Rapid Transit System (Phase I) from Beach to Thiumailai is already in operation. The MRTS Phase II from Thiumailai to Velachery is implemented in full swing and has been partially commissioned up to Thiruvanmiyur. Under extension of phase II, it has been decided to extend the MRTS from Velachery to St. Thomas Mount. It is proposed to commercially exploit the air space of the platform of the nine stations. In this regard four consultancy firms were assigned the job of preparation of design.

Tamil Nadu Urban Development Project (TNUDP) – III

2.19.33 In tandem with the other measures taken by the Government of Tamil Nadu to mitigate the increasing transportation problems of the Chennai Metropolitan Area, the GOTN - CMDA has proposed to undertake a five-year project (2005-2010) with the World Bank Assistance at an estimated cost of Rs.760 crore from 2005-2006. The medium term measures aimed at relieving traffic congestion by removing major bottle-necks in the urban road and rail network which include widening and strengthening of many links in the urban arterial network particularly in the CMA, replacing the road - rail level crossing with underpasses / overpasses, improving the road safety and air quality by construction of pedestrian subways, installing traffic control and enforcement measures etc.

Municipal Administration Department

2.19.34 Solid Waste Management – A detailed exercise has been undertaken to prepare Action Plans for Solid Waste management in all Municipalities and corporations. Land is being acquired for Municipalities for compost yard and similar activities. All the Urban Local Bodies have taken steps for segregation at source with special IEC efforts for zero garbage

concept and it has been programmed to motivate SHGs in preparing manure from degradable waste in the compost yards.

2.19.35 The Government of Tamil Nadu had established the Tamil Nadu Urban Development Fund (TNUDF) on a 'Public Private Partnership' mode, with the participation of ICICI, HDFC and IL&FS to provide long term debt for civic infrastructure on a non-guarantee basis and to make the urban local bodies sensitive to market conditions.

2.19.36 The Tamil Nadu Urban Finance & Infrastructure Development Corporation Limited (TUFIDCO) was created to extend financial assistance to various Govt. agencies to develop infrastructure including water supply, drainage, road, bridges, flyovers, commercial complexes and various civic amenities in the urban areas of the State. TUFIDCO is also the nodal agency for two important Centrally Sponsored Schemes, namely the Mega city Programme (MCP) of Chennai and the Integrated Development of Small and Medium Towns (IDSMT).

2.19.37 The New Tirupur Area Development Corporation Limited (NTADCL) was established in February 1995 under the Indian Companies Act of 1956 as a Special Purpose Vehicle (SPV) by Government of Tamil Nadu, Infrastructure Leasing & Financial Services Limited (ILFS) and Tirupur Exporters Association (TEA) with the primary objective of implementing the Tirupur Area Development Project (TADP). This is the first Water Sector related project developed under the public-private partnership framework in the country.

Part II-2006-07

Sl. No	Description	Amount (Rs. in lakh)
1	Installation of gasifier crematoriums in 5 Municipal corporations and 19 Municipalities	600.00
2	Construction of slaughter houses in 3 Corporations and 34 Municipalities	370.00
3	Purchase of land for compost yards for 12 Third grade Municipalities	172.76
4	Improvement of water supply schemes in financially weaker municipalities	290.00
5	Improvement to BT Road and Construction of storm water drains in financially weaker municipalities	600.00

6	Construction of New Bridge across Palar River in Vaniyambadi Municipality	85.00
7	Safety equipments for workers in cleaning septic tanks	100.00
8.	Providing SCADA / Telemetry System in Pillur –CWSS in Coimbatore District	100.00
9.	Thiruppathur Special Village Panchayat water Resource recharge scheme (Sivaganga District)	280.00
10.	Providing safety equipments for sewer workers	150.00
11.	Providing Telemetry system for monitoring the O &M for Water Supply and Sewerage System in one area in Chennai city	250.00
	Total	2997.76

Plan Outlay

2.19.38 The Tenth Five Year plan outlay for the Urban Development sector was fixed at Rs. 237500 lakh. Against this the expenditure incurred /outlay earmarked during the Tenth five year plan period is as follows:

Year	Expenditure incurred (Rs. in lakh)
2002-03	63977.07
2003-04	66806.85
2004-05	49522.30
2005-06	33483.20

During 2006-07, the agreed outlay is Rs.85259.76 lakhs. Of this, the outlay earmarked for Scheduled Caste Sub Plan is Rs.1382.00 lakh .