

Demand No.26

Housing and Urban Development Department

Policy Note 2014 – 2015

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INTRODUCTION

Housing is a basic need of mankind. Everyone has the right to a decent standard of living. Essential to the achievement of this standard and to the fulfillment of human life beyond simple survival is access to adequate housing. Housing fulfills physical needs by providing security and shelter from weather and climate. It fulfills psychological needs by providing a sense of personal space and privacy. It fulfills social needs by providing a gathering area for the human family, the basic unit of society. In many societies, it also fulfills economic needs by functioning as a centre for commercial production.

“An ideal minister excels in firmness, nobility, concern, knowledge and efforts”

says the Poyyamozi Pulavar. Our **Hon’ble Chief Minister** is the one who excels in the

possession of firmness, protection of subjects, clearness by learning and perseverance. She announces and implements various Housing and Urban Development schemes to benefit all sections of people with these high qualities.

The "Vision 2023" document presented by our **Hon'ble Chief Minister** is a strategic plan for infrastructure development to catapult Tamil Nadu to a high growth plane. The heart of "Vision 2023" is provision of world class infrastructure which includes housing to all the residents of Tamil Nadu irrespective of their economic status.

The "Vision 2023" document envisages the following projects and programmes in respect of this department:-

- ❖ Building 2.5 million houses at a cost of Rs.75,000 crores in the next 11 years including houses for economically weaker sections;
- ❖ Provision of universal housing for all sections of society while making Tamil Nadu slum free;

- ❖ To reengineer the approval process in the State and improve response time so as to attract the potential investors to the State.

The Department of Housing and Urban Development works with dedication to implement the schemes prescribed in "Vision 2023", provide developed infrastructure, create self-sufficient urban life, encourage investment in cities, create socio economic goals for the growth of urban areas, identify developing towns and villages and make urban infrastructure available in villages, so as to ensure inclusive growth.

Policies and Plan of Action

Tamil Nadu is one of the most urbanized states in India. With 48.45% of its population living in urban areas, Tamil Nadu ranks first among large states. As per the 2011 census, Tamil Nadu had an urban population of 3.49 crore.

Population growth, migration to urban areas, conflicting needs for existing land, insufficient financial and natural resources have resulted in

widespread homelessness and inadequate housing.

This department recognizes these challenges and plan various strategies for improving housing infrastructure in the State. The planning has resulted in sound action plan tackling the present and future challenges. This plan of action includes, promotion of satellite towns, development of slums through various projects and ensuring planned growth through farsighted programmes in urban areas. In the Housing policy, more emphasis is given for Public Private Partnership to provide for affordable, quality housing to all. The statutory bodies viz., Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board and the Housing Co-operative Societies functioning under the administrative control of this department have so far constructed 18,28,665 housing units. Most of them have been for the economically weaker sections and low and middle income groups.

The spatial planning, specifically town planning in Tamil Nadu is carried out by the Commissionerate of Town and Country Planning and Chennai Metropolitan Development Authority. The Commissionerate of Town and Country Planning covers an area of 1,28,869 sq.km and the Chennai Metropolitan Development Authority covers an area of 1,189 sq.km. These two regulatory bodies of Housing and Urban Development Department ensure harmonious development of the State by preparation of Regional Plans, Master plans and Detailed Development Plans. They also enforce planning parameters in the construction of buildings and development of land. Further these two regulatory bodies also take up several initiatives to improve traffic and transportation by funding and planning infrastructure facilities like creation of good road networks, bypass road links and ring roads.

Budget Estimate 2014-2015

Abstract

SI No	Department / Agency	Revenue	Capital	Loan	Total
		(Rupees in Thousand (Gross))			
1.	Secretariat	6,77,19	--	170,00,01	176,77,20
2.	Commissionerate of Town and Country Planning	889,42,11	50.00	--	889,92,11
3.	Cooperative Housing Societies	17,62,66	--	1	17,62,67
4.	Chennai Metropolitan Development Authority	1	23,83,03	--	23,83,04
5.	Tamil Nadu Housing Board	15,47,72	1	--	15,47,73
6.	Tamil Nadu Slum Clearance Board	137,74,24	238,00,02	--	375,74,26
	Total	1,067,03,93	262,33,06	170,00,02	1,499,37,01

PART-II SCHEMES 2014-2015		
SI. No	Description of the Schemes	Amount allotted (Rs. in lakh)
TAMIL NADU SLUM CLEARANCE BOARD		
COMPONENT - I		
1.	Repairs and renewal works to the tenements at Bhavani Road schemes Phase-I in Erode District.	30.00
2.	Construction of office building for Division-II at Sivalingapuram, K.K. Nagar in Chennai.	45.00
3.	Construction of 5 lakhs liter sump at Kannagi Nagar in Okkium Thoraipakkam.	75.00
4.	Purchase of Jet Roding machine for removal of sewage blockage at Kannagi Nagar in Okkium Thoraipakkam.	43.00
5.	Re roofing to the low cost houses at Rengammal Chatram in Pudukottai District	15.00
6.	Providing under ground sewage connection to the 240 slum tenements at Anna Nagar, Orattanadu in Thanjavur District.	27.80
7.	Purchase of Computers, Printers and STADD Pro Select Software.	3.00
COMPONENT - II		
8.	Providing Solar Generator to the Division Office, Semmencherry.	10.60
9.	Providing Solar Roof top System at Board Office Complex at Ayodhyakuppam	165.00
10.	Providing Solar Generator to the Division Office, Salem.	8.50
	Total	422.90

PART-II SCHEMES 2014-2015		
Sl. No.	Description of the Schemes	Amount allotted (Rs. in lakh)
COMMISSIONERATE OF TOWN AND COUNTRY PLANNING		
COMPONENT – I		
11.	Construction of Office Building for Office of the Deputy Director, Sivaganga Region.	50.00
	Total	50.00
COOPERATIVE HOUSING SOCIETIES		
COMPONENT – I		
12.	Purchase of Computer and Printer Machine for Registrar of Cooperative Societies (Housing) Head Quarters Office	1.40
13.	Purchase of Computer, Xerox, Fax for Deputy Registrar (Housing) (Subordinate Offices) under the control of Registrar of Co-operative Societies (Housing)	9.90
	Total	11.30
	Grand Total	484.20

1. TAMIL NADU HOUSING BOARD

Tamil Nadu Housing Board is the only pioneer institution serving the housing needs of all categories of people. It plays an important role for the development of large sustainable eco-friendly neighbourhood schemes. Tamil Nadu Housing Board was established in the year 1961 with an objective of providing “Housing for All”. Since its inception, Tamil Nadu Housing Board has completed 4,05,494 Units all over the State with all infrastructure facilities. Out of this, 1,26,032 units were developed for Economically Weaker Sections and 94,697 units were developed for Low Income Group Categories.

1.1 Schemes under Execution

At present, works are in progress for 10,004 units at an estimated cost of Rs.1,550.59 crore in Chennai and other major cities under Self Finance Schemes, Area Development Schemes and Tamil Nadu Government Servants Rental Housing Schemes.

The schemes consisting of 5,619 units at an estimated value of Rs.1,047.25 crore are in different preparatory stages. The works for these schemes will be taken up during the current financial year.

1.2 Own Your Housing Scheme for Government Servants

Under this Scheme, 1,016 flats are under construction at Nerkundram for All India Service officers, Group- I officers and other categories of Government Servants at a cost of Rs.544.50 crore.

1.3 Self Finance Schemes

a) Demand assessment is under process for the construction of 1,500 Multi-storied residential flats adopting pre- fab technology at Sholinganallur, Chennai for a value of Rs.379.51 crore. Works will be commenced immediately on receipt of sufficient demand during this financial year.

b) Preliminary works are under process for the construction of 554 Multi-storied flats at a cost of Rs.100 crore in an extent of 3.73 acres at Wood

Working Unit, Ashok Nagar and to construct a multistoried Commercial cum residential complex (120 flats) at a cost of Rs.149.00 crore in an extent of 5.60 acres at South Asian Federation Games Village, Koyambedu, Chennai under Self Finance Scheme for which Government have issued necessary orders.

1.4 Construction of Tamil Nadu Government Servants Rental Housing Schemes

a) The works are in progress for the construction of 606 Tamil Nadu Government Servants Rental Housing Scheme flats at Padi at a cost of Rs. 185.81crores.

Finishing works are in progress for the construction of 12 Tamil Nadu Government Servants Rental Housing Scheme flats at Perambalur at a cost of Rs 1.50 crore under Part-II scheme.

b) Action is being taken for the demolition of 2,238 old Tamil Nadu Government Servants Rental Housing Scheme flats and reconstruction of 6,254 flats at a cost of Rs.1,740 crore

(2,608 tenements under Self Finance Schemes and 3,646 tenements under Tamil Nadu Government Servants Rental Housing Schemes) located in 17 places of Chennai City in a phased manner.

c) Initial works are under process to construct 2,081 units (560 SFS & 1,521 TNGRHS flats) at Foreshore Estate, out of which demand assessment is under process for 560 self finance scheme flats.

d) Action is being taken to construct 1,900 Tamil Nadu Government Servants Rental Housing Scheme flats at Kavundampalayam and 1,881 flats under Self Finance Scheme in 5 other places at Coimbatore and expected to be taken up during this financial year.

1.5 Construction of Board's Rental Flats

The works are under progress for the construction of 272 Board's rental flats at Padi in Anna Nagar West extension, Chennai at a cost of Rs.67.09 crore. The construction of 160 Board's

rental flats at Thiruvanmiyur at a cost of Rs.39.95 crore will be taken up during this financial year.

1.6 Reconstruction of Board Buildings

(a) Mandavelipakkam: The reconstruction of 52 flats has already been proposed at a cost of Rs.11.80 crore by demolishing the existing 27 flats constructed during early 1960s. Project Management Consultant has been fixed and Type designs are under preparation for getting Planning Permission from CMDA. Action is being taken to implement the scheme during this financial year.

b) CIT Nagar, Nandanam : 474 houses are planned to be constructed by dismantling 119 houses at a cost of Rs.77.70 crore at CIT Nagar, Chennai in phased manner. On the first instance, action is under process to construct 120 flats to accommodate the existing occupants by dismantling 23 existing tenements.

1.7 Satellite Town (Thirumazhisai)

Action is under process to formulate a new Satellite Township in an extent of 311.05 acres and construct 12,000 residential flats at a cost of Rs.2,160 crore at Thirumazhisai. To formulate the above scheme, action is under process for getting infrastructure design from Anna University for the formation of approach road from Chennai – Bangalore National Highway and land acquisition for the above road is under progress. Initially, the 138 acres of land free from court cases at Kuthambakkam village has been fenced and layout is under preparation. The Board has accorded administrative sanction for Rs.9.52 crore for land preparation work such as filling and construction of retaining work for the above extent for which tender will be called for shortly. After completion of above land preparation work, the construction of 9,700 flats will be taken up in phased manner.

1.8 Integrated Satellite Township, Madurai (Thoppur – Utchappatti)

Administrative sanction accorded to formulate an integrated township in an extent of 573.83 acres having 11,401 plots at a cost of Rs.218.83 crore including land cost with all infrastructure facilities at Thoppur – Uchapatti, Madurai. Tender will be called for shortly.

1.9 Deposit Work

Tamil Nadu Housing Board has been entrusted with the work of construction of Office Complex and Residential flats for Oil and Natural Gas Corporation Limited (ONGC) at Anna Nagar, Chennai at an approximate cost of Rs.213.13 crore as deposit work. Action is being taken to commence the work during this financial year.

1.10 Special Repair works to TNGRHS flats at various places in Tamil Nadu

The Government have sanctioned an amount of Rs. 35.00 crore for Special Repair works

to TNGRHS flats at various places in Tamil Nadu. The works are in progress and will be completed during this financial year.

1.11 PART- I Schemes

During the year 2013-2014, Rs.1,295.70 lakh was allocated for regular maintenance of Tamil Nadu Government Servants Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and Subsidized Industrial Housing Scheme (SIHS) colonies and works have been completed in all respects.

For the year 2014-2015, a Budget allocation of Rs. 1,065.00 lakh has been proposed for regular maintenance of Tamil Nadu Government Servants Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and SIHS colonies.

1.12 New Schemes proposed for the year 2014-2015

TNHB has proposed to develop / construct 1,747 units for a value of Rs.197.08 crore

at various districts like Chennai, Cuddalore, Vellore, Coimbatore, Erode, Salem, Namakkal, Krishnagiri, Madurai, Theni, Virudhunagar, Thoothukudi, Trichy, Ariyalur, Karur, Thanjavur and Ramnad.

It is proposed to demolish the existing 72 dilapidated TNGRHS flats at Pollachi and reconstruct 108 TNGRHS flats for which Government have accorded administrative approval for Rs.11.77 crore and work will be commenced during this financial year.

The Government have accorded sanction to construct 60 Ex-MLA quarters at Omandurar Government Estate in Chennai for a value of Rs. 50.00 crore with Government Fund and the works will be commenced during this financial year.

1.13 Unsold stock

Board earned a sum of Rs.549.66 crore by selling 1,409 unsold units during the financial year 2013-2014.

1.14 Issue of Sale deed

During the financial year 2013-14, the Tamil Nadu Government have given relief such as waiver of penal interest on monthly instalment, waiver of capitalization interest on capitalization, interest relief on difference in final land cost (5 months interest per year) for issue of sale deeds to those who have not got sale deed due to interest burden. 8,045 allottees had benefitted on the basis of this scheme. The scheme has been extended for another six months by the Government. Due to this, most of the allottees will be benefitted.

1.15 Appointment of Assistant Engineers

At present, the post of Assistant Engineers are vacant for a long period due to non-appointment, promotion and retirement. Hence action is being taken to appoint 108 Assistant Engineers during the current financial year.

2. TAMIL NADU SLUM CLEARANCE BOARD

The advent of 20th century accompanied by great technical advancement and industrialization results in population explosion and rapid urbanization mainly around industrial areas. The rapid urbanization has also seen extensive growth of slums in all the cities of the country. The concentration of economic activities in urban areas leads to migration of work force from rural to urban areas in search of employment. The migrant urban poor put up huts on vacant lands near their work spots. Such habitations due to the absence of basic amenities become slums and proliferate further.

The urban slums are typical centres of unsafe housing, unhygienic and insanitary surroundings even without the basic civic amenities for healthy living such as safe drinking water, electricity, solid waste disposal, etc. The slums in cities are also associated with higher levels of poverty, unemployment, crime and breeding ground for juvenile delinquency which are both the

cause and effect of the sub-optimal living conditions in the slums. This poses a high level of responsibility upon the Government and other agencies to provide substantially improved levels of city management and good governance in order to deal effectively with the problem of urban slums. The Census 2011 has reported that 14.63 lakh slum households are living in the urban areas of Tamil Nadu as detailed below:-

Sl. No.	Description	Urban slum households	
		No. of Cities / Towns	No. of Households (in lakhs)
1	Cities	12	7.53
2	Towns	124	4.68
3	Town Panchayats	328 (Total 528) (Surveyed 328)	2.42
Total		464	14.63

Further, 8.9% of the National Urban Slum population are living in the state of Tamil Nadu.

Tamil Nadu Slum Clearance Board established in September 1970 has been implementing various Housing, Slum Development

and Rehabilitation and Resettlement programmes to ameliorate the living conditions of the slum families in Tamil Nadu. Many of the slums in Chennai have been developed either as multi storeyed tenements or plots. As requested by the urban slum families in other towns, the Board's activities have been extended in Phases to other urban areas in Tamil Nadu from 1984 onwards.

2.1 Policy on slums

Tamil Nadu Slum Clearance Board has been implementing the programmes like In-situ tenemental schemes, In-situ plotted and infrastructure development and Rehabilitation and Resettlement schemes with the motto "**We shall see God in the smile of the poor**"

(a) In-situ tenemental schemes

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

(b) In-situ plotted development and infrastructure Improvement – Madras Urban Development Project & Tamil Nadu Urban Development Project

Wherever in-situ development is feasible on “as is where is” basis, slums are identified and taken up for in-situ improvement for provision of basic facilities to make the areas habitable. Later, tenurial rights are given to the occupants after getting the land transferred to Tamil Nadu Slum Clearance Board.

(c) Rehabilitation And Resettlement Scheme

Wherever neither tenemental nor in-situ development is feasible, (as in the case of objectionable porambokes like water ways etc.,) tenements are constructed on available vacant lands nearby with necessary infrastructure under Rehabilitation and Resettlement programme. These resettlement schemes have been developed as integrated townships with requisite social and basic infrastructures. The cleared site is then restored to its original use.

(d) Other Programmes

To ensure holistic development of the poor, vocational training and livelihood support are given to the poor, specially for the youth and women to ensure their economic upliftment.

2.2 Achievements since inception

- a) TNSCB has constructed 1.32 lakh tenements/houses so far.
- b) 1.31 lakh families in 504 slums benefitted through Madras Urban Development Project (MUDP) / Tamil Nadu Urban Development Project (TNUDP).
- c) TNSCB has incurred Rs.2,933.37 Crore till March-2014 towards housing, slum improvement livelihood activities etc., of the urban slum families.

2.3. Progress during the years 2011-2014 (2011-2012, 2012-2013 and 2013-2014)

During the last three years, after the Hon'ble Chief Minister came to power for the third time, TNSCB has completed the construction of 26,231 tenements and spent Rs.1,080.00 Crore on

its capital programmes. Sale deeds have been issued to 5,028 families. Employment oriented training imparted for 9,403 persons.

2.4. Implementing circles and divisions setup

Tamil Nadu Slum Clearance Board is functioning under the control of Chairman appointed by the Government and the Chairman is assisted by the Managing Director.

The various programmes of Tamil Nadu Slum Clearance Board are implemented by its circles and divisions as detailed below:-

Sl. No.	Head Quarters	Circles	Divisions
Permanent			
1	Chennai	2	7
2	Madurai	1	1
3	Trichy	-	1
4	Coimbatore	-	1
5	Salem	-	1
6	Tirunelveli	-	1
Total		3	12
Special Divisions and Circles			
1	Chennai	2	5
2	Coimbatore	-	1
Total		2	6
Non-Expenditure Divisions			3
GrossTotal		5	21

2.5 Structural and Quality Control Wing

Tamil Nadu Slum Clearance Board has established one Structural and Quality Control (SQC) Wing headed by an Executive Engineer. The SQC wing of Tamil Nadu Slum Clearance Board has been looking after both structural designs of all the projects of Tamil Nadu Slum Clearance Board and quality checks at the field. All structural designs of Tamil Nadu Slum Clearance Board projects are prepared by the SQC wing.

2.6 Programmes for 2014-2015

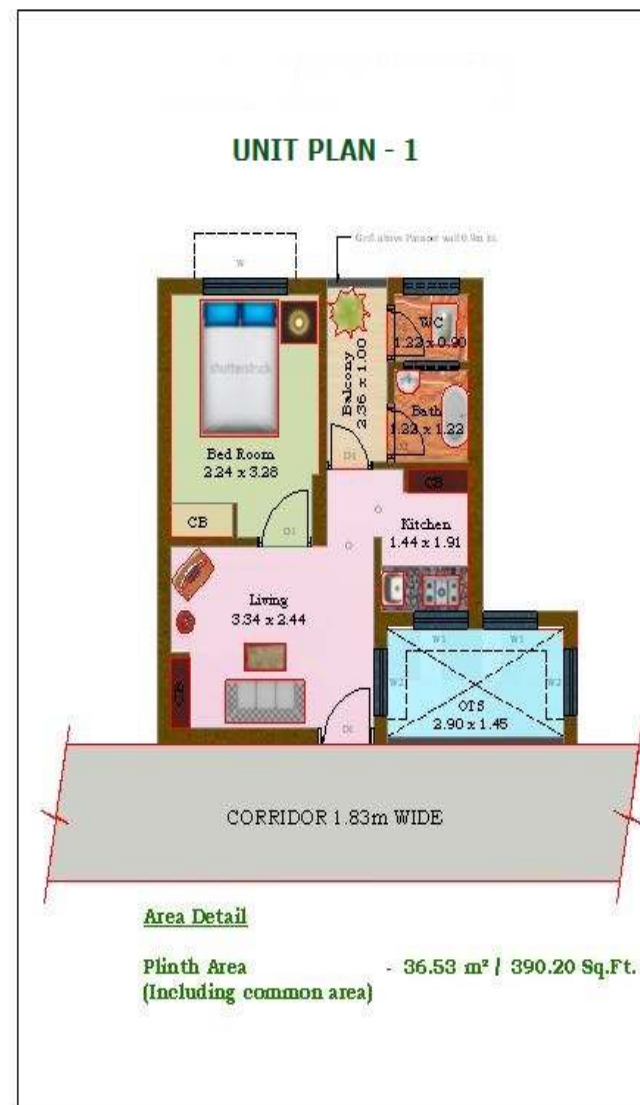
Tamil Nadu Slum Clearance Board has programmed to construct 31,831 tenements under the following major programmes with an investment of Rs.1,625.35 Crore during 2014-2015 as detailed below:-

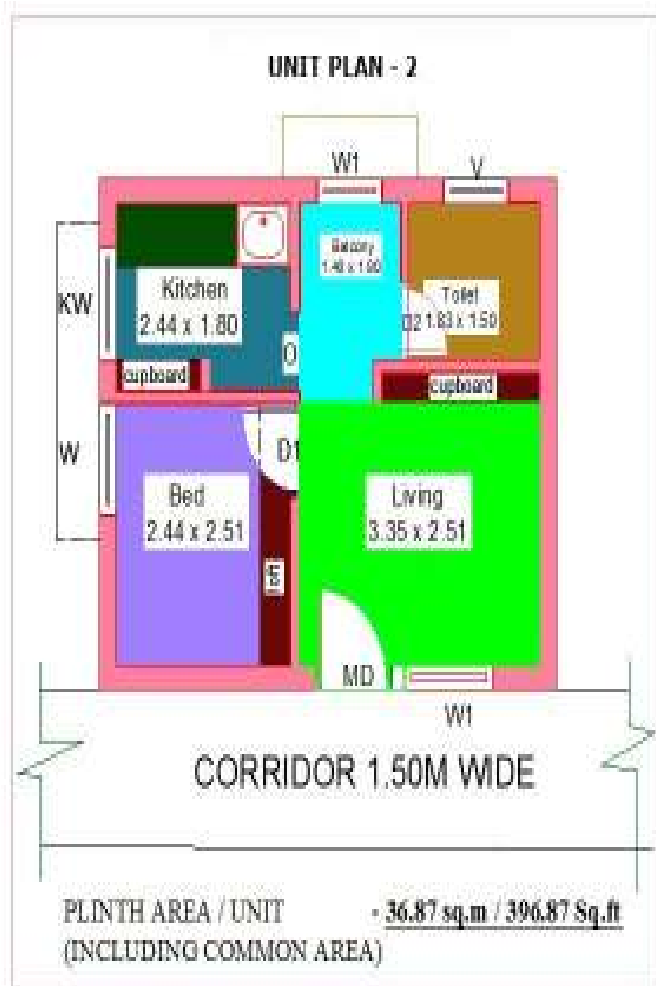
Sl. No	Name of the programmes	No. of tenements	Project Outlay (Rs. in Cr.)
1	XIII Finance Commission State Specific Needs Grant – Construction of tenements	2,760	125.00
2	Rajiv Awas Yojana (RAY)	3,603	246.68

3	Jawaharlal Nehru National Urban Renewal Mission (JNNURM)	20,872	921.64
4	Tsunami Rehabilitation Programme (TRP)	792	39.45
5	Reconstruction of Dilapidated Slum Tenements	3,804	292.58
Total		31,831	1,625.35

2.7 Plinth area of Tenements

Tamil Nadu Slum Clearance Board during its earlier years constructed tenements having plinth area ranging from 230 sq.ft. to 270 sq.ft. each. It has been decided to construct tenements having plinth area of 400 sq.ft each from 2011-12 onwards. Each tenement will have one multipurpose hall, one bed room, balcony with kitchen and toilet. Two model type designs of the tenements which are being implemented now are furnished below:-





2.8 Programmes under Implementation

The details about the various schemes under implementation are as follows:-

(I) XIII Finance Commission – State Specific Grants

The XIII Finance Commission of the Government of India have sanctioned State Specific Grants of Rs.300.00 Crore to Urban Slum Development in Tamil Nadu during 2011-2015. Utilising this assistance, it is programmed to construct 5,243 tenements and to implement other works as detailed below:-

Sl. No.	Description	No. of tenements	Amount (Rs. in Cr)
1	Tenements	5,243	278.58
2	Repairs and Renewal works	--	19.92
3	Employment Training	--	1.50
Total		5,243	300.00

The status of the implementation of this programme is as follows:-

Sl. No	Description	No. of tenements	Expenditure up to March 2014 (Rs. in Cr)
1	Tenements completed	2,483	175.00
2	Tenements in progress	1,800	125.00
3	Tenements to be commenced	960	
Total		5,243	300.00

The details of the schemes taken up utilizing XIII Finance Commission funds are furnished below:-

SI No	Name of the Schemes	No. of tenements	Project cost (Rs.in Cr)
1	Hosur - Ezhil Nagar Ph- II	192	5.10
2	Namakkal - M.G.R Nagar	342	9.46
3	Tirunelveli - V.O.C Nagar	207	5.54
4	Pudukottai - Machuvadi	96	2.60
5	Pudukottai - Santhaipeetai	84	2.54
6	Thoothukudi - Duraisingh Nagar	78	2.15
7	Srirangam	432	25.82
8	Trichy - Jailpeetai	320	15.42
9	Orathanadu - Anna Nagar	240	11.61
10	Reconstruction Chennai-K.P Park -Phase -II	192	7.08

11	Sulur - Iyyan Thiruvalluvar Nagar Ph - II	240	6.99
12	Erode - Suriyampalayam	228	7.16
13	Pudukottai - Illupur	112	6.48
14	Vandavasi	144	4.00
15	Thanjavur - Pillayarpeetai Phase-II	304	18.75
16	Sivakasi - Anaiyur	176	10.92
17	Tiruppur - Arivoli Nagar	256	14.15
18	Ramanathapuram - Pattinamkathan	144	9.73
19	Reconstruction Chennai-K.P.Park Phase-III	240	11.00
20	Chennai - Power Kuppam Phase-I	256	8.12
	Cost escalation	-	26.99
	Repair and Renewal works	-	19.92
	Employment Training	-	1.50
21	Chennai-Moorthingar Nagar	960	66.97
Total		5,243	300.00

(II) Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

It is programmed to construct 44,870 tenements at a cost of Rs.2,434.67 Crore as "Integrated townships" in mega cities namely Chennai, Madurai and Coimbatore in the following areas to resettle the slum families living in objectionable locations.

Sl. No	Name of the Districts	Name of the Schemes	No. of tenements	Project Cost
1	Chennai (Rs. in Crore)			
a	Kancheepuram	Ezhil Nagar - Okkium Thoraipakkam	6,000	228.60
b	Kancheepuram	Ezhil Nagar - Perumbakkam	3,936	175.35
c	Kancheepuram	Perumbakkam-Phase - I	10,452	686.03
d	Kancheepuram	Perumbakkam-Phase - II	9,476	685.62
		Total(1)	29,864	1,775.60
2	Coimbatore			
a	Coimbatore	Ukkadam - Phase- I	2,232	118.48
b	Coimbatore	Ukkadam-Phase- II	816	33.96
c	Coimbatore	Ammankulam	792	23.44
d	Coimbatore	Ukkadam - Phase-III	9,600	435.43
		Total(2)	13,440	611.31
3	Madurai			
a	Madurai	Periyar Nagar - Rajakkur	1,566	47.76
		Total(3)	1,566	47.76
		Total (1+2+3)	44,870	2,434.67

The status of the implementation of this programme is furnished below:-

Sl. No	Name of City	Total No. of tenements	No. of tenements completed	No. of tenements slated for completion in 2014-15	To be Commenced
(Rs. in Crore)					
1	Chennai	29,864	12,000	16,968	896
2	Madurai	1,566	1,566	-	-
3	Coimbatore	13,440	2,632	3,904	6,904
	Total	44,870	16,198	20,872	7,800

(III) Houses for the families affected by the Tsunami disaster

As part of the programme to resettle Tsunami affected families under World Bank funded Emergency Tsunami Reconstruction Project / State Funds, the construction of 6,292 tenements have been completed as detailed below:-

Sl. No	Name of the Schemes	No. of tenements	Project Outlay (Rs. in Cr.)	Status
Chennai				
1	All India Radio Land	3,616	132.99	Completed
2	Nochi Nagar	628	45.39	Completed
3	Okkium Thoraipakkam	2,048	106.11	Completed
	Total	6,292	284.49	

(IV) Tsunami Rehabilitation Programme

It is proposed to provide houses having 325 sq.ft. plinth area with development works for the tsunami affected / vulnerable families in Cuddalore and Nagapattinam districts under Tsunami Rehabilitation Programme. As part of this programme, 792 houses at a cost of Rs.39.45 Crore will be constructed for these families during 2014-2015 as follows:-

Sl. No.	Name of the Districts	No. of tenements	Project Cost (Rs. in Cr)
1	Nagapattinam	60	3.12
2	Cuddalore	732	36.33
Total		792	39.45

(V) Reconstruction of Dilapidated Tenements

a) Due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the occupants, encroachments put up along the tenemental blocks, certain tenemental blocks have become weak and

dilapidated, posing danger to the lives and properties of the inmates of the tenements.

b) The Hon'ble Chief Minister has announced that TNSCB shall demolish and reconstruct 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 Crore. The details of the schemes, number of tenements proposed for demolition and reconstruction and project cost are furnished below:-

SI No	Corporation		Name of the Schemes	Total No. of tenements proposed for reconstruction	Project Cost (Rs. in Cr)
	Zone	Division			
Chennai					
1	IV	47	Ranganathapuram	480	38.40
2	IV	48	Parthasarathy Nagar	120	9.60
3	VI	74	Sathiavanimuthu Nagar	392	31.36
4	VIII	104	Nehru Park (P.H.Road)	288	23.04
5	VIII	107	Pillaiyar Kovil Street	32	2.56
6	IX	114	Lock Nagar (Navalar Nagar)	304	24.32
7	IX	116	Ayodhyakuppam	708	56.64
8	XIII	172	Kotturpuram	136	10.88
9	IX	126	Andimanyam Thottam	42	3.36
10	IX	123	Pallakkumanyam	48	3.84

Coimbatore				
11		Slaughter House	246	19.68
Trichy				
12		Peechankulam	587	46.96
Nagapattinam				
13		Onion Basket Makers Colony	117	9.36
Total			3,500	280.00

The funds required for this programme will be provided through State budgetary support.

c) Besides, it is also proposed to reconstruct 304 tenements at Powerkuppam at a cost of Rs.12.58 Crore through other sources of funding. The works are in progress and will be completed by March-2015.

(VI) Vision 2023 - slum free cities

a) The document Vision 2023 released by the **Hon'ble Chief Minister** envisages the provision of houses for all urban slum families in Tamil Nadu and making the cities / towns slum free before 2023. Under these programmes housing and other development facilities would be provided

to all urban slum families in Tamil Nadu at a cost Rs.65,000 Crore as detailed below:-

Sl. No	Sector	Projects	Investment (Rs. in Cr.)
8.4.22	Housing	Slum Free City Programme in Chennai and its Agglomeration Areas	25,000
8.4.42	Housing	Slum Free City Programme for World Class Cities	25,000
8.4.55	Housing	Slum Free City Programme in rest of Urban areas in Tamil Nadu (including Thanjavur and Dindigul)	15,000
Total			65,000

The funds required for this programme will be procured as follows:-

Sl. No	Description	Funding Pattern		
		Government of India	State Government	Beneficiary Contribution
1	Urban areas with more than 5 lakh population	50%	40%	10%
2	Urban areas with less than 5 lakh population	75%	15%	10%

b) As part of this programme during 2014-2015, the work for the construction of 3,603 tenements at a cost of Rs.246.68 Crore in the following schemes has been sanctioned by Government of India. Among them the works at Karikalan Nagar in Trichy has been commenced and is in progress. The works in the remaining schemes will be commenced shortly:-

Sl. No	Name of the Schemes	No of tenements	Project Cost (Rs in Cr.)
1	Chennai - Athipattu Phase – I	1,056	84.92
2	Chennai - Athipattu Phase – II	416	32.23
3	Trichy - Karikalan Colony (Commenced already)	305	17.21
4	Vellore – Thideer Nagar	135	8.55
5	Thoothukudi – Ceylon Colony & Rajiv Gandhi Nagar	593	33.97
6	Salem – Gandhi Nagar New & Old Colony	235	13.97
7	Trichy – Nagamangalam	144	8.12
8	Tirunelveli – Nagammalpuram	60	3.67
9	Tirunelveli – Karuvelankundu	36	2.52
10	Madurai – P.T. Colony	276	20.36
11	Trichy – Melapandamangalam	189	11.35
12	Trichy – Thimmaraysamuthiram	158	9.81
Total		3,603	246.68

c) The revised guidelines for Slum Free City Programme (SFCP) announced by the Government of India envisages the construction of housing and carrying out of other development works in Corporation Cities / Municipal Towns / Town Panchayats.

(VII) Environmental Improvement of Urban Slums

The basic amenities like roads, street lights, drinking water facilities, storm water drain, public convenience units, etc. will be provided at a cost of Rs.15.00 crore out of State grants to benefit 20,000 urban slum families during 2014-15 in various towns in Tamil Nadu, to improve the living conditions in the urban slums and make them habitable.

(VIII) Part II Schemes (2014-2015)

The following works will be implemented under Part II Schemes of 2014-2015.

Sl. No	Name of the Schemes	Amount
	Component - I	(Rs.in lakhs)
1	Repairs and renewal works to the tenements at Bhavani Road Scheme, Phase-I in Erode	30.00
2	Construction of office building for Division-II at Sivalingapuram, K.K.Nagar in Chennai	45.00
3	Construction of 5.00 Lakh litres sump at Kannagi Nagar in Okkium Thoraipakkam.	75.00
4	Purchase of Jet roding machine for removal of sewage blockage at Kannagi Nagar in Okkium Thoraipakkam.	43.00
5	Re roofing the low cost houses at Rengammal Chatram in Pudukottai	15.00
6	Underground sewage connection to 240 slum tenements at Anna Nagar/ Orathanadu in Thanjavur District	27.80
7	Purchase of Computers and Printers and STADD PRO select Software	3.00
	Component - II	
8	Providing Solar Generator to the Division Office, Semmencherry.	10.60
9	Providing Solar Roof top System at Board Office Complex at Ayodhyakuppam	165.00
10	Providing Solar Generator to the Division Office, Salem.	8.50
	Total	422.90

(IX) Chennai Nandanam Office Complex Phase-II

The work of construction of office complex at Nandanam as a single development comprising of 2.75 lakh sq.ft. office space at a cost of Rs.100.00 Crore will be taken up under Build, Operate and Transfer (BOT) mode. The Memorandum of Understanding (MoU) among Tamil Nadu Slum Clearance Board, Tamil Nadu Urban Finance & Infrastructure Development Corporation Limited (TUFIDCO) and Powerfin is under process. The partner for BOT mode will be identified shortly. Adequate income will be earned through this project to offset the expenditure on maintenance of tenements.

(X) Special component plan (2014–2015)

Schemes proposed for the Scheduled Caste slum families in urban areas

It has been identified that 26% of the urban slum families belong to Scheduled Castes. They will get benefitted through various housing programmes to be implemented by Tamil Nadu

Slum Clearance Board during 2014-2015. The details are as follows:-

Sl. No	Name of the Programme	Special Component Plan	
		No. of Tenements	Expenditure (Rs. in Crore)
1	Construction of tenements / houses for the urban slum families	7,558	385.46

2.9 Sale Deeds for Plots / Tenements

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements / plots. So far sale deeds have been issued for 46,921 families. During 2014-2015, sale deeds will be issued for 5,000 families living in the tenements / plots.

2.10 Community Development Activities

- (i) Training is imparted in employable skills to the urban slum youth for their socio-economic development after resettlement in Chennai and other Districts.

- (ii) During the year 2013-2014 employment oriented training and youth development programmes have been carried out for 1,790 persons at a cost of Rs.35.00 lakh.
- (iii) During 2014 - 2015, employment oriented training will be imparted and equipments will be given to benefit 1280 urban slum youth at a cost of Rs.25.00 lakh.

2.11 Future Programmes

- (i) To give facelift to the 1.32 lakh tenements constructed by Tamil Nadu Slum Clearance Board, it has been proposed to white wash and colour wash the walls and paint the doors and windows of these tenements.
- (ii) The sale deeds for the plots in the slums situated on water course poramboke lands wherein slum improvement works were carried out under Madras Urban Development Project (MUDP) and Tamil Nadu Urban Development Project (TNUDP) will be issued early.

3. CO-OPERATIVE HOUSING SOCIETIES

The Co-operative Housing Societies play an important role in achieving the housing need of people in Tamil Nadu since 1912. The main objective of co-operative societies is to divide plots from developed lands and give it to its members at an affordable price. In order to fulfill the above objective, so far 1039 Co-operative Housing Societies have been established in the State and at present 863 Societies are functioning. Out of which, 666 Co-operative Housing Societies cater to the housing needs of the people living in urban areas and 197 Co-operative Housing Societies having its jurisdiction at Taluk level, cater to the housing needs of the economically weaker section living in rural areas. The balance 176 Co-operative Housing societies are under liquidation process.

Co-operative Housing Societies are raising finance from the Tamil Nadu Co-operative Housing Federation and mobilizing deposits from the

members and public and providing housing loan, mortgage loan and jewel loan to the members.

3.1 Tamil Nadu Co-operative Housing Federation

The Tamil Nadu Co-operative Housing Federation was registered on 18.03.1959 in the name of “**The Madras Co-operative Central House Mortgage Bank**” with the area of operation of entire State and started functioning from 15.7.1959.

In the initial stage, all the Co-operative Building Societies throughout the State were getting direct financial assistance from State Government. Later the State Government has stopped the financial assistance to these Societies and no financial institution came forward to sanction loans to Societies and as a result, majority of the Societies became dormant. From 1977-78 onwards, as per the orders of the State Government, the Federation has started to implement the Rural Housing Scheme with a view

to uplift the standard of living of the people living in rural areas.

Out of 863 Co-operative Housing Societies functioning in the State, 821 Co-operative Housing Societies have been affiliated to the Federation.

The details are as below:-

Sl. No.	Housing Societies	Number
1	Urban Housing Societies	624
2.	Rural Housing Societies	197
	Total	821

The Tamil Nadu Co-operative Housing Federation is acting as an apex body of the Co-operative Housing Societies in the State. It mobilizes funds for the purpose of construction of dwelling units for the sake of members of the affiliated Housing Co-operative Societies. The resources for housing finance for the Tamil Nadu Co-operative Housing Federation flow from State Government, Life Insurance Corporation (LIC), Housing and Urban Development Corporation

(HUDCO), National Housing Bank (NHB), Housing Development Finance Corporation (HDFC), Commercial and Co-operative Banks against Government guarantee. Since its inception from 1959, the Federation has provided financial assistance to its affiliated Co-operative Housing Societies up to 30.04.2014 as detailed below:-

Sl. No.	Name of the Scheme	No of Houses	Loans disbursed (Rs. in cr.)
1.	Urban Housing Scheme	3,61,021	3,648.26
2.	Rural Housing Scheme	8,03,495	1,108.66
	Total	11,64,516	4,756.92

3.2 Progress on the Interest Waiver Scheme announced by the Government of Tamil Nadu during 2013-2014

The Government of Tamil Nadu have extended the Interest Waiver Scheme announced during the year 2012-2013 for a further period of six months from 01.04.2013 to 30.09.2013. Accordingly, the Low Income Group, Middle Income Group and Higher Income Group

beneficiaries were given 75%, 50% and 25% interest waiver along with 100% Penal interest waiver if they come forward to repay their over dues as on 31.03.2013 before 30.09.2013. Under this scheme, the amount collected was Rs.100.90 crore. Interest waiver of Rs.34.28 Crore and Penal Interest Waiver of Rs.59.74 Crore were given to 13,297 members.

3.3 Issuance of new loan to the Co-operative Housing Societies

Sanction of new loan was kept in abeyance from 1.9.2009. The ban order was lifted by the Government with effect from 5.6.2013 in order to provide financial assistance to the Co-operative Housing Societies which has achieved 100% recovery. Subsequently, the order was relaxed further, in order to provide financial assistance to all Co-operative Housing Societies to the value of 50% collection. So far the financial assistance has been provided to 101 members of 29 Co-operative Housing Societies to the tune of Rs.4.87 crore.

3.4 Government Guarantee

The Tamil Nadu Co-operative Housing Federation has been facilitated to mobilize funds for onward lending to the members of the Co-operative Housing Societies, to the extent of the Rs.100.00 Crore through a Government guarantee. Steps have been taken to avail term loan, from Nationalised banks on the strength of Government Guarantee. Initially, Rs.25.00 crore has been availed from Syndicate bank for onward lending to the Societies operating for the Urban/ Rural areas.

3.5 Construction of Community Hall at Madhavaram (2012-2013)

During the year 2012-2013, Announcement was made to construct a community hall at Jambuli Colony, Madhavaram in Chennai by the Chennai Metropolitan Co-operative Housing Society at a cost of Rs.2.00 crore. The entire cost would be borne by the Chennai Metropolitan Co-operative Housing Society from their own funds.

The construction work has been entrusted to the Tamil Nadu Housing Board and the Board has given project estimate of Rs.4.33 Crore. A Memorandum of Understanding (MOU) has been signed between the Tamil Nadu Housing Board and the Society on 28.11.2012 to undertake the construction work. An advance of Rs.1.03 crore has been paid to the Housing Board to commence the work.

3.6 The Renovation of office building of the Tamil Nadu Co-operative Housing Federation (2013 – 2014)

During 2013-2014, Announcement was made, for the renovation work of office building of the Federation at a cost of Rs.50.00 lakh and it will be carried out from the own funds of the Federation.

Building renovation work and fixing of counters as in banks have been entrusted with Nanmangalam Engineering Fabrication And Allied Interior Decorators Service Industrial Co-operative Society Ltd. and Maduravoyal Technocrat Labour

Contract Industrial Co-operative Service Society Ltd. respectively. The work has been completed and the renovated area has been put into use from February-2014.

3.7 Part II Schemes

Under the Part II Schemes for the year 2014-2015, two Computers with Printers and One Xerox machine for the Office of the Registrar of Co-operative Societies (Housing) and 11 Computers with printers and 11 Xerox machines for the Offices of the Deputy Registrar of Co-operative Societies (Housing) will be provided at a total cost of Rs.11.30 lakh.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 House Building Advance is being granted to the Government Servants and All India Service Officers under the State Rules to regulate the grant of advances to Government Servants for construction of houses, purchase of house/plots etc.

4.2 The maximum ceiling limit of House Building Advance for Government Servants is Rs.25.00 lakh and for All India Service Officers is Rs.40.00 lakh. For enlargement / improvement of the existing living accommodation, the ceiling shall continue to be at 50% of the maximum ceiling limit.

4.3 This scheme is being operated as a welfare measure to Government Employees. 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 of interest fixed by the Government

annually. The rate of interest on House Building Advance sanctioned by the Government is much lesser when compared to that charged by Public Sector Banks and Financial Institutions. The Government servants / officers have the option of preclosing the outstanding loan amount in one lumpsum without preclosure charges. Apart from this, in the event of death of a Government servant who is a member under the Tamil Nadu Government Employees House Building Advance Special Provident Fund Scheme, the entire outstanding amount of principal and interest are waived under the above Scheme. Hence the Government servants are aspiring for availing House Building Advance from the Government rather from the Public Sector Banks and Financial Institutions.

4.4 During the year 2014–15, a sum of Rs.170.00 crore has been proposed for sanction of House Building Advance to the Government Servants and Panchayat Union Staff. In addition to

the above, separate proposals are being proposed by all the Departments of Secretariat for sanction of House Building Advance to Secretariat Employees and All India Service Officers in the Demands for Grant of the respective Secretariat Department.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 as amended by Tamil Nadu Act 23 of 1973 comprises the following objectives:-

(i)	Accommodation Control	Regulation of letting of Accommodation
(ii)	Rent Control	Control of rent
(iii)	Eviction Control	Prevention of unreasonable eviction

5.2 The role of Accommodation Controller is concerned with regulation of letting accommodation. The Accommodation Controller is the Authorized Officer for administering the provisions contained in the Act, in respect of accommodation control. As the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 is a concurrent Act any amendment to this Act has to be approved by the Central Government.

5.3 Originally, the privilege of allotting houses to Government servants was introduced in the year 1949. Now in view of the reasons that the Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board and House Building Advance facilities are catering the needs of the Government servants in respect of accommodation, no application for allotment under this Act has been received by the Collector office, Chennai. In Chennai District, 8 buildings are under Government tenancy now. The Government are the tenants till the tenancy is terminated and possession handed over to the owners. There are 3 Court cases pending at various stages in respect of buildings under Government tenancy.

6. COMMISSIONERATE OF TOWN AND COUNTRY PLANNING

6.1 The Commissionerate of Town and Country Planning has been assigned with the responsibility of administering the Town and Country Planning Act, 1971. The main objective of this department is to assist the planning authorities and local bodies in preparation and implementation of statutory plans such as Master plans, Regional Plans and Detailed Development Plans. This Commissionerate having its head office at Chennai and 12 Regional offices, 27 Composite Local Planning Authorities and 8 New Town Development Authorities. The major thrust of this Commissionerate is regulating the private / public land development for Industrial or residential or any other purposes. It also regulates activities through regulation of land use, Development Control Regulations etc, prescribed in the statutory plans.

6.2 Preparation of Statutory Plans

(i) Regional Plans / Master Plans and New Town Development Plans

The Master Plan is a legal document that describes, in narrative and with maps, an overall development concept including both present land uses as well as future land development plans. These plans are land use plans with regulatory guidelines to ensure orderly development of the planning area. The fundamental purpose of the zonal regulations is to create different land use zones and classifications such as commercial, residential, etc. It is prepared with a view to provide better living conditions based on immediate and future social and economic needs of the area.

The area covered under the Directorate of Town and Country Planning is 1,28,869 sq.km. The area covered under master plan is 6,950 sq.km. (5%). Non planning area is 1,21,919 sq.km. (95%). Due to the large non – plan area in the State, there are haphazard

developments in these areas. To regulate the haphazard developments in 95 % non plan area, the Government have issued orders to prepare the master plan for this non plan area in three phases. In the first phase, the preparation of existing land use plan for 8,447 sq.km has been entrusted to Bharathidasan University and works are under progress. In the phase-II, another 15,000 sq.km has been planned to be taken up for the preparation of plans during 2014-2015.

(ii) Detailed Development Plan

Detailed Development Plan is a micro level plan prepared for areas which are experiencing rapid urban development. This plan contains zoning of land in detail for specific land use such as park and play fields, link roads, roads for proper traffic circulation, public purposes like hospitals, commercial, residential, institutional, industrial areas etc., to facilitate a balanced development within the ambit of the Master Plan. So far this department has notified 1,673 Detailed

Development Plans which are in different stages like consent, approval etc. It is proposed to prepare 50 Detailed Development Plans during the year 2014-15 giving priority to the fast developing areas.

(iii) Composite Local Planning Authorities

Due to rapid urbanization and inadequacy in land, the adjoining village areas of single local planning authorities formed in corporation / municipalities / town panchayats are also witnessing rapid development. In order to regulate such developments outside the urban area limits, the Composite local planning authorities (CLPAs) are created. There are 27 CLPAs in the State. They cover 9 Corporations, 18 Municipalities, 63 Town Panchayats and 817 Village Panchayats.

(iv) New Town Development Authorities

These authorities are created to regulate the development in areas of special characteristics like industrial, tourism importance etc. So far

8 New Town Development Authorities have been created.

(v) Single Local Planning Authorities

If a local authority is declared as a planning authority then it is called single local planning authority. Municipalities when upgraded from town panchayats are declared as single local planning authorities for which master plans are prepared by this department.

6.3 Infrastructure and Amenities Fund

Infrastructure and Amenities Charges are collected while according permission for major residential, commercial, institutional and industrial building proposals and maintained as Infrastructure and Amenities Fund. This fund is utilised to implement projects to ensure sustainable development through provision of amenities like water supply, roads, sewage facilities, metro rail etc. The amount collected under this fund is Rs.2,659.02 crore up to December 2013. So far, a sum of Rs.1,891.57 Crore has been

sanctioned/earmarked for 36 Infrastructure Projects which are being implemented by Chennai Metropolitan Water Supply and Sewerage Board, Highways Department, Chennai Metro Rail Ltd., and various Corporations and Municipalities of the State.

6.4 On-Going Programmes under Town and Country Planning Development Fund

(i) Heritage Town Development Programme

This programme is under implementation since 2003. With an objective to preserve and conserve the heritage places from environmental degradation and further deterioration, the Government have notified 64 towns/villages as heritage places. Financial assistance is provided from Town and Country Planning Development fund to a maximum of Rs.1.00 crore as grant for each heritage place to implement the development projects. So far, 43 towns/villages have got benefitted under this programme for which an amount of Rs.16.70 crore has been released as grant.

(ii) Traffic Improvement Projects

This programme is under implementation since 2004. The growing size of cities and increasing standards of economy have generated higher level of travel demand resulting in congestion on the roads. In view of this situation, this department with the assistance of consultants has prepared traffic improvement study reports for 58 small & medium towns and comprehensive traffic and transportation study for 5 corporations of the State. Under this programme 75 % of the cost of the project is provided as grant from the Town and Country Planning Development Fund for implementation of traffic improvement projects subject to a maximum of Rs.1.00 crore for each municipal corporation (except Chennai) and Rs.50.00 Lakh for each municipality and the remaining 25% of the cost of the project shall be borne by the local body from its own source. So far, 45 urban local bodies have got benefitted, under this programme and an amount of Rs.8.50 crore has been released.

(iii) Park Development Programme

This programme is under implementation since 1991. The parks are considered to be the lung space of urban areas. The parks should invariably be improved and maintained for the benefit of the people. With a view to improve the existing parks and providing new parks, funding assistance of 90% of the cost subject to a maximum of Rs.10.00 Lakh 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. So far Rs.2.59 crore has been released to 81 urban local bodies under this programme.

6.5 Part II Schemes for the year 2014 - 2015

It is proposed to construct an office building for Sivagangai Regional office at a cost of Rs. 50.00 lakh.

7.CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted under Tamil Nadu Town & Country Planning Act, 1971 as a statutory Authority in 1975. It has jurisdiction extending over 1,189 sq.km. comprising of Chennai City Corporation, 7 Municipalities, 12 Town Panchayats and 179 Villages in 10 Panchayat Unions.

7.1 Main Functions of the Authority

The main functions of the Chennai Metropolitan Development Authority are:-

- (i) Planning - Preparation of Master Plans, Detailed Development Plans and formulation of any other plan or project for the development of Chennai Metropolitan Area (CMA) including their enforcement;
- (ii) Co-ordination, supervision and execution of plans/projects for the development of Chennai Metropolitan Area;

- (iii) Providing financial assistance for development projects in Chennai Metropolitan Area.

7.2 Conservation of Heritage Buildings/ Precincts in Chennai Metropolitan Area

Chennai has a rich history. It has number of heritage buildings which has to be conserved. Chennai Metropolitan Development Authority is in the process of preparing the draft list of heritage buildings in Chennai Metropolitan Area following the procedures laid down in the Development Regulations and the recommendations of the Heritage Conservation Committee (HCC). Action is being taken to notify the first draft list of 66 heritage buildings after consultations with the owners and the public. Speedy action will be taken to notify the second draft list of 41 heritage buildings.

7.3 Development Plan for Thiruporur-Maraimalai Nagar Corridor

Considering the large scale developments outside the Chennai Metropolitan Area especially

along the IT Corridor and GST road, a need was felt to facilitate these industries and the resultant population with good infrastructure facilities. A concept plan was prepared by Chennai Metropolitan Development Authority for the Thiruporur- M.M. Nagar corridor. The Government have ordered Chennai Metropolitan Development Authority to prepare the Development Plan for this corridor, extending over 562 sq. k.m. comprising of 134 villages. The Development Plan has to be prepared following the various proces of plan formulation. Preparation of Development plan is in the preliminary stage. The plan will assess the future needs of the area and make recommendations for upscale of infrastructure.

7.4 Development of a Truck Terminal at Karunakaracheri - Annambedu

As a decongestion measure of Chennai City, a Truck Terminal at the intersection of Outer Ring Road and a 200 feet wide arterial road near Thirunindravur at Karunakarachery - Annambedu villages has been taken up as recommended in the

Second Master Plan for Chennai Metropolitan Area.

The Government have accorded administrative sanction for acquisition of 42.44 hectares of land for development of Truck Terminal Complex at Karunakaracheri – Annambedu villages.

The process of 4 (i) notification and 5 (a) have been completed. Notification of Draft Declaration under Section 6 for Karunakaracheri and Annambedu Villages has also been published.

7.5 Development of Satellite Intercity Bus Terminal at Madhavaram

In order to relieve the traffic congestion in and around the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu, development of Satellite Intercity Bus Terminus at Madhavaram in a site within Madhavaram Bus and Truck Terminal (MBTT), measuring 8 acres has been planned.

Chennai Metropolitan Development Authority has initiated action to carry out a Detailed Project

Report through a Consultant. The Consultant has submitted the Feasibility Report. The Detailed Project Report is to be submitted by the Consultant.

7.6 Development of Large Container Truck Parking Yard at Manjambakkam

To relieve the traffic congestion and to reduce the accidents due to haphazard parking of idle trucks along Inner Ring Road (IRR), Chennai Metropolitan Development Authority had planned a Truck Parking Yard at Manjambakkam village abutting IRR. This Truck Parking Yard comprises of an extent of 11.64 acres with the provision to accommodate 70 Light Commercial Vehicles (LCV), 146 Two and Three Axle Trucks and 181 Multi Axle Trucks along with other amenity buildings, security room, toilet for drivers and convenience shops etc.,

The Authority accorded administrative sanction for the project at an estimated cost of Rs.22 crore. The Truck Parking Yard has been constructed and inaugurated

by the **Hon'ble Chief Minister** of Tamil Nadu on 24.02.2014. Works for the construction of other amenities, such as amenity building, security cabin, toilets, and convenient shops are to be taken up.

7.7 Development of Wholesale Food Grains Market at Koyambedu Wholesale Market Complex

As a decongestion measure, to shift the wholesale trade activities in food grains from George Town, a Wholesale Food Grains Market at KWMC in an extent of 15.59 acres was planned during 2005. Since the area identified was allotted to Chennai Metro Rail Ltd., (CMRL) by the Government, the location of the site was shifted to a new site measuring 14.41 acres on the northern side of Market Management Committee Building.

The market will have 492 shops (280-1200 sq.ft.) with a total built-up area of 2,66,000 sq.ft. Revised administrative sanction has been obtained for Rs.128.41 crores inclusive of 14.41 acres land cost. The beneficiary traders have given their consent for the revised price of Rs.6,446/- per sq.ft.

and the revised environment clearance has also been obtained for this work. The civil works at an estimated cost of Rs.69.07 crore will be completed by July 2014. On completion of the market, the shops will be handed over to the beneficiaries.

7.8. Vandalur Mofussil Bus Terminal

In order to relieve the traffic congestion generated in and around the Chennai Mofussil Bus Terminus at Koyambedu, the Hon'ble Chief Minister of Tamil Nadu has announced development of a Mofussil Bus Terminus at Vandalur, mainly to cater to the south bound buses. The Government have accorded administrative sanction for Rs.376 crore for implementation of this scheme in an extent of 65.30 acres. A Land Acquisition Cell with Tahsildar and supporting staff has been positioned with due approval of the Government. Based on the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement(TN Amendment) Act, 2014, revised

administrative sanction for the project to be accorded by the Government.

7.9 Mass Rapid Transport System Phase-II – Extension

Currently, MRTS is in operation from Chennai Beach to Velachery, which have been executed in two Phases. The Phase-II -Extension of MRTS to a stretch of about 5 km. from Velachery to St. Thomas Mount is in the process of implementation.

The cost of the project is estimated to be around Rs.495.74 crore. The work is being executed by the Metropolitan Transport Project (Railways) with the cost sharing formula of 67:33 by the Government of Tamil Nadu and the Government of India respectively. The expenditure incurred as of March-2014 is Rs.276.41 crore. On completion, the operation of the MRTS will be extended upto St. Thomas Mount from Velachery.

7.10 Audit of Rain Water Harvesting System

Chennai Metropolitan Development Authority has commissioned a study to review the successful implementation of the Rain Water Harvesting System in Chennai Metropolitan Area. The consultant has submitted an interim report which is being reviewed. The findings of this study will be used to take policy decisions for improvement of the practice and procedures adopted for harvesting the rainwater and to conduct rain water harvesting campaign.

7.11 Sports Infrastructure in Open Space Reservation Areas

Considering the need for neighbourhood level sports facility, Chennai Metropolitan Development Authority has formulated a scheme for development of large Open Space Reservation (OSR) lands (not less than 1 acre) into sports facility in consultation with Sports Development Authority of Tamil Nadu and Local Bodies. As per the guidelines approved by the Authority, Chennai Metropolitan Development Authority will provide

financial assistance for the schemes identified by the Local Bodies in consultation with Sports Development Authority for development of OSR sites as Sports Complex. The administrative sanction for Rs.1.51 crore has been accorded by Chennai Metropolitan Development Authority for development of sports facilities in six OSR sites in Chennai Metropolitan Area and the same will be implemented during the current year.

7.12 Study on Multi-Modal Transport Integration

The various public transport modes in Chennai Metropolitan Area like buses, sub-urban trains and Intermediate Para Transit are operating in a disjointed manner causing inconvenience to the commuters, thus encourages the public to shift to the private transport modes. In order to integrate all the public transport modes close to the sub-urban and MRTS stations, a study on Multi-Modal Integration has been initiated. The rail network in the Chennai Metropolitan Area has been divided into four packages and awarded to 4 individual

consultancy firms. The consultants have submitted their inception report and appropriate action will be taken to implement the recommendations of the study.

CONCLUSION

Hon'ble Chief Minister always thinks of the welfare of the people of Tamil Nadu and the prosperity of Tamil Nadu.

It is her greatest ambition that all the people of Tamil Nadu should have a house to live in and Tamil Nadu should be a pioneer State in converting hutments to towering structures. She also believes that a loving home is the breeding ground of a healthy society.

The Department of Housing and Urban Development will always tread in the path shown by the **Hon'ble Chief Minister** and strive hard with enthusiasm to fulfil her dreams.

R.VAITHILINGAM
MINISTER
HOUSING AND URBAN DEVELOPMENT