

2.29. Housing and Urban Development

Housing

2.29.1. 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.

2.29.2. 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. % and the pucca houses 27.6 %. The proportion of kutcha houses is relatively higher in rural areas as compared to 16.7 % in urban areas. 72 % 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.

2.29.3. 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.

2.29.4. 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.

2.29.5. 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.

2.29.6. The Tenth Five Year plan outlay for the Housing sector was fixed at Rs. 1000 crore. Against this the expenditure incurred during the Tenth five year plan period is Rs.1120 crore.

2.29.7. Among the inevitable requirements for happy and healthy living of the people , shelter is reckoned as one of the most essentials to ensure that people are given the basic comforts besides providing protection from inhospitable weather conditions and adverse factors like anti-social elements. The concept of housing implies the provision of good dwelling place with adequate provision for sanitary arrangements, ventilation, etc., In other words, House is a place which is intended to promote the health of the inmates and to pave way for a congenial atmosphere conducive to the mental bliss, intellectual pursuits and strong family bonding.

Tamil Nadu Slum Clearance Board

2.29.8. 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.

2.29.9. 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.
- ? Rehabilitation and resettlement programmes to be taken up, if tenemental scheme and in situ development scheme are not feasible

Slum clearance scheme

2.29.10. Tamil Nadu Slum Clearance Board is implementing this scheme since its inception and has constructed 70146 storeyed tenaments at a cost of Rs. 275.16 crore in Chennai, Madurai, Coimbatore, Tiruchi, Salem, Tirunelveli, Erode, Tuticorin, Thanjavur, Karur, Kumbakonam, Nagapattinam, Tiruppur and Sankarankoil.

Rehabilitation, Resettlement of the slum families living in objectionable areas in Chennai City:

2.29.11. The Board has identified that 72,827 families are squatting in the objectionable locations (river margins, feeder canals, road margins and seashores) in Chennai City. It is programmed to construct tenaments in alternate places utilising the 'specific need grants' of 12th Finance Commission and under Chennai Metropolitan Development Plan.

12th Finance Commission Specific Need Grants:

2.29.12. The Govt. of India have sanctioned an amount of Rs.250 crore for Slum Development in Chennai and other towns during 2005-10 under 12th Finance Commission Specific Need Grants. Under this the following activities are proposed:

Table: 2.15 Activities proposed under 12th Finance Commission – specific need grants

(Rs. in crore)				
Sl. No.	Name of the Towns	Activity	No. of Tenaments	Project cost
1.	Chennai	Construction of tenaments	9023	150.10
		Dovetailing	-	23.40
		Reconstruction	606	8.95
2.	Other Municipal Corporations	Construction of tenaments	2750	41.25
3.	Small Towns	Construction of tenaments	1000	15.00
4.	Other Small Towns	Slum development works	32000	8.00
		Guided Urban Development	-	2.00
5.	Community Development Activities	-	-	1.30
Total				250.00

2.29.13. During 2007-08, 3118 tenements will be completed at Chennai at the cost of Rs.46.77 crore. Besides, it is proposed to commence the construction of 1689 tenements at a cost of Rs.25.75 crore in Chennai and other towns. Further, the reconstruction of 285 tenements will be completed at a cost of Rs.4.15 crore. Further, the slum improvement works for 8785 families living in the urban slums will be provided at a cost of Rs.1.75 crore. It is also programmed to construct 2200 tenements at Perambakkam in Chennai at a cost of Rs.28.60 crore for Tsunami victims.

Emergency Tsunami Reconstruction Project (ETRP):

2.29.14. It is proposed to commence the work of construction of 16350 tenements at the cost of Rs.289.79 crore at Chennai for the Tsunami hit slum families under ETRP from the funds provided by the World Bank.

Livelihood support for Tsunami affected Slum families in Chennai:

2.29.15. The Board has programmed to implement livelihood support programmes like formation of Self-Help Groups and employment-oriented training for the Tsunami hit slum families during 2006-07 to 2008-09 at a total cost of Rs.5.05 crore. It is proposed to spend Rs.2.18 crores during 2007-08 for the livelihood support programmes, formation of SHGs and economic empowerment programmes.

Reconstruction of dilapidated tenements:

2.29.16. Under this programme, the reconstruction of 606 storeyed tenements has been taken up during 2006-07 utilising the specific needs grants of 12th Finance Commission and 286 tenements will be completed in 2007-08 at a cost of Rs.4.15 crore.

2.29.17. Jawaharlal Nehru National Urban Renewal Mission: The estimated total cost of construction of tenements under JNNURM is as follows:

Table: 2.16 Construction of tenements under JNNURM

Sl.No	Name of the City	No. of tenements	Total Cost (Rs. in Crore)
1	Chennai	111151	1856.23
2	Madurai	60257	1006.29
3	Coimbatore	12730	281.60
Total		184138	3144.12

2.29.18. During 2007-08, it is proposed to construct 26500 tenements at a cost of Rs. 120 crore under this programme.

Integrated Housing and Slum Development Programme (IHSDP)

2.29.19. The GOI have announced the programme of IHSDP in the smaller towns envisaging the constructions of houses for the urban slum families over a period of time. During the year 2007-08, it is proposed to construct 20000 houses and to spend Rs. 120 crore under this programme.

2.29.20. Tamil Nadu Slum Clearance Board has also proposed to provide Employment and training programme to slum youth in urban slums and to connect the sewer system of the tenemental scheme to the Urban sewer system and to implement related improvements in the schemes in Tirunelveli and Coimbarore at a total cost of Rs.72.70 lakh during 2007-08.

Tamil Nadu Housing Board

2.29.21. 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. Since the inception, the Tamil Nadu Housing Board has constructed 393684 dwelling units and developed plots at a cost of Rs.2700 crore.

2.29.22. The Tamil Nadu Housing Board implements Tamil Nadu Government Rental Housing schemes and maintain these buildings on behalf of Govt. of Tamil Nadu. New schemes have been proposed at a cost of Rs.350.40 lakh for the year 2007-08.

2.29.23. The provision of basic services for the urban poor and development of housing for the poor will be a thrust area 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.

Co-operative Housing:

2.29.24. 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.

Annual Plan 2007-08:

2.29.25. The agreed outlay of Rs. 235.90 crore was provided for the Annual Plan 2007-08. Of this, the outlay earmarked for Scheduled Caste Sub Plan is Rs.47.18 crore.