



HOUSING AND URBAN DEVELOPMENT DEPARTMENT

**POLICY NOTE
2025 - 2026**

DEMAND No.26

S. MUTHUSAMY
**MINISTER FOR HOUSING AND
URBAN DEVELOPMENT**

©
**GOVERNMENT OF TAMIL NADU
2025**

CONTENTS

Sl. No.	Subject	Page No.
	Introduction	1-8
1.	Directorate of Town and Country Planning	9-55
2.	Tamil Nadu Housing Board	56-83
3.	Co-operative Housing Societies	84-105
4.	Tamil Nadu Real Estate Regulatory Authority (TNRERA)	106-107
5.	House Building Advance to Government Servants	108-110
6.	Chennai Unified Metropolitan Transport Authority (CUMTA)	111-130

DEMAND No.26
HOUSING AND URBAN DEVELOPMENT
DEPARTMENT

POLICY NOTE 2025-2026

Introduction

Urbanization in Tamil Nadu has been a driving force behind the state's economic growth, transforming cities like Chennai, Coimbatore, Madurai and many others into bustling urban hubs. This shift has attracted industries, investments, and a growing workforce, contributing to the state's development.

Tamil Nadu stands out as the most urbanized state in India, with 48.45% of its population living in urban areas, as per the 2011 Census. This is significantly higher than the national average of 31%. The state's urban

population growth rate between 2001 and 2011 was 27%, outpacing the rural population growth rate of 6% during the same period. These statistics highlight Tamil Nadu's leading position in urbanization among Indian states.

Urbanization often drives migration as people move from rural to urban areas in search of better opportunities, such as employment, education, and improved living conditions. Vibrant cities attract a large number of migrants. While migration can boost economic growth and diversify urban cultures, it also places immense pressure on urban infrastructure, housing, and public services.

The above challenges are effectively handled by robust institutions functioning under the control of the Housing and Urban Development Department. The major challenge of effective urban planning in Tamil Nadu is guided by the Directorate of Town and Country

Planning (DTCP) and the Chennai Metropolitan Development Authority (CMDA) which are administratively controlled by the Housing and Urban Development Department. These organizations work under the Tamil Nadu Town and Country Planning Act, 1971, to ensure balanced and sustainable urban development. The state has implemented master plans for cities and towns, focusing on infrastructure development, housing, transportation, and environmental sustainability. These master plans and regional plans aim to improve urban infrastructure, including water supply, waste management, and green spaces. Tamil Nadu's urban planning efforts strive to address the challenges of rapid urbanization while promoting inclusive growth and environmental conservation.

One of the most important challenges of urbanisation is the provision of affordable

housing for an increasing population. This challenge is effectively managed by TNHB, TNUHDB and the Cooperative Housing societies working under the control of the Housing and Urban Development Department.

The Tamil Nadu Housing Board (TNHB), established in 1961, is dedicated to meeting the state's housing demands. Its primary focus is on developing affordable housing projects aimed at low and middle-income groups. TNHB undertakes the construction of flats, plots, and houses in urban and semi-urban areas, along with rental housing schemes for government employees. By fostering systematic urban development, TNHB makes a significant contribution to Tamil Nadu's housing infrastructure and urbanization. The Tamil Nadu Urban Habitat Development Board (TNUHDB), formerly known as the Tamil Nadu Slum

Clearance Board, plays a pivotal role in improving the living conditions of urban slum dwellers.

Housing cooperative societies in Tamil Nadu play a significant role in fulfilling the housing requirements of both urban and rural populations. These societies assist their members by providing loans for house construction, land acquisition, and the development of residential plots. They also prioritize the creation and maintenance of shared utility facilities to enhance the community's living standards. These cooperatives actively implement government housing schemes for economically weaker sections and promote structured housing development, thereby addressing the state's housing needs and improving the overall quality of life.

The other major challenge in urbanisation is the ever-increasing traffic congestion. This is

effectively managed by the Chennai Unified Metropolitan Transport Authority (CUMTA). Under the guidance of the Hon'ble Chief Minister who is the Chairman of CUMTA, this organisation has taken up various initiatives to improve the quality of life of residents of Chennai. It is a nodal agency established to streamline and enhance urban transport in the Chennai Metropolitan Area. Its primary role is to coordinate various agencies involved in urban mobility, ensuring seamless integration across modes like buses, metro rail and suburban rail. CUMTA focuses on developing sustainable transport systems, improving infrastructure, and promoting multimodal connectivity.

The Housing Department plays an important role in shaping the living standards and urban landscape of Tamil Nadu. Through its various agencies, including the Tamil Nadu Housing Board, Directorate of Town and Country

Planning, Tamil Nadu Urban Habitat Development Board, Chennai Metropolitan Development Authority and Housing Cooperative Societies, it addresses innovative planning requirements and diverse housing needs across economic segments. By focusing on affordable housing, slum rehabilitation, infrastructure development, and the implementation of government schemes, the department ensures equitable access to quality housing. Its planning & regulatory agencies contribute significantly to the creation of sustainable and planned communities, improving the overall quality of life for the state's population.

**Budget Estimate
2025-2026**

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Housing and Urban Development Department, Secretariat	Voted	165,17,72	—	246,85,00	412,02,72
2.	Directorate of Town and Country Planning	Charged	1	—	—	1
		Voted	819,28,95	---	---	819,28,95
3.	Registrar of Co-operative Societies (Housing)	Voted	15,42,50	---	---	15,42,50
4.	Chennai Metropolitan Development Authority	Voted	400,00,03	7,40,01	4,413,50,02	4,820,90,06
5.	Tamil Nadu Housing Board	Voted	37,14,21	1	—	37,14,22
6.	Tamil Nadu Urban Habitat Development Board	Voted	1,605,20,93	3	—	1,605,20,96
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	7,28,01	—	---	7,28,01
8.	Directorate of Housing	Voted	87,71	—	—	87,71
Total		Charged Voted	¹ 3,050,40,06	— 7,40,05	— 4,660,35,02	¹ 7,718,15,13

1. DIRECTORATE OF TOWN AND COUNTRY PLANNING

The Directorate of Town and Country Planning was established under the Town and Country Planning Act, 1971 and it operates under the administration of the Housing and Urban Development Department. The Directorate of Town and Country Planning plays a crucial role in urban planning, formulating zoning regulations, infrastructure development, environmental protection, policy implementation, consultation and advice to other departments in formulating and implementing major projects.

Tamil Nadu has experienced rapid urbanisation due to multiple factors like significant economic growth, employment opportunities, educational opportunities, government policies and migration. But this

urbanisation poses challenges such as increased population density in cities which in turn places enormous strain on infrastructure and natural resources. By prioritizing planned development, DTCP aims to mitigate these challenges, ensuring sustainable, environment friendly and inclusive growth. Through its comprehensive planning strategies and regulatory frameworks, DTCP endeavors to create balanced and resilient urban and rural environments that meet the evolving needs of people. DTCP's role extends beyond regulatory oversight; it is instrumental in shaping the State's growth trajectory by fostering sustainable development practices and improving overall living standards for its residents. This integrated approach of DTCP in effective urban and rural planning supports Tamil Nadu's vision for a prosperous and sustainable future.

1.1 Administrative Setup

The Directorate of Town and Country Planning (DTCP) headed by the Director, functions under the administrative control of the Housing and Urban Development Department. The directorate has its Head office in Chennai and has 37 district offices across Tamil Nadu. The department has both technical and administrative wings with various supporting staff at different levels. District level offices are headed by Joint Directors, Deputy Directors and Assistant Directors who lead the various functions within their jurisdiction.

1.2 Vision to achieve a trillion-dollar economy

The Directorate of Town and Country Planning (DTCP) is committed to realizing Tamil Nadu's vision of becoming a one trillion dollar economy by 2030. Aligned with the state's comprehensive development goals, DTCP

focuses on fostering equitable and sustainable urban growth through strategic spatial planning. To achieve this, DTCP has expanded the planning areas in all Tier-1 cities and is currently in the process of expanding planning areas in Tier-2 and Tier-3 cities to ensure balanced regional growth. Additionally, efforts are in progress to establish new Urban Development Authorities in million-plus cities to enhance governance, infrastructure, and service delivery. Key priorities include integrating city planning with economic growth, liveability, and governance, promoting compact and well-connected urban centers, and enhancing land management through digital transparency. Strengthening regulatory frameworks, fostering liveable communities through public-private collaboration, and preserving urban identity by leveraging heritage and culture further support this vision. Through these efforts, DTCP aims to create resilient, inclusive and well-planned cities

that drive economic prosperity and improve the quality of life for all.

1.3 Regional Plans

Regional planning is a strategic approach to create a coordinated development plan that promotes balanced growth and sustainability across the region while considering the needs of a wider geographic area beyond individual cities, taking into account factors like land use, transportation networks, environmental concerns and social dynamics across multiple jurisdictions. Essentially, it looks at urban development not just within city boundaries but also in relation to its surrounding towns and rural areas, aiming to optimize resource allocation and manage inter-city relationships effectively. Regional planning is an integrative approach that combines sustainable transportation, land use, environmental, economic and social policy goals.

1.3.1 Objectives of Regional Planning

The objectives of Regional planning include optimization of resources, promoting region specific sectors for economic growth, ensuring inclusive development by reducing disparities and improving access to basic services for all sections of society, environmental sustainability, disaster management and region specific infrastructure development. Regional planning is a participatory approach, involving local communities, stakeholders, and experts in the planning process ensuring regional plans reflect the aspirations and values of the people while addressing their needs.

1.3.2 Statutory Notification

The Government has notified 12 Regional Planning Areas under Section 10(5) of the Tamil Nadu Town and Country Planning Act, 1971. To implement this, Regional Plans for 10

regions are currently being developed by the Directorate of Town and Country Planning.

Vellore, Ranipet, Tirupathur, Tiruvannamalai	12,263 sq. km
Salem, Namakkal, Krishnagiri, Dharmapuri	18,283 sq. km
Villupuram, Cuddalore, Kallakurichi	10,897 sq. km
Coimbatore, Erode, Tiruppur	15,679 sq. km
The Nilgiris	2,565 sq. km
Tiruchirappalli, Ariyalur, Karur, Perambalur, Pudukkottai	15,753 sq. km
Thanjavur, Thiruvarur, Nagapattinam, Mayiladuthurai	8,254 sq. km
Madurai, Theni, Dindigul	12,614 sq. km
Sivaganga, Ramanathapuram, Virudhunagar	12,578 sq. km
Tirunelveli, Tuticorin, Tenkasi, Kanniyakumari	13,122 sq. km

The draft regional plan report for the Madurai region consisting of Madurai, Theni and Dindigul districts funded by the Asian Development Bank and draft regional plan for the Nilgiris is in the stage of obtaining consent of

the Government for publication and calling for objections and suggestions. The School of Planning and Architecture, Bhopal, has prepared the draft regional plan for the Coimbatore region which is on the verge of completion. The Regional plan for Vellore, Villupuram, Tiruchirapalli, Thanjavur, Tirunelveli, Salem and Sivagangai region are in various stages of preparation.

1.4 GIS-based Master Plans

A structured and forward-looking approach in urban development is essential for fostering well-planned, sustainable and inclusive growth across Tamil Nadu. The Directorate of Town and Country Planning (DTCP) is committed to formulating and updating Master Plans that provide a comprehensive spatial framework for balanced development. These plans are devised to address evolving urbanization trends, infrastructure needs, environmental concerns,

and socio-economic priorities, ensuring the efficient utilization of land and resources. Special attention will be given to peri-urban expansion and economic diversification, aligning with the state's vision for holistic urban growth.

Previously, 123 Master Plans were prepared by this department. Now considering the urban expansion and the development potential of towns, the planning area has been revised and expanded. 129 Master Plans are now being formulated covering 136 towns under various State and Central Government schemes. After notification of these plans, the present planning area will be increased from 7% to 22%. These Master plans are being prepared by adopting various technologies such as Geographic Information System (GIS), Remote Sensing, Drone Surveying (UAVs), Web-based and Cloud GIS Platforms etc. In this exercise, 23 master plans are being prepared under AMRUT

1.0 scheme and phase-I which will be approved before the end of December 2025, thereby increasing the planning area from 7% to 12.47%. Also, 106 Master Plans which are being formulated under AMRUT 2.0, Phase-II, Phase-III and hill area development Master Plans will be completed by December 2026, which will increase the planning area further to 22%.

1.4.1 Phase I: Comprehensive Master Plan for Major Cities

DTCP has started preparation of Master Plans for 6 major cities - Hosur, Coimbatore, Erode, Madurai, Tiruchirappalli, and Tiruppur under Phase I. Among these, the Hosur Master Plan has been approved and the draft Master Plans for Coimbatore, Erode, Madurai, Tiruchirappalli, and Tiruppur have been given consent from the Government.

1.4.2 Strengthening of Infrastructure for Future Cities through AMRUT 1.0

Seventeen GIS-based Master Plans are being prepared for 18 Class-I towns with a population exceeding one lakh under the AMRUT 1.0 sub-scheme. These Master plans are formulated by incorporating key components such as Economic Planning, Integration of Blue-Green Infrastructure, Transport connectivity and Efficient Land Use Planning.

S. No.	Name of the Master Plan	S. No.	Name of the Master Plan
1.	Rajapalayam	2.	Nagapattinam with Velankanni
3.	Salem	4.	Vellore
5.	Tirunelveli	6.	Nagercoil
7.	Karaikkudi	8.	Cuddalore
9.	Kanchipuram	10.	Ambur
11.	Tiruvannamalai	12.	Thoothukudi
13.	Dindigul	14.	Rameswaram
15.	Thanjavur	16.	Kumbakonam
17.	Pudukottai		

Out of 17 Master Plans, Rajapalayam Master Plan has been approved by the Government and seven more master plans (Nagapattinam with Velankanni, Salem, Vellore, Tirunelveli, Nagercoil, Dindigul and Karaikudi) have been consented.

1.4.3 AMRUT 2.0 Master Plan with Drone Mapping

Under this scheme, DTCP is preparing 51 Master Plans, encompassing a total of 54 towns for Class-II towns with population ranging from 50,000 to 99,999. The plans are designed to enhance urban infrastructure, making cities more self-reliant, water-secure, and sustainable. It focuses on improving water supply, sanitation, urban greenery, and resilience to climate change.

1.4.4 Master Plans for Emerging Urban Centres

The DTCP has proposed to prepare 50 more GIS-based Master Plans for emerging

urban centres. These Master Plans have been categorized into 9 packages, and will be taken up in a phased manner.

1.4.5 Hill Area Master Plan - A Blueprint for Responsible Development

Hill towns of Tamil Nadu are characterized by their scenic landscapes, rich biodiversity, and ecological sensitivity. However, challenges such as rapid urbanization, unregulated development, and environmental degradation are threatening the delicate balance of these ecosystems. This escalates the urgent need for a structured and sustainable planning approach to ensure their long-term preservation and responsible growth.

The Directorate of Town and Country Planning is preparing dedicated Master Plans for eight hill areas, namely Udhagamandalam, Coonoor, Kothagiri, Gudalur, and Nelliyalam in Nilgiris district, Valparai in Coimbatore district, Kodaikanal in Dindigul district, and Yercaud in

Salem district, covering a total area of 1,200.13 square kilometers. This initiative aims to promote planned growth with a special focus on ecological conservation, disaster management and preparedness, promotion of tourism, and sustainable development.

The Hill Area Master Plans intend to address the growing concerns on adverse impacts of climate change. In many regions, especially in the hilly areas, vulnerable populations are facing high risks due to events such as landslides, forest fires, and floods, similar to the Uttarakhand Forest Fire (2016), Sikkim Flash Floods (2023), and Wayanad Landslides (2024). Hence, these Hill Area Master Plans shall address the crucial need for integration of robust climate adaptation strategies with the Master Plan preparation process, making it a pioneering initiative with

emphasis on conservation and disaster management.

The Master Plans for hilly towns shall provide special attention to strategies such as identification and enhancement of tourist spots with minimal environmental impact, ecological protection, planning for disaster management to address landslides, floods, terrain mapping, and other natural calamities effectively. They shall also plan for region-specific public infrastructure development and eco-friendly construction methods. Consultants with proven experience and expertise in similar hill regions will be engaged to ensure the successful development of effective Hill Area Master Plans.

1.5 Detailed Development Plan

The Detailed Development Plan (DDP) is a crucial planning instrument aimed at facilitating the systematic development of areas identified in the Master Plan that require focused and

detailed planning. These plans ensure the optimal utilization of land by designating specific zones for residential, commercial, industrial and recreational purposes, along with enhancing road networks, traffic circulation and public infrastructure. So far, DTCP has notified 1,703 Detailed Development Plans. In accordance with the new master plan area, Detailed Development Plans shall be formulated for identified potential areas.

1.6 Institutional Strengthening

Institutional strengthening is the process of enhancing the capacity of an organization to achieve better functional performance and service delivery. It is aimed to improve public service delivery, for efficient management of resources, and to enhance the governance process and support economic growth. In this regard, the Directorate of Town and Country Planning is working on the "Preparation of

Strategic Institutional Strengthening Assessment and Action Plan for the Directorate of Town and Country Planning”.

The project aims to reorganize, strengthen and enhance institutional capacity to provide a comprehensive management system for the effective functioning of the Urban Development Directorate in their service delivery. The key objectives of the project include the development of a comprehensive vision statement, identification of the required manpower for efficient operations, development of financial models for optimal utilization of the funds and restructuring the institutional framework to enhance the inter-agency collaboration and decision-making process for efficient service delivery. The project shall enable better coordination, resource allocation, policy implementation, fostering sustainable

urban growth and enhancing liveability standards across designated urban areas.

1.7 Web GIS

The Directorate of Town and Country Planning (DTCP) is developing a state-of-the-art WebGIS application to enhance urban planning and public access to the approved layouts. WebGIS (Web-based Geographic Information System) integration will bring spatial data, satellite imagery and approved layout plans from the Single Window Portal (SWP) to an interactive and real-time mapping experience. While currently, the SWP hosts over 15,608 layout documents in digital format (PDF), these records lack georeferencing and spatial integration. The WebGIS platform will overlay the approved layouts on the satellite imagery, allowing users to search for specific plots and view road networks and survey numbers in the user-friendly digital map interface. This initiative will

streamline land use planning and improve transparency. It will also prevent unauthorized development by providing accurate and accessible geospatial data and also citizens, business people and Government agencies can use this platform to view approved layouts, check land details and details of property transactions. The step towards digital governance will ensure the ease of access, information accuracy and efficiency in urban development across Tamil Nadu.

Currently, action is being taken to develop the software. After development of software, the platform will be made available for the users to navigate land data more precisely. This initiative will be a significant milestone in digital urban planning and strengthening of Tamil Nadu's commitment in modernizing governance, ensuring transparency and fostering efficient

decision-making for land development and urban planning.

1.8 Land Pooling Area Development Scheme (LPADS)

Land pooling is a strategic urban planning mechanism that facilitates fragmented land development evolve into planned layouts that supports systematic development and fair redistribution of land among land owners. This scheme ensures equitable distribution of land for public amenities, roads, parks, and utilities while returning a proportion of the developed land to original owners.

To begin with, DTCP has taken up a pilot scheme to demonstrate the LPADS in Rajapalayam and Hosur Towns. Necessary steps have been taken for the implementation of the LPADS by conducting a feasibility study for site selection in Rajapalayam Local Planning Area. In the Hosur New Town Development Area, DTCP is

in the process of obtaining administrative and financial sanction to appoint a consultant for the project.

1.9 Land Use Information System (LUIS)

The Directorate of Town and Country Planning is developing an Interactive GIS-based Land Use Information System to enhance transparency and accessibility of land use information for all stakeholders. This initiative aims to promote efficient decision-making for sustainable urban development by providing a centralized platform offering public access to Master Plan Land Use classification details across the state.

The web portal is being created in coordination with the Tamil Nadu e-Governance Agency (TNeGA). Existing Master Plans (121) will be uploaded initially in a phased manner, followed by the inclusion of Master Plans for the

towns currently under preparation, once they are completed.

1.10 Enforcement Cell

Unauthorized construction, encroachments, and building violations pose severe challenges to urban development, infrastructure, and public safety. These issues not only disrupt planned growth but also strain essential services, leading to long-term socio-economic and environmental consequences. This unplanned growth puts excessive pressure on existing infrastructure, including roads, drainage systems, and public utilities such as water and electricity.

To mitigate these issues, strict enforcement of planning regulations, regular monitoring, and public awareness campaigns are essential. To achieve this, the Directorate of Town and Country Planning (DTCP) has set up a dedicated Enforcement Cell at its head office. This unit is tasked with taking swift and effective action

against violations, helping to maintain urban planning standards and protect the integrity of the built environment.

During the year, the Enforcement Cell has carried out surprise field inspections in Districts such as Tiruppur, Tirunelveli, Madurai, Chengalpattu, Namakkal, Vellore and Dindigul. The cell also reviewed complaints regarding unauthorized constructions to identify violations and initiated necessary enforcement actions.

1.11 GIS IT-based detection of unauthorised Construction

A customized software is being developed using information technology such as satellite imagery and geographic information system (GIS) in Coimbatore, on pilot basis, to detect violations early on. The software would act as a platform to work with unified databases of land and building. The database would process satellite imagery/drone imagery to detect change

in the field and compare the data with the various databases and identify unapproved constructions and send an alert to the concerned district officers for guided enforcement action.

1.12 Review of Tamil Nadu Town and Country Planning Act, 1971

The Tamil Nadu Town and Country Planning Act, 1971, replaced the former Madras Town Planning Act, 1920, and established regulations for urban and rural development in the state. With rapid urbanization, there is a growing need for industrial estates, transportation infrastructure, and improved education, healthcare, and recreation facilities. To address these evolving challenges, the State Government has decided to revamp the Act to suit modern developments. A stakeholder consultation process involving Government departments, academic and research institutions, real estate, and construction associations has been conducted. Additionally, public feedback

was gathered through Focus Group discussions in Madurai, Trichy, and Coimbatore. After incorporating the relevant suggestions and feedback the draft Town and Country Planning Act is now under consideration of the Government.

1.13 Reforms in Building Regulations

The Tamil Nadu Combined Development and Building Regulations (TNCDBR) have been continuously refined since their introduction in 2019, with several amendments aimed at enhancing efficiency, transparency, and ease of compliance. These changes have made the regulations more user-friendly, reducing procedural complexities and promoting sustainable urban development. The Government's proactive approach to streamlining the development process has led to the following key reforms:

a) Exemption of completion certificate for small commercial buildings

In order to extend the benefit of the exemption of completion certificate to small vendors and service providers, completion certificate is now exempted for small commercial buildings, constructed within the rules of built-up area up to 300 sq.m. and not exceeding 14m in height.

b) Special provisions for Flatted factories, industrial parks and dormitories/hostels within industrial layouts

In order to promote industrial development within the state, amendments have been introduced for flatted factories, industrial parks and development of hostels/dormitories within the industrial layouts. The amendments focus on industrial parks and parking provisions for dormitories, and definitions for flatted factories. The amendments also aim to optimize land

developments with higher ground coverage within the industrial layouts and encourage industrial growth, thereby creating more job opportunities within the State.

c) Procedures for issuing Completion Certificate

The process of issuing building completion certificates is streamlined and it is mandated to review the applications by field inspection without delay. In residential buildings, even if internal walls are changed from what is provided in the approved plan, the conditions specified in the building permission order of the local authority shall be followed without affecting the stability of the building. The completion certificate shall be issued if the details including the dimensions of the building, height and setbacks have been followed.

In case of a difference between plot measurements in FMB and in the field, leading to

variation in setback on site from the approval drawing, the completion certificate may be issued as long as it is in adherence to the norms specified in Tamil Nadu Combined Development and Building Rules, 2019 as per Clause 2.9, Annexure XXIII.

d) Refund of Security Deposit

Security deposit is refunded to the applicant after all conditions/specified rules are adhered to. Circular has been issued to make sure that the security deposit is refunded immediately after the issue of Completion Certificate, thereby ensuring ease of service to the public.

e) Exempting submission of parent documents

In case of both new layouts and regularized layouts, approval is issued only after the surrendering/gifting of OSR and road allotment to the local body. Hence there is no

need to request for parent documents for calculation of OSR for issuing planning permission for buildings. A circular has been issued instructing that parent documents need not be sought for the planning permission of buildings.

f) Calculation of OSR charges for the actual area

While issuing planning permissions for sites ranging between 3000 sq.m., to 10,000 sq.m., the district officers calculate OSR charges for 10% of the site area excluding the first 3000 Sq.m., and the road area as per valuation provided by the registration department. It has been directed through circular that the OSR charges should be calculated only for the actual area, irrespective of the square metres of the area calculated.

g) Revision of the cutoff date for calculating OSR charges

Due to large number of applications for unapproved layouts every year, to avoid delays in the collection of OSR charges for plots registered on or before 20.10.2016, the cut-off dates for OSR charge calculation which were previously set as 01.01.1980 for urban areas and 29.11.1972 for rural areas have been revised to 20.10.2016 by issuing a Government order. As a result, the time taken for calculating OSR (Open Space Reservation) charges has been reduced.

h) Provision of Dormitories for drivers in all hotels and lodges

In all hotels and lodges it has been mandated to provide dormitories with one bed for each car parking and for every eight beds and part thereof, one attached toilet and one separate bathroom for accommodation of the drivers of the hotel guests. This provision must

be inside the premises or within 250 M radius of the hotel or lodging. Accordingly, an amendment has been made to the Tamil Nadu Combined Development and Building Rules, 2019. This measure improves the well-being of the drivers and contributes to road safety by preventing fatigue-related accidents.

i) Interpretation of dimensions in British system with metric system

Before the transition from British measurement to metric measurement system in approved layouts by the Directorate of Town and Country Planning, the dimensions of plots and road widths were originally measured in feet. When converting these measurements into metric units, a 30-foot road is considered equivalent to 9.14 meters. As per the Tamil Nadu Combined Development and Building Rules, the front setback requirement for developments along a 9.14-meter road is 3

meters. This has resulted in reduction in plot coverage and poses difficulties in achieving the permissible FSI (Floor Space Index) for previously approved plots. Clarification has been issued that the dimensions in feet may be interpreted and understood as followed under the Metric system in critical parameters of Tamil Nadu Combined Development and Building Rules, 2019. This also applies to the calculation of side setback requirements.

Road /Plot width in British units (feet)	Road /Plot width to be interpreted in Metric units
20'-0'	6.0m
30'-0'	9.0m
40'-0'	12.0m
50'-0'	15.0m
60'-0'	18.0m
80'-0'	24.0m
100'-0'	30.0m

This helps align the setback requirements for the road widths in feet and inches with the metric system used in the Tamil Nadu Combined Development and Building Rules 2019 to prevent unnecessary reductions in plot coverage and ensure that developers can fully utilize the permissible Floor Space Index (FSI). By standardizing measurement interpretations, it helps avoid legal ambiguities and developmental challenges, ultimately simplifying the approval process and safeguarding plot owners' rights.

1.14 Single Window Portal

The department has significantly enhanced efficiency and transparency by granting planning permissions for layout and building applications through the Single Window Portal. So far, 15,015 layout applications and 5,496 building applications have been approved using this system. Local bodies, which are responsible for giving the final permits for buildings and

layouts are also part of the portal, and they have been issuing final building and layout permits directly through the Single Window Portal since September 2023. All departments responsible for issuing No Objection Certificates (NOCs) have been successfully integrated into the portal, and the requirement of NOC is auto determined based on the geo-coordinates.

With the launch of the single window portal, this government has transformed the process of obtaining planning permissions, making it more efficient and accessible for the public. Previously, individuals had to physically visit Government offices to submit their applications. Now the citizens can obtain planning permission directly through the portal, from their homes. Additionally, the portal significantly reduces delays, as any additional information required can be uploaded instantly, speeding up the approval process. Most

importantly, transparency that has been brought through the single window system, helps to eliminate third-party intervention and ensures that applicants receive their approvals directly, swiftly, and without unnecessary complications. This is a major milestone in making Government services more efficient and user-friendly.

1.15 Self- certification Scheme

To support the economically weaker sections and middle-class families in realizing their dream of owning a home, the Government has introduced the instant approval through self-certification scheme on 22 July 2024. This pioneering initiative allows for the construction of residential buildings on plot sizes up to 2,500 sq.ft. and built-up areas up to 3,500 sq.ft. with ground or ground plus one floor, eliminating the need for a completion certificate and ensuring a seamless approval process. Most importantly, citizens no longer need to visit the respective

government offices. They can now obtain building permission from their homes comfortably through an easy online process. Since its launch, 66,828 people have benefitted from this scheme, reflecting the overwhelming response and trust placed in this progressive reform.

1.16 Deemed No Objection Certificates

To streamline the process of obtaining No Objection Certificates (NOCs) for planning permissions, a two-step approach has been implemented. Firstly, various NOC-issuing departments have been integrated with the Single Window Portal. Secondly, the Government has issued a G.O. for deemed NOC specifying a timeline of 30 days for these departments to issue NOCs, failing which it is deemed to have been issued. These initiatives aim to ensure that the public can obtain NOCs without delays.

1.17 Centralized Help Desk

The Centralized Help Desk for the Single Window Portal (SWP) has been successfully implemented to enhance service efficiency and ensure prompt issue resolution for citizens, architects, department users and all stakeholders involved in the Single Window Portal.

A dedicated team of experts has been appointed to manage its operations, ensuring that the issues are addressed in a structured and timely manner. To facilitate its smooth functioning, adequate staffing and operational support have been provided. The help desk is now fully operational, providing a well-coordinated mechanism for handling queries, tracking issues, and ensuring seamless urban governance.

The establishment of this Centralized Help Desk marks a significant achievement in

improving the efficiency and responsiveness of urban planning services, reinforcing the commitment to transparent and citizen-centric governance.

1.18 Special Schemes

1.18.1 Regularisation of Unapproved Plots and Layouts

A Special scheme for regularization of unapproved plots and layouts, has been implemented from 04.05.2017 for plain areas to regularize layouts which were sold and registered on or before 20.10.2016. Layouts and plots were developed by promoters without the approval of Directorate of Town and Country Planning and plots in such layouts were purchased by the innocent public. This scheme enables the public and the promoters to obtain permission from the Directorate of Town and Country Planning against payment of regularization charges and development

charges. This initiative ensures that the basic infrastructure and services are provided by the local authorities to these areas. The timeline for online registration for this scheme has been extended for the benefit of the general public. A similar scheme has been introduced for hill areas from 30.03.2020. A total of 38,431 layout applications have been disposed of against a receipt of 39,494. The remaining 1,063 layout applications are under scrutiny for appropriate orders.

1.18.2 Regularization of Unauthorized educational buildings

Government has issued an order for regularization of educational buildings which were constructed prior to 01.01.2011 in non-plan areas. As on 31.01.2025, 4,175 applications have been received online. Out of this 3,062 applications have been disposed of.

1.19 Hill Area Conservation Authority (HACA)

In the year 1990, the Government constituted the “Hill Area Conservation Authority” to develop hill areas in an ecologically acceptable and environmentally desirable manner. Initially, 43 taluks were notified as areas falling under the purview of the Authority. In 2003, a new list of 597 villages in 16 districts which actually lie in hill areas was notified.

1.19.1 Delineation of HACA areas

In 2022, the Government issued an order for review of areas in the list of hill villages notified under the Authority. As part of this work, a pilot study was conducted in Coimbatore and Kanyakumari districts to identify the actual hill areas based on survey numbers. This study considers factors such as Geomorphology, Slope analysis, Lithology, Soil and Land use Land cover (LULC) using Geographic Information Systems

(GIS) for detailed analysis. The draft report on this study is currently under review. After the report is finalized, this work will be extended to all the hill areas notified under the HACA.

1.19.2 Framing Unified Hill Area Rules

The Government felt a need to review the multiple existing rules regulating developments in hill areas and to formulate a unified set of rules for hill areas, in order to protect the balance of the fragile ecosystem of the Western Ghats. Hence the existing rules relating to the development of hill areas are being reviewed by consulting a team of experts.

1.19.3 Simplification of Procedure to get Planning Permission

Exemption has been granted from obtaining No Objection Certificate (NOC) from the Agriculture Engineering Department to get planning permission and technical clearance in HACA areas.

1.20 State Infrastructure and Amenities Fund

Infrastructure development is critical for fostering the state's thriving economy. The quality, efficiency, and productivity of infrastructure have a direct impact on the quality of life, health, and liveability of society. With rapid expansion of urban areas, the local bodies are experiencing infrastructure constraints resulting in a gap between the demand and supply of essential public services.

Under section 63-C of the Tamil Nadu Town and Country Planning Act, 1971, the Government established the Infrastructure and Amenities Fund in 2007. The Fund is administered by the State Infrastructure and Amenities Promotion Committee to ensure the provision of funds for basic infrastructure and amenities projects. The planning authorities levy Infrastructure and Amenities Charges, while

issuing planning permission for various types of buildings.

Since the fund's inception, an amount of Rs.6133.92 crore has been collected up to 31.12.2024 and sanctioned for infrastructure and other basic amenities projects implemented by the Directorate of Municipal Administration, Chennai Metropolitan Water Supply and Sewerage Board, Directorate of Town Panchayats, Tamil Nadu Urban Habitat Development Board, Chennai Metropolitan Development Authority, Directorate of Town & Country Planning, Highways Department, Directorate of Rural Development & Panchayat Raj, Chennai Metro Rail Ltd, Commissionerate of Industries & Commerce, Department of Archaeology and Department of Transport etc..

During the year 2024-25, an amount of Rs.409.95 crore has been sanctioned for

7 infrastructure projects implemented by 6 departments/agencies.

S. No.	Name of the Project	Amount sanctioned Rs. in crores
1.	Providing dedicated water supply and sewer connection at reconstruction of 130 tenements at Jamalia Lane scheme.	2.71
2.	Construction of flood water channel along the stretch of Trichy Road from Valankulam outlet to Sanganoor canal.	3.12
3.	Construction of Wholesale Market at Trichy Corporation.	120.00
4.	Construction of ROB in lieu of existing LC No.2A at Ennore High Road in Dn.38, Zone – IV	75.00
5.	Construction of bridges and rejuvenation of water bodies in Town Panchayats.	65.13

S. No.	Name of the Project	Amount sanctioned Rs. in crores
6.	Design build operate and transfer of 47 MLD capacity Water Treatment Plant at Surapet.	93.99
7.	Improvement of roads, streets and lanes in Peri-Urban Village Panchayats.	50.00
Total		409.95

1.21 Non-Tax receipts

The non-tax receipts include infrastructure and amenities charges, centage charges, premium floor space index charges, regularization charges, publication charges, open space reservation charges and charges on conversion of land use. An amount of Rs.738.69 crore has been collected during the financial year 2024-2025 up to December 2024.

1.22 Recruitment of technical personnel

To improve the service delivery to the public and enhance the effective implementation of Tamil Nadu Town and Country Planning Act-1971, timely action was taken to fill the below mentioned technical posts through Tamil Nadu Public Service Commission (TNPSC).

Sl. No.	Post	No. of Vacancies
1.	Assistant Director	06
2.	Architectural Assistant / Planning Assistant	04
3.	Draughtsman Grade-III	05
4.	Surveyor cum Assistant Draughtsman	82

1.23 Training Programmes

Architectural Assistant / Planning Assistants, Supervisors and newly recruited Research Assistants were given training at North

Eastern Application Centre (NESAC), Meghalaya from 17.09.2024 to 24.09.2024.

Draughtsman Grade III employees were given training at National Institute for Geo Informatics Science and Technology (NIGST), Survey of India, Hyderabad from 27.01.2025 to 21.02.2025.

Assistant Directors, Architectural Assistant / Planning Assistants and Draughtsman Grade III visited the various state authorities like Greater Noida Industrial Area Development Authority (GNIDA), Gurugram Metropolitan Development Authority (GMDA), Kanpur Development Authority (KDA), Mumbai Metropolitan Regional Development Authority (MMRDA), Greater Mohali Area Development Authority (GMADA) to study about the functions, activities and establishment of the UDA's on 03.10.2024 and 04.10.2024.

2. Tamil Nadu Housing Board

Tamil Nadu Housing Board (TNHB), originally established as the Madras City Improvement Trust (MCIT) in 1945, emerged as a key initiative to tackle the mounting housing demands in Chennai, a city poised at the cusp of urban transformation. With rapid population growth and economic development, the need for structured housing was acute, leading to the formation of CIT. However, it wasn't until the enactment of the Tamil Nadu State Housing Board Act, 1961, that this institution was formally restructured as TNHB to further its mission of providing affordable housing. By developing well-planned townships and residential neighborhoods across Tamil Nadu, it has set benchmarks in the real estate sector. Its holistic approach, which combines affordability with modern infrastructure, continues to shape the socio-economic fabric of the State.

2.1 Focus on Affordable Housing

Recognizing that housing is a basic necessity, the Board has introduced innovative housing solutions that cater to all income groups. TNHB's steadfast commitment in delivering affordable housing is reflected in its targeted efforts to support the Economically Weaker Section (EWS) and Lower Income Group (LIG).

For the LIG category, TNHB offers meticulously designed 2-bedroom flats with a carpet area of 600 sq.ft. in urban regions and 900 sq.ft. in rural areas. For those in the EWS category, single-bedroom flats featuring a multi-purpose hall and a carpet area of 400 sq. ft. address their specific requirements.

What sets TNHB apart is its adoption of cutting-edge construction technology like prefabrication, Mivan technology and monolithic concrete technology. Adoption of these methods

ensure the quality of construction, aligning with industry standards without compromising on affordability.

2.2 Organizational Structure

The Tamil Nadu Housing Board (TNHB) functions under the Housing and Urban Development Department, Government of Tamil Nadu. The organization is governed through a Board headed by a Chairman appointed by the Government and other official Board Members. This cohesive framework lays the foundation for effective governance, ensuring strategic decision-making and optimal resource management.

This governance structure prioritizes transparency and accountability, maintaining public trust through open communication.

2.3 Achievements

Since its inception, TNHB has developed 4,51,728 units that span across Tamil Nadu. These include plots, houses, and flats, all designed to ensure access to basic infrastructure such as roads, water supply, and sanitation.

The category-wise breakdown of housing units for sale is as follows:-

Economically Weaker Section: 1,33,995 units

Lower Income Group (LIG): 1,04,359 units

Middle Income Group (MIG): 86,560 units

Higher Income Group (HIG): 61,682 units

TNHB's achievements in the last four years underscore its pivotal role in transforming urban landscapes, creating vibrant communities, and addressing housing challenges.

- TNHB has developed 16,246 units at an estimated cost of Rs.3,567.61 crores in

Chennai and other districts across Tamil Nadu.

- From 2021-22 onwards, 5,978 Allotment orders and 9,807 Sale deeds have been issued in Tamil Language.
- Under interest waiver scheme, 650 allottees have benefited for an amount of Rs. 8.91 crores.
- 19 Office Assistants, 72 Junior Assistants, 4 Technical Assistants, 1 Typist and 3 Drivers, a total of 99 employees have been appointed on compassionate grounds and 65 Junior Assistants have been appointed through Tamil Nadu Public Service Commission, a total of 165 personnels were appointed in Board.
- Reconstruction of 3,113 Tamil Nadu Government Rental Quarters at a cost of Rs. 627 crores at Chennai, Trichy,

Madurai, Virudhunagar, Nilgiris, Ariyalur, Theni and Dindigul have been completed and allotted to Government servants for the past 4 years.

2.4 Tamil Nadu Apartment Ownership Act

The Tamil Nadu Apartment Ownership Act, 1994 was repealed and the Tamil Nadu Apartment Ownership Act, 2022 was enacted and published vide Extraordinary Gazette No.566, dated 23.12.2022.

A Stakeholders consultation was convened on 22.05.2024 to discuss and finalize the draft Rules. The consultation was organized by the Housing & Urban Development Department where various stakeholders like CMDA, DTCP, TNHB, Registration Department, Law Department, CREDAI, Builders Association of India, Promoters & Resident Welfare Associations participated. This participative process led to the design and approval of a

robust set of Rules for the Tamil Nadu Apartments Ownership Act, vide G.O.(Ms).No.171, Housing and Urban Development (HB3-1) Department, dated 24.09.2024.

2.5 Key Highlights

The following are the key highlights of the Tamil Nadu Apartment Ownership Act & Rules.

1. Declaration disclosing specific details of the project has been mandated to be filed by the Promoter or majority of owners.
2. Federation has to be formed jointly by all the Associations within a development for Complexes which have multiple phases.
3. Current societies registered under Tamil Nadu Societies Registration Act or Tamil Nadu Co-operative Societies Act to be brought under the new Tamil Nadu Apartment Ownership Act.

4. Model bye-laws framed to provide a guide for effective management by Resident Welfare Associations.
5. Consent of minimum 2/3rd of the apartment owners enough for redevelopment.

2.6 Standard Operating Procedure and Training Programme

A training Programme on the Standard Operating Procedure (SOP) for processing applications under the Tamil Nadu Apartment Ownership Act, 2022, was conducted by the Competent Authority on December 3, 2024. A detailed overview of the Tamil Nadu Apartment Ownership Act, 2022 and the Tamil Nadu Apartment Ownership Rules, 2024 and the key conceptual changes introduced in the 2022 Act, the various procedural stages, the powers and duties of the Competent Authority, were imparted to all officers. The training covered the

Standard Operating Procedures for processing the applications namely filing of Declaration, formation of Association, migration of existing Societies, formation of Federation etc. Comprehensive guidelines and Standard Operating Procedures have also been formulated for redevelopment and circulated to the concerned departments.

2.7 Major Housing Schemes

2.7.1 Area Development Scheme

Under this scheme, TNHB focuses on creating residential and commercial plots equipped with essential amenities such as roads, street lights, water supply systems, sewerage networks and overhead tanks. These plots are allocated through transparent processes like lotteries or auctions. Post-completion, the developed infrastructure is handed over to local authorities, ensuring long-term maintenance and upkeep. For the financial year 2024-25, TNHB

developed 779 units across regions such as Avadi, Ambattur, Sholinganallur and Gudiyatham at a cost of Rs. 32.11 crores. These units are slated for public availability in 2025-26.

2.7.2 Self-Finance Scheme (SFS)

Under the Self-Financing Scheme (SFS), of Tamil Nadu Housing Board (TNHB), the cost of the flat is collected from the prospective home owners in manageable instalments throughout the construction phase. By adopting this payment structure, TNHB not only lightens the financial burden on allottees but also ensures the steady flow of funds essential for the timely execution of projects.

During 2024 - 25, six major projects were completed under the SFS umbrella. These projects resulted in the completion of 2,102 flats at a cost of Rs. 1,289.18 crores in Chennai, Chengalpet, and Trichy. TNHB has ongoing projects in Padikuppam (Rs.60.16 crores) and

Ayanavaram (Rs.93.54 crores) in Chennai under Self Financing Method. These projects are poised to deliver an additional 283 well-designed flats at a cost of Rs.153.70 crores by the fiscal year 2025-26.

2.7.3 Composite Development Scheme

The Composite Development Scheme is one of TNHB's most innovative approaches. It combines residential and commercial facilities within a single project. Each project integrates modern residential units with commercial spaces, ensuring residents have access to shops, offices and other facilities within walking distance. These projects also attracts businesses further boosting the local economy.

Currently, TNHB is executing three major projects under this scheme in Chennai, at the following locations namely Ashok Pillar at a cost of Rs. 208.21 crores, Arumbakkam at a cost of Rs. 392.84 crores and Besant Nagar at a cost of

Rs. 22.09 crores with a total investment of Rs. 623.14 crores and are expected to be completed by 2025-26.

2.7.4 Commercial Development Schemes

TNHB's Commercial Development Scheme plays a crucial role in generating revenue while fostering economic growth in urban areas. These commercial complexes are designed for the benefit of both small retail outlets as well as larger enterprises.

Currently, TNHB is executing four major projects at a cost of Rs. 411.30 crores under this scheme in key locations namely, Peter's Colony in Chennai for Rs.346.39 crores, Thoppur in Madurai for Rs.33.53 crores, Hosur in Krishnagiri for Rs.19.29 crores and Sathuvachari in Vellore for Rs.12.09 crores and are set for completion by 2025-26.

2.7.5 Redevelopment of Tamil Nadu Government Rental Quarters

Government rental quarters provide affordable accommodation for employees, especially in urban areas where housing costs can be prohibitively high. Since its inception, TNHB has constructed 35,157 quarters all over the state. The TNGRHS quarters are maintained by TNHB on behalf of Government by getting grant-in-aid. During 2024-2025, TNHB has completed construction of 1,387 rental flats in Todhunter Nagar, Chennai and 464 rental flats in Trichy and handed over to Government servants.

TNHB has identified approximately 10,000 dilapidated TNGRHS flats in 60 places for redevelopment. Of these, 43 are on government-owned lands and 17 on Board-owned lands. Reconstruction is carried out based on demand from District Collectors, with necessary approvals.

Further on lands owned by TNHB, where old TNGRHS quarters were demolished and where demand for rental quarters does not exist, Self Finance Schemes will be taken up based on market demand. Presently such a Self Finance Scheme for the construction of 83 flats has been commenced in Pallavan Nagar, Kancheepuram.

2.7.6 Tenements for Economically Weaker Sections

Slum Rehabilitation is a crucial initiative aimed at improving the living conditions of people residing in slums by providing them with better housing, infrastructure, and access to basic amenities. Under this scheme, TNHB has completed construction of 1,800 tenements in Coimbatore, with 1,667 units handed over to beneficiaries, and balance will be handed over to eligible beneficiaries. Similarly, in Ernavur, Chennai, 6,877 tenements are nearing

completion at a cost of Rs.1,168.16 crores, and beneficiaries identification is in progress. These projects play a crucial role in improving living standards for the economically weaker sections, aligning with the goal of "Housing for All."

2.7.7 Reconstruction of TNUHDB tenements by TNHB

As per G.O. (4D) No. 45, Housing and Urban Development Department, dated 12.12.2024, redevelopment of TNUHDB tenements in 12 places for Rs.728.16 crores in Chennai, Trichy and Thanjavur will be taken up by TNHB. Out of this, 2,414 tenements at a cost of Rs.422.16 crores will be executed by TNHB in 10 places as detailed below and the remaining two projects will be executed by TNUHDB.

S. No.	Name of the Scheme	Project Cost (Rs. in crores)
1.	Powerkuppam, Chennai	7.40
2.	Kamarajar Colony, Chennai	7.60
3.	Osankulam, Chennai	53.60
4.	Karumankulam, Chennai	3.95
5.	Kanagam, Chennai	90.26
6.	PallakkuManiyam, Chennai	154.65
7.	Trichy – Kottakollai	12.56
8.	Thanjavur–A.V.Pathy Nagar	47.22
9.	Thanjavur – Old Fish Market	12.54
10.	Thanjavur – JJ Nagar	32.38
	Total	422.16

2.8 Alienation of Government Land

The lands required to implement housing schemes are either acquired from private land owners or alienated by the Government. In respect of Government lands, after getting

alienation orders from government, necessary changes are carried out in the revenue records in favour of TNHB for facilitating issue of patta to allottees. By taking special measures, 129 Government orders were issued in the year 2021 alienating 1,557.41 acres of government land to TNHB against payment of Rs.76.13 crores. Mutations have been carried out in the name of TNHB for 1,522.39 acres and action is being taken for mutation of the remaining 35.02 acres.

During the second phase, based on the recommendations of the Empowered Committee, five Government Orders have been issued alienating 707.44 acres of Government land. An amount of Rs.69.35 crores have been remitted into the government account towards land cost. Mutation of revenue records have so far been carried out for 503.60 acres.

2.9 Sale Deeds

As on April 2021, there were 24,876 sale deeds to be issued to allottees by TNHB.

To overcome the obstacles in issuance of sale deeds, special camps were organized in all Districts as per the directions of the Hon'ble Chief Minister of Tamil Nadu. Through these special camps and earnest action taken by the Board, 19,326 sale deeds were issued during the last four years. Further action is being taken to issue sale deeds to the remaining cases by collecting dues, if any and verifying documents, legal heir certificates etc., in relevant cases.

2.10 Action taken to improve Sales

TNHB has undertaken various initiatives to improve marketing and sales of its plots, flats and commercial spaces. E-Marketing, Advertisements in Tamil and English Dailies, Social Media Campaign, participating in Real Estate Trade Fairs, Catchy Advertisements in

Metro Rails and Government Buses etc., are some of these marketing initiatives. As a result of the above efforts, 7,026 units have been sold out in the last four years. At present, a total of 13,515 units including 8,563 plots, 217 houses and 4,735 flats are available for sale.

2.11 Revenue Performance and Projections

For the year 2024-25, TNHB collected Rs.854.14 crores, driven by sales of residential & commercial units (Rs.688.14 crores), installments on hire purchase (Rs.42.60 crores), rental income (Rs.18.85 crores) and miscellaneous streams (Rs.104.55 crores).

For 2025-26, the organization aims to achieve Rs. 1,130 crores by sales of residential units, commercial units and enhancing rental income.

2.12 Long standing issues in Land Acquisition - Solutions

Since the establishment of Tamil Nadu Housing Board, acquisition proceedings have been initiated for acquiring lands required for the implementation of various schemes. In certain cases, though acquisition proceedings have been initiated under the Land Acquisition Act 1894, the same did not reach finality and such acquisition proceedings remain uncompleted over all these years.

In certain other instances, though Award under Land Acquisition Act was passed following due procedure, the lands have not been handed over to Tamil Nadu Housing Board in the appropriate manner. The ex-land owners have sold such lands to other individuals and multiple development activities like construction of residential dwellings, commercial development etc., have happened over the years. Ownership issues on such lands are persisting for the past 40 years.

Similarly, there have been long pending unresolved issues in allotment of units in Tamil Nadu Housing Board. The Hon'ble Chief Minister took stock of this situation and advised to address these long pending issues in a time bound manner.

2.13 Mudhalvarin Munnaeduppu Thittam

Based on the instructions of the Hon'ble Chief Minister, a new scheme was launched by the Department on 03.06.2023.

Under this scheme, Petition boxes were placed in the Head Office and 15 Divisional Offices of Tamil Nadu Housing Board and 5,386 petitions were received from public.

Out of the above 5,386 petitions, 4,488 petitions are related to issues in land acquisition and 898 petitions pertain to other than land acquisition matters. Out of the above 898

petitions, 417 have been accepted and balance 481 petitions rejected as per existing rules.

Since most of the petitions received under the scheme pertain to issues involved in land acquisition, it was decided that the issue should be revisited comprehensively by gathering all relevant particulars without just restricting to giving disposal to the petitions.

In furtherance, a Special Committee headed by Commissioner of Land Administration was formed with the Managing Director of TNHB, the Secretary to Government (Law Department), the Financial Advisor of TNHB and Joint Commissioner of Land Administration (Convenor) as members vide G.O.(Ms).No.136, Housing and Urban Development Department, dated 10.10.2023.

The Petitions were categorized as under mentioned:

Category-I: 4(i) notification issued and not proceeded further.

Category-II: Draft Declaration under section 6 issued and not proceeded further.

Category - III & IV: Award passed but possession not handed over to TNHB.

The Special Committee considered the petitions together with all the issues involved under Category- I & II and forwarded its recommendations to Government. Based on the recommendations of the Special Committee, in the initial phase 2,502.07 acres of land were released from acquisition proceedings vide G.O.(Ms).No.179 and 180, Housing and Urban Development Department, dated 04.10.2024 and G.O.(Ms).No.247, Housing and Urban Development Department, dated 23.12.2024.

The details are as follows:-

S. No.	Name of District	Land in acres
1.	Chennai	499.85
2.	Thiruvallur	540.68
3.	Chengalpet	2.11
4.	Madurai	90.54
5.	Ariyalur	0.50
6.	Thanjavur	63.51
7.	Villupuram	0.20
8.	Cuddalore	10.12
9.	Dindugul	10.45
10.	Virudhunagar	4.92
11.	Thiruchirapalli	34.49
12.	Karur	28.54
13.	Thirunelveli	11.89
14.	Kanniyakumari	4.84

S. No.	Name of District	Land in acres
15.	Tuticorin	55.86
16.	Ramanathapuram	1.89
17.	Dharmapuri	2.04
18.	Krishnagiri	75.27
19.	Erode	46.16
20.	Vellore	355.60
21.	Tirupattur	1.50
22.	Ranipet	8.19
23.	Thiruvannamalai	0.12
24.	Kanchipuram	18.91
25.	Salem	136.55
26.	Namakkal	28.45
27.	Coimbatore	468.89
	Total	2502.07

In the 2nd phase, 1,208.62 acres of lands released from acquisition proceedings vide G.O. (Ms). No.52, Housing and Urban Development Department, dated 27.03.2025. The details are as follows:-

S. No.	Name of District	Land in acres
1.	Chennai	706.65
2.	Thiruvallur	26.01
3.	Madurai	3.80
4.	Dindugul	7.65
5.	Virudhunagar	7.18
6.	Villupuram	0.11
7.	Thiruchirapalli	3.68
8.	Karur	3.65
9.	Kanniyakumari	6.52
10.	Thirunelveli	68.69
11.	Ramanathapuram	1.06
12.	Krishnagiri	37.82
13.	Tiruppur	63.38
14.	Erode	72.85
15.	Tirupathur	0.47
16.	Ranipet	0.34
17.	Vellore	38.61
18.	Namakkal	0.46
19.	Salem	28.79
20.	Coimbatore	130.90
	Total	1208.62

Thus, in the above 2 phases, 3,710.69 acres of land have been released from acquisition proceedings. Efforts are underway towards release of remaining lands falling under the above 2 categories in a similar manner.

In the next phase, for the disposal of category-III and IV lands, the Government has constituted a Two member Committee consisting of two retired I.A.S. officers vide G.O.(Ms).No.10, Housing and Urban Development Department dated 23.01.2025. The committee has been holding preliminary discussions with all stake holders and will be submitting its recommendations to Government soon.

2.14 IT Advancements and Digital Transformation

TNHB is leveraging digital tools to streamline operations, improve customer engagement, and create new revenue streams. This includes adopting e-commerce and

e-governance systems. Key initiatives that are ready to be rolled out include project monitoring systems, digitization of land records, and automated platforms for property management and allotment. These improvements will simplify processes for citizens, ensure accuracy in operations and position TNHB as a technologically advanced public organization.

TNHB's journey from its establishment as Madras City Improvement Trust (MCIT) to its current stature as a premier housing organization has catered to the diverse housing needs of Tamil Nadu's population by long term planning, devising adaptable designs and embracing modern technology. TNHB continues to contribute to the State's progress toward inclusive growth and urban development.

3. CO-OPERATIVE HOUSING SOCIETIES

Cooperative Housing Societies in Tamil Nadu were established by the Government with the aim of ensuring a house for every citizen in Tamil Nadu. Recognizing that housing is a fundamental need, the government has implemented various schemes to make housing accessible and affordable to all. Since their inception in 1912, these societies have played a pivotal role in addressing the housing requirements of the population.

The Chennai Metropolitan Cooperative Housing Society was the first registered housing society in the sector, marking its establishment in 1912.

3.1 Organizational Structure

Cooperative Housing Societies operate under a well-defined administrative framework to ensure efficient functioning:

1. Secretary of the Department

- The Additional Chief Secretary, Housing and Urban Development Department serves as the Secretary of the Department.

2. Head of the Department

- The Registrar of Cooperative Societies (Housing) oversees the entire Cooperative Housing sector as its head.

3. State-Level Inspection

- A Joint Registrar of Cooperative Societies (Inspection Cell) operates as a state-level officer, supervising the Inspection Wing of the department.

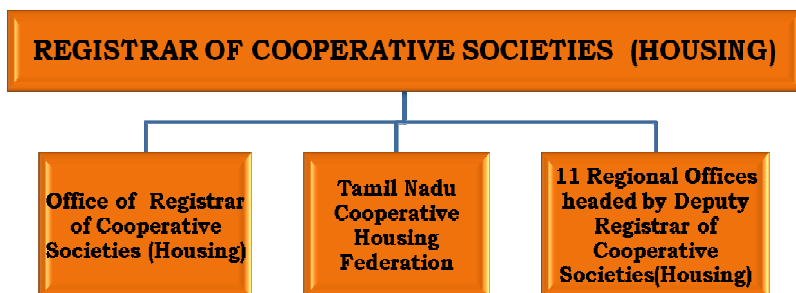
4. Regional Administration

- For administrative efficiency, the state is divided into eleven regions,

each comprising one or more districts.

- Eleven Regional Deputy Registrars of Cooperative Societies (Housing) function under the Registrar of Cooperative Societies (Housing). These officers are responsible for:

- Registering new housing societies.
- Supervising and monitoring the operations of all cooperative housing institutions in their respective regions.



3.2 Functional Set up

Cooperative Housing Sector: Two-Tier Structure

The Cooperative Housing Sector in Tamil Nadu operates with a two-tier structure to efficiently meet the housing needs of its citizens:

1. Apex Level

- The Tamil Nadu Cooperative Housing Federation functions at the apex level, providing overarching guidance and support to cooperative housing initiatives.

2. Primary Level

- At the primary level, Primary Cooperative Housing Societies directly serve the housing requirements of their members.

To date, 1,173 Housing Societies have been organized across the state, fulfilling the housing aspirations of members and contributing to the mission of affordable housing for all.

The Tamil Nadu Cooperative Housing Federation, established in 1959, functions as the Apex Society for Primary Cooperative Housing Societies across Tamil Nadu. Among the 1,173 housing societies under the Cooperative Housing Department, 159 are classified as Taluk Cooperatives, 569 as Urban Cooperatives, and 445 are under liquidation. Of these, 662 societies are affiliated with the Tamil Nadu Cooperative Housing Federation.

3.3 Objectives and Mission

The Federation's primary mission is to implement affordable housing schemes for the Economically Weaker Sections (EWS) and Low-Income Group (LIG). By offering housing loans and affordable housing layout schemes, the

Federation works to realize its vision of providing a home for every family. Since its inception in 1959, the Federation has provided Rs.4,923.39 crores in loans, resulting in the construction of 11,67,101 housing units as of 31st January 2025.

3.4 Financial Support and Loan Mobilization

To provide financial assistance to its member societies, the Tamil Nadu Cooperative Housing Federation mobilizes resources through deposit mobilization from members and borrowing loans from institutions. These institutions include the Life Insurance Corporation of India, Housing and Urban Development Corporation, National Housing Bank, Housing Development Finance Corporation, and various commercial and cooperative banks. The Federation also extends financial support to Primary Cooperative Housing Societies for implementing housing schemes.

This makes it a leading institution in housing finance across India.

3.5 Services Offered by the Federation

The Federation provides various types of loans to its affiliated primary cooperative housing societies. These include mortgage loans, construction loans, jewel loans, and scheme loans for implementing housing layout projects. In addition, it offers housing loans and jewel loans directly to individual members of the public.

3.6 Role of Primary Cooperative Housing Societies

Primary Cooperative Housing Societies primarily focus on implementing housing layout schemes for their members' benefit. They allot house sites or houses to members and provide loans for constructing new houses, extending existing ones, and obtaining house mortgage loans. Additionally, these societies are

responsible for constructing and maintaining community infrastructure, such as marriage halls, community halls, and commercial complexes, within designated housing layout areas. They also establish and provide social, recreational, educational, public health, and medical facilities to enhance the welfare of their members and their families.

3.7 One-Time Settlement Scheme

A one-time settlement scheme was implemented from 16.03.2015 to 02.09.2023. Under this scheme, defaulting members who agreed to repay their full loan amount were exempted from paying interest on overdue amounts and penal interest. This initiative resulted in the collection of Rs.402.08 crores and facilitated the return of 18,944 debt settlement documents to members. Furthermore, interest on overdue amounts and penal interest totaling

Rs.511.82 crores was waived off for the benefit of the members.

3.8 Deposit Mobilization

The Tamil Nadu Cooperative Housing Federation, along with Primary Cooperative Housing Societies, is actively involved in mobilizing fixed deposits from its members. These funds are used to provide various types of housing loans and jewel loans, thereby catering to the financial needs of the members effectively.

(Rs. in crores)

Organization	Deposit mobilized during the year (01.04.2024 to 31.01.2025)		Deposit Outstanding (as on 31.01.2025)	
	Members	Amount	Members	Amount
Federation	513	126.20	1602	261.14
Primary Coop Housing Societies	40,884	747.56	95,917	1,553.56
Total	41,397	873.76	97,519	1,814.70

Loan Disbursement and Loan Outstanding:-

(Rs. in crores)

Loan Details	No. of Members	Loan Disbursed during the year (01.04.2024 to 31.01.2025)	No. of Members	Loan Outstanding (as on 31.01.2025)
Jewel loan	43884	328.08	34920	295.60
Construction Loan	278	106.40	24945	354.40
Mortgage Loan	3161	291.79	21957	1437.27
Other Loan	2574	64.99	2049	287.05
Total	49897	791.26	83871	2374.32

3.9 Health Insurance Scheme

The Tamil Nadu Cooperative Housing Federation has implemented a Health Insurance Scheme to benefit the employees of Cooperative Housing Societies. This scheme provides coverage to approximately 1,500 employees and 2,500 of their family members.

As of 31st January 2025, a total amount of Rs.98.93 lakh has been disbursed under the scheme, benefiting 249 employees. The initiative reflects the Federation's commitment to the well-being of its workforce and their families.

3.10 Establishment of Deposit Guarantee Fund

A Deposit Guarantee Fund Scheme has been introduced to address instances where societies are unable to return deposits upon maturity. This initiative aims to build public confidence in cooperative housing societies.

Under this scheme, a designated account has been established in the Tamil Nadu Cooperative Housing Federation. Primary Cooperative Housing Societies contribute 0.10% of the total deposit/recurring deposit outstanding as of 31st March of the previous financial year. The Federation matches this contribution equally. In cases where societies cannot repay deposits, interest-free loans are provided under this scheme to ensure timely repayment to members.

3.11 Computerization

Steps are being taken to consolidate and computerize the accounts of the Tamil Nadu Cooperative Housing Federation and Primary Cooperative Housing Societies. This process improves efficiency, reduces manpower requirements, and allows audits of Primary Societies to be completed promptly. An integrated software has been developed to

achieve 100% computerization, ensuring streamlined administration and faster services.

3.12 Price Fixation Committee

To prevent encroachment on unsold vacant plots and enhance the financial stability of societies, the Government formed a Price Fixation Committee in the year 2009 . This committee sets a minimum upset price for unsold plots, which are then sold through e-tendering to the highest bidder. For instance, in 19 societies, plots valued at Rs.69.27 crores were sold for Rs.87.61 crores via e-tender. This initiative has revived unviable societies, initiated new business activities, and reduced loan outstanding amounts owed to the Federation.

3.13 Deputation of Employees

To address employee shortages in societies with high business activity, steps are taken to transfer employees from overstaffed

societies to those in need, either on deputation or permanent absorption. As of now, 85 eligible employees have been deputed or permanently absorbed, facilitating the implementation of new business projects.

3.14 Decree Interest Waiver

Due to non-payment of loan instalments, arbitration proceedings under Section 90 of the Tamil Nadu Cooperative Societies Act 1983 were initiated. To alleviate the financial burden on 542 societies and their 43,940 members, decree interest amounting to Rs.1,142.20 crore (as of 30.09.2024) is being waived off with the approval of the General Body, as per Section 178 of the Tamil Nadu Cooperative Societies Act 1983.

3.15 Layout Schemes

A total of 780 Housing Layout Schemes have been implemented, resulting in the sale of

house sites to 1,11,839 members. Currently, 18 schemes are being executed by eight Primary Cooperative Housing Societies.

3.16 Petrol Bunk

A petrol bunk was established in the Adambakkam Cooperative Housing Society by Indian Oil Corporation on a vacant plot of 15,796 sq. ft. It began operations on 14th October 2024. By 31st December 2024, 5,01,951 liters of fuel had been sold, generating a net profit of Rs.12.79 lakh. In January 2025, this station became the first cooperative fuel station to achieve a sales milestone of 4,00,000 liters within three months, earning appreciation from Indian Oil Corporation.

3.17 Medical Shops

6 Medical shops operated by 5 Cooperative Housing Societies in Salem and Madurai regions sold medicines worth Rs.432.20 lakh in the

previous financial year 2024–25 and earned a profit of Rs. 29.80 Lakh.

3.18 Cement Sales

3 Cooperative Housing Societies in Salem Region sold 26 metric tons of government cement, generating a profit of Rs.2.37 lakh in the previous financial year 2024–25.

3.19 e-Seva Centers

58 e-Service Centers were launched in 9 districts on 23rd August 2023. In the previous financial year 2024–25, 65 additional Common Service Centers began its operations, providing various services and generated business worth Rs.139.86 lakh.

3.20 Educational Institutions Run by Cooperative Housing Societies

3.20.1 Tirupur Kumaran Women's College

In 1996, the Tirupur Cooperative Housing Society established the Thiyagi Tirupur Kumaran College of Arts and Science for Women, inaugurated by Hon'ble Dr. Kalaignar. This college, the only cooperative women's college in India, is ISO 9001:2008 and certified by the UGC. Currently, it has 2,300 students, 102 teaching staff, and 28 non-teaching staff. It offers 15 undergraduate programs, 7 postgraduate programs, and 4 research disciplines. To date, 141 students have received gold medals at the university level, and 947 students have secured university ranks.

The college has recently procured advanced teaching equipment through CSR funding.

3.20.2 Secretariat Colony Matriculation School

The Secretariat Colony Matriculation School was established in 1966 by the Madras Secretariat Cooperative Building Society(X-370) in Chennai. It expanded to include 6th standard in 1986-87 and 10th standard in 1990-91. The school provides quality education at affordable fees. In the academic year 2023-24, the school achieved a 100% pass rate for Class 10 board examinations. Additionally, 13 school sites owned by Primary Cooperative Societies generate stable revenue through rentals.

3.21 Initiatives by the Department

3.21.1 Business Diversification

To ensure sustainable development and revitalize inactive housing societies, diversification into new business activities is being taken up. These include jewel loan issuance, construction of marriage/community

halls and commercial complexes, petrol bunks, e-Seva centers, medical shops, Aavin parlours, and sales of construction materials, including cement.

3.21.2 Rent Fixation

To stabilize revenue, instructions have been issued to set rental rates for shops, commercial complexes, and other society-owned buildings as per the Public Works Department's recommendations.

3.21.3 Medium-Term Loan Conversion

Loan repayments by Primary Cooperative Housing Societies to the Tamil Nadu Cooperative Housing Federation have been used for administrative expenses, causing financial imbalances. To address this, loan accounts are being reconciled, and outstanding amounts are being converted into new medium-term loans to

restore financial stability for both the societies and the Federation.

3.22 Other Initiatives

To strengthen weaker societies and guide them towards development through new business ventures and non-commercial activities, the following committees have been established:

- Technical Development Fund Committee
- Primary Cooperative Housing Development Fund Committee
- Committee to Monitor Retirement of Employees of Societies
- Wage Revision Committee for Society Employees

Actions will be taken based on the recommendations of these committees, ensuring systematic follow-up and effective implementation of the proposed measures.

Cooperative housing societies are essential, for fostering inclusive, community-focused living and to ensure housing for all at affordable price. By emphasizing shared responsibility, transparency, and efficient governance, they address housing challenges while promoting social cohesion and sustainable urban growth.

4. TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

The Real Estate (Regulation & Development) Act of 2016 was introduced to promote and regulate the real estate sector efficiently and transparently, while also safeguarding the interests of buyers of plots, residential flats and commercial buildings. To enforce this Act in Tamil Nadu, the state government introduced the Tamil Nadu Real Estate (Regulation & Development) Rules in 2017 and established the Tamil Nadu Real Estate Regulatory Authority (TNRERA), which operates with a Chairperson and two Members.

4.1 The key responsibilities of TNRERA include registering real estate projects and agents, as well as addressing complaints. Projects involving sales (whether freehold or leasehold), where the land exceeds 500 square meters and includes more than eight apartments

(across all phases), must be registered with TNRERA.

4.2 Additionally, the Tamil Nadu Real Estate Appellate Tribunal (TNREAT) was formed to handle appeals against decisions or orders issued by the Authority and the Adjudicating Officer. TNREAT is chaired by a retired Justice from the Madras High Court, supported by a member.

4.3 As of January 31, 2025, TNRERA has registered 26,819 real estate projects and issued registrations to 3,289 real estate agents. It has also admitted 4,436 complaints regarding issues such as delay in handing over flats, structural defects, refunds, and compensation. Of these complaints, final orders have been issued for 3,475 cases, while 961 are still under review.

4.4 Meanwhile, TNREAT has received 551 appeals, out of which 519 have been resolved, with 32 appeals currently under consideration.

5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

House Building Advance is being sanctioned by the Government for the State Government Servants and All India Service Officers under the State Rules To Regulate the Grant of Advances to Government Servants.

5.1 An Amount of Rs.75.00 lakh for All India Service Officers and Rs.50.00 lakh for state government employees is granted as House Building Advance according to their pay eligibility and is granted to officers who have completed 4 years of service and upon completion of probation. 50% of the eligible amount is sanctioned for purchase of a plot and the remaining is sanctioned for construction of a house in the plot purchased. For enlargement / improvement of existing house, 50% of the eligible amount of HBA subject to the ceiling of 50% of the maximum amount, is sanctioned.

5.2 The Government have now allowed an Additional House Building Advance of Rs.25.00 lakh to All India Service Officers and Rs.15.00 lakh to the Government servants for purchase of flats constructed by TNHB under "Own Your Housing Scheme" at Nerkundram, Chennai.

5.3 The Government have now allowed migration of home loans availed by the existing employees from the banks/ other financial institutions to House Building Advance sanctioned by the Government subject to fulfillment of certain conditions.

5.4 The House Building Advance is repayable in a maximum of 180 instalments, with the principal recovered first, followed by the interest in 60 instalments. The interest on the advance is calculated based on the monthly diminishing balance using slab rates.

5.5 A subscription of 1% of the monthly instalment amount, payable by all Government employees availing the House Building Advance, is maintained in a separate account under the scheme called 'Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme.' This fund is designed to help families of Government employees who die while in service. In such cases, the outstanding principal and interest are waived from this fund.

5.6 An amount of Rs.245.00 crores has been allocated in the Budget Estimate for the year 2025-2026 for sanctioning House Building Advance. Apart from this, separate allocations have been made in the Demands of the respective departments for granting House Building Advance to the employees of the Secretariat and All India Service Officers.

6. Chennai Unified Metropolitan Transport Authority (CUMTA)

To ensure better coordination and streamline activities among agencies involved in Urban Mobility within the Chennai Metropolitan Area (CMA) and optimize the infrastructure and resource utilization, the Chennai Unified Metropolitan Transport Authority (CUMTA) has been established under Tamil Nadu Act No. 44 of 2010, i.e., Chennai Unified Metropolitan Transport Authority (CUMTA) Act 2010.

The Hon'ble Chief Minister of Tamil Nadu was designated as the Chairman of the Authority through the first amendment to the CUMTA Act in 2020 [TN Act No. 23 of 2020].

Subsequently, the 2nd Amendment has been passed in the TN Legislative Assembly and the CUMTA (2ndAmendment) Act, 2024 came

into force with effect from 15th February 2025 (Tamil Nadu Act 7 of 2024).

An Executive Committee has been created via the above amendment in the CUMTA. One of the key functions of the Executive Committee chaired by Chief Secretary to the Government is to prepare a Comprehensive Mobility Plan (CMP) addressing the planning and development of all public passenger transport modes & related infrastructure and recommend to the CUMTA Authority chaired by Hon'ble Chief Minister.

6.1 Vision of CUMTA

"Moving People and Goods seamlessly through a Safe, Integrated, Sustainable, and Resilient Transport Ecosystem."

6.2 Organizational Set-up

CUMTA operates with a three-tier governance structure:

- The top tier is the Governing Authority, chaired by the Hon'ble Chief Minister of Tamil Nadu.
- The second tier consists of an Executive Committee, led by the Chief Secretary to the Government.
- The third tier comprises the CUMTA Secretariat, administered by the Member Secretary of CUMTA.

Further, to enhance coordination and optimize resource utilization, the Government, via G.O. (Ms) No. 165, H&UDD dated 09.09.2022 constituted four sub-committees under CUMTA as follows:

6.2.1 Road Safety & Non-Motorized Transport Sub-committee

The Transport Commissioner chairs the Road Safety & Non-Motorised Transport Sub-committee. Several key decisions have been taken by this sub-committee, including enforcing

helmet compliance for pillion riders and recommending assigning the responsibility of road markings to the Traffic Police. A working group was established under the Subcommittee, which has finalized the Standard Operating Procedure for road accident data collection and the standardized classification of vehicles.

6.2.2 Multimodal Integration Subcommittee

The Multi-modal Integration (MMI) Subcommittee, chaired by the Member-Secretary of CMDA, has taken several key decisions. These include proposals to integrate Kalaingar Centenary Bus Terminus (KCBT) with Proposed Kilambakkam halt station using a skywalk over GST Road, the development of the Guindy Bus Terminus, and the integration of the Metro Station, Railway Station, and proposed 11 Bus Terminus for Multi Modal Integration which

facilitates seamless transfer of passengers from one mode to another.

6.2.3 Urban Mobility Resilience Sub-committee

The Urban Mobility Resilience Sub-committee, chaired by the Commissioner of Greater Chennai Corporation (GCC), has taken several key decisions. These include formation of three working groups to discuss strategies for storm water management, road infrastructure, and traffic planning. CUMTA has also drafted the standard operating procedures for each of the working groups.

6.2.4 Digital Chennai Sub-committee

The Digital Chennai Sub-committee, chaired by the Chief Executive Officer of the Tamil Nadu E-Governance Agency, discussed several innovative ideas and made key decisions, including the initiation of the Digital Chennai Project.

All these sub-committees constituted by the government function under the Executive Committee chaired by Chief Secretary to the Government.

6.3 Posts and Recruitment

The Government has sanctioned 30 positions exclusively for CUMTA. Of these, 27 have been filled, and efforts are ongoing to fill the remaining three.

6.4 Initiatives Taken to improve Mobility in Chennai Metropolitan Area

CUMTA has launched several key initiatives aimed at enhancing urban mobility and reducing congestion within the Chennai Metropolitan Area (CMA). These initiatives focus on improving public transport, logistics, road safety, and infrastructure to create a more sustainable and integrated transport system, as outlined below:

6.4.1 Comprehensive Mobility Plan

A Comprehensive Mobility Plan (CMP) has been initiated for the 5904 sq.km of Chennai Metropolitan Area (CMA) to improve urban mobility. The plan will assess current mobility patterns, identify key challenges, and address the transportation needs of the city. It focuses on promoting sustainable public transport, reducing congestion, and enhancing connectivity between different modes of transport. The CMP will support future growth, expand public transport coverage, enhance pedestrian safety, and ultimately create a more integrated, sustainable, and accessible transport system.

As a part of the study, 17 types of detailed primary traffic surveys including household survey have been done to analyse existing traffic conditions and travel patterns. The household survey was conducted for 51000 households that gave vital insights into the travel and socio-

economic characteristics of individual users. Based on the data collated and analysed, key issues and challenges impacting urban mobility such as congestion, inadequate public transport, high pollution levels, road safety concerns, freight transport and accessibility gaps have been identified.

Development strategies and projects that prioritize integrated public transport systems, multi-modal transportation, road network development plan, non-motorized transport infrastructure, traffic demand management measures, freight management plan and seamless connectivity across various modes have been identified. Key performance indicators and targets have also been established for each of the strategic goals to help assess performance and progress with the delivery of the project.

6.4.2 City Logistics Plan

CUMTA has initiated the first-ever City Logistics Plan for the Chennai Metropolitan Area (CMA) in Tamil Nadu. This plan aims to analyze logistics movement in the region and facilitate the smooth transportation of freight through infrastructure improvements, digital solutions, regulatory reforms, and a comprehensive policy framework. By addressing these factors, the plan seeks to reduce traffic congestion and foster logistics-driven economic activity in the region.

As a part of the study, extensive stakeholder consultations were conducted with relevant government agencies, private sector participants, industry associations, logistics service providers etc.. In addition to using the Comprehensive Mobility Plan data, primary surveys were also conducted to understand the supply chain of various categories of

commodities. The surveys and analysis provide detailed assessment of the current freight characteristics in CMA covering freight handling characteristics, movement patterns, freight generating and destination zones along with identification of bottlenecks and issues pertaining to operations and services.

Presently, the freight model has been developed and preliminary strategies have been identified based on the future requirements of CMA. This will be taken up for discussion with various stakeholders and finalised in consultation.

6.4.3 Parking Policy and Management Plan

Parking management is a significant challenge in the mobility landscape of Chennai, often leading to road encroachments and obstructing traffic flow. Recognizing the importance of effective parking management, CUMTA has developed a Parking Policy,

Strategy, and Action Plan for the Chennai Metropolitan Area (CMA), which has been approved by the Government in January 2025. As part of this initiative, CUMTA has prepared a Parking Management Plan for Anna Nagar as a pilot project, which will be implemented by CUMTA with Smart Parking Management components.

6.4.4 Safe Commute to Schools

A key project recommended by the Hon'ble Chief Minister during the 1st CUMTA Authority Meeting is ensuring safe commutes for students by developing Safe School Neighbourhoods. As a pilot, a plan for Safe School Neighbourhood development is being created for Avvai Shanmugam Road by the Greater Chennai Corporation.

6.4.5 Integrated QR Code Based Ticketing System

The Integrated Ticketing and Journey Planner, which combines the Southern Railway's suburban rail system, Chennai Metro Rail, and Metropolitan Transport Corporation's bus system, is the first of its kind in India for public transport ticketing integration. This system will provide real-time information to passengers and allow them to travel across multiple public transport modes and intermediate para-transit services using a single ticket and payment. Ultimately, the initiative aims to promote a shift towards public transport and increase its overall share in the transportation network. The vendor for this Journey Planner & Ticketing has been on-boarded and activities such as ticket generation & validation are underway and the system will be launched shortly.

6.5 Multimodal Integration

6.5.1 MMI at Kalaingar Centenary Mofussil Bus Terminus (KCBT)

The development of a Suburban Halt Station at Kalaingar Centenary Mofussil Bus Terminus (KCBT) and its connection to the bus terminus via a skywalk is a major recommendation for multimodal integration by the Chennai Unified Metropolitan Transport Authority (CUMTA). The Chennai Metropolitan Development Authority (CMDA) is overseeing the construction of the skywalk, while Southern Railways is handling the development of the Suburban Railway Halt Station. This Rail Halt Station will ease the movement of passengers from Kalaingar Centenary Mofussil Bus Terminus (KCBT) to the city and vice versa.

6.5.2 MMI at Guindy

The development of a bus terminus at Guindy and its integration with the Guindy Railway Station and Metro Station is another key recommendation from CUMTA. This project aims to improve connectivity and facilitate seamless travel across different transport modes. The implementation of this initiative will be carried out by Chennai Metro Rail Limited (CMRL) in collaboration with CMDA.

6.6 Public Transport Improvement

6.6.1 Introduction of Air-Conditioned (AC) Coaches in Electric Motor Unit (EMU) Trains within the Chennai Suburban Rail System

CUMTA has requested Southern Railways to introduce AC coaches in suburban (EMU) trains, particularly in the South BG section (Beach-Tambaram-Chengalpattu), where many IT companies and educational institutions are located. In response, the Railway Board has

allocated two rakes of AC EMU trains (12 cars) to Southern Railways. The first rake has already been received and will be operated on the Beach-Tambaram-Chengalpattu sector during this summer.

6.6.2 Mass Rapid Transit System Station Improvement (MRTS)

The Mass Rapid Transit System (MRTS) is an elevated suburban rail system in Chennai, jointly implemented by the Union Government (Government of India) and the Government of Tamil Nadu (GoTN). CUMTA has conducted a feasibility study to maximize non-fare box revenue from Parking, rent, advertisements and also explore opportunities for vertical developments above the MRTS stations in Chennai. Additionally, CUMTA has prepared a Business Plan for the takeover of the MRTS, by Government of Tamil Nadu. The broad principles of taking over by Government of Tamil Nadu has

been drafted jointly by Southern Railway and Government of Tamil Nadu officials. The proposal has been submitted to Ministry of Railways, Government of India for in-principle approval.

6.6.3 Bus Transport Improvement & First /Last Mile connectivity Improvement Plan

CUMTA has launched a Bus Transport Improvement and First/Last Mile Connectivity Improvement Plan. This comprehensive study will assist the government in identifying gaps between demand and supply in the bus transportation sector and help develop effective strategies to address them. Furthermore, the study will enable the government to assess the first/last mile connectivity needs of Mass Rapid Transit Systems and create strategies to enhance both bus and intermediate para-transit systems.

6.7 Technical Advice

6.7.1 Multimodal Integration at Chennai Metro Phase II Stations

CUMTA is studying the feasibility of developing Multi-Modal Integration (MMI) at the Chennai Metro Rail Limited (CMRL) Phase-II metro stations and is providing recommendations and suggestions to CMRL for its implementation. Furthermore, CUMTA is facilitating coordination with Southern Railways to ensure the planning and execution of MMI, with a focus on seamless integration with the railway network.

6.7.2 Digital Chennai

Digital Chennai is a key initiative by CUMTA, guided by the government, aimed at optimizing resources and preventing duplication of efforts across the Chennai Metropolitan Area. The initiative includes the development of two

platforms: the Urban Project Planning Module (UPPM) and the Integrated Urban Data Platform (IUDP). These platforms will enable infrastructure development agencies in the region to effectively plan, develop, and prioritize investments in line with the Master Plan, Comprehensive Mobility Plan, City Logistics Plan, and other relevant plans.

6.8 Capacity Building

CUMTA has been actively driving capacity-building initiatives to enhance urban mobility and transport safety in Chennai. These efforts include organizing site visits for Police Officers to learn best practices for effective road marking, signage management, and the use of standardized systems to enhance traffic safety.

CUMTA is conducting specialized training sessions for officials from the Tamil Nadu State Transport Corporation, Metropolitan Transport Corporation, and the Police Department on road

safety and data collection techniques. Further, CUMTA has provided essential training to bus, cab, and auto drivers on hygiene, health, and wealth management to improve their well-being and professionalism.

CUMTA is fostering international collaboration with organizations like Transport for London (TfL) and the Land Transport Authority of Singapore (LTA), while exploring partnerships with prestigious academic institutions such as IIT Madras, IISc Bangalore, SPA Delhi, and CEPT Ahmedabad, to further enhance urban mobility and planning initiatives in Chennai.

Under the visionary guidance of the Hon'ble Chief Minister of Tamil Nadu, who is also the chairperson of CUMTA, the Authority has spearheaded several transformative initiatives aimed at revolutionizing urban mobility in the Chennai Metropolitan Area. These efforts are

strategically designed with the ultimate goal of positioning Chennai as the most livable and sustainable city in India, enhancing both the quality of life and the efficiency of the city's transportation system.

The Hon'ble Chief Minister's objective of "everything for everyone", is the vision of the Housing and Urban Development Department. The department will continue to strive to achieve the goals of affordable housing and effective urban planning which will transform the cities with most liveable.

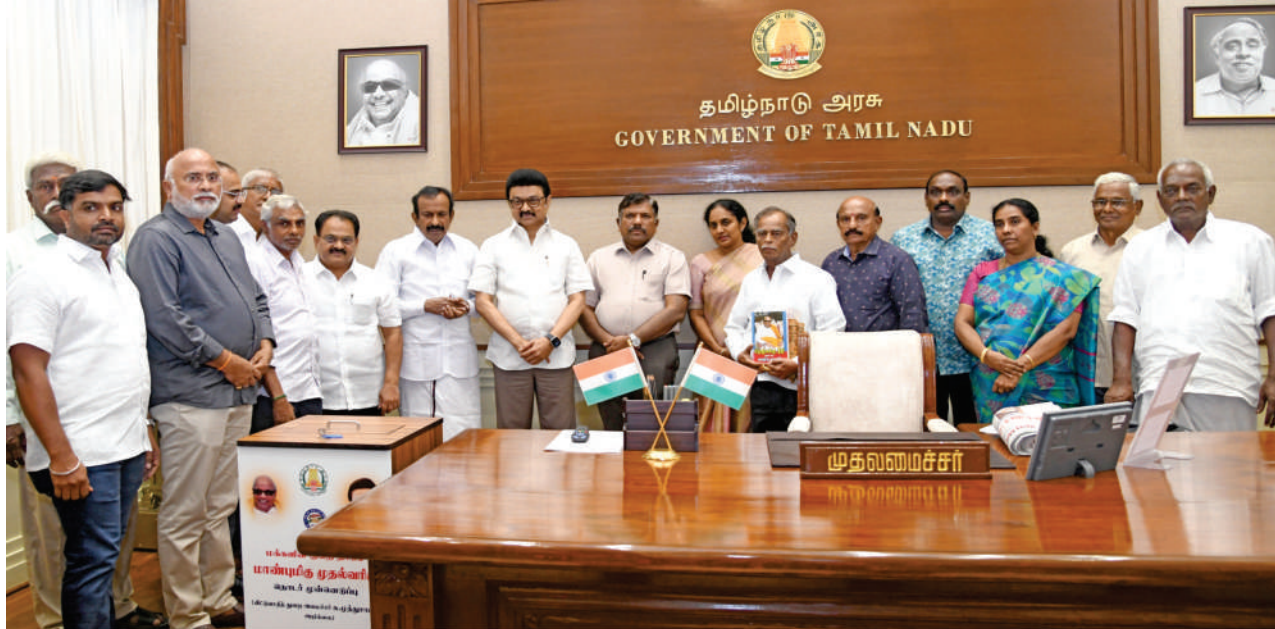
S. MUTHUSAMY
MINISTER FOR HOUSING AND
URBAN DEVELOPMENT
DEPARTMENT



On 22.07.2024, the Hon'ble Chief Minister of Tamil Nadu inaugurated a self-certification scheme which allows public to apply and get building permits instantly for residential construction on plots upto an extent of 2500 sq.ft. and a built up area of 3500 sq.ft.



The Hon'ble Chief Minister inaugurated 1046 flats in Chennai & Chengalpeta Districts at a total cost of Rs.659.96 crore and 464 Tamil Nadu Government Rental Quarters in Trichy at a cost of Rs.116.55 crore on 27.02.2025.



Under 'Mudalvarin Munneduppu' scheme, 202.21 acres of land notified under Land Acquisition Act have been released from acquisition proceedings, in the first phase. Beneficiaries of this scheme met the Hon'ble Chief Minister on 04.10.2024 and expressed their gratitude.



Under 'Mudalvarin Munneduppu Thittam', 468.89 acres of land in Coimbatore, notified under Land Acquisition Act have been released from acquisition proceedings. The Hon'ble Chief Minister distributed Government orders to the beneficiaries on 05.11.2024 at Coimbatore.



The Parking policy for Chennai Metropolitan Area was discussed and approved on 03.01.2025 under the chairmanship of Hon'ble Chief Minister of Tamil Nadu.



The Hon'ble Deputy Chief Minister distributed pattas to the allottees of Tamil Nadu Housing Board schemes on 23.07.2024.



1,387 Tamil Nadu Government Rental Housing Scheme, Todhunter Nagar, Chennai.



464 Tamil Nadu Government Rental Housing Scheme, Trichy.



72 Tamil Nadu Government Rental Housing Scheme, Ariyalur.



570 Flats at Nerkundram, Chennai.



120 Flats at K.K Nagar, Chennai.



116 Flats at Rajakulipet, Chengalpattu.



Commercial Complex, Ashoka Colony, Chennai.

