



**HOUSING AND URBAN
DEVELOPMENT DEPARTMENT**

“Peace - Prosperity - Development”
Hon'ble Puratchi Thalaivi **AMMA**

DEMAND No. 26

POLICY NOTE
2017-2018

UDUMALAI K. RADHAKRISHNAN
MINISTER FOR HOUSING AND URBAN DEVELOPMENT

©
Government of Tamil Nadu
2017

CONTENTS

Sl. No.	Subject	Page No.
	Introduction	1-19
1.	Tamil Nadu Housing Board	20-35
2.	Tamil Nadu Slum Clearance Board	36-67
3.	Co-operative Housing Societies	68-73
4.	House Building Advance to Government Servants	74-76
5.	Accommodation Control	77-79
6.	Directorate of Town and Country Planning	80-92
7.	Chennai Metropolitan Development Authority	93-114

DEMAND NO. 26
HOUSING AND URBAN DEVELOPMENT
DEPARTMENT

POLICY NOTE 2017-2018

INTRODUCTION

**“Challenges set the standards for
rise of talents”**

“Challenges set the standard for rise of talents” are the golden words of **Hon’ble former Chief Minister Selvi J Jayalalithaa**. Inspired by her words, the Housing and Urban Development Department being the apex policy making body in the field of housing and urban development, formulates and implements various Housing Schemes and Policies for Urban Development keeping in view the changing socio-economic scenario of urban areas and growing requirement of affordable housing and related infrastructure besides promoting harmonious and sustainable urbanisation.

Urbanisation is a major factor of development as it increases avenues for entrepreneurship and employment compared to what is possible in rural areas. It thereby paves way for more income generation and faster inclusive economic growth. Tamil Nadu continues to be a rapidly urbanizing state for the past 20 years. According to the 1991 Census, only 34.15% of the total population in Tamil Nadu was classified as urban, whereas in 2011, it has increased to 48.45%. At present, Tamil Nadu tops the list of urbanised States with 50% of the population in urban areas and will remain the most urbanised state for the next 15 years and by 2026 about 75% of the population of Tamil Nadu will live in Cities. This urbanisation has necessitated improved quality housing towards a better standard of living for the people in the State.

At the same time, this urbanisation also presents challenges of noticeable proportions. Good urbanisation should ensure that towns and cities are free from slums, provide adequate opportunities for productive employment and a decent quality of life to all their inhabitants irrespective of their income. Cities and Towns should be equipped with world class infrastructure so that they can compete in attracting national and international investments. They should also be able to provide a decent habitation for migrant workers, women and children with hygienic surroundings as Tamil Nadu witnesses a surge in migratory labour. This implies that all the people should have access to affordable housing and a clean and healthy environment. The cities also should be equipped to optimally utilise its natural endowments; viz., energy, water and land. Apart from this, they should preserve and foster their cultural and natural heritage too.

The policies and schemes of the Department are being successfully implemented through the Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Registrar of Co-operative Societies (Housing), Directorate of Town and Country Planning and Chennai Metropolitan Development Authority which function under the administrative control of this department.

Tamil Nadu Housing Board and Tamil Nadu Slum Clearance Board are mandated to provide housing units for various sections of society at an affordable cost. The function of Registrar of Co-operative Societies (Housing) is to form layouts and sell them at lower cost to their members and also to provide Housing Finance to them. "Housing for All" mission is being implemented through these agencies in order to realize the dream of our Hon'ble former Chief Minister in the Vision 2023. The Vision 2023 document also aims at achieving slum free status for the cities in Tamil Nadu.

The Directorate of Town and Country Planning and Chennai Metropolitan Development Authority prepare Master Plans in a phased manner for various towns and cities for regulation of land use. Development Regulations are already in place for growing urban centres for regulating the development, on the planning side.

2. Reforms and Ease of Doing Business activities taken up during 2016-2017.

(A) Introduction of facility for online submission of Planning Permission Applications and Plan Drawings for approval

Software was developed and implemented in the Directorate of Town and Country Planning for submission of Planning Permission Applications online along with plan drawings which are scrutinised through software for their conformity to Development Control Regulations and the system is functioning satisfactorily. Applicants can monitor status of their applications online besides getting SMS alert for fixing of inspection date etc.

In Chennai Metropolitan Development Authority, scrutiny of plan drawings has already been carried out through software. Now, software has been made ready and Security Audit completed for hosting the same on web to receive planning permission applications online along with facility for online uploading of drawings and monitoring the status of the applications online along with SMS alerts to fix inspection date and personal interview etc. Chennai Metropolitan Development Authority has also prepared System Requirement Study (SRS) for development of an Enterprise Resource Planning (ERP) based online software to integrate entire planning approval process including grant of No Objection Certificate (NOC) by other departments, issue of planning permission, building permit and completion certificate as a single work flow process. Tenders will be invited shortly to fix agency to develop the software and establish related infrastructure to operationalise the system.

(B) Simplification of Planning Permission scrutiny process

(i) Submission of application for layout approval and change of land use directly to the concerned planning authorities has been permitted both in the Directorate of Town and Country Planning and Chennai Metropolitan Development Authority areas instead of necessarily coming through local bodies resulting in reduction of time in grant of approvals for layouts and change of land use.

(ii) Both Directorate of Town and Country Planning and Chennai Metropolitan Development Authority have done away with obtaining certificates from Revenue Department to the effect of lands not being Government lands or water bodies etc. Instead, the planning authorities have been provided access to the website of the Revenue Department to peruse the ownership details and status of the land online and process the Planning Permission Applications.

(iii) Provision has been made in the Chennai Metropolitan Development Authority and Directorate of Town and Country Planning to communicate the date of inspection to the applicants and also communicate the date of personal hearing within 21 days of filing of the applications to fix a personal hearing with the applicant to seek clarifications relating to Planning Permission Application and further documents if any required. All the queries and the documents required have to be communicated in writing to the applicant immediately after the personal hearing and the applicant has to furnish the replies to the queries and submit additional documents, if any required, within 7 days for further processing of his application. Once, all the queries and required documents intimated during the personal hearing are furnished by the applicant the planning permission application shall be processed within maximum of one week without raising any further queries.

(iv) Following amendments have been made in Development Regulations and Development Control Regulations for the benefit of the developers and to promote affordable housing:

- The height of the special buildings has been increased from 15.25 metre to 17.00 metre in Chennai Metropolitan Area (CMA) and 17.25 metre in Directorate of Town and Country Planning areas and access to the terrace floor in all kinds of buildings has been permitted to improve accessibility to the terrace area specially by the Differently abled and Aged people.
- Provision has been made in the Development Regulations and Development Control Regulations for compulsory installation of solar panels on the roof top of the buildings to harvest solar energy.
- Additional incentive Floor Space Index of 15% has been granted for constructions

meant for Middle Income Group (MIG) housing ranging between 60 to 70 square metre of plinth area. Similarly, the buildings having unit size ranging between 40 to 60 square metre have been categorised under Low Income Group (LIG) so as to avail the benefit of enhanced Floor Space Index of 30% to promote affordable housing. Similarly, the size of Economically Weaker Sections (EWS) units eligible for enhanced Floor Space Index of 50% has been raised from 30 square metre to 40 square metre to satisfy the aspiration of EWS population to occupy more space for accommodation at affordable prices.

- To further promote affordable housing, plot coverage for EWS / LIG projects has been enhanced by 10% to facilitate achievement of the incentive Floor Space Index on site.

- The validity period of planning permits has been increased from three years to five years in order to provide longer time frame for completion of big projects without approaching planning authorities for renewal by an amendment of Town and Country Planning Act, 1971 (Act No.17 of 2017).
- Facility has been provided to the applicants in Chennai Metropolitan Area to pre-check their drawings for conformity to the Development Regulations before submission of the same for planning approval. Similar facility will also be initiated in the Directorate of Town and Country Planning shortly.
- Provision of Transferable Development Rights and Special Transferable Development Rights has been extended throughout the State in order to encourage people to gift lands to the Government/

local bodies for taking up public infrastructure projects and road widening etc. besides promotion of participation of private sector in slum rehabilitation.

- Funds have been provided to Directorate of Fire and Rescue Services (DFRs) to computerise issuance of Fire NOC and fire licences.

(C) After the passage of Real Estate (Regulation and Development) Act, 2016 by Government of India, Government of Tamil Nadu have framed the Real Estate (Regulation and Development) Rules, 2017 under the Act and the same have been notified. The Real Estate Regulatory Authority shall regulate activities of the Real Estate Developers in order to protect the interest of the consumers and bring transparency and accountability in the operation of the Real Estate sector.

(D) Special schemes for removing hardship faced by the general public

Due to various reasons, large scale unauthorised layouts and constructions have mushroomed across the State both in the planning and non-planned areas in contravention of development rules framed under Town and Country Planning Act, 1971 for systematic urbanisation. In order to reduce the hardship faced by the owners of such plots and buildings, Government has provided a window of opportunity to them to get their plots and buildings regularised subject to reasonable restrictions and adherence to safety standards. Accordingly, Government have notified the scheme for regularisation of layouts. Further, rules under section 113-C of the Town and Country Planning Act for regularisation of unauthorised buildings based upon the recommendations of the Justice Rajeshwaran Committee have also been notified. Both the

schemes are in the nature of self declaration of violations and the applications shall be obtained and processed online for approval. Both schemes prescribe time frame of six months from the date of notification of the scheme and rules to apply under the scheme.

Both the schemes shall immensely benefit large number of plot and building owners. However, the intent of the Government is also to ensure arrest of such unauthorised layouts and buildings in future. Accordingly, Government have proposed amendment to various utility acts like the Registration Act, 1908, the Chennai Metropolitan Water Supply and Sewerage Act, 1978 and the Electricity Act, 2003 to arrest provision of Water, Electricity and Sewage connections to unauthorised buildings and non registration of such properties in the future.

(E) Introduction of procedure for conversion of land use from agriculture to non-agriculture in non-planned areas

In order to arrest large scale conversion of agricultural lands for non agriculture use in non-planned areas and to ensure food security, Government of Tamil Nadu has notified separate rules for conversion of land use from agriculture to non-agriculture in non planned areas on the lines of the procedure followed for conversion of land use in planned areas. This would arrest unregulated conversion of land use from agricultural to non agricultural as a Real Estate exercise.

3. The Major programmes executed by the department during 2016-2017 are:-

- Tamil Nadu has been ranked No.1 State in the country in terms of number of housing units sanctioned under Pradhan Mantri Awas Yojana (PMAY) and number of units for which work has started.

- As part of Vision 2023 programme, approval of Government of India has been obtained for 1,87,679 housing units at a project cost of Rs.6,414.97 crore under Housing for All, with committed State Budget Estimate of Rs.826.80 crore.
- Tamil Nadu Slum Clearance Board has constructed 7,144 Green Houses in various Town Panchayats of Tamil Nadu.
- As part of Community Development Programme, Skill development training has been imparted to 8,873 slum youths.
- 3,013 numbers of new residential units were constructed/developed at a cost of Rs.727.91 crore by Tamil Nadu Housing Board.
- The Tamil Nadu Co-operative Housing Federation has introduced "Online Payment Services" for the Primary Societies and their

members to pay their loan dues through net banking to the Federation and get the accounts reconciled in real time.

- The Tamil Nadu Co-operative Housing Federation has signed a Memorandum of Understanding (MOU) with United India Insurance Company on 31.03.2017 to implement the Health Insurance scheme for the employees of Co-operative Housing Societies. Under this scheme 1,188 employees along with their 3,564 family members will be benefitted.

- Department has supported setting up of Private Industrial Estate for Truck Body building units in the outskirts of Namakkal through grant of financial assistance from Infrastructure and Amenities Fund.

- An amount of Rs.237.62 crore has been released to Tamil Nadu Slum Clearance Board as additional State share for construction of tenements in 11 alternate locations in Coimbatore from Infrastructure and Amenities Fund.
- An amount of Rs.111.45 crore has been released to Chennai Metropolitan Water Supply & Sewerage Board for strengthening of existing sewage system in Chennai from Infrastructure and Amenities Fund.
- Various works costing Rs.2,972.59 crore have been sanctioned under Infrastructure and Amenities Charges across the State.
- The Government has given its consent to review Kodaikanal Master Plan.

Budget Estimate 2017-2018

Abstract

Rupees in Thousand (Gross)

Sl. No.	Heads of Department		Revenue	Capital	Loan	Total
1.	Secretariat	Voted	7,00,28	--	160,00,01	167,00,29
2.	Directorate of Town and Country Planning	Charged Voted	1 447,78,76	--	--	1 447,78,76
3.	Registrar of Cooperative Societies (Housing)	Charged Voted	1 12,04,94	--	--	1 12,04,94
4.	Chennai Metropolitan Development Authority	Voted	57,64,00	618,83,01	500,00,00	1,176,47,01
5.	Tamil Nadu Housing Board	Voted	19,78,41	2	--	19,78,43
6.	Tamil Nadu Slum Clearance Board	Voted	828,26,15	12	--	828,26,27
Total		Charged Voted	2 1,372,52,54	-- 618,83,15	-- 660,00,01	2 2,651,35,70

1. TAMIL NADU HOUSING BOARD

Due to migration of people from rural areas to Chennai for employment and to cater the housing needs of people in Chennai, City Improvement Trust (CIT) was formed in the year 1947. Later, it was felt that housing problem had to be addressed not only in Chennai City but also in the other growing cities and rural areas of Tamil Nadu as Tamil Nadu was witnessing ever growing need of affordable housing facilities due to robust economic growth. Therefore, Tamil Nadu Housing Board (TNHB) was established in the year 1961 with an objective of providing **“Housing for All”**.

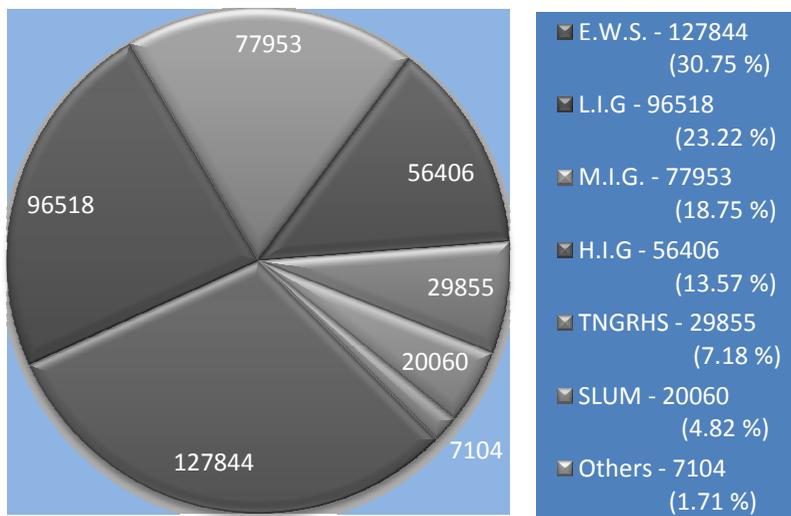
TNHB has taken up area development schemes across the State which involved development of planned layouts of plots and construction of houses / flats for all the categories viz., Economically Weaker Section, Low Income Group, Middle Income Group and Higher Income Group in a neighborhood development

concept with all amenities. In this process mega townships were created all over the State like Annanagar, K.K.Nagar, Besant Nagar, Sholinganallur, Madurai, Coimbatore, Palayamkottai etc. In addition, rental flats under Tamil Nadu Government Rental Housing Scheme (TNGRHS) are being constructed and maintained by TNHB.

1.1 Achievements of TNHB

Tamil Nadu Housing Board has created 4,15,740 dwelling units from its inception, which includes the major housing schemes implemented under Madras Urban Development Project (MUDP) and Tamil Nadu Urban Development Project (TNUDP) schemes with assistance of World Bank, Subsidised Industrial Housing Scheme, Slum tenements, Government and Board Rental Schemes.

Details of schemes completed by TNHB from 1960-1961 to 2016-2017



1.2 Organizational set up

Tamil Nadu Housing Board is governed by the "Tamil Nadu State Housing Board Act, 1961". As per the provisions of the Act, a Chairman is appointed by the Government, who is assisted by the Managing Director, Secretary and Personnel Officer, Financial Adviser, Chief Revenue Officer and District Revenue Officers.

Technical Wing

The Technical Wing consists of the Chief Engineers assisted by Superintending Engineers / Executive Engineers. All over the State, 6 Circles and 26 Divisions function under the control of Superintending Engineers and Executive Engineers, respectively.

1.3 Schemes executed during 2016-2017

During the year 2016-2017, TNHB has constructed / developed 3,013 numbers of residential units at a cost of Rs.727.91 crore in Chennai, Cudallore, Villupuram, Erode, Hosur, Madurai, Ramanathapuram and Tirunelveli which is distributed among various sections of people.

1.4 Schemes under Progress

Works are in progress for 20,910 units at an estimated cost of Rs.3,434.58 crore in Chennai and other places all over the State.

Profile of Major On-going schemes:-

Affordable Housing	Construction of 2,394 Multi-storied two bed room LIG flats at Ambattur at a cost of Rs.20.00 lakh per unit, is under progress.
Pre-fab Technology	Construction of 1,500 Multi-storied flats at Sholinganallur, Chennai is nearing completion.
Government Rental Flats	Construction of 1,848 Multi-storied flats at Kavundampalayam, Coimbatore is under progress.
Ex-MLA Hostel	Construction of 60 Ex-MLAs quarters at Government Estate, Chennai is nearing completion

Transit Flats	Construction work completed and development works nearing completion for 154 flats at Wood Working Unit Ashok Pillar, Chennai and 160 flats at Baracca Road Chennai are under progress.
Own your Housing Scheme	236 LIG flats at Padikuppam and 324 LIG flats at Villivakkam, Chennai for 'C' and 'D' category Government Officials are under progress.
Self Finance Scheme	136 Multi-storied flats at SAFGV, Koyambedu, 407 flats at Ashok Pillar, 510 LIG flats at MKB Nagar, 384 flats at Ramapuram, 222 flats at Korattur in Chennai and in Mofussil are under progress.

<p>Area Development Scheme</p>	<p>Development works are nearing completion for 1,459 various categories of plots at Navalpattu, Tiruchirappalli.</p>
<p>Deposit Scheme</p>	<ol style="list-style-type: none"> <li data-bbox="456 491 943 863">1. Construction of Office Complex, Transit flats, Regional stores and Recreation Club for Oil and Natural Gas Corporation (ONGC) at Annanagar West, Chennai are nearing completion. <li data-bbox="456 927 943 1107">2. Formation of road for Food Corporation of India (FCI) at Perungalathur, Chennai nearing completion. <li data-bbox="456 1171 943 1350">3. Community Hall at Jambuli Colony for Co-operative Housing Society is completed.

1.5 Satellite Town Schemes

(A) Thirumazhisai

Tamil Nadu Housing Board has been establishing Satellite Town in an extent of 311.05 acres of land in Thirumazhisai at Chennai-Bengaluru Highway in phased manner. In the first phase, development works such as approach road, drains and culverts, water supply and drainage works, on site roads etc., are under progress in an extent of 122.99 acres of land. Credit Rating Information Services of India Limited (CRISIL) has been engaged to provide consultancy services to develop models of Joint Development. Once these development works are over, the scheme will be implemented under appropriate Joint Development mode.

(B) Thoppur - Uchapatti

Development works for 9,557 various categories of plots with all infrastructure facilities are under progress for formation of Integrated

Satellite Township at Thoppur-Uchapatti which is located adjacent to the expanded area of Madurai City. The Satellite Township is going to be a self-contained neighbourhood with all facilities. A Central Park, Convention Centre and Shopping Complex have also been planned in large scale to benefit the entire vicinity of Madurai City.

1.6 Re-development

(A) Reconstruction of TNGRHS

- TNHB has proposed to demolish 2,238 dilapidated Tamil Nadu Government Servants Rental Housing Scheme (TNGRHS) flats located in 17 places at Chennai and to reconstruct more numbers of flats under TNGRHS and Self Finance Scheme (SFS) in the same locations. This scheme is proposed to be implemented in phased manner to avoid hardship to Government servants due to dislocation en-masse. In order to generate the fund to meet out the

expenditure of construction of new TNGRHS flats in these places, Self Finance Scheme will be implemented.

- Reconstruction works of 606 Tamil Nadu Government Servants Rental Housing flats at Annanagar West, Chennai and reconstruction of 108 TNGRHS flats at Pollachi has been completed after demolition of old dilapidated flats. Action is also taken to implement Self Finance Schemes, at Shenoy Nagar and Annanagar West in Chennai after dismantling the existing TNGRHS flats.
- Reconstruction of 1,848 TNGRHS flats at Kavundampalayam, Coimbatore is under progress so as to accommodate the allottees of TNGRHS at Kavundampalayam and other 5 locations at District Forest Officer (DFO) compound, Superintending Engineer/ Superintendent of Police compound in Race Course,

Seeranaickenpalayam, Gandhipuram and Upplipalayam. Self Finance Scheme will also be implemented in DFO compound, Race Course and Upplipalayam.

- Foreshore Estate site is proposed to be redeveloped under Joint development models, which includes construction of new TNGRHS flats.
- Demolition of 904 dilapidated TNGRHS flats at Dindugal, Madurai, Pudukottai, Tiruchirappalli, Erode and Hosur and in order to generate fund for reconstruction of 908 TNGRHS flats, 1,266 flats under Self Finance Scheme has been proposed.

(B) Reconstruction of Slum tenements

Demolition of 1,072 old dilapidated slum tenements in 3 places at Erode constructed by Tamil Nadu Housing Board after 1971 has been completed and reconstruction of 1,072 slum tenements at a cost of Rs.111.25 crore in the

same places are under progress. These tenements will be handed over to Tamil Nadu Slum Clearance Board after completion.

(C) Reconstruction of Board Commercial complexes

As per the Announcement of Hon'ble Minister for Housing and Urban Development, Tamil Nadu Housing Board has proposed to demolish the Commercial complexes which were constructed in less Floor Space Index (FSI) previously and reconstruct by adopting optimum FSI in phased manner. In the first instance, action is taken to demolish the shopping complexes in K.K.Nagar, Besant Nagar and Shastri Nagar at Chennai and reconstructed as Commercial / Office complex and residential units with modern facilities with maximum FSI.

1.7 Schemes to be taken up during financial year 2017–2018

(A) Construction of Amma Thirumana Mandapams

As per the Announcement of Hon'ble former Chief Minister, TNHB is taking action to construct Amma Thirumana Mandapam at Korattur, Velachery, Paruthipattu near Avadi, Ayyapakkam near Ambattur in Chennai and in Annanagar, Madurai in order to provide better facilities to public on par with private marriage halls at affordable rates of rent.

(B) Construction of 2,000 MSB flats at Sholinganallur

As per the Announcement of Hon'ble former Chief Minister, TNHB will take up the work of construction of 2,000 MSB flats for the Low Income Group, Middle Income Group and Higher Income Group category people at Sholinganallur, Chennai. This scheme will be implemented under

affordable housing scheme with two bed room LIG flats at a cost less than Rs.20.00 lakh and MIG flats at a cost less than Rs.30.00 lakh.

(C) Construction of Residential Units

As per the Announcement of the Hon'ble former Chief Minister, action is being taken to construct 873 residential units at various places in Tamil Nadu.

1.8 Special repair works

Special repair and painting works for old TNGRHS flats will be under taken at a cost of Rs.20.00 crore at various places all over the State.

1.9 Schemes to be executed with State Assistance

Budget Assistance of Rs.14.61 crore has been provided to carry out annual maintenance works in MLA Hostel, SIHS colonies and Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu for the year 2017-2018 and

maintenance works are under progress by utilizing the above provision.

1.10 Sales / Sale deeds Issued

During the year 2016-2017, TNHB has sold 2,595 residential units for a value of Rs.574.20 crore and 21 commercial units for a value of Rs.63.67 crore.

Sale deeds have been issued to the 5,379 eligible allottees during the year 2016-2017. As per the Announcement of the Hon'ble former Chief Minister, orders have been issued for interest relief such as total waiver of penal interest on monthly installment, total waiver of interest on capitalization, waiver of 5 months interest on every year on difference in final land cost, for issue of sale deeds to those who have not got sale deeds due to interest burden. Totally 23,600 numbers of allottees will be benefited to the tune of Rs.111.42 crore through this interest waiver scheme. TNHB is taking action to issue

sale deeds to the 23,600 allottees under interest waiver scheme.

1.11 Revenue Collection

Tamil Nadu Housing Board has earned revenue of Rs.841.84 crore during the financial year 2016-2017 by way of sale proceeds of Flats / Houses / Plots / Commercial unit, monthly installments, rental collection etc.

1.12 New Recruitment

As per Announcement made by the Hon'ble Minister for Housing and Urban Development Department, TNHB will be recruiting 277 Technical and Non-Technical candidates in the current year.

1.13 Online operations

TNHB is making to change over to online operations for registration in allotment of TNGRHS. Provision of online payment facilities for Rent, Self Finance Scheme (SFS) Installments, Hire Purchase EMI, maintenance charges, water charges etc., are also in pipeline.

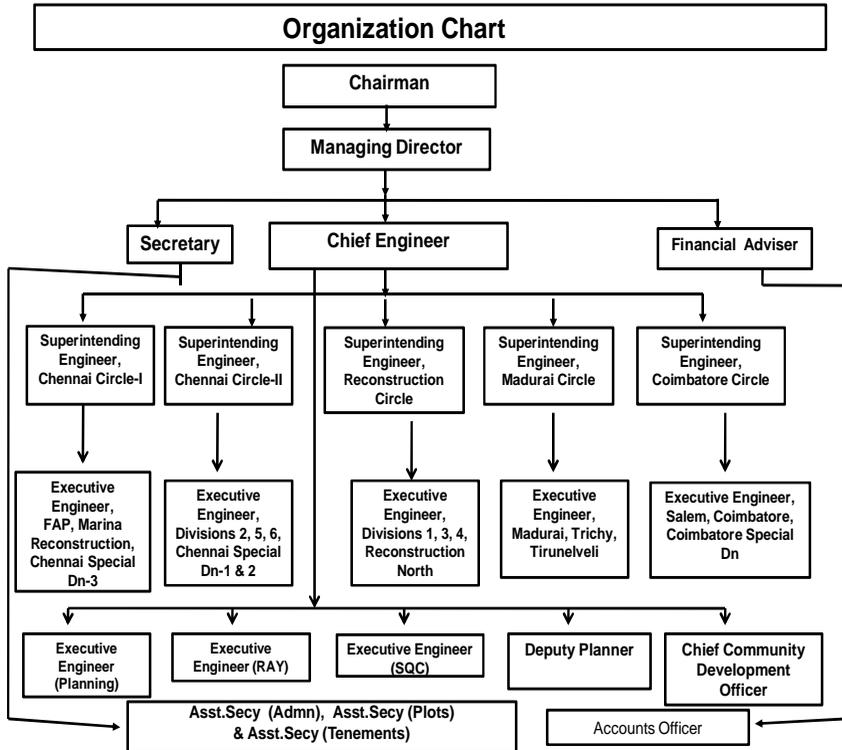
2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu is one among the most urbanized states in the country. The proliferation of slums is a phenomenon of rapid urbanization, posing a great challenge in the urban scenario. According to 2011 census, 14.63 lakh households are living in the urban slums of Tamil Nadu. These slums lack basic facilities, hygiene and safe housing leaving the families striving hard to meet their basic necessities and livelihood. Tamil Nadu Slum Clearance Board was therefore established in September, 1970 with the Motto "***GOD We shall see in the smile of the poor***" to provide housing with all basic facilities to these people along with employment oriented training programmes to make them a productive work force for strengthening the economy.

2.1 Organisational Setup

Tamil Nadu Slum Clearance Board (TNSCB) is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under the control of the Chairman and Managing Director.

Tamil Nadu Slum Clearance Board has three Circle offices in Chennai, one Circle office each at Madurai and Coimbatore and fifteen Divisions in Chennai, two Divisions at Coimbatore and one Division each at Madurai, Tiruchirappalli, Salem and Tirunelveli. Apart from this, there is a separate Structural and Quality Control (SQC) Wing which looks after both, the Structural Designs of all the Projects of TNSCB and Quality Checks at the field.



2.2 Policy on Slums

Tamil Nadu Slum Clearance Board is a pioneer organization in the country catering to the sustained housing needs of the urban poor in the State. Through its innovative schemes like Madras Urban Development Project Phase I & II and Tamil Nadu Urban Development Project, the TNSCB with

the help of World Bank had developed Sites & Services Schemes to help the urban poor and slum dwellers in Chennai, Madurai, Coimbatore, Tiruchirappali, Salem, Vellore, Erode, Tiruppur, Thoothukudi and Tirunelveli to own their houses and provided them with financial assistance under Cash Loan Scheme, Nehru Rozgar Yojana and Valmiki Ambedkar Awas Yojana (VAMBAY), which has been hailed as one of most successful scheme by the World Bank.

TNSCB earlier constructed slum tenements having 230 square feet of plinth area with a single room. The Hon'ble former Chief Minister, realizing the aspirational housing needs of the slum families ordered that the tenements shall have one lockable bedroom, hall, kitchen, toilet, balcony, etc. with 400 square feet plinth area with fans and electrical fittings. Accordingly, the tenements are now being constructed with 400 square feet plinth area with one lockable bedroom, hall, kitchen, balcony, etc. adopting modern designs and green building techniques.

In the Election Manifesto of the present Government, it has been announced that tenements will be constructed for the slum families living in cities to make them slum free. The Vision 2023 document unveiled by the Hon'ble former Chief Minister Selvi J Jayalalithaa also envisages slum free cities before 2023. In order to achieve this goal, TNSCB has been implementing various housing and other programmes adopting following approaches and strategies:-

(i) "In-situ" Tenemental Scheme with Infrastructure

The slums in unobjectionable lands cause unhygienic, congested and dangerous living conditions for the people living there. Considering the unequal distribution of the land among the slum families living thereon, tenements are constructed utilising the maximum Floor Space Index (FSI) possible and allotted to the same occupants who lived there. So far, 1.84 lakh

tenements/houses have been built and allotted to the slum families.

(ii) In-situ “as is where is” Development with Land Tenure

Some Urban Slums are suitable for in-situ development on “as is where is” basis, which means provision of basic infrastructures like roads, street lights, pavements etc., to make the areas habitable and hygienic. Later, the lands are transferred to Tamil Nadu Slum Clearance Board and tenurial rights are given to the occupants of the plots for the extent of areas occupied by them. Financial assistance is also extended to the occupants of the plots to enable them to construct houses.

(iii) Integrated Housing Schemes

Wherever slums are situated on objectionable lands like river banks, road margin, places required for public purposes, the tenements are constructed for those families on

the available vacant lands nearby with necessary basic and social infrastructure as integrated townships and the encroached sites are cleared and restored to their original use.

(iv) Construction of Houses by the Beneficiaries

The urban slum families living in kutchha houses with a clear title for the land are given grants under various schemes to enable them to construct houses by themselves.

(v) Reconstruction and Repairs of Dilapidated Tenements

As Tamil Nadu Slum Clearance Board has been constructing tenements since 1970, some of the tenements constructed earlier, have become dilapidated due to vagaries of nature. As such tenements become detrimental to lives and properties of people living there, the vulnerability of these tenements are studied by a Technical Committee. Based on their reports, these are

taken up for reconstruction and allotted to the occupants.

To ensure longevity and structural stability of tenements constructed, periodical white washing, colour washing and repair works are also undertaken.

(vi) Technology Innovation for Affordable Housing

Tamil Nadu Slum Clearance Board being the State Level Nodal Agency (SLNA) to implement the Pradhan Mantri Awas Yojana (Urban) (PMAY(U)) Housing for All Scheme is striving to adopt modern Technology in building the tenements. The use of Pre-fabricated concrete, aluminium form work for Monolithic construction, light gauge steel frame for doors and windows, UPVC windows and door frames are being used for faster, safer, sustainable, eco-friendly buildings. The Pre-fabricated concrete technology has been successfully used in ongoing projects at

Moorthingar Street in North Chennai, Periyar Nagar in Erode.

(vii) Other Programmes

The development of urban slums will become complete only if the slum families become economically independent. Economical independence and self-sustainability are essential for the urban poor especially for youth and women living in slums.

To ensure skill development, training is being imparted with the help of skill development corporation and reputed NGOs along with organisation of Job Melas to ensure employment.

2.3 Achievements from 1970 to March, 2017

Since its inception, Tamil Nadu Slum Clearance Board has constructed 1.84 lakh tenements/houses, provided developed plots to 1.31 lakh families in 504 slums through Madras Urban Development Project (MUDP)/Tamil Nadu Urban Development Project (TNUDP) and invested

Rs.5,569.73 crore to implement various capital works for the urban slum families till March, 2017

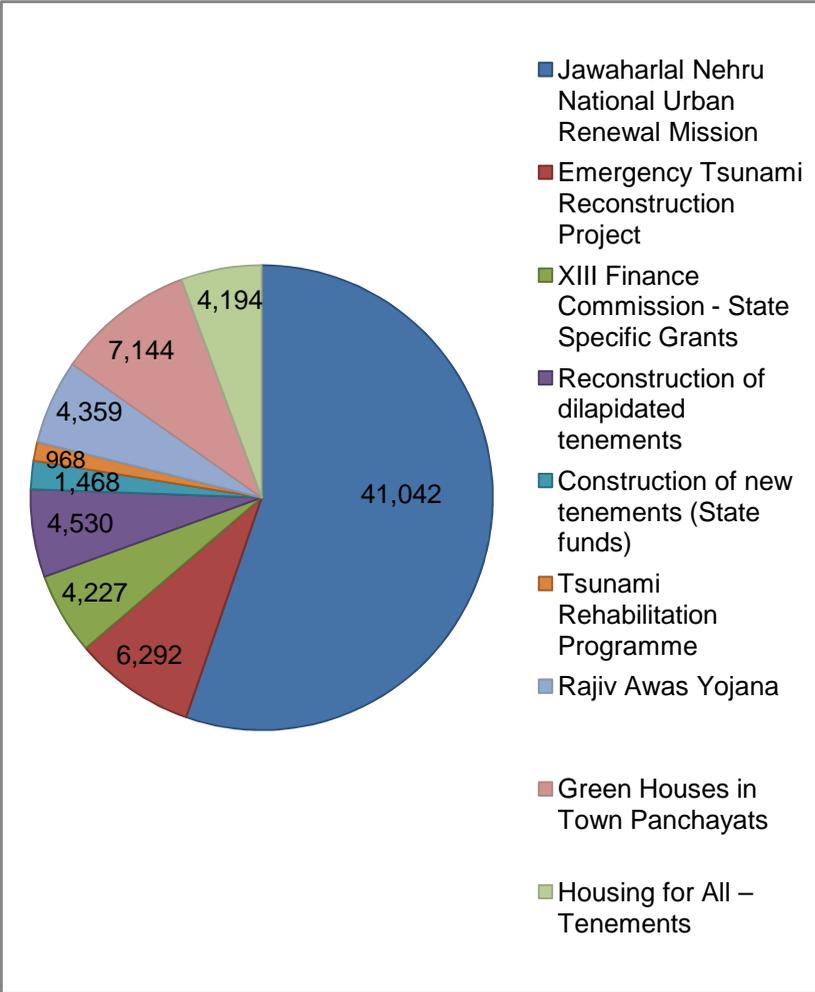


2.4. Achievements during the last Six years 2011-2017

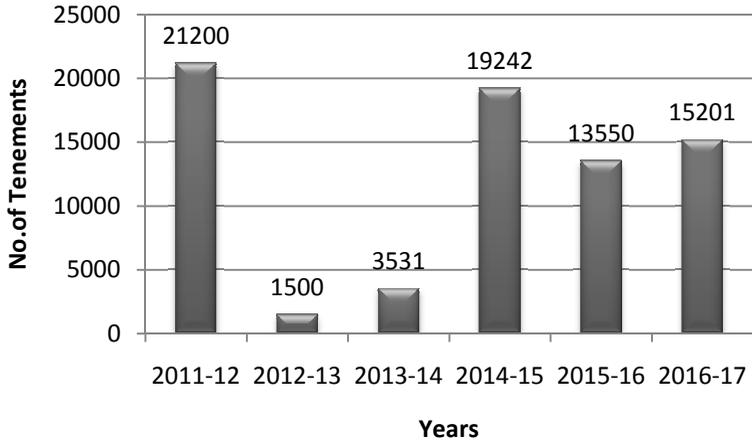
TNSCB has constructed 74,224 tenements/houses and spent Rs.3,855.28 crore on various programmes implemented from 2011 to March, 2017 as detailed below:

Achievements during 2011-2017

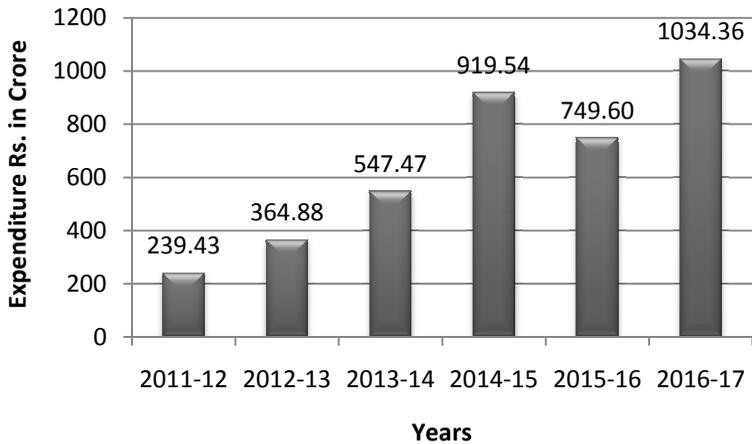
Sl. No.	Name of the Programme	Tenements / Houses		
		During		Total
		2011-16	2016-17	
1	Jawaharlal Nehru National Urban Renewal Mission	39,986	1,056	41,042
2	Emergency Tsunami Reconstruction Project	6,292	--	6,292
3	XIII Finance Commission - State Specific Grants	4,227	--	4,227
4	Reconstruction of dilapidated tenements	3,518	1,012	4,530
5	Construction of new tenements (State Funds)	808	660	1,468
6	Rajiv Gandhi Rehabilitation Package/Tsunami Rehabilitation Programme	718	250	968
7	Rajiv Awas Yojana	3,474	885	4,359
8	Green Houses in Town Panchayats	--	7,144	7,144
9	Housing for All - Tenements Beneficiary-Led-Construction - Individual houses	--	4,194	4,194
Total		59,023	15,201	74,224



Completed Tenements / Houses during 2011-12 to 2016-17



Capital Expenditure on works



2.5 Schemes proposed for implementation during 2017-2018 (Spill Over and New Schemes)

Tamil Nadu Slum Clearance Board has proposed to take up 3,13,477 tenements/houses for construction and spend an amount of Rs.1,460.00 crore during 2017-2018 as detailed below:-

Sl. No.	Name of the programmes	No. of Units	
		Tenements	Houses
A	Centrally Sponsored Schemes Spill Over Schemes		
1	Housing for All	20,084	1,97,414
2	JNNURM	1,276	-
3	Rajiv Awas Yojana	298	106
	Total (A)	21,658	1,97,520
B	State Funded Programme		
4	Reconstruction Schemes	745	-
5	Tsunami Rehabilitation Programme	-	50
6	Green Houses in Town Panchayats	-	2,856
	Total (B)	745	2,906
C	New Schemes		
7	Housing for All	3,168	87,480
	Total(A+B+C)	25,571	2,87,906
	Grand Total	3,13,477	

2.6 Ongoing Major Projects

The details of the major programmes for implementation during 2017-2018 are as follows:-

Centrally Shared Schemes

(a) Housing for All

"Vision 2023", a long term plan announced by the Hon'ble former Chief Minister Selvi J.Jayalalithaa for infrastructure development for rapid economic growth in Tamil Nadu envisages the provision of houses with infrastructure for all the urban slum families in Tamil Nadu and to make the cities / towns slum free before 2023. This programme is being implemented utilizing GOI grants under Housing for All, State Government grants, Beneficiaries Contribution, Institutional Finance, etc. **Tamil Nadu stands first in the country in the implementation of Housing for All.**

As a State Level Nodal Agency, TNSCB has been implementing Housing for All (Urban) utilising the following components of HFA:-

(i) Affordable Housing in Partnership

To increase the availability of houses for urban slum families living in dense slums and in other objectionable locations, tenements having a plinth area of 400 sq.ft are constructed under this component. TNSCB constructs tenements at an average unit cost of Rs.10.00 lakh both as in-situ, reconstruction and resettlement at alternate locations. This component is being implemented adopting the following funding pattern:-

Sl. No.	Description	Unit cost (Rs. in lakh)
1	Government of India Grant	1.50
2	Government of Tamil Nadu Grant / Institutional finance	6.00
3	Beneficiary's Contribution	2.50
Total		10.00

(ii) Beneficiary Led Construction

Grant assistances are disbursed to individual eligible families belonging to Economically Weaker Section (EWS) categories to construct either new houses or improve existing houses on their own. This component is being implemented as per the following funding pattern:-

Sl. No	Description	Amount (Rs.)
1	Government of India Grant	1,50,000
2	Government of Tamil Nadu Grant	60,000
Total		2,10,000

The urban slum or poor families living in kutcha houses in or outside slums with proof of having own land can avail of this facility. The cost over and above the grants will be borne by the beneficiary.

(iii) Progress under Housing for All (Urban)

The Central Sanctioning and Monitoring Committee of Government of India for "Housing

For All” programme has approved construction of 3.12 lakh tenements/houses in Cities, Municipal Towns and Town Panchayats of Tamil Nadu at a cost of Rs.10,759.84 crore **which is the highest in the country.** Out of this sanction, 1,33,335 houses will be constructed in Town Panchayats at a cost of Rs.4,159.66 crore and 1,79,005 houses will be constructed in Municipal Towns and Cities at a cost Rs.6,600.18 crore. The details are as follows:-

(Projects approved by CSMC as on 31.05.2017)

**Cities and Municipal Towns –
Implementation by TNSCB**

Sl. No.	Vertical	No. of tenements / houses	Project cost (in crore)
1	Affordable Housing in public/private partnership (Vertical - III)	23,284	1,988.66
2	Beneficiary - Led Individual House Construction (Vertical - IV)	1,55,721	4,611.52
Total (A)		1,79,005	6,600.18

**Town Panchayats – Implementation by
Director of Town Panchayats**

Sl. No.	Vertical	No.of tenements / houses	Project cost (in crore)
1	Beneficiary - Led Individual House Construction (Vertical - IV)	1,33,335	4,159.66
Total(B)		1,33,335	4,159.66
Grand Total (A+B)		3,12,340	10,759.84

Construction work for about 1,30,486 units is under progress and for the balance units sanctioned recently, construction work will commence shortly.

(b) Jawaharlal Nehru National Urban Renewal Mission

Jawaharlal Nehru National Urban Renewal Mission (JNNURM) is a Centrally Shared Scheme under which projects are implemented in the ratio 50:40:10 between the Central Government, State Government and Beneficiaries' contribution. However, the State is bearing 70% of the total cost of completion, as the Government of India

has released only 50% of the originally sanctioned cost. Under this programme, the Government of India has sanctioned the construction of 42,318 tenements at a cost of Rs.2,393.98 crore for forming integrated townships in Mega Cities namely Chennai, Madurai and Coimbatore to resettle slum families living in objectionable locations.

As part of this programme, 41,042 tenements have been constructed and the remaining 1,276 tenements in Chennai and Coimbatore are in progress and will be completed in 2017-2018 and Rs.143.66 crore will be spent to complete the balance tenements and infrastructure works under this programme, in Chennai and Coimbatore. The details are:-

Sl. No.	Name of the Cities	Total No. of tenements	No. of tenements completed	No. of tenements in progress
1	Chennai	29,864	28,748	1,116
2	Coimbatore	10,888	10,728	160
3	Madurai	1,566	1,566	--
Total		42,318	41,042	1,276

(c) Rajiv Awas Yojana (RAY)

Under Rajiv Awas Yojana (RAY), construction of 4,763 tenements in Chennai and other towns at a cost of Rs.318.73 crore has been sanctioned by Government of India. Works for construction of above tenements are under various stages of progress and so far 4,359 tenements/houses have been completed. The remaining 404 tenements/ houses will be completed during 2017-2018 and an amount of Rs.13.57 crore will be spent.

State Funded Programmes

(a) Green Houses for Economically Weaker Section Families in Town Panchayats

The Hon'ble former Chief Minister Selvi J Jayalalithaa had announced the programme of construction of 20,000 Green Houses at a cost of Rs.420.00 crore for the Economically Weaker Section families living in the

Town Panchayats of Tamil Nadu. This programme is funded by Government of India/State Government/ Institutional Loan. The construction of 7,144 Green Houses in Town Panchayats have been completed and the remaining 12,856 Green Houses will be completed in 2017-2018.

(b) Reconstruction of Dilapidated Tenements

Since the Tamil Nadu Slum Clearance Board has been constructing tenements for the past 46 years, some of them constructed in the earlier years in Chennai and other towns have become structurally weak and dilapidated due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the occupants and encroachments put up along the blocks posing danger to the lives and properties of the occupants.

The Hon'ble former Chief Minister Selvi J Jayalalithaa had earlier announced that 3,500 dilapidated tenements in Chennai and other

Districts will be demolished and reconstructed at a total cost of Rs.280.00 crore. Accordingly, the reconstruction of 3,533 tenements was commenced, of which 2,988 tenements have been completed and the remaining 545 tenements in Tiruchirappalli are in progress which will be completed during 2017-2018. The details of the schemes taken up under this programme are furnished below:

(Rs. in crore)

Sl. No.	Name of the Schemes	No. of tenements	Project Cost
Schemes Completed			
1	Chennai Ranganathapuram	480	42.15
2	Parthasarathy Nagar	128	10.91
3	Kotturpuram	136	10.42
4	Sathiavanimuthu Nagar	392	35.00
5	Lock Nagar	304	23.00
6	Pillaiyarkoil Street	32	2.24
7	Nehru Park	288	24.00
8	Pallakumaniam	48	3.11
9	Andimaniya Thottam	48	4.19

10	Ayodhyakuppam	712	49.80
11	Nagapattinam – OBM Colony	120	10.65
12	Tiruchirappalli Peechankulam	685	52.66
13	Duraisampuram	160	11.87
Total		3,533	280.00

(Rs.in crore)

Sl. No.	Name of the Schemes	No. of tenements	Project Cost	Project Outlay
Schemes in Progress				
1	Tiruchirappalli Peechankulam	385	26.03	22.00
2	Duraisampuram	160	10.32	
Total		545	36.35	22.00

Besides, the reconstruction of dilapidated tenements through other sources of funding has also been taken up and works are in progress. Under this programme, the work of construction of 200 tenements in Seniamman Koil Scheme, Chennai will be completed during 2017-2018 and Rs.16.55 crore will be spent.

The tenements constructed under reconstruction programme has the new features like increased carpet area, new designs, vertical development, etc.

(c) Houses for the families affected by the Tsunami Disaster

The construction of 6,292 tenements at a cost of Rs.284.49 crore and 500 houses under Rajiv Gandhi Rehabilitation Programme (RGRP), have been completed as part of the programme to resettle Tsunami affected families in Chennai under World Bank funded Emergency Tsunami Reconstruction Project (ETRP) / State Funds.

The Hon'ble former Chief Minister Selvi J Jayalalithaa had announced that TNSCB will reconstruct 534 dilapidated tenements at a cost of Rs.48.06 crore at Nochikuppam in Chennai. In pursuance, the construction of 536 tenements at a cost of Rs.48.06 crore at Nochikuppam in Chennai was completed utilising State Funds and will be allotted to the eligible families shortly.

(d) Tsunami Rehabilitation Programme

As part of this programme, TNSCB has taken up construction of 519 houses for Tsunami vulnerable families with basic amenities at a cost of Rs.42.97 crore in Cuddalore and Nagapattinam Districts out of which 469 houses have been completed and the remaining 50 houses and development works will be completed during 2017-2018. It is proposed to spend Rs.6.00 crore during 2017-2018 for this programme.

(e) Infrastructure and Amenities Fund

Upgradation of Infrastructure at Resettlement Schemes in Chennai and Coimbatore

TNSCB has constructed 20,376 tenements at Perumbakkam, Chennai and 10,888 tenements in Coimbatore under JNNURM and these tenements are under allotment now. In the above schemes the following amenities will be provided

at a cost of Rs.46.60 crore during 2017-2018, utilising State Infrastructure and Amenities Fund.

Sl. No.	Name of the schemes	No. of tenements	Infrastructure proposed	Project Outlay (Rs. in crore)
1	Chennai - Perumbakkam	20,376	Water supply, Roads, Sewer treatment plant, Bus terminus	31.60
2	Coimbatore	10,888	Water supply, Roads, Sewer treatment plant	15.00
Total		31,264		46.60

(f) Auto Nagar – Developed Commercial Plots

The Government have been implementing the Coom River Eco Restoration Project and as part of this programme the slum families squatting on the banks of Coom River will be provided with houses.

The resettlement component of Coom River Eco Restoration Project includes construction of 14,257 tenements and development of 1,657 commercial plots. Construction of 14,257 tenements have been

completed at Perumbakkam, Okkiam-Thoraipakkam and Gudapakkam schemes. The development works for 458 commercial plots for the project affected families have been completed. The development works for the remaining 1,199 commercial plots will be completed during 2017-2018. TNSCB has programmed to spend Rs.7.44 crore for this component which will be mobilized from the beneficiaries.

(g) Repairs and Renewals Works to the Tenements

The tenements constructed by TNSCB which are more than 5 years old but do not require immediate reconstruction will be upgraded by carrying out Repairs and Renewal works like flooring, repairs to staircases, mid-landing, balconies, floor slabs, roof slabs, laying of pressed tiles, Repairs and Renewals to water supply and sanitary lines, water closets etc. These will also be colour washed to improve their appearance.

These works will be carried out utilizing funding assistance through budgetary support and Member of Legislative Assembly Constituency Development (MLACD) funds. During the year 2017-2018, it is proposed to spend Rs.12.51 crore on these works.

(h) Allotment of tenements in Integrated Townships

The slum families living in hutments in unhygienic conditions without basic facilities on the banks of Chennai City waterways are subjected to annual flooding and frequent fire accidents. The Hon'ble former Chief Minister Selvi J Jayalalithaa realizing the difficulties of the slum families has ordered to provide 50,000 tenements to the river margins slum families and to allot 10,000 tenements immediately. So far, 4,765 families living on the banks of Adyar, Cooum rivers and on the banks of waterways have been allotted tenements. The slum families are provided with one time shifting allowance of

Rs.5,000/-, subsistence allowance of Rs.30,000/- and other required logistic support for resettlement. The remaining slum families will be provided with tenements early.

(i) Community Development Activities

Training is imparted in employable skills to the urban slum youth for their socio-economic development in Chennai and other Districts. During the year 2016-2017 employment oriented training and youth development programmes have been carried out for 8,873 persons at a cost of Rs.1.71 crore. During 2017-2018 employment oriented training will be imparted to 3,357 persons at a cost of Rs.3.19 crore.

2.7 Scheduled Caste Sub Plan (SCSP) for 2017-2018

Tamil Nadu Slum Clearance Board has been implementing various housing and other slum development programmes for the urban slum families. The Scheduled Caste and Scheduled

Tribes urban slum families get benefited through various housing programmes being implemented by Tamil Nadu Slum Clearance Board. The Government has provided Rs.661.44 crore for the implementation of Scheduled Caste Sub-Plan (SCSP) and Rs.8.27 crore for Tribal Sub Plan (TSP) during 2017-2018. Utilizing this assistance, TNSCB will construct 31,891 houses for the urban slum families belonging to Scheduled Caste and Scheduled Tribes during this year as detailed below:-

Sl. No.	Component	Outlay	No. of houses
1	SCSP	661.44	31,497
2	TSP	8.27	394
Total		669.71	31,891

2.8 Sale Deeds for Plots / Tenements / Allotment of Tenements

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the

families living in those tenements / plots wherever the land had been transferred in the name of Slum Clearance Board. During 2017-2018, sale deeds will be issued for 3,000 families living in the tenements / plots after verifying authenticity of the beneficiaries.

During 2017-2018, TNSCB shall allot 19,000 tenements constructed under various programmes to the eligible urban slum families in Chennai and other towns.

3. CO-OPERATIVE HOUSING SOCIETIES

Housing Co-operatives are self-help organisations which work under the principle of Co-operation, for increasing the housing stock in the State since 1904. The principles of democratic administration and solidarity are the indispensable elements of Co-operative Housing Societies. Today, as a result of encouragement and assistance given by the Government, Co-operative Housing Societies have grown and spread to cover all cities and villages in Tamil Nadu. There are 744 Co-operative Housing Societies to cater the housing needs of urban people and 197 Co-operative Housing Societies to cater the housing needs of rural people with special reference to the Economically Weaker Section.

3.1 Functions

The main objectives of Housing Co-operative Societies are:-

- a) To provide loans through Tamil Nadu Housing Federation Ltd. for construction of house to the people who have no access to Institutional Finance across the State at an affordable rate of interest.
- b) To develop layouts with all facilities in the lands purchased, and sell the same to the members at affordable rates on no profit no loss basis.

3.2 Finance

Primary Co-operative Housing Societies raise finance from the Tamil Nadu Co-operative Housing Federation Ltd. which is the Apex body of Housing Co-operatives at State Level and by mobilizing deposits from the members and public. It provides housing loan, mortgage loan and jewel loan to the members.

3.3 Business of the Federation

Since its inception in 1959, through its affiliated 744 urban Co-operative Housing Societies, the Federation has provided financial assistance of Rs.3,673.15 crore for construction of 3,61,497 houses under Urban Housing Programme and through its affiliated 197 Taluk Co-operative Housing Societies, it has provided financial assistance of Rs.1,118.84 crore for construction of 8,03,742 houses under Rural Housing Programme and thus totally has provided financial assistance to the tune of Rs.4,791.99 crore for construction of 11,65,239 houses.

3.4 Business Development Activity during 2016-2017

- Among all the Co-operative Housing Federations in the country, the Tamil Nadu Co-operative Housing Federation was the first to computerize its accounts and has introduced online payments to all its 52,000

members from 01.12.2016. Common integrated software is being developed by the Federation for all Societies so as to check and monitor the loan disbursement and recovery of the both Primary Co-operative Societies and its members.

- During the year 2016-2017, financial assistance amounting to Rs.62.53 crore has been provided to 1,113 members of 110 Co-operative Housing Societies.
- In order to step up the revenue generation for the Societies, Special Cash Credit of Rs.30.00 lakh at 6% interest was sanctioned to the 13 Primary Co-operative Housing Societies for the purpose of issuing Jewel Loan.
- Action is being taken to construct Five Amma Kalyana Mandapams with all modern amenities at an overall cost of Rs.13.97 crore in the land owned by the Madura Coats Employees and Public Services

Co-operative Housing Societies (Ambasamudram), Swarnapuri Co-operative House Building Society (Salem), Union Carbide Employees Co-operative House Building Society (Kodungaiyur), Udumalpet Taluk Co-operative Housing Society and Periyar Nagar Government Officers Co-operative House Construction Society (Chennai).

- Health Insurance Scheme was introduced for all the 1,188 employees of the Co-operative Housing Societies. Under this insurance scheme, the employees and their family members totalling to 3,564 members will be getting insurance coverage up to Rs.7,00,000/-.
- In order to recover the overdue without further loss of time, the Government of Tamil Nadu have announced a one-time settlement scheme during 2015. Under this scheme, 4,316 Loan documents have been discharged by collecting an amount of

Rs.94.22 crore and the members have been benefited with a waiver of Rs.36.30 crore.

3.5 Future Plans to improve the Housing Stock

The loan books of the Primary Co-operative Societies with the Federation have been reconciled and now the action is being taken to collect the Non Performing Assets (NPA) and wipe it off from the Balance Sheet which will enable the Federation to get loans easily from various Financing Agencies. Thus, it will be in a strong position for onward lending to both urban and rural areas on prudent financial norms in the years to come. The Primary Co-operative Housing Societies will also be recognized based upon their viability.

The Co-operative housing sector will impress upon people, the useful purpose and the service provided to get affordable housing and shall live up to the glorious history of Co-operative Housing Societies.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 Owning a house is a dream of every man in this world and the Government Servants are no exemption to it. To make this dream a reality, the Government as a compassionate employer, extends loan to all eligible Government Servants as per the State Rules to regulate the Grant of Advances to Government Servants for building, etc. of houses.

4.2 As per the existing policy, the maximum advance admissible to a Government Servant under this category is Rs.25.00 lakh and that of All India Service officers is Rs.40.00 lakh. 50% of the above amount shall be extended for purchase of plot. The Government Servants can avail the above loan for enlargement/improvement of the existing accommodation subject to a ceiling of 50% of eligible amount.

4.3 The interest for the advance sanctioned is calculated on monthly diminishing balance on slab rates. The Principal is recovered fully in the first instance and the interest is calculated and recovered subsequently. As a result of this, the interest burden of the Government Servant is substantially reduced when compared to Banks and other Financial Institutions. Apart from this, the Government Servants have a scheme called the "Tamil Nadu Government Employees House Building Advance Special Family Benefit Fund Scheme" which operates like a Group Insurance Scheme for which monthly subscription of 1% of the monthly instalment amount towards repayment of the principal and interest of House Building Advance shall be paid by the Government employee. If such Government employee, who is a member of this scheme dies in harness, the entire outstanding amount of principal and interest are waived off. Moreover, the Government Servant

can pre-close the above loan along with interest at any point without any pre-closure charges.

4.4 For the current financial year, an amount of Rs.160.00 crore has been provided in the Budget Estimate 2017-2018 for sanctioning House Building Advance to eligible Government Servants. Apart from this, separate allocations have been made to all the Departments of Secretariat to accord sanction of House Building Advance to Employees of Secretariat and All India Service Officers in the respective demands for Grant.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 was promulgated to regulate the rent as well as confer powers to the Government to take certain properties on fair rent even against the wish of the property owner if it was desirable in the interest of State or required by the Government. This Act is a Concurrent Act. According to the Act, the District Collector concerned is the authorised officer for administering the provisions contained in the Act. The District Collector is the statutory tenant for all the houses under Government tenancy in a district and is responsible for all aspects such as payment of rent and maintenance of buildings, etc.

5.2 The Act also provides for appointment of Rent Controller. The District Collector also acts as Rent Controller under the Act. The Controller shall have powers to appoint a Commissioner in any proceedings before him and for that purpose

he shall have all the powers of Civil Court under the Civil Procedure Code, 1908.

5.3 Under this Act, the State has powers to requisition of any vacant property on rent. The buildings are taken over under the provisions of Section-3 of this Act and allotted to Government Servants for residential purposes and to Government offices for non-residential purpose. Taking over a building is a Statutory Act guided by executive instructions issued by the Government from time to time.

5.4 The provisions of this Act were made long back when supply of rental accommodation was limited, Real Estate business had not evolved and properties were vested in the hands of very few people. Robust Real Estate and availability of enough housing stock now-a-days, make the existing Rent Control Act inoperative. Hence, Legislation has to be passed by the State Assembly to repeal the existing Rent Control Act

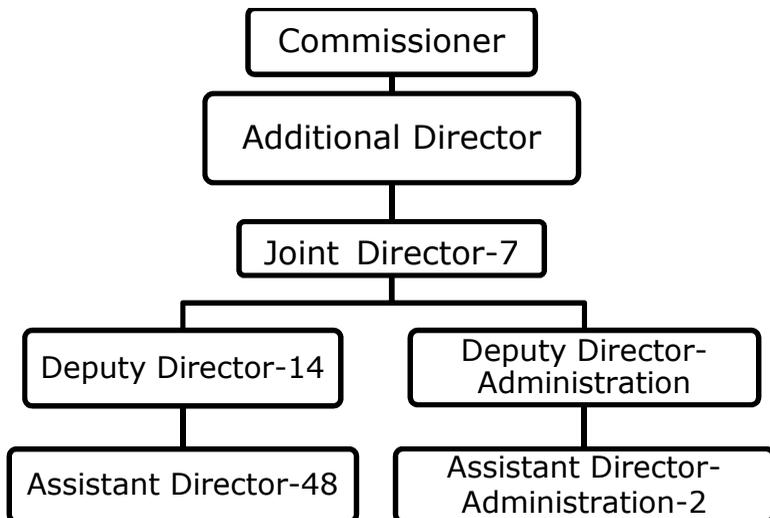
and replace it with the Tenancy Act as circulated by Government of India.

5.5 The New proposed Tenancy Act aims to regulate the rent as per the terms and conditions of the agreement to be entered between the owner of the premises and the tenant and to balance the rights and responsibilities of the landlord and the tenant. The proposed Tenancy Act provides for compulsory registration of all rental agreements having a value of more than Rs.50,000/- or period of more than 11 months.

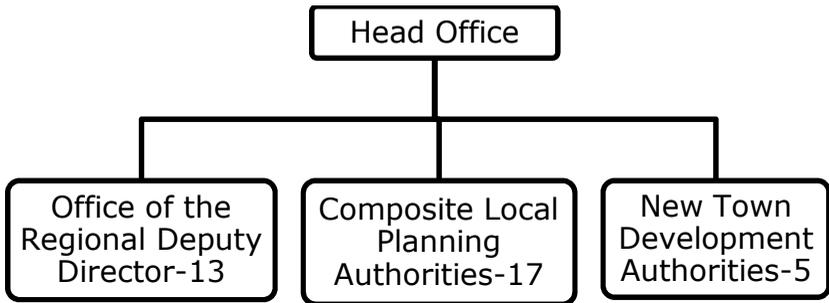
5.6 Therefore, this department is taking steps to replace the Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 as amended by Tamil Nadu Act 23 of 1973 with a New Tenancy Act which is more relevant to modern times.

6. DIRECTORATE OF TOWN AND COUNTRY PLANNING

The Directorate of Town and Country Planning is in-charge of Town Planning in the State of Tamil Nadu. One of the many challenges faced by the rapid urbanisation of Tamil Nadu is that development precedes planning when random urbanisation takes place. However, this challenge is effectively tackled by the futuristic approach of Directorate of Town and Country Planning in Tamil Nadu. The Department in Tamil Nadu has the following administrative structure:-



6.1 Offices of the Directorate



6.2 Main functions of the Department

- i. To assist the Government in administering the Town and Country Planning (T&CP) Act, 1971.
- ii. To advise and guide the planning authorities in preparation of Regional Plan, Master Plan, process them and forward them to the Government for approval.
- iii. To advise and guide the planning authorities in the preparation of Detailed

Development Plan schemes and process them at various stages.

- iv. Preparation of Comprehensive Mobility Plan for major cities.
- v. To conduct periodical “AAA” (Architectural and Aesthetic Aspects) Committee and Hill Area Conservation Authority (HACA) meetings in order to regulate development in Hill Areas and ecologically sensitive areas.
- vi. Approval of layouts and Building plans

6.3 Preparation of statutory plans

(A) Regional Plan

Regional planning is the science of efficient placement of infrastructure and zoning for the sustainable growth of a region. The Regional Plan provides a model for sustainable development of urban and rural settlements to improve the quality of life as well as a rational regional land

use pattern to protect and preserve good agricultural land, environmentally sensitive areas and utilize unproductive land for urban areas through an inter-related policy framework relating to settlement systems, economic activities, transportation, telecommunication, regional land use, infrastructural facilities such as power and water, social infrastructure, environment, disaster management, heritage and tourism. In order to protect the land from random uses, conversion of good agricultural land into non-agricultural land uses and to ensure balanced development of the region, there is a dire need for early preparation of Regional Plan.

The State excluding Chennai Metropolitan Area is divided into 13 regions. In the year 2017-2018, it has been proposed to prepare a Regional Plan for Madurai - Thoothukudi Corridor incorporating ecological, sociological and demographic data of seven districts (Madurai, Sivaganga, Virudhunagar, Ramanathapuram,

Thoothukudi, Tirunelveli, Kanniyakumari) with the assistance of German Development Co-operation and Head of Division (Land Use) and the State Planning Commission.

(B) Master Plans / New Town Development Plans

Master Plan / New Town Development Plan are land use plans prepared for towns with regulatory guidelines to ensure orderly development of the planning area. In the broader sense, it aims at land use regulations and provision of effective road network, fixing alignment of bye pass roads, ring roads etc. This plan is a statutory document to ensure orderly development of local planning area for a specific plan period. This department has so far prepared Master Plan / New Town Development Plan for 123 towns.

The area covered under existing Master Plans is 7,825 sq.km. There is a need for updation

and further revision based on the present development. Therefore, the Directorate of Town and Country Planning has started preparing plans in a phased manner to cover the entire jurisdiction.

In first phase, seven planning areas involving major corporations have been taken up covering an area of 8,447 sq.km. The existing land use map has been prepared with the assistance of Bharathidasan University, Tiruchirapalli. The Master Plan formulation is under process at the respective planning authorities.

In the second phase, during 2017-2018, the preparation of Master Plan covering an area of 6,232 sq.km. for 16 towns is proposed to be taken up through funding from Government of India under Atal Mission for Rejuvenation and Urban Transformation (AMRUT) scheme. More towns have also been identified for preparation of master plan covering an extent of 3,521 sq.km.

Remaining areas will be covered in Phase-III, in the forthcoming years.

(C) Detailed Development Plan

Detailed Development Plans would be prepared for the areas identified in the Master Plan where large scale development, re-development or improvement will be undertaken and which need to be planned in detail. The detailed development area may be a large area for new housing or other purposes, or a re-development and renewal scheme. It will provide a framework of objective, standards and layout including public development, public services, the pattern of vehicular and pedestrian movement throughout the area. Within this framework, there would be maximum freedom for the individual developer. So far, this department has prepared and notified 1,703 Detailed Development Plans in the State. During this year, it is proposed to prepare 30 Detailed Development

Plans with priority being given to the fast developing areas.

6.4 Infrastructure and Amenities Fund

Infrastructure development is recognized as an essential factor to sustain economic growth of the State. The quality, efficiency and productivity of the infrastructure affect the quality of life, health and liveability of the society. Due to migration from rural areas to cities, increased population and rapid expansion of urban areas, there is a shortage of infrastructure in the cities. There has been a huge gap between the demand and supply of the essential public amenities. Foreseeing such an eventuality, the Government has evolved an alternative mechanism for funding these Infrastructure and Amenities. The Government have accordingly introduced Infrastructure and Amenities Charges. These charges aim at making urban development process a self-financing process which generates enough resources for the provision of

infrastructure and basic amenities in such a way that all costs of providing social and physical infrastructure are meted out from the fund itself. Following this principle, while a development is permitted, infrastructure and basic amenities charges are collected to raise necessary resources to provide required infrastructure facilities in urban and rural areas to improve the quality of life.

The amount collected under this fund up to 31.03.2017 is Rs.3,002.98 crore. So far, 48 projects have been sanctioned at an estimated cost of Rs.2,972.59 crore and these are being implemented by Chennai Metropolitan Water Supply and Sewerage Board, Highways Department, Chennai Metro Rail Ltd., Tamil Nadu Slum Clearance Board and various Corporations and Municipalities of the State.

6.5 Activities undertaken during 2016-2017

(A) New Office Buildings

The Regional and Local Planning Authority office buildings for Tirunelveli and Tiruchirappalli have been completed and the authorities have started functioning in the newly constructed building. The construction of Sivaganga Regional Office building is on the verge of completion.

(B) Appointment of Surveyor / Assistant Draughtsman

98 posts of Surveyor/Assistant Draughtsman were filled up by conducting competitive exam and Interview.

(C) Planning Permission / Technical Sanction

During 2016-2017, 1,047 planning permissions were sanctioned and 293 layout plans were approved. The 298.74 acres of land area were gifted to concerned local bodies as an Open Space Reservation by approving the layout and building plans.

(D) E-Governance

The web based user friendly Electronic scrutiny of building drawings was introduced on a trial basis from September 2016 and it has been made compulsory from 13.05.2017. So far 12,818 building drawings have been scrutinized for compliance of rules through specialized software. Along with this, online submission of Planning Permission application with the integration of electronic Development Control Regulations software was also launched. This online portal has streamlined the activities of this Directorate.

On this web portal, the following services of this Directorate are available online with e-payment facility wherever applicable, which has expedited the approval process.

- All kind of Planning applications viz., Building Planning permission, Layout plan and Change of land use can be submitted to any of the field offices of this department.

- Short Message Service and E-Mail interface with the applicant are available.
- The applicant can track the status of applications online.
- The final Planning permission order and approved plan are kept as repository for future reference.
- Regularisation scheme for plots and layouts
 - Applications are being received online for regularisation of un-approved layouts and plots.
- Regularisation of unauthorised buildings under section 113 (C) of T&CP Act, 1971.
 - Applications will be received online for the same.

6.6 Vision for the next five years

- Preparing all statutory plans for the entire state.
- To ensure speedy and transparent procedure in all applications.
- Strengthening of the department.
 - Capacity building for the officers and supporting staffs.
 - Construction of own office buildings in all Regional and Local Planning authorities.
 - Institutional restructuring for effective use of manpower.

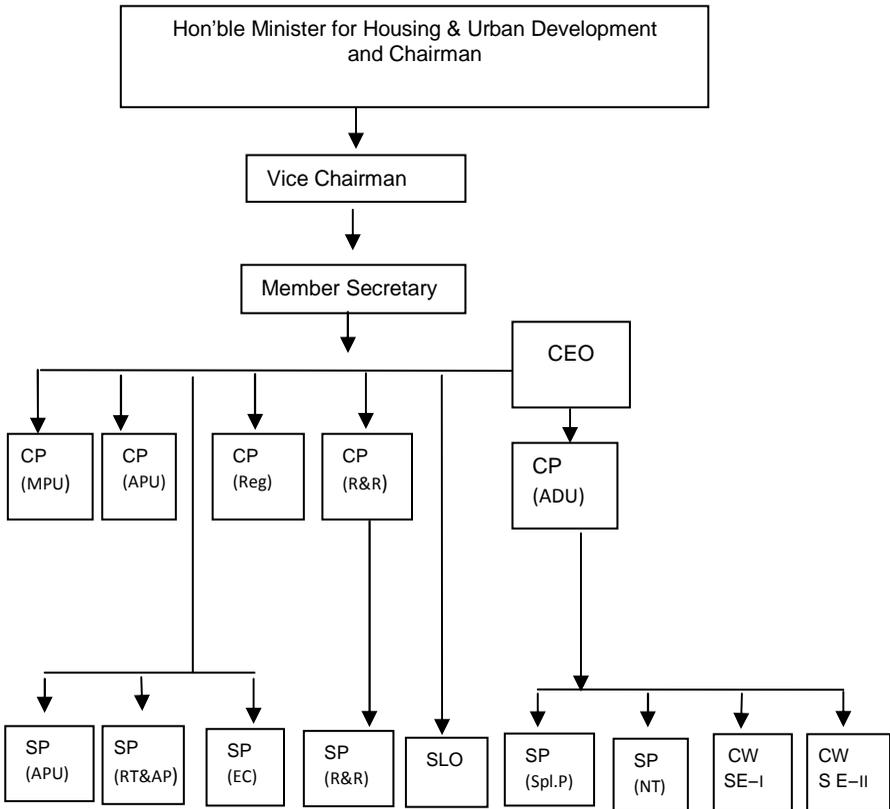
7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) was constituted in 1975, as a body corporate under the Tamil Nadu Town & Country Planning Act, 1971, for the Chennai Metropolitan Planning Area (CMA). The CMA has an extent of 1,189 sq.km. and comprises the Greater Chennai Corporation, 8 Municipalities, 11 Town Panchayats and 10 Panchayat Unions consisting of 179 Villages.

Organogram of CMDA

Chennai Metropolitan Development Authority is chaired by the Hon'ble Minister for Housing and Urban Development. The Vice-Chairman, Member-Secretary and Chief Executive Officer are the executive functionaries of the Authority. The Authority also comprises of the Heads of various stake-holding Departments, Heads of Line Agencies, Representatives of

Trade & Commerce and elected representatives nominated by Government.



CEO – CHIEF EXECUTIVE OFFICER

CP – CHEIF PLANNER

SP – SENIOR PLANNER

SLO – SENIOR LAW OFFICER

SE – SUPERINTENDING ENGINEER

R & R – ROAD & RAIL

7.1 Planning

(A) The major functions of Chennai Metropolitan Development Authority (CMDA) are preparation of Master Plans, Detailed Development Plans, New Town Development Plans and planning and formulation of development plan and projects for systematic and sustainable development of Chennai Metropolitan Area (CMA). The CMDA is also responsible for devising policies and strategies to cope up with the rising urban population, sustained economic growth and environmental balance. Further, CMDA provides financial assistance to the local Governments and other departments for development projects in CMA. CMDA shares 75% of the collected Development Charges & Open Space Reservation charges with the concerned local bodies for taking up various infrastructure development projects. CMDA, in order to ensure effective fire safety management in the metropolitan area, has funded computerization

initiative by the Directorate of Fire and Rescue Services.

Currently, CMDA is implementing the Second Master Plan (SMP) for the Chennai Metropolitan Area (CMA) which has been prepared, taking into consideration of population projection and projected urban growth up to 2026 in Chennai Metropolitan Area. The Vision of Chennai Metropolitan Development Authority, as spelt out in the Second Master Plan, is to “make Chennai as a prime metropolis which will become more liveable, economically vibrant, environmentally sustainable and with better assets for the future generations”. The Master Plan’s prime objective is promotion of sustained and harmonious urban growth with focus on infrastructure development, traffic improvement, environment protection and shelter polices to promote affordable housing. The urban proliferation within Chennai Metropolitan Area is regulated by the Chennai Metropolitan

Development Authority through its land use plans and Development Regulations (DR).

**(B) Conservation of Heritage Buildings/
Precincts in Chennai Metropolitan Area
(CMA)**

A large number of buildings are available within the Chennai Metropolitan Area (CMA), which reflect the rich historical, architectural and cultural heritage of Tamil Nadu and therefore they need to be conserved. CMDA prepares a list of such Heritage Buildings in CMA, following the procedures laid down in Development Regulations (DR), documents the historical, architectural and cultural importance of these buildings and recommends the list of such buildings after obtaining recommendation of the Heritage Conservation Committee to Government for approval and Gazette Notification. Till date, documentation has been made in respect of 164 Heritage Buildings.

(C) Development of Grid of Roads

As a major shift from the conventional method of preparation of Detailed Development Plan (DDP), CMDA has come up with preparation of Grid of Roads to ensure hierarchy of roads, reduce travel time, provide for an efficient circulation and seamless connectivity, since it is the responsibility of any Development Authority to provide an efficient network of roads for developments to follow. Currently, CMDA is preparing a grid of roads plan for 53 villages in the rapidly growing sub-urban areas of Chennai Metropolitan Area which are located along the Outer Ring Road and Southern Sector of CMA. The School of Architecture and Planning, Anna University, Chennai and the School of Planning and Architecture, Vijayawada have been engaged as Consultants to prepare the plan of Grid of Roads. The Consultants have submitted the draft final report with Grid of Roads for all the 53 villages. Field verification has been completed

along with the officials of the concerned Local Body and Highways Department. The project work is expected to be completed before August 2017. The Grid of roads will be incorporated in the Master Plan for adoption and implementation.

7.2 New Initiatives

(A) Computerization and Implementation of Single Window Online System for grant of Planning Permission

Chennai Metropolitan Development Authority issues Planning Permission for large constructions, while the local bodies have been delegated with the powers to issue Planning Permission in respect of small developments. The Chennai Metropolitan Development Authority is constantly striving to improve and expedite the Planning Permission process.

Towards this end, Chennai Metropolitan Development Authority has already devised a tailor-made software for the scrutiny of building

drawings for grant of Planning Permission. Similarly, software has now been prepared with the help of NIC and security audit has been completed to facilitate the public and the developers to submit their Planning Permission Applications online along with online uploading of the drawings. The same will be made operational by the end of July 2017. The system will facilitate online monitoring of status of application by the applicants besides issue of alert messages to the applicants at various stages of processing the Planning Permission Application.

In order to implement an online single window system for grant of Planning Permission, Building Permits and Completion Certificates besides receipt of NOCs from various Departments, Chennai Metropolitan Development Authority has prepared System Requirement Study (SRS) for development of an Enterprise Resource Planning (ERP) based online software to integrate entire planning approval process including grant of NOC by other departments, issue of planning

permission, building permit and completion certificate as a single work flow process. Tenders will be invited shortly to fix agency to develop the software and establish related infrastructure to operationalise the system.

Further, development of a single window system is under formulation with the help of IIT (Madras) and NIC whereby Chennai Metropolitan Development Authority shall integrate all the necessary NOC and permit issuing Departments in a single portal for the convenience of the public. Further, Chennai Metropolitan Development Authority is digitizing the old records relating to Planning Permission in order to conserve the data for permanent storage that would be indestructible.

(B) Sports Infrastructure in Open Space Reservation (OSR) Areas

Considering the need for development of neighbourhood level sports facility, especially to

help the youth as desired by the Hon'ble former Chief Minister of Tamil Nadu, Chennai Metropolitan Development Authority (CMDA) has formulated a scheme for development of sports infrastructure in large (not less than 1 acre) Open Space Reservation (OSR) lands in consultation with Sports Development Authority of Tamil Nadu and Local Bodies. As per the guidelines approved by the Authority, financial assistance is provided by CMDA for specific projects identified by the Local Bodies in consultation with Sports Development Authority for development of OSR sites as Sports Complexes.

(C) Audit of Rain Water Harvesting System

Rain Water Harvesting is a must to harness the natural water to meet the ever growing requirement for water in CMA. Provision of Rain Water Harvesting System in every building is mandatory as per the Development Regulations for the last two decades. Recently, based upon the Government announcement, a study was

commissioned by the Chennai Metropolitan Development Authority (CMDA) to study the effectiveness of the rain water harvesting regulations and suggest alternatives. The consultant has recommended certain measures for strengthening and promoting Rain Water Harvesting more effectively. Based on the recommendations, changes have been proposed to Development Regulations.

(D) Regularisation of Unauthorised Plots/Layouts

A large number of unapproved layouts and sub-divisions have been developed across the State including in CMA without adequate infrastructure and public amenities and most of the plots in such layouts and sub-divisions have been purchased by poor and innocent people. Accordingly, the Government of Tamil Nadu has notified Rules for regularization of unapproved layouts Registered on or before 20th October 2016 subject to certain conditions and restrictions.

Therefore Chennai Metropolitan Development Authority has proposed to regularize the plots in such unapproved layouts or sub-divisions so as to protect the interests of those innocent purchasers. Regularization applications are being obtained online and shall also be processed online.

(E) Regularisation of Unauthorized / Deviated Buildings

Similarly, Government have also announced scheme for Regularization of unauthorized buildings constructed up to 01.07.2007 by amending the Town and Country Planning Act, 1971 through insertion of new Section 113-C. Now, the Government have notified Rules under the said scheme for regularization of unauthorized / deviated buildings constructed up to 1.7.2007 subject to certain conditions and restrictions. The scheme shall be operational for a period of six months from the date of notification of the Rules and applications under the scheme have to be filed online and will be processed for approval

online. Chennai Metropolitan Development Authority will process all such applications within CMA and grant regularization orders to all the buildings falling under the category of Special and Multi-storied Buildings while the Greater Chennai Corporation and the respective local bodies shall grant regularization orders for all ordinary buildings.

7.3 Development Projects

(A) Infrastructure Projects undertaken by CMDA

(i) Development of Satellite Intercity Bus Terminal at Madhavaram (MBTT)

In order to relieve the traffic congestion in and around the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu, Government announced development of a Satellite Intercity Bus Terminus at Madhavaram over an extent of 8 acres within Madhavaram Bus and Truck Terminal (MBTT). Currently, tender for the construction of bus

terminal has been awarded at a total cost of Rs.95.00 crore and construction is in progress. An amount of Rs.47.45 crore has been spent up to May 2017. The project is expected to be completed by May, 2018.

(ii) Vandalur Mofussil Bus Terminal

Considering the growth of Bus traffic for the mofussil buses coming to Chennai from the Southern districts and also to decongest CMBT, Koyambedu the Hon'ble former Chief Minister had announced development of a Mofussil Bus Terminus at Vandalur under rule 110 on 30.4.2013. The Government has accorded administrative sanction of Rs.376.00 crore for implementation of this scheme.

However, due to the difficulties faced in acquisition of land for the project at Vandalur an alternate site measuring 88.52 acres has been identified at Kilambakkam Village along Grand Southern Trunk (GST) Road and transferred from

Revenue Department to CMDA. Detailed Project Report for the development of this Bus Terminal is under preparation and development works will be commenced shortly.

(iii) Development of Container Truck Terminal at Sadayankuppam

In order to reduce the traffic congestion due to movement of Container Trucks entering and exiting the Ennore Port, the Hon'ble former Chief Minister of Tamil Nadu had announced in the Assembly to develop a Container Truck Terminal at Ernavoor under joint venture with the TNHB. In the meantime, as the land earmarked for Container Terminal at Ernavoor was being considered for developing housing project to rehabilitate slum families living along the water ways in Chennai city, it was decided to identify alternate site. Accordingly, an alternate site measuring about 20 acres of land located at Sadayankuppam Village has been identified for the development of container truck terminal and

necessary proposals for alienation of these lands to Chennai Metropolitan Development Authority have been forwarded to Revenue Department and alienation orders are expected shortly. On receipt of the land alienation order, work will be taken up immediately.

(iv) Construction of Godown & Commercial Complex at Food Grain Market at Koyambedu Wholesale Market Complex (KWMC)

The Hon'ble Minister for Housing and Urban Development, Tamil Nadu had announced on the floor of Assembly on 10.07.2014 that a Godown and a Commercial Complex would be constructed at a cost of Rs.5.00 crore and Rs.3.00 crore, respectively within the Food Grain Market Complex.

The Authority has approved the proposal to construct the Godown & Commercial building comprising, Restaurant, Bank, ATM, Service shops, etc, at the site earmarked in the Food

Grain Market Complex at KWMC. Currently, work is under progress to construct Godown and Commercial Building.

(v) Office Complex at Koyambedu

The construction of Multi-storied Office Complex on the lands belonging to CMDA at Koyambedu was announced during the Budget Session of 2014-2015 under Rule 110 by the Hon'ble former Chief Minister. The Detailed Project Report (DPR) for the project was prepared for a value of Rs.105.00 crore and tender for a sum of Rs.99.37 crore was awarded during February 2016. Construction work commenced during June 2016 and the same will be completed by May, 2018.

(B) Transportation Projects

(i) Mass Rapid Transit System (MRTS) Phase-II Extension

Currently, Mass Rapid Transit System (MRTS) is in operation from Chennai Beach to

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

The cost of the project is estimated to be around Rs.732.89 crore. The work is being executed by the Metropolitan Transport Project (Railways) with the cost sharing formula of 67:33 by the Government of Tamil Nadu and the Government of India, respectively. On completion, the operation of the MRTS will be extended up to St.Thomas Mount from Velachery. Balance lands required to connect MRTS from Velachery to St.Thomas Mount were notified for acquisition by the Government of Tamil Nadu for a length of 500 meters and interim award has been passed under the new Land Acquisition Act. Development work will be carried out by the Metropolitan Transport Project (Railways). Connecting the MRTS with St.Thomas Mount will also lead to development of

a multimodal transport hub at St.Thomas Mount, where the different modes of transport, viz., MRTS, Chennai Metro Rail and Sub Urban Rail will meet. This work will be completed by March 2018.

(ii) Study on Multi-Modal Transport Integration

A study on Multi-Modal transport integration has been initiated to integrate various public transport modes such as buses; sub-urban trains and Intermediate Para Transit close to the sub-urban and Mass Rapid Transit System (MRTS) stations thereby ensuring seamless connectivity between various modes of transport and improve public transport system. The rail network in the Chennai Metropolitan Area (CMA) has been divided into four packages and awarded to four individual consultancy firms. Consultants have submitted the final report with shelf of projects valuing about Rs.4,000.00 crore for Multi-modal integration. The phasing for the implementation of the projects identified under the study has been

completed and the respective implementing agencies such as Greater Chennai Corporation, Southern Railway and Metropolitan Transport Corporation have also been requested to implement the identified project on priority.

(iii) Chennai Central Square

The Hon'ble former Chief Minister announced the formation of a multi modal transport hub near Central Railway Station on 15.9.2015 at a cost of Rs.389.42 crore. This multi modal transport hub will be fashioned as Central Square and shall serve as an Iconic landmark of the city. This project is being executed by the Chennai Metro Rail Limited (CMRL) through the financial support from CMDA and shall provide seamless integration of Out-station trains, Sub-urban trains, Metro rail, bus etc., besides sporting a lot of parking space, greenery, shopping arcade etc., The Government have accorded administrative sanction for the project and the

development plan being prepared by CMRL will be finalized by July 2017 for implementation.

(iv) Feasibility Report for forming an elevated road on National Highway-45 from Trisoolam to Chengalpattu

A consultant was appointed to explore the possibility of forming an elevated corridor as a measure to decongest the Grand Southern Trunk Road (GST) from Airport to Toll Gate at Chengalpattu. The final report will be received by July 2017.

(v) Development of Foot Over Bridges and Subways

The work for preparation of DPR for formation of 5 subways to be constructed by Greater Chennai Corporation and 2 more subways proposed by the Department of Highways is in progress. The DPR for pedestrian Foot Over Bridge (FOB) at Alandur has been completed and Administrative Sanction has been obtained to implement the scheme from

CMDA's fund at an estimated cost of Rs.7.00 crore. The CMRL has floated tender for awarding this work for implementation in 2017-2018. The alternatives for the FOB at Arumbakkam are under examination and the DPR will be finalized in August 2017.

Udumalai K. Radhakrishnan
Minister for
Housing and Urban Development