

## **2.34. Housing**

### **Introduction**

Housing is primarily a private sector activity. Increasing population pressure on land and increasing cost of housing have made proper housing inaccessible to the poorer segments of the population. In a developing country like India, the problems of urban housing have been more evident, both because of exponentially increasing land and construction cost and deteriorating quality of life in congested urban pockets. Ensuring quality housing to the rural poor is also a major challenge. The sheer number of required additional housing units to meet the needs of the growing population presents a formidable task. However, the facts that housing is one of the major employment generators and that the need for and pride of owning a house is an important element in the mobilisation of domestic savings, contribute to the development of this sector. Housing can no longer be treated as a marginal or welfare sector, which is a drain on productive resources but has to be recognized as a major economic development sector.

Further, the perceptions of sustainable housing have moved from the importance of the individual dwelling to the issues relating to neighborhood and community. Different types of housing – vertical and horizontal expansion of housing create different types of problems, necessitating some trade off especially in urban areas. Vertical expansion creates problems of traffic congestion and choking of drainage, etc. Horizontal expansion increases transport cost and cost of spatial expansion of urban amenities. In rural areas, the issue relates to provision of house sites for the poor ensuring availability of housing finance and infrastructure facilities for the newly developing habitations.

In this context, while accepting that housing is essentially a private sector activity, State intervention is necessary to meet the housing requirements of a majority of vulnerable sections as well as to

create an enabling environment for accomplishing the goal of "Shelter for All" on a self-sustaining basis.

### Projection of Demand for Housing

The need for and demand for housing in Tamil Nadu is projected taking into account the growth of the population, vacancy rate, demolition rate of old buildings, replacement rate and affordability.

The following table gives the details of the projected need for and demand of housing for the 5-year periods ending 2006 to 2026.

#### Tamil Nadu - Housing Demand Projection

(in lakhs)

Housing Need	2001	2006	2011	2016	2021	2026
Population	624.05	659.34	696.62	736.01	777.62	821.59
Households	146.65	154.77	163.52	172.77	182.54	192.86
Number of Houses	139.70	-	-	-	-	-
Vacancy Rate @ 0. 5%	0.70	0.77	0.82	0.86	0.91	0.96
>60 Years old building	2%	2%	2%	2%	2%	2%
Demolition rate	2.90	3.10	3.30	3.50	3.70	3.90
<b>Total</b>	<b>10.58</b>	<b>18.94</b>	<b>27.91</b>	<b>37.38</b>	<b>47.40</b>	<b>57.98</b>

(in lakhs)

Housing Demand	2001	2006	2011	2016	2021	2026
Shortage	6.95	15.07	23.82	33.07	42.83	53.16
Vacancy	0.70	0.77	0.82	0.86	0.91	0.96
Replacement of old buildings @ 50%	1.47	1.55	1.63	1.72	1.82	1.92
<b>Total</b>	<b>9.11</b>	<b>17.39</b>	<b>26.27</b>	<b>35.65</b>	<b>45.57</b>	<b>56.05</b>

Source: Census of India – 2001

The structural characteristic of housing in Tamil Nadu as per 2001 census is given below.

#### Distribution of Census Houses by Predominant Material of Wall

S.No	Description of material	Urban	% to Total	Rural	% to Total	State	% to Total
1	Grass, thatch, bamboo, etc.	258272	<b>3.55</b>	491712	<b>5.06</b>	749984	<b>4.41</b>
2	Plastic, polythene	13,592	<b>0.19</b>	35542	<b>0.37</b>	49134	<b>0.29</b>
3	Mud, unburnt brick	1208424	<b>16.62</b>	4110561	<b>42.27</b>	5318985	<b>31.29</b>
4	Wood	15497	<b>0.21</b>	25037	<b>0.26</b>	40534	<b>0.24</b>
5	G.I. Metal, asbestos sheets	58097	<b>0.80</b>	45407	<b>0.47</b>	103504	<b>0.61</b>
6	Burnt brick	4679397	<b>64.35</b>	4177666	<b>42.96</b>	8857063	<b>52.11</b>
7	Stone	324167	<b>4.46</b>	549011	<b>5.65</b>	873178	<b>5.14</b>

8	Concrete	696565	<b>9.58</b>	269397	<b>2.77</b>	965962	<b>5.68</b>
9	Any other material	17882	<b>0.24</b>	20378	<b>0.21</b>	38260	<b>0.23</b>

Source: Census of India – 2001

### **Delivery of Housing in Tamil Nadu**

Housing delivery agencies in Tamil Nadu can be broadly classified as Public, Co-operative and Private sectors. Under public sector, the agencies operating mainly are Tamil Nadu Housing Board (TNHB) and Tamil Nadu Slum Clearance Board (TNSCB). The agencies such as Tamil Nadu Police Housing Corporation (TNPHC), and PWD (Public Works Department) are providing housing for their own employees.

### **Performance of the sector during 2007-08**

During 2007-08, the physical targets and achievements fixed for the following agencies are given below:

<b>Physical Targets and Achievements</b>				
<b>Sl. No.</b>	<b>Item</b>	<b>Unit</b>	<b>2007-08 Target</b>	<b>Anticipated Achievement for 2007-08</b>
a)	Tamil Nadu Housing Board Construction of 32 All India Services Quarters at SAF Games Village	No.of quarte	32	32
b)	Tamil Nadu Slum Clearance Board XII Finance Commission – SNG – Construction of tenements and reconstruction	Tenem ents	2440	635
	Environmental improvement of urban slums	Flats	20000	20000
c)	Tamil Nadu Police Housing Corporation Construction of police quarters	Nos.	2000	4187

### **Objectives for 2008-09**

- Ensuring quality housing at affordable cost to the citizens, especially to the poor.
- Regulating urban development and encouraging developments in rural areas for a Planned and balanced growth.
- Recognising the standard housing does not merely mean land and building but includes basic services like water

supply, sanitation and access roads and ensuring for the same.

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

## **Schemes**

### **1.Tamil Nadu Housing Board**

The Board caters to the housing needs of people in different income groups such as Economically Weaker Sections, Low Income Group, Middle Income Group and High Income Groups.

As the demand for housing units especially in urban areas is on the increase, the Tamil Nadu Housing Board has proposed to implement the following schemes.

#### ***Tamil Nadu Government Rental Housing Schemes (TNGRHS)***

1092 units of TNGRH quarters at Foreshore Estate are under dilapidated condition and are proposed to be demolished. It is proposed to reconstruct the new building under Joint Venture. The outlay for the year 2008-09 is proposed at Rs. 1.25 crore.

It is also proposed to construct flats under TNGRH scheme at master plan complex at Villupuram at a cost of Rs. 2.51 crore.

#### ***Self Finance Scheme (SFS)***

Tamil Nadu Housing Board has formulated schemes by using own funds and financial assistance from HUDCO / Nationalized Banks. It is proposed to construct a mega office complex in SAF

Games. Village at a cost of Rs.12 crore and a commercial complex in Villivakkam The Board has also proposed to implement a Self Financing Housing Scheme on its own land consisting of 3774 housing units (Houses/ Flats) at a cost of Rs. 972 crore to meet the Housing needs of various categories of general public.

### ***Neighborhood Schemes (NS)***

It has been proposed to take up 14 Neighborhood schemes for developing 1356 acres of land at an estimated cost of Rs.198 crore for the benefit of 4718 families in Chennai, Sholinganallur, Kanchipuram, Trichy, Madurai, Theni, Tirunelveli, Tenkasi and Hosur. This will also be implemented by the Board in the Self Financing mode.

The Other schemes proposed to be implemented during 2008-09 are (1) Improvement of slum tenements constructed by the TNHB after 1971 at Madurai at the cost of Rs. 0.95 crore; (2) Comprehensive computerization of TNHB at the cost of Rs. 0.55 crore and (3) Repair and renovation work for slum tenements at a cost of Rs. 1.00 crore.

## **2. Co-operative Housing Federation**

It is the motto and policy of the government to provide “A house to each and every family” in Tamil Nadu. The Housing Co-operative Societies play an important role in the achievement of the above objective. During the Eleventh Five Year Plan, it is proposed to issue loans amounting to Rs.200 crore per year for construction of houses consisting mainly of urban housing, but including financing of LIG and MIG houses in the rural sector also. The annual target proposed is 12000 houses per year.

## **3.Tamil Nadu Slum Clearance Board**

The following major housing schemes will be implemented under TNSCB:

***Jawaharlal Nehru National Urban Renewal Mission (JNNURM) - BSUP Scheme***

The main thrust of the Sub-mission BSUP (Basic services for urban poor) of JNNURM is on the integrated development of slums through projects for providing shelter, basic services and other related civic amenities with a view to providing utilities to the urban poor. The funding pattern is 50:50 for BSUP between Government of India and State Government. It is proposed to construct 35270 tenements in these towns at a cost of Rs. 1208.55 crore in Chennai, Madurai and Coimbatore. The work will be completed during 2008-09.

***Integrated Housing And Slum Development Programme (IHSDP)***

It is proposed to construct houses for the urban slum families in towns, other than Chennai, Madurai and Coimbatore under this programme. This programme will be funded by Government of India and the State Government in the rate of 80:20 with a total cost of Rs. 1500 crore. An outlay of Rs.300 crore has been provided as the State Government share under IHSDP during the Eleventh Plan period. The Eleventh Plan target for construction of houses under this scheme is 1,87,500 houses.

During 2008-09, the proposed outlay for the above scheme is Rs. 60 crore, which includes an outlay of Rs.12 crore under SCSP.

***Emergency Tsunami Reconstruction Project (ETRP)***

Under this scheme, construction of tenements for the fishermen / slum families affected by the Tsunami disaster in the year 2004 shall be taken up utilizing World Bank assistance for Rs.300 crore during the Eleventh Plan period.

***Rajiv Gandhi Tsunami Rehabilitation Package (GOI Scheme)***

Tamil Nadu Slum Clearance Board have programmes to construct 7608 houses at the cost of Rs.266.29 crore for the urban slum families who were affected by the Tsunami disaster in 2004 under the Rajiv Gandhi Tsunami Rehabilitation Package. The District Revenue Authorities have identified 13054 families living in Tsunami

vulnerable urban areas in the Coastal Districts of Tamil Nadu. The District Administration will provide the infrastructure for this programme. A sum of Rs. 216 crore is the outlay proposed for the Eleventh plan.

***Twelfth Finance Commission – Specific Needs Grants (GOI Scheme)***

The Twelfth Central Finance Commission has sanctioned "specific needs grants" of Rs. 250 crore for slum development in Chennai and other towns in the State during 2006-10. It is proposed to construct 15,000 tenements/ houses in Chennai and other towns and to take up slum development works in 30,000 tenements by utilizing the grant.

**4. Tamil Nadu Police Housing Corporation Limited**

As on date, 42,016 quarters are available as against the total strength of over 98,897 police personnel in the State giving a satisfaction rate of 42.55%. Further, 5,300 police Quarters are under construction. During the Eleventh Plan period, it is proposed to construct 7,500 quarters for which an amount of Rs.500 crore is provided in the Eleventh Plan. The provision proposed for 2008-09 is Rs. 6.00 crore. The works are in progress.

**Plan Outlay for 2008-09**

The outlay for 2008-09 for the Housing sector to be funded by the State Govt. is approved at Rs. 118.51 crore, of which Rs. 16.99 crore would be flow to SCSP.