



# Resettlement And Rehabilitation Framework



Tamil Nadu Urban Habitat Development Board  
Housing and Urban Development Department  
Government of Tamil Nadu



# Resettlement and Rehabilitation Framework

## **PREAMBLE**

The encroachers/non-title holders from objectionable or other poramboke lands and land required for development purposes needs resettlement for safety and better standard of living.

A Standard Operating Procedure (SOP) for resettlement shall be issued to carry out involuntary resettlement from objectionable or other poramboke lands and land required for development purposes. To facilitate resettlement in a fair and humane manner Resettlement and Rehabilitation Framework has been formulated.

If the situation warrants, the Government for a common purpose will take decision on eviction and will decide on the applicability of the R&R framework, based on the welfare of genuinely poor people.



## TABLE OF CONTENTS

1.	Introduction.....	1
2.	Objectives of the Frame Work.....	1
3.	Definitions.....	1
4.	Application of the Frame Work .....	2
5.	Resettlement & Rehabilitation Process.....	3
6.	Pre-Resettlement Activities.....	3
6.1	Decision of Resettlement.....	3
6.2	Purpose of Resettlement.....	4
6.3	Identification of Land for Resettlement.....	4
6.4	Dissemination of information.....	4
6.5	Enumeration.....	5
6.6	Draft Resettlement and Rehabilitation (R&R) Plan.....	7
6.7	Public Consultation.....	7
7.	Resettlement.....	8
8.	Provision of infrastructural amenities.....	9
8.1	Infrastructure.....	9
9.	Resettlement Committee.....	10
10.	Functions of Resettlement Committee.....	10
11.	Rehabilitation.....	11
11.1	Habitat Development Committee for ensuring co-ordination with Line Departments.....	11
11.1.1	Chennai City Habitat Development Committee.....	12
11.1.2	District Habitat Development Committee.....	13
12.	Capacity Building.....	14
	Annexure I : Support Measures.....	15
	Annexure II : Categories not eligible for entitlement .....	16
	Annexure-III : Government Order No. 26 .....	17-18
	Annexure-IV : Forms .....	19-21
	Annexure-V : Government Order No. 55 .....	22-31
	Annexure-VI : Government Order No. 28 .....	32-37
	Annexure-VII : Forms .....	38-40
	Annexure-VIII: Government Order No. 30 .....	41-44



## RESETTLEMENT AND REHABILITATION FRAMEWORK

### 1. Introduction:-

The Government has announced in the budget speeches 2021-22 ***“that a new slum resettlement and rehabilitation Policy will be formulated in consultation with all stakeholders to ensure that slum dwellers are treated fairly and humanely when they are resettled from the pre dwelling place in poramboke lands to other places in a dignified manner”***. Need for better livelihood and employment opportunities, education, health and multifarious factors lead rural people to settle in urban areas resulting in emergence of congested settlements in and around cities and towns. Hence, Resettlement & Rehabilitation (R&R) Framework is formulated for the Departments that opt for carrying out the resettlement & rehabilitation through the Tamil Nadu Urban Habitat Development Board.

The Framework aims at holistic resettlement and rehabilitation by combining the salient features of various policies to facilitate smooth, fair, humane and transparent Resettlement and Rehabilitation process. This Framework would serve as the guiding document for various Government Agencies involved in the process of Resettlement and Rehabilitation through Tamil Nadu Urban Habitat Development Board.

The Government intends to provide safe shelters to the needy and eligible families to ensure a decent life. While allotting tenements to the families, the principle of priority for women in the eligible family will be adopted and wherever women members are not there in the family then tenements will be allotted to male members.

### 2. Objectives of the Framework.-

- (a) To ensure fair and humane resettlement and provide a better standard of living at the resettled location.
- (b) To ensure that Development planning is factoring in the rehabilitation process.
- (c) To ensure that concerted efforts are taken for providing sustainable livelihood to the affected families.
- (d) To facilitate harmonious relationship between the Government agencies and affected families by effective participation and mutual cooperation.
- (e) To inculcate the sense of ownership, responsibility and sustainability.

### 3. Definitions:-

- (a) “Competent Authority” means, the authority as defined in the relevant Acts/rules.
- (b) “Designated Officer” means a person appointed by the District Collector not below the rank of RDO in all Districts except Chennai, where the Commissioner of Greater Chennai Corporation will appoint a person not below the rank of Zonal officer.

- (c) “Encroachers” means non-title holders who have illegally occupied objectionable poramboke lands including water courses for residential, business and/or other purposes.
- (d) “Involuntary Resettlement” means act or process of shifting families from their dwelling area to another place by invoking legal eviction process.
- (e) “Land Administering Department” means the department which administers the land under various Acts and Rules.
- (f) “Project affected family” means the families that are displaced from their dwelling area to other places due to implementation of a development project, disaster mitigation measures, etc.,
- (g) “Requiring agency” means the department or quasi Government organisation which requires involuntary resettlement of the families who are residing in objectionable poramboke lands including water courses.
- (h) “Resident Welfare Association” means a non - Governmental organisation of residents that represents a specific or group of blocks in tenemental schemes and take responsibility of the maintenance of the scheme.
- (i) “Tenants” means those persons having written or unwritten tenancy agreements, with a private structure owner, to occupy a structure for, residence and/or business in the proposed displacement area.
- (j) “Title Holders” means those who have legal title over the land and structure where displacement is proposed.
- (k) “Urban Local Bodies” means a Municipal Corporation, a Municipality or a Town Panchayat as defined in the Tamil Nadu District Municipality Act.
- (l) “Vulnerable families” means those families with persons with disabilities, women headed families, destitute women, destitute senior citizens, orphans and transgenders.
- (m) “Voluntary Organisation” means a group of individuals who enter into an agreement, usually as volunteers, to form a body (or organisation) to accomplish the purpose of public interest or welfare.
- (n) Words and expressions used herein and not defined, but defined in the Act shall have the same meaning, respectively, assigned to them in the Act.

#### **4. Application of the Framework:-**

- (a) This resettlement and rehabilitation framework will be applicable in such cases as decided by the Government through concerned land administering department in cases of encroachment eviction.



- (b) This Framework is based on the eligibility criteria of the Pradhan Mantri Awas Yojana - (PMAY) for allotment of tenements such as the beneficiary should belong to (i) Economically Weaker Section, (ii) have income below Rs.3 lakhs per annum and (iii) should not have house anywhere in India, etc as per PMAY guidelines or applicable Government housing scheme guidelines.
- (c) This Framework is applicable only to the encroachers/ non-title holders from objectionable or other poramboke lands and land required for development purposes where the Government has decided to offer resettlement in the tenements built by TNUHDB.

### **5. Resettlement & Rehabilitation Process:-**

The resettlement and rehabilitation process has three phases viz., Pre-Resettlement activities, Resettlement activities and Rehabilitation.

- (a) Pre-resettlement activities precede the actual Resettlement process. Identification of people for resettlement is the primary objective of Pre- resettlement activities. The intended beneficiaries should be identified in a transparent manner after exploring alternatives to resettlement and decision will be taken on case to case basis.
- (b) During resettlement, the people should be treated humanely. A Standard Operating Procedure (SOP) for resettlement shall be issued to carry out involuntary resettlement from objectionable or other poramboke lands and land required for development purposes.
- (c) Rehabilitation is a long term process. The lives of the resettled people should be stabilized with provision of basic services and upgradation of skills in convergence with Line Departments. It needs inter-departmental coordination.

### **6. Pre- Resettlement Activities:-**

The resettlement is a major process which will impact the lives of the people. The involuntary resettlement will be done mainly from objectionable poramboke lands or vulnerable locations which are prone to disaster like flood, cyclones, landslides, etc. The decision of involuntary resettlement is related to the encroachment eviction process. The eviction of encroachment will be done by following the due process of law. As a welfare State, the Government provides alternate houses to the poor people who are evicted from their dwelling units. While implementing involuntary resettlement, a proper plan and execution has to be done. The views of the people who are impacted by the resettlement also be taken into account.

#### **6.1. Decision of Resettlement :-**

The resettlement will impact the livelihood of the people. The day-to-day life, employment, health and education may be impacted in respect of a large number of people. Hence, the decision of resettlement should be taken carefully. The resettlement will be decided by a District

Level Committee viz., Resettlement Committee comprising the department that evicts, the Department that resettles and other line departments. The committee is headed by the District Collector in all districts except Chennai where the Commissioner, Greater Chennai Corporation, will be the chairperson of the committee.

### **6.2. Purpose of resettlement.-**

The resettlement decision may be taken for various reasons. The purpose of the resettlement should be informed well in advance to the people who are proposed to be resettled. The resettlement may be implemented for Disaster Mitigation, implementing developmental projects, removing hindrance to water flow, facilitating smooth traffic, etc. The main purpose for which the resettlement is undertaken has to be informed to the people.

### **6.3. Identification of Land for Resettlement.-**

- (a) While selecting land for resettlement, the distance from the nearest towns or source of employment may be considered.
- (b) There shall be detailed discussions with the Revenue Department regarding identification of land for resettlement. The District collector and revenue officials should be properly apprised of the requirement of lands and decision will be taken case to case basis.
- (c) The travelling time by bus or train will be reasonable and within a reasonable distance to reach the nearest urban areas from where people are expected to be relocated.
- (d) Since, transportation and distance are the critical factors for acceptance of the new settlements, the resettlement site shall have scope of increased access to transport facilities in future.
- (e) No projects of resettlement shall be taken up without obtaining necessary statutory clearance from the statutory authorities concerned.

### **6.4. Dissemination of information.-**

- (a) A proper announcement of information regarding displacement / eviction of the encroachers has to be made apart from eviction notices under relevant Act by the competent authorities concerned.
- (b) A copy of such announcement should be affixed at conspicuous places in the affected areas and should also be announced through vehicle mounted public address system to give wide publicity.
- (c) Boundary demarcation of project affected areas has to be done by the Land Administering Department the agencies requiring the land for development purposes.

### 6.5. Enumeration:-

- (a) (i) The competent authority of the Land Administering Department shall conduct an enumeration of the affected families positively within a period of three months from the date of publication of the announcement.
- (a) (ii) The competent authority may decide during the enumeration on the entitlement based on the nature of encroachment (Residence / Commercial) duration of encroachment, economic status of encroachment. The categories not eligible for entitlements are included in Annexure II.
- (b) Prior information to be provided to the Project Affected Families (PAF) about the upcoming project and the necessity for resettlement.
- (c) Information to be provided to the PAFs before 3 days, from the date of commencement of the enumeration.
- (d) Community confidence building measures like exposure visits to the resettlement sites/ video visuals etc. have to be taken up before enumeration. Social mapping, transect walk, Focused group discussions have to be carried out to engage the people in the enumeration process. Video visuals showing the proposed resettlement tenement models have to be disseminated to the people.
- (e) Community Based Organisations (CBOs), Non Governmental Organisations (NGOs) and Community Facilitator working in the locality can be used for community mobilization and confidence building measures to reach out to the people.
- (f) Joint enumeration may be made consisting of the Land Administering Department, Local Body, Revenue Department and the Tamil Nadu Urban Habitat Development Board (TNUHDB). Police should be informed about the enumeration and prior Police Protection has to be obtained by the Greater Chennai Corporation (GCC), Land Administering Department and District Administration as the case may be, for undertaking the enumeration.
- (g) Topo marking by the Land Administering Department must smoothly precede the activity of the enumeration, in order to ascertain or establish the presence of any structures and to avoid false claims in future. Topo numbers should be painted prominently on the doors/walls of the structures of the PAFs. Modern tools like GIS mapping may be adopted in this exercise.
- (h) To ascertain the approximate number of families residing, to avoid emerging of new families and to avoid future false claims a video coverage of the whole area has to be made by the GCC in Chennai and Land Administering Department in other districts.
- (I) In case of owner/tenant disputes, the person who resides in the structure during enumeration should be taken for consideration of allotment

- (j) The form prescribed by TNUHDB has to be used for enumeration by the Land Administering Department. Education details of children, like schools and anganwadi, employment details of working members of the family, social vulnerability, if any (disability), the elders, and women receiving social security pensions etc, should be captured in the enumeration.
- (k) Having a structure with traces of living and possessing valid proof as evidence should be considered for claiming eligibility for allotment.
- (l) The residential proofs viz., Family card, Voter ID, Gas connection card, Aadhar Card, Driving License, Pension documents with photograph, Health Insurance, Smart Card issued under the scheme of Ministry of Labour, etc., will be taken as valid proofs. Any of these documents issued prior to the cutoff date of 01.01.2018 will be considered as valid residential proof for claiming allotment.
- (m) One structure with cooking arrangement should be the deciding criteria for including the particular family for enumeration in case of one or more extended family members of the same family claiming for separate allotment. The field enumeration team may decide the eligibility based on case to case basis with reasons in writing.
- (n) Biometric capturing should be carried out simultaneously along with enumeration by the local bodies concerned and Land Administering Department.
- (o) Photographs of the families should be taken in front of the residing structure only, with Topo number, name of the area and the name of the person of the house mentioned.
- (p) The enumerated forms should be duly signed by the officials of the Land Administering Department, Local Body and TNUHDB.
- (q) Community engagement activities have to be carried out during the period between enumeration and resettlement by the Departments concerned. Activities such as group discussion, Skill Training, outreach programmes, medical camps, etc., can be conducted and also the details can be shared with TNUHDB to upload the same in the website.
- (r) To ensure transparency, the enumerated list has to be published in the area and in the public domain of the departments concerned.
- (s) Based on the above enumeration a Draft Resettlement and Rehabilitation (R&R) Plan should be prepared.
- (t) The documentation undertaken has to be posted on the website of TNUHDB for all stakeholders.

### 6.6. Draft Resettlement and Rehabilitation (R&R) Plan.-

- (a) The Competent Authority in consultation with the Resettlement Committee will prepare and publish the draft Resettlement and Rehabilitation (R&R) Plan. The Draft Resettlement and Rehabilitation (R&R) Plan should contain the following particulars:-
- (i) List of families likely to be displaced;
  - (ii) List of infrastructure existing in the affected area;
  - (iii) List of trades / businesses in the affected area;
  - (iv) List of affected families belonging to the vulnerable section
  - (v) Additional support measures for the displaced families / PAFs
  - (vi) Purpose of the resettlement and
  - (vii) Timeline of the resettlement.
- (b) A wide publicity should be made about the draft Resettlement and Rehabilitation and Scheme in the affected areas through publication in,
- (i) the local language in the Panchayat, Town Panchayat, Municipality, Corporation areas as the case may be, and in the offices of the Village Administrative Officer/Revenue Inspector, Tahsildar, Revenue Divisional Officer, Collector and the Commissioner.
  - (ii) the website of the Land Administering Department.
  - (iii) Land Administering Department offices in the affected areas, by affixing a public notice.
- (c) The draft Plan should be made available to the affected persons and authorities concerned.
- (d) After publication of the list, if any claims and objections for inclusion, exclusion arises, a written petition may be given within 15 days with proof to the Competent Authority for grievance redressal.

### 6.7. Public Consultation:-

- (a) A designated officer will conduct a public consultation regarding the draft Resettlement and Rehabilitation Plan in the affected areas on a suitable date after 15 days from the date of issue of such Plan. Wide publicity should be given about the date, time and venue of the public consultation. The Designated Officer should maintain a record of objections and claims raised in the public consultation.
- (b) The Designated Officer will inform the families about the housing stocks available or proposed to be constructed in the surroundings for resettlement.

- (c) The designated officer should submit the draft Resettlement and Rehabilitation Plan along with his report on the claims and objections to the competent authority of the Land Administering Department and the agencies requiring the land for development or restoration purposes, within 15 days after completion of public consultation for necessary further action.
- (d) The final R & R Plan will be published by the competent authority within 30 days after completion of public consultation in all public places. The validity of the final R & R scheme is 3 years from the date of publication.

### **7. Resettlement:-**

- (a) The resettlement process should be completed within 3 years from the date of publication of R&R Plan. If the resettlement is delayed by more than 3 years a fresh R & R Plan has to be prepared by fresh enumeration.
- (b) The displaced families / Project affected families will have the following additional support measures during resettlement process:-

#### **(i) Alternate housing:-**

If a house is lost, a constructed tenement will be provided, as per the norms prescribed by the Government from time to time. In order to inculcate the habit of ownership and for better upkeep of the tenements the State Government has issued G.O.(4D) No.55, Housing and Urban Development (UHD-1(2) Department dated: 17.12.2021, formulating a new scheme, "Nam kudiyruppu, Nam poruppu" ("Our Tenements, Our Responsibility") where the State Government will release a matching grant, based on the equivalent contribution from the Resident Welfare Association.

#### **(ii) Additional Support Measures:-**

- a. Shifting assistance as decided by the Government from time to time,
- b. Subsistence allowance as decided by the Government from time to time,
- c. Right to salvage material from demolished structures, erected by occupants,
- d. Replacement cost for commercial structures as decided by Government from time to time (Project specific),
- e. Skill development training,
- f. Exemption of Stamp duty & registration fee,
- g. Transfer of school, Social Security Pensions, Electoral rolls, Family card, Aadhaar etc. through reception camps at resettlement sites, The amount of assistance / allowance/cost will be decided by the Government from time to time.

### **8. Provision of infrastructural amenities.-**

The following physical infrastructural facilities are the endeavor of the Government and they will be established in the resettlement areas as per the existing norms, by the Concerned Line Department before resettlement. Measures of mapping of infrastructure in the proposed resettlement site over a period of time should also be undertaken, gaps should be identified and measures for addressing the gaps should be taken care. The administrative department concerned should make it operational before resettlement. The physical infrastructure is categorised into two.1) Essential Infrastructure 2) Other Infrastructure.

#### **8.1. Infrastructure.-**

The essential infrastructure is important to day-to-day life. As far as possible, the following essential infrastructure should be made operational before resettlement as per the prevailing Government norms,

- (a) Approach Roads within and outside the resettlement place.
- (b) Proper drainage as well as sanitation plans executed before physical resettlement.
- (c) Drinking water
- (d) Street lights in approach roads
- (e) Fair Price Shops
- (f) Transport facilities
- (g) Anganwadi centres
- (h) Playground for children and youth and parks
- (i) Schools
- (j) Sub-Health centre
- (k) Convenience Shops
- (l) Community centre
- (m) Banking facilities
- (n) Space for Non /Government Organisations / Civil Society Organisations
- (o) Common service center / e-sevai maiyam
- (p) One stop centre to help out women affected by violence
- (q) Post Offices
- (r) Electrical substations and collection centre
- (s) Library

- (t) Vocational training centres
- (u) Public toilets
- (v) Infrastructure for Art and cultural activities
- (w) Appropriate security arrangements including police outposts have to be provided for the settlement, if needed
- (x) Burial ground / Cremation ground

### **9. Resettlement Committee.-**

The Resettlement Committee will include, apart from officers of the Government departments, the following members, namely:-

- a. Competent Authority of the Land Administering Department as the Member - Convener.
- b. Executive Engineer of the Division concerned of TNUHDB or his representative.
- c. Two representatives of women residing in the affected area.
- d. Two representatives each of the Scheduled Castes and the Scheduled Tribes residing in the affected area.
- e. One representative from 2 voluntary organisations (each one) working in the area.
- f. One representative from Requiring Agency.

The Committee will function under the chairmanship of District Collector in all Districts, except Chennai, where the Commissioner of Greater Chennai Corporation will chair the Committee.

### **10. Functions of Resettlement Committee:-**

The functions of the Resettlement Committee are as follows:-

- a) The Committee will have its first meeting as and when a draft Resettlement and Rehabilitation Scheme has been prepared by the competent authority. The Committee will discuss the draft Plan and make suggestions and recommendations.
- b) After the Resettlement and Rehabilitation Plan is published, the Committee will meet once in a month and discuss the progress of the Resettlement and Rehabilitation process until it is completed.
- c) The Committee may visit the affected areas and have discussions with the affected families, if it so desires, and pay site visits to the resettlement areas to monitor the resettlement process.
- d) The Committee will meet once in three months after R & R process is completed and the Chairman of the Committee is empowered to invite other stake holders for the committee as a special invitee.



### 11. Rehabilitation:-

- a) During the rehabilitation process the Line Departments will have to ensure Health care, education, Basic amenities, appropriate skill development training, applicable Social Security Schemes, enhancing employment opportunities self governance, etc. as per the applicable norms.
- b) Efforts have to be taken to ensure that the benefits of all welfare programs to the individual families as per the applicable norms of the Line Departments should reach within the period of 2 years and the community development activities should be continued in a sustainable manner.

#### 11.1. Habitat Development Committee for ensuring co-ordination with Line Departments :

- (a) The existing State Level Sanctioning Monitoring Committee (SLSMC) for the housing schemes will also monitor the implementation and assist in resolving policy level inter-departmental issues.
- (b) The Inter departmental Habitat Development Committee will facilitate the improvement of livelihood of the affected people. The committee should be headed by the District Collector in all districts except Chennai where the Commissioner, Greater Chennai Corporation, will be the Chairperson of the committee.
- (c) "Chennai City Habitat development committee" in respect of Chennai District and "District Habitat Development Committee" in respect of other Districts will be formed for the welfare of slum dwellers and urban poor. The Chennai City Habitat Development Committee headed by the Commissioner, Greater Chennai Corporation and the District Habitat Development Committee headed by the District Collectors shall decide on the composition of the committee.
- (d) The objective of the Committee is to support and develop attaining better living standards, amenities and creating a feasible environment for people as follows:-
  - i. To have an interdepartmental co-ordination.
  - ii To create basic amenities and sustainable livelihood
  - iii. To reach out welfare schemes to urban slum dwellers/ urban poor by coordinating with other social departments.
  - iv. To redress the public grievance of urban poor and slum dwellers.
  - v. The committee will ensure necessary transfer of records of all social security benefits, Aadhaar card, Family cards, voter IDs, EB card etc., within 3 months of resettlement.
  - vi. Suitable efforts to be made to prevent delinquencies like drug abuse, domestic violence, teenage pregnancies, alcoholism, etc.

vii. The skill development training, entrepreneurship training and other capacity building are to be made to enhance the employment opportunities.

(e) The Chennai City Habitat Development Committee will have periodical meetings once in 3 month and District Habitat Development Committees will have periodical meetings once in 3 months. All the line departments will be coordinating for Resettlement and Rehabilitation of slum dwellers and urban poor.

**11.1.1. Chennai City Habitat Development Committee:-**

The Chennai City Habitat Development Committee will consist of the following members:-

<b>Sl. No.</b>	<b>Designation</b>	<b>Role</b>
1	The Commissioner, Greater Chennai Corporation	Chairperson
2	The Commissioner of Police, Greater Chennai Police	Vice Chairperson
3	The Managing Director, Tamil Nadu Urban Habitat Development Board	Member & Convenor
4	MP / MLA of the respective constituency	Member
5	The District Collector, Chennai	Member
6	The District Revenue Officer	Member
7	The Project Director, Tamil Nadu Women Development Corporation, Tamil Nadu Urban Livelihood Mission	Member
8	Joint Director of Health / The Chief Medical officer, Medical and Family Welfare Department	Member
9	The Chief Education Officer, School Education	Member
10	The Managing Director, Metropolitan Transport Corporation	Member
11	Project Officer, Integrated Child Development Scheme	Member
12	District Child Protection Officer, Department of Social Defence	Member

13	The District Employment Officer, Employment Training	Member
14	Representative from State Level Bankers Committee	Member
15	Two representatives from voluntary service organisation/ NGOs	Member
16	Two representatives from the Resident welfare associations	Member

**11.1.2. District Habitat Development Committee:-**

The District Habitat Development Committee will consist of the following members:-

<b>Sl. No.</b>	<b>Designation</b>	<b>Role</b>
1	The District Collector	Chairperson
2	The Commissioner of police / The Superintendent of Police	Member
3	MP / MLA of respective constituency	Member
4	District Revenue Officer	Member
5	City Commissioner / Municipality Commissioner/ AD Town Panchayat of Urban Local bodies	Member
6	AC(D)/Project Director District Rural Development Agency	Member
7	The Project Director, Tamil Nadu Women Development Corporation, Tamil Nadu Urban Livelihood Mission	Member
8	The Executive Engineer / TNUHDB	Member & Convenor
9	Joint Director / Deputy Director, Health Services, Medical and Family Welfare Department	Member
10	The Chief Education Officer, School Education Department	Member
11	The General Manager/ The Depot Manager, Tamil Nadu State Transport Corporation	Member

12	Project Officer, Integrated Child Development Scheme	Member
13	District Child Protection Officer, Department of Social Defence	Member
14	The Lead District Manager, Lead Bank	Member
15	Two representative from voluntary service organizations / NGOs	Member
16	Two representatives from the Resident welfare associations	Member

**12. Capacity Building:-**

The resettlement habitat needs empathetic service providers like School teachers, Anganwadi workers, Health Personnel, Public Distribution System staff, Transport staff, Police, EB etc., All these vital government officials have to be sensitized about the duress of resettlement. They have to be trained properly to treat the resettled children and poor people empathetically. Community Participant Assistants should be identified from the community and they should be trained for increasing the community participation for enhancement of holistic development.

**Annexure I**  
**Support Measures**

Type of Loss	Identification of Displaced Persons	Details
A.	Assets Lost by Non-titleholders	
A. 1 Loss of structure	Residential - Occupier of the Structure (Encroacher or Tenant with or without written tenancy/lease documents)	<ol style="list-style-type: none"> <li>1. On the request of the Land Administering Department TNUHDB will provide Alternative housing with available housing stock. Alternate housing will be provided only for the occupant of the structure.</li> <li>2. Shifting assistance as one time shifting cost to be provided as decided by the Government from time to time.</li> <li>3. Subsistence allowance per month will be provided for 12 months as decided by the Government from time to time.</li> <li>4. Right to salvage material from demolished structures, erected by occupants.</li> <li>5. Notice period of 15 days to shift.</li> <li>6. Will be given 7 days notice to shift any assets from relocation site.</li> </ol>
A.2.	Commercial - Occupier of the structure (Encroacher or Tenant with or without written tenancy/lease documents)	<ol style="list-style-type: none"> <li>1. Shifting assistance as one time shifting cost to be provided by the Land Administering Department / requiring agency, as decided by the Government from time to time.</li> <li>2. Subsistence allowance for minimum 3 months for tenants and 6 months for owner occupier, as decided by the Government from time to time (Project specific).</li> <li>3. Replacement cost of structure to the owner of the structure on submission of evidence of ownership as decided by Government from time to time (Project specific).</li> <li>4. Right to salvage material</li> <li>5. Notice period of 15 days will be given for shifting.</li> <li>6. Will be given 7 days time to remove any assets after shifting.</li> </ol>

B.	Loss of Livelihood	
B. Loss of primary source of income	Occupier	Training would be provided for income generating vocational training and skill improvement options based on the choice of the displaced person household by converging with other department programmes. There will be an age restriction on training based on the option of training selected.
C. Loss of common property resources	Loss of Common Property Resources	<ol style="list-style-type: none"> <li>1. The Government will provide for public spaces, parks, playgrounds and community halls, rations shops (public distribution system) at the relocation site as mentioned in the provision relating to infrastructural amenities in the framework.</li> <li>2. Replacement or restoration of the affected host community facilities, in the relocation site, or which needs to be shifted due to design requirements in the vicinity of the relocation site, will be done in consultation with the community using the community facility. These will include religious structures, shrines etc</li> </ol>
D.	Additional support to Vulnerable families/Persons	Persons with disabilities will be given preference for housing units on the ground floor first floor.

**Annexure II**  
**Categories not eligible for entitlements**

Sl. No.	Category
1	Every retired and serving employee of Central or State Government, Government undertakings, Central/State PSEs, Corporation, Boards, Universities and Quasi-Governmental organisation including local bodies.
2	Present and former elected representative of Parliament, Legislative Assembly, Urban Local Bodies and Panchayat Raj Institutions.
3	Any individual having multiple houses in the encroached land and has let it out for rent, criminal action shall be initiated against him as per applicable Act/Rules by the Land Administering Department.



**ABSTRACT**

Tamil Nadu Urban Habitat Development Board – Resettlement and Rehabilitation framework - To ensure that Slum Dwellers are treated fairly and humanely when they are resettled from objectionable poramboke lands including water courses – Orders - Issued.

**HOUSING AND URBAN DEVELOPMENT [UHD2(1)] DEPARTMENT**

G.O.(Ms) No.26,

Dated:20.02.2023

சபகிருது வருடம், மாசி - 8,  
திருவள்ளூர் ஆண்டு 2054.

Read:

From Managing Director, Tamil Nadu Urban Habitat Development Board letter No.9353/CD1/6721/2021, dated 21.09.2021, 08.04.2022 and 28.12.2022.

**ORDER:**

In the Revised Budget speech for the year 2021-2022 on 13.8.2021 it has been announced that a new slum Resettlement and Rehabilitation Policy will be formulated in consultation with all Stakeholders to ensure that slum dwellers are treated fairly and humanely when they are resettled from objectionable poramboke lands including water courses.

2. In this connection, the Managing Director, Tamil Nadu Urban Habitat Development Board was requested to prepare and send the draft policy for approval of Government. In his letter read above the Managing Director, Tamil Nadu Urban Habitat Development Board has stated that the draft Resettlement and Rehabilitation Policy was placed before the Board on 25.08.2021 and the Board has resolved to approve the Resettlement & Rehabilitation Policy and instructed to conduct stake holders consultation to obtain their views. Accordingly, consultations with the Stakeholders from Non Government Organisations / Educational Institutions viz NGO Thozhamai, Chennai, Madras School of Social Work, Chennai, Information and Resource Centre for the Deprived Urban Communities (IRCDUC), Chennai and Madras Institute of Development Studies were held by the officers of Tamil Nadu Urban Habitat Development Board on 17.09.2021 & 18.09.2021. Based on the consultations held, necessary changes have been incorporated in the Resettlement & Rehabilitation Policy. Subsequently the views and remarks of concerned stake holder departments has also been obtained and further remarks also been carried out wherever required in the draft Resettlement and Rehabilitation Policy. In this regard a Power Point Presentation before the Chief Secretary and the Stake holders'

Departments to finalize the Draft Resettlement and Rehabilitation Policy was held on 02.12.2022.

3. The Managing Director, Tamil Nadu Urban Habitat Development Board has further stated that as per the suggestions given in the meeting held on 02.12.2022 various deliberation made in the Draft Resettlement and Rehabilitation Policy under the Chairmanship of Chief Secretary, the earlier suggestion of change in the term Resettlement & Rehabilitation Policy, as Resettlement & Rehabilitation Framework was accepted in the above meeting and also necessary changes have been incorporated in the draft Resettlement & Rehabilitation (R&R) Framework.

4. The Managing Director, Tamil Nadu Urban Habitat Development Board has therefore requested the Government to approve the Resettlement & Rehabilitation framework.

5. The Government after careful examination of the proposal of the Managing Director, Tamil Nadu Urban Habitat Development Board has decided to accept the draft Resettlement & Rehabilitation framework and accordingly issue the Resettlement and Rehabilitation framework to ensure that Slum Dwellers are treated fairly and humanely when they are resettled from objectionable poramboke lands including water courses as appended to this order.

**(BY ORDER OF THE GOVERNOR)**

**APOORVA  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Managing Director,  
Tamil Nadu Urban Habitat Development Board,  
Chennai-600 005.  
All Departments of Secretariat, Chennai-600 009.

**Copy to:**

The O/o the Hon'ble Minister (MS& ME),  
Chennai-600 009.  
The O/o the Chief Secretary to Government,  
Chennai-600 009.  
The Private Secretary to Principal Secretary to Government,  
Housing & Urban Development Department,  
Chennai-600 009.  
Housing and Urban Development (UHD-I & Budget), Department,  
Chennai-600 009.  
Stock file/Spare Copy.

**// FORWARDED BY ORDER //**

*E. Raj*  
20/12/2022  
**SECTION OFFICER**



நில உடைமைத் துறையின் பெயர் : .....

**Form 2/ படிவம் 2**

**பாகம்-1/Part 1**

பயனாளியின் கணக்கெடுப்பு / ஆய்வு படிவம்

**Structure No/ வடிவமைப்பு எண்** .....

மாதிரி வரைபடம் (படிவம் 1) & (படிவம் 2A) ல் கண்டபடி

(பணியின் அட்டவணையில் வ.எண்-2ஐ பார்க்கவும்)

<p>கணக்கெடுப்பு செய்யும் போது குடிசைக்கு முன் வடிவமைப்பு எண் எழுதப்பட்ட பலகையுடன் எடுத்த குடும்ப புகைப்படம் (நகல்)</p>
--

1	குடிசைப்பகுதியின் பெயர்	
2	கோட்டம் எண்	
3	உஊராட்சி / பேரூராட்சி / மாநகராட்சியின் பெயர்	
4	மாவட்டம்	
5	வட்டம்	
6	வருவாய் கிராமம்	
7	வீட்டு எண், தெரு	
8	குடும்பத்தலைவி பெயர்	
9	குடும்பத்தலைவி வயது / பிறந்த தேதி	
10	குடும்பத்தலைவர் பெயர்	
11	குடும்பத்தலைவர் வயது / பிறந்த தேதி	
12	குடும்ப அங்கத்தினர் பெயர்	வயது    உறவு    தொழில்    வருமானம்    ஆதார் அட்டை எண்
	1	
	2	
	3	
	4	
	5	
13	உணவு பங்கீட்டு அட்டை எண், (அதன் நகல்)	
14	உணவு பங்கீட்டு அட்டை வழங்கிய நாள்	
15	குடும்ப தலைவியின் ஆதார் அட்டை எண்., அதன் நகல்	
16	ஆதார் அட்டை வழங்கிய நாள்	
17	குடும்பத்தலைவியின் பெயர் வாக்காளர் பட்டியலில் இருக்கிறதா?	
18	ஆம் எனில் பட்டியல் பாகம் எண், வரிசை எண்	

19	குடும்பத் தலைவியின் வாக்காளர் அடையாள அட்டை எண் (EPIC No)	
20	வாக்காளர் அடையாள அட்டை வழங்கிய நாள்(அதன் நகல்)	
	(அ) குடியிருப்பின் உரிமை	சொர்தம் / வாடகை
	(ஆ) வாடகை வீடாக இருப்பின் வாடகை வீட்டின் உரிமைதாரர் பெயர்	
21	அவர் குடிசைபகுதியில் வசிக்கிறாரா ?	ஆம் / இல்லை
22	அவர் வெளியில் வசிக்கிறாரா ?	ஆம் / இல்லை
23	குடியிருப்பின் அமைப்பு	குடிசை/ஓடு/கல்நாள்/கவர் தளம் வீடு
24	குடியிருப்பு அமைந்துள்ள இடம்	
25	ஆதாரங்கள் முகவரியுடன் ஒத்துள்ளதா ?	ஆம் / இல்லை
26	குடியிருப்பில் வசிக்கும் மொத்த ஆண்டு	
27	வரி செலுத்தியிருந்தால் (அதன் நகல்)	

இதுவரை என் பெயருக்கோ அல்லது என் குடும்பத்தைச் சேர்ந்த உறுப்பினர்கள் பெயருக்கோ தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியத்தின் மூலமாகவோ / அரசு மூலமாகவோ வீடு அல்லது வீட்டு மனை ஒதுக்கீடு எதுவும் பெறவில்லை என்று உறுதி அளிக்கிறேன்.

மேலும், மேலே கண்ட விபரங்கள் அனைத்தும் உண்மை, இவற்றில் ஏதேனும் தவறாக இருந்து பின்னர் தெரிய வந்தால் எனக்கு ஒதுக்கீடு செய்யப்பட்ட மனையோ/வீடோ ரத்து செய்யப்படுவதுடன் என்மீது குற்றவியல் நடவடிக்கையும் வாரியத்தின் மூலம் மேற்கொள்ளப்படும் என்பதை நன்கு அறிவேன்.

இப்படிக்கு

கணக்கெடுக்கும் நாள்

கையொப்பம் / இடது கைபெருவிரல்

வ. எண்	கணக்கெடுப்பு செய்யும் தலைமை அலுவலர்/ அவருடன் சென்ற அலுவலரின் கையொப்பம்	பெயர்	பதவி	துறை	
1					
2					
3					
4					
5					

கணக்கெடுப்பு தலைமை அலுவலர்

1.கையொப்பம்

2.பெயர்

3.பதவி

நீல உடமைத் துறையினால் கணக்கெடுப்பின் பொழுது குடும்ப புகைப்படம் எடுக்கப்பட வேண்டும் மற்றும் பூர்த்தி செய்யப்பட்ட படிவம் தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியத்திற்கு சமர்ப்பிக்கப்பட வேண்டும்.

**தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரிய அலுவலக உபயோகத்திற்கு மட்டும்**

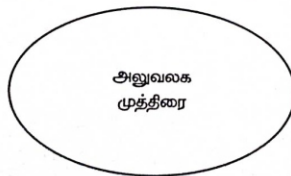
**Part 2/ பாகம் 2**

மேற்கண்ட கணக்கெடுப்பு படிவம் சரிபார்க்கப்பட்டது.

ஒதுக்கீடு வழங்க தலைவர்/மேலாண்மை இயக்குநர் அவர்களின் ஒப்புதல் கோப்பு எண்

வெளியேற்றப்பட்டு குடியிருப்பு ஒதுக்கீடு பெறுவதற்கான சான்றிதழ் வழங்க தகுதியுள்ளவர் / தகுதியற்றவர்

ல் பெறப்பட்டது



அலுவலக  
முத்திரை

செயலர் / ந.வா.மே.வாரியம்

நாள்:





**ABSTRACT**

Tamil Nadu Urban Habitat Development Board - Announcement - Formulation of a New Scheme "Nam kudiyruppu, Nam Poruppu (நம் குடியிருப்பு, நம் பொறுப்பு)" and Guidelines - Orders - Issued.

**HOUSING AND URBAN DEVELOPMENT [UHD-1(2)] DEPARTMENT**

G.O.(4D) No.55

Dated: 17.12.2021

பிலைவருடம், மார்சுதி-02 ,  
திருவள்ளூர் ஆண்டு 2052

Read:

From the Managing Director, Tamil Nadu Urban Habitat Development Board, Letter RC.No.G8/8697/2021, dated 08.10.2021.

= = = = =

**ORDER:**

During the Hon'ble Chief Minister's Review on 15.07.2021, it was decided that a new scheme "நம் குடியிருப்பு, நம் பொறுப்பு" ("Our Tenements, Our Responsibility") would be launched facilitating the formation of Resident Welfare Associations and taking over of the maintenance by the Resident Welfare Associations. The new scheme aims to achieve the following objectives:-

- i. To maintain the Tamil Nadu Urban Habitat Development Board's tenements in neat and tidy condition
- ii. To attend the repairs and renewals in time
- iii. To do periodical renovation of the tenements.
- iv. To provide additional infrastructure as requested by the residents of the tenements
- v. To maintain the common property resources
- vi. To create vibrant Residents Welfare Associations
- vii. To transfer the responsibility of routine maintenance to Resident Welfare Association
- viii. To empower the Resident Welfare Association financially
- ix. To create smooth coordination between the residents and Board
- x. To facilitate grievance redressal mechanism.

2. Following this, the Hon'ble Minister (Micro, Small and Medium Enterprises) has made the following Announcement on the floor of Tamil Nadu Legislative Assembly for the year 2021- 2022:-

"குடியிருப்போர் நலச்சங்கங்களின் பங்களிப்புடன் "நம் குடியிருப்பு - நம் பொறுப்பு" என்ற திட்டத்தின் மூலம் பராமரிப்பு மற்றும் அடிப்படை வசதிகள் மேற்கொள்ளப்படும்".

P.T.O

...2...

தமிழகமெங்கும் 1.80 இலட்சம் அடுக்குமாடிக் குடியிருப்புகளை தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியம் பராமரித்து வருகின்றது.

“நம் குடியிருப்பு - நம் பொறுப்பு” என்ற புதிய திட்டத்தின் மூலம் குடியிருப்போர் நலச் சங்கங்களை ஈடுபடுத்தி குடியிருப்புகள் பராமரிக்கப்படும். குடியிருப்புகளின் பராமரிப்பு செலவினங்களுக்கான மொத்த செலவில் 50 விழுக்காடு அரசாலும் மீதமுள்ள 50 விழுக்காடு குடியிருப்போர் நலச் சங்கங்களாலும் ஏற்றுக் கொள்ளப்படும்”.

3. The Managing Director, Tamil Nadu Urban Habitat Development Board in his letter read above, has stated that Tamil Nadu Urban Habitat Development Board (TNUHDB) has been the pioneer of its kind in India, established in 1970 by the Government of Tamil Nadu and has been catering to the housing needs of the pavement dwellers, encroachers of the road margins, river margins, waterways, fire affected families, Tsunami affected families, flood affected families, cyclone affected families, etc and has provided decent housing called “Tenements” to the poor with the infrastructure facilities in coordination with the Line Departments. The initiative of the Government of Tamil Nadu in establishing the Tamil Nadu Urban Habitat Development Board has been replicated in other States.

4. The Tamil Nadu Urban Habitat Development Board has constructed and maintains 1.80 lakh tenements in Chennai and other towns. Tamil Nadu Urban Habitat Development Board has fixed Rs.750/- and Rs.250/- per month as maintenance charge for the tenements with lift facility and for the tenements without lift facility respectively. Tamil Nadu Urban Habitat Development Board requires Rs.26.62 crore per annum for maintenance. However, collection of the maintenance charges is only Rs.8.25 crore. This low collection of maintenance charges has resulted in poor maintenance of the tenements. The Board incurs huge expenditure on the maintenance of tenements. At present, the responsibility of whole maintenance lies with the Board. There is no incentive for promptly paying tenements. Hence, the responsibility needs to be shared with Resident’s Welfare Association of the tenements with Board’s support.

5. The Managing Director, Tamil Nadu Urban Habitat Development Board has sent the proposal for implementation of the scheme “Nam Kudiyiruppu, Nam Poruppu”, where it has been proposed that concept of maintenance of tenements by the owners has to be propagated and Government may provide assistance partially.

6. The Financial implication proposed by the Managing Director, Tamil Nadu Urban Habitat Development Board for this scheme is arrived at as Rs.20,41,04,100/-, Rs.40,82,08,200/- and Rs.40,82,08,200/- for Financial years 2021-2022, 2022-2023 and 2023-2024 respectively.

7. The Government after careful examination of the proposal of Managing Director, Tamil Nadu Urban Habitat Development Board, approves the scheme “Nam Kudiyiruppu, Nam Poruppu (நம் குடியிருப்பு, நம் பொறுப்பு)” to facilitate formation of Residents Welfare Associations and to undertake

...3

...3...

maintenance work of tenements with the participation of Resident Welfare Associations with the following conditions:-

- i. The State Government will provide matching grant to Tamil Nadu Urban Habitat Development Board equivalent to the actual Resident Welfare Association maintenance charges collected, and not to the total charges due.
- ii. The release of matching grant will be on a quarterly basis to the Tamil Nadu Urban Habitat Development Board account after the equivalent Resident Welfare Association contribution has been credited and certified.
- iii. The State Grant will match the maintenance charges and not contributions over and above, made by residents or general public.
- iv. The Government contribution is capped to the present rates of collection (i.e) Rs.750/- for lifted apartments, Rs.250/- for non-lifted and Rs.50/- for others. In future, if the Board increases the contribution, then a separate Government Order may be issued for the purpose of increasing the matching share of the Government.

The sharing pattern between the Board and the Resident Welfare Association is as follows:-

Sl No.	Category of Works	Sharing Pattern
1.	Routine Maintenance	Resident Welfare Association own funds
2.	Minor Repairs	Resident Welfare Association own funds
3.	Water Supply and Electricity Charges for Common Area and Lift	100% Board
4.	Major Repairs	100% Board
5.	Additional Infrastructure	50% - Resident Welfare Association 50% - Board

8. The expenditure relating to para 7 above shall be debited under the following head of account:-

"2217 Urban Development 04-Slum area improvement 190-Assistance to Public Sector and Other Undertakings-States Expenditure-JT Grants to Tamil Nadu Urban Habitat Development Board for improvement to tenements including Repairs, Renovation, Sewerage, Water Supply etc., 309 Grants-in-Aid 02 Grants for Creation of Capital Assets". (IFHRMS DPC: 2217-04-190-JT-30902)"

9. The expenditure relating in para 7 above shall not be paid in cash, but shall contra credit to the following head of account:-

"K. Deposits and Advances (b) Deposits not bearing interest 8443-00 Civil Deposits 800 Other Deposits - CA Deposits of Tamil Nadu Urban Habitat Development Board (TNUHDB) 801 Receipts - 02 Not Bearing Interest. [IFHRMS DPC 8443-00-800-CA-80102) (Receipts)]"

...4

...4...

10. For implementation of the scheme "Nam Kudiyruppu, Nam Poruppu" the Guidelines as indicated in the Annexure to this order are issued.

11. This order issues with the concurrence of Finance Department vide its U.O. No.17/DS(PT)/2021, dated 17.12.2021.

**(BY ORDER OF THE GOVERNOR)**

**HITESH KUMAR S MAKWANA  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Chairman,  
Tamil Nadu Urban Habitat Development Board,  
Chennai - 600 005.

The Managing Director,  
Tamil Nadu Urban Habitat Development Board,  
Chennai - 600 005.

All District Collectors.

The Accountant General (A&E), Chennai-600 018.

The Accountant General (G&SSA), Chennai-600 018.

The Pay and Accounts Officer (North/East/Secretariat/South),  
Chennai-600 001/8/9/15.

The Principal Secretary /Commissioner of Treasuries and  
Accounts, Chennai-600 015.

The Section Officer,  
Housing and Urban Development (Bills) Department,  
Chennai-600 009.

**Copy to:-**

The Hon'ble Chief Minister's Office, Chennai-600 009.

The Special Personal Assistant to Hon'ble Minister (MS & ME),  
Chennai-9:

The Senior Personal Assistant to Hon'ble Minister  
(Finance and Human Resources), Chennai-600 009.

The Principal Private Secretary to Chief Secretary,  
Secretariat, Chennai-600 009.

The Private Secretary to Principal Secretary to Government,  
Housing and Urban Development Department,  
Chennai-600 009.

The Finance (Hg&UD) Department, Chennai-600 009.

The Housing and Urban Development (OP-1/Budget/UHD-2/UHD-3)  
Department, Chennai-600 009.

Stock file / Spare Copy.

**//FORWARDED BY ORDER//**

*E. Raju*  
17/12/2021  
**SECTION OFFICER**  
*[Signature]*  
17/12/2021

...5...

**Annexure**

**[G.O (4D) No.55, Housing and Urban Development UHD1(2) Department, dated 17.12.2021].**

**Guidelines for the scheme - "Nam Kudiyruppu, Nam Poruppu"****1) Formation / Restructuring of Resident Welfare Associations (RWAs)**

Resident Welfare Associations have to be formed in the tenemental schemes. The Resident Welfare Associations already formed are need to be restructured with Model by-laws approved by the Board.

**2) Recognition of Resident Welfare Association**

Resident Welfare Associations after their formation and registration have to apply to the Board for recognition. The Executive Engineer of the concerned division has to verify the membership, by-laws, accounts, etc., to accord recognition. The Executive Engineer shall ensure that there is one Association for one Block/Scheme. There shall not be more than one RWAs for a particular Block/Scheme. If two or more Associations applied for recognition to a particular Block/Scheme, the Association which has the majority of membership of residents shall be recognized.

**3) Responsibility of maintenance**

The maintenance works are classified into following categories as detailed below:-

Sl.No	Category of Works	Responsibility of maintenance
(i)	Routine Maintenance Works	RWA
(ii)	Minor Repair Works	RWA
(iii)	Water supply and Electricity charges	Board
(iv)	Major Repair Works	Board
(v)	Additional Infrastructure facilities	RWA & Board

**i. Routine Maintenance Works.**

The works related with day to day activities shall be considered as routine maintenance works viz., cleaning, solid waste disposal, lift operation, water



...6...

supply, sewerage disposal, sanitation, water tank maintenance, common area lighting, etc. These routine maintenance works shall be carried out by the Residents Welfare Association. The appointment, payment of hiring charges of the maintenance staff i.e Plumber cum water tank operator, Lift operator, sweeper, sanitary workers shall be done by RWAs. The already existing maintenance staff contract shall be transferred to RWAs. The RWAs may fix the hiring charges of the staff at the market rates. The RWAs may engage the maintenance staff from the residents of the block /scheme itself. At least 50% of the lift operators may be hired among differently abled persons, based on availability. Women may be provided preference in other works. Proper accounts and vouchers have to be maintained for all the works carried out.

#### **ii. Minor Repair Works**

The works which are below Rs.30,000/-of expenditure are categorized as Minor Repair Works. The works related with pipe line maintenance, water supply, sewerage disposal, electrical repairs, staircase maintenance, terrace maintenance, etc. will be included in this category. The executive committee of the RWA shall be vested with power of administrative sanction for minor repair works below Rs.30,000/-. The President/Secretary of the RWA shall execute the works. Proper accounts and vouchers have to be maintained for all the works carried out.

#### **iii. Water supply and Electricity charges**

The supply of water and electricity is an essential service. Any delay in payment of these charges would hamper routine life of the residents. Hence, these essential services need to be taken care of by the Board. The electricity bills for the common area and lift operations, water supply charges shall be directly paid by the Board from the maintenance grant. The water supply and electricity charges will be deducted from the State contribution amount. The Executive Engineer concerned shall maintain a separate account register in this regard.

#### **iv. Major Repair Works**

Any repair works which are more than Rs.30,000/- of expenditure shall be considered as Major Repair Works. These works include repair works to prevent

...7

...7...

structural damages, cracks, painting, repair of toilet water closets, roof leakage, repair of lifts, repair of generator, drainage repair works, etc. All the above mentioned major repair works are to be carried out by the Board, from the State contribution amount. Administrative sanction has to be accorded by the Board authorities on preparation of estimates by the concerned Division. "M Book" has to be maintained by the Board authorities.

#### v. **Additional Infrastructure Facilities**

Additional Infrastructure Facilities are like compound walls, installation of CCTV, additional protection gates, extra lights and other civil, electrical and electronic works that may be required and requested by the RWA by Executive committee resolution. RWA has to contribute 50% of the estimated cost, 50% of the cost will be provided from State contribution. The estimates will be done by the concerned division officials. The Administrative Sanction will be accorded by the Board authorities. The execution of works will be done by adhering tender procedures. If the RWA contributes more than 50% of the estimated cost, the RWA may opt to execute themselves or through engaging an Agency.

The construction and renovation of common utilities like Primary Health Centers, Government schools, Anganwadi, Community hall, PDS Shops may be taken under this additional Infrastructure component. One or more RWAs may contribute together to this common utilities work.

#### **Prohibited Works**

The following works are prohibited under Additional Infrastructure components:-

- a. Purchase of all movable items, equipment and furniture.

**Exception:** Government Schools, Colleges; Noon Meal Centres, Anganwadis, which cater the needs of the tenements/ scheme area. Purchase of Tricycles, equipment for solid and liquid waste management, sports equipment for the benefit of youth and children are permitted.

- b. All works involving Commercial Establishments/Units, Assets for individual / family expenditure.
- c. Works within the places of religious worship and on land belonging to or owned by religious faiths / groups.

...8...

#### 4) Funding Sources

After the formation of RWA/ restructuring of RWA with Model by-laws, the RWAs shall apply for recognition. If the RWAs are recognized by the Board authorities, the right of collecting maintenance charges shall be transferred to the RWA. The RWA shall raise its own fund in the way of contribution, apart from maintenance charges. The Government Grant equal to the maintenance charge collected by the RWA for maintenance cost.

If the maintenance is handed over to the RWA and empowered to engage and pay hiring charges as per the prescribed rate of the District Collector under Minimum Wages Act, the hiring charges may be reduced and thereby expenditure amount would also be reduced.

#### 5) Financial accountability

The RWA should follow financial prudence. The funds of RWAs shall be subject to annual audit. The President, Secretary and Treasurer are responsible to the Executive committee of the RWA. The RWAs shall follow the norms strictly.

- a) The RWA shall open one Joint Bank Account in a Scheduled Commercial Bank. The accounts to be operated jointly by the President and Treasurer of the RWA.
- b) All the maintenance charges and other funds collected shall be deposited in the Bank account on the day of collection. If not possible, next working day of the bank.
- c) All the amount collected by RWA shall be issued with proper receipt.
- d) The RWA shall maintain the accounts in the formats prescribed by the Board.
- e) On the resolution of the executive committee, the President and Treasurer may withdraw the amount from the account. The withdrawn amount should be spent for the purpose for which it is intended. Proper vouchers, receipts, and accounts shall be maintained by the RWA for all the works carried out.

...9...

- f) All accounts and receipts have to be maintained properly by the RWA. Periodical receipt of all the expenditures of the preceding month has to be furnished by the RWA on or before 5<sup>th</sup> of every month.

The Board authorities will have the right to inspect the accounts of the RWAs. If any deviation of grave nature is found, the recognition of the RWA shall be withdrawn by the Board. The Right of maintenance collection shall be resumed by the Board.

#### **6) Maintenance committee**

A Maintenance Committee composed of following members shall be constituted for the tenemental scheme:-

- (1) Executive Engineer
- (2) Assistant Executive Engineer
- (3) Estate Officer
- (4) Community Development Personnel
- (5) President or Secretary of the RWAs

The Executive Engineer is the Chairman of the Committee. The Maintenance Committee will prioritize the works to be executed. The Maintenance Committee will convene a meeting once in a month.

Any discrepancies or difference of opinion in deciding the preference of works or fund allocation, the Superintending Engineer of the concerned Circle is empowered to resolve the issue for smooth execution of the work.

#### **7) Federation of RWAs**

Depending upon the number of tenements, RWAs are formed in each block or 1 for the whole scheme. If the tenemental scheme is of large size with more tenements, more than 1 RWAs may be formed. In such cases, a Federation of RWAs may be formed in that particular scheme with equal representation from all the RWAs of the scheme. The federation of RWAs are also to be registered. The federation is a forum of resolving issues among RWAs and to take care of common property resources of the tenemental scheme.

#### **8) Appeals**

Appeals on various issues, if prevailing among the RWAs and its members shall be made to the Maintenance Committee of the tenemental scheme. As part of the dispute resolution mechanism at the scheme level, the Superintending Engineer of the concerned circle is designated as the Appellate

...10...

Authority. The final Appeal lies with the Managing Director of the Tamil Nadu Urban Habitat Development Board.

**9) Capacity Building**

Capacity building will be provided to the office bearers and a few members of the Resident Welfare Associations in coordination with the Department of Registration. Capacity building on Registration, functions, bylaws, conduct of meeting, passing of resolution, maintenance of registers, accounts procedure, collection of maintenance amount, auditing, hand holding with Government Departments, maintenance of tenements, etc., have to be imparted to Resident Welfare Associations to facilitate proper functioning, maintaining and sustainability of the Resident Welfare Associations.

**HITESH KUMAR S MAKWANA  
PRINCIPAL SECRETARY TO GOVERNMENT**

//TRUE COPY//

*F. Raju*  
17/12/2021  
**SECTION OFFICER**  
*[Signature]*  
17/12/2021

**ABSTRACT**

Tamil Nadu Urban Habitat Development Board– Announcement 2022-2023 – Sanction of a sum of Rs.15.81 crore as matching grant equal to 3 months maintenance charges advance payable to the Resident Welfare Associations and advance matching grant will be eligible only to the Resident Welfare Associations which are formed within 6 months from the date of issue of Government order– Orders - Issued.

=====

**HOUSING AND URBAN DEVELOPMENT [UHD-1(2)]DEPARTMENT**

G.O.(4D) No.28

Dated:21.06.2022

சுபகிருது வருடம், ஆணி-07,  
திருவள்ளூர் ஆண்டு 2053

Read:

1. G.O.(4D) No.55, Housing and Urban Development [UHD1(2)], dated 17.12.2021.
2. From the Managing Director, Tamil Nadu Urban Habitat Development Board, letter No.M1/ 3245/ 2022, dated 9.5.2022.

= = =

**ORDER:**

In the reference 2<sup>nd</sup> read above, the Managing Director, Tamil Nadu Urban Habitat Development Board has stated that,

- i. Tamil Nadu Urban Habitat Development Board (TNUHDB) provides affordable housing for all the Economically Weaker Section families living in the urban areas. At present, TNUHDB is maintaining 1,73,607 tenements in 354 schemes in Chennai and other Towns. The maintenance of infrastructure for water supply to the tenements, disposal of sewage from the tenements upto the terminal manhole, maintenance of lifts, firefighting equipments in Multi Storey Building (MSB) schemes, common area in the tenement blocks is being attended by the TNUHDB. To ensure longevity and structural stability of the tenements, repair and renewal works to the tenements are also undertaken by TNUHDB.
- ii. Community participation in the maintenance of tenements has become need of the hour. If the community is involved in carrying out maintenance works for the tenements, it will be more effective and result oriented.

2. In the Government order 1<sup>st</sup> read above, the Government has ordered to implement a new scheme "**Nam Kudiyruppu Nam**

P.T.O.

P.T.O.

**Poruppu** for the formation of Resident Welfare Associations in tenement schemes, to collect the monthly maintenance charges from residents of the tenements and also to provide Government's matching grant to the maintenance charges collected by the Resident Welfare Associations.

3. In this connection, the Hon'ble Minister for Micro, Small and Medium Enterprises has announced in the Legislative Assembly on 20.04.2022 as follows: -

“நம் குடியிருப்பு நம் பொறுப்பு திட்டத்தின் கீழ் அடுக்குமாடிக் குடியிருப்பு திட்டப்பணிகளை உடனுக்குடன் பழுது நீக்கி நல்ல முறையில் பராமரிப்புப் பணிகளை மேற்கொள்ள குடியிருப்பு தாரர்களிடமிருந்து வசூலிக்கப்படும் பராமரிப்பு தொகைக்கு ஈடாக அரசினால் மானியத்தொகை வழங்க வழிவகை செய்யப்பட்டுள்ளது.

அதன் தொடக்கமாக மூன்று மாத பராமரிப்பு தொகை அரசு பங்களிப்பு நிதியிலிருந்து ஒரே தவணையில் முன்பணமாக வழங்கப்படும்”

4. The Managing Director, Tamil Nadu Urban Habitat Development Board has further stated that as part of its various programmes, Tamil Nadu Urban Habitat Development Board has been constructing storeyed tenements with infrastructure for water supply and sewerage arrangements and allot them to the urban poor. These tenements were earlier allotted on rental basis and subsequently switched over to Hire Purchase system and from the year 1987 most of the constructed tenements were allotted under hire purchase basis.

5. As already stated, Tamil Nadu Urban Habitat Development Board has been maintaining 1,73,607 tenements in 354 schemes in Chennai and other Towns and as detailed below:-

Sl.No.	District / City	No.of schemes	No.of tenements under maintenance
1	Chennai	199	115500
2	Chengalpet	3	806
3	Thiruvallur	1	1024
4	Kancheepuram	2	4160
5	Vellore	3	704
6	Thirupattur	1	528

<b>Sl.No.</b>	<b>District / City</b>	<b>No.of schemes</b>	<b>No.of tenements under maintenance</b>
7	Tiruvannamalai	2	336
8	Trichy	13	4342
9	Ariyalur	1	288
10	Perambalur	1	504
11	Thanjavur	9	2224
12	Pudukottai	4	2212
13	Thiruvarur	1	80
14	Nagapattinam	2	440
15	Dharmapuri	1	168
16	Krishnagiri	3	1224
17	Salem	8	2404
18	Namakkal	6	2188
19	Karur	3	448
20	Coimbatore	32	14255
21	The Nilgiris	1	172
22	Tiruppur	9	4624
23	Erode	9	2620
24	Madurai	17	5834
25	Virudhunagar	1	176
26	Dindugul	1	200
27	Theni	3	1223
28	Sivagangai	1	608
29	Ramanathapuram	3	592
30	Tirunelveli	6	2229



Sl.No.	District / City	No.of schemes	No.of tenements under maintenance
31	Thoothukudi	6	894
32	Kanniyakumari	2	600
		<b>354</b>	<b>173607</b>

6. The status on the formation of Resident Welfare Association is furnished below:-

Sl. No.	Total No.of schemes	Total No. of tenements	Resident Welfare Associations		
			Total	Formed	To be formed
1	354	173607	694	316	378

Out of the 316 Resident Welfare Associations formed, 93 Resident Welfare Associations have been registered.

7. The Managing Director, Tamil Nadu Urban Habitat Development Board has furnished the details of payment of matching grant amount to the Resident Welfare Associations in advance by the Government as follows:-

Sl. No.	Category	Maintenance charges per tenement per month	Three months advance to be paid to RWAs	No. of tenements	Total amount (Rs. in Cr)
1	Tenements without lift	250	750	154991	11.62
2	Tenements with lift	750	2250	18616	4.19
	<b>Total</b>	--	--	<b>173607</b>	<b>15.81</b>

8. The Managing Director, Tamil Nadu Urban Habitat Development Board has also requested the Government to accord approval for the above proposal and also to sanction Rs.15.81 crore as matching grant equal to 3 months maintenance charges advance payable to the Resident Welfare

Associations. The RWAs may also be informed that this advance matching grant will be eligible only to the Resident Welfare Associations which are formed within 3 months from the date of issue of this Government order.

9. The Government after careful consideration have decided to accept the proposal of the Managing Director, Tamil Nadu Urban Habitat Development Board and accord sanction for a sum of Rs.15.81 crore (Rupees Fifteen crore and Eighty one lakh only) as matching grant equal to 3 months maintenance charges advance payable to the Resident Welfare Associations subject to the condition that the advance matching grant will be eligible only to the Resident Welfare Associations which are formed within 6 months from the date of issue of this Government order.

10. The expenditure sanctioned in para 9 above shall be debited under the following head of account:-

"2217 Urban Development 04-Slum area improvement 190-Assistance to Public Sector and Other Undertakings-States Expenditure-JT Grants to Tamil Nadu Urban Habitat Development Board for improvement to tenements including Repairs, Renovation, Sewerage, Water Supply etc., 309 Grants-in-Aid 02 Grants for Creation of Capital Assets". (IFHRMS DPC: 2217-04-190-JT-30902)"

11. The expenditure sanctioned in para 9 above shall not be paid in cash, but shall contra credit to the following head of account:-

"K. Deposits and Advances (b) Deposits not bearing interest 8443-00 Civil Deposits 800 Other Deposits – CA Deposits of Tamil Nadu Urban Habitat Development Board (TNUHDB) 801 Receipts - 02 Not Bearing Interest. [IFHRMS DPC 8443-00-800-CA-80102] (Receipts)]"

12. Necessary additional funds of Rs.15,81,00,000/- will be provided in RE/FMA 2022-23. However, this expenditure shall be brought to the notice of the Legislature by Specific Inclusion in the Supplementary Estimate 2022-2023. Pending Provision of such funds, the Section Officer, Housing and Urban Development Department (Bills), Secretariat, Chennai-09 is authorized to draw and transfer the amount sanctioned in para 9 above. He is also directed to include this item of expenditure while sending the Budget proposal for RE/FMA 2022-23 and also send necessary draft explanatory note for Specific Inclusion of this expenditure in the Supplementary Estimate 2022-2023 to Finance (BG-I/Hg&MAWS) Department at an appropriate time, without fail.

13. The Section Officer (bills), Housing and Urban Development Department, Chennai-9, is authorized to prepare submit an adjustment entry in the IFHRMS for effecting the above said transfer.

14. The Managing Director, Tamil Nadu Urban Habitat Development Board is requested to pursue action accordingly.

15. This order issues with the concurrence of Finance Department vide its U.O. No.30078/Fin(HG&UD)/2022, dated 06.2022 and ASL No.0428 (Four Hundred and twenty eight).

**(BY ORDER OF THE GOVERNOR)**

**HITESH KUMAR S MAKWANA  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Chairman,  
Tamil Nadu Urban Habitat Development Board,  
Chennai – 600 005.  
The Managing Director,  
Tamil Nadu Urban Habitat Development Board,  
Chennai – 600 005.  
The Accountant General (A&E), Chennai-600 018.  
The Accountant General (G&SSA), Chennai-600 018.  
The Pay and Accounts Officer (North/ East/Secretariat/ South),  
Chennai-600 001/8/9/15.  
The Principal Secretary/Commissioner of Treasuries and Accounts,  
Chennai-600 015.

**Copy to:-**

The Special Personal Assistant to Hon'ble Minister (MS&ME), Chennai-9  
The Private Secretary to Secretary to Government,  
Housing and Urban Development Department,  
Chennai-600 009.  
The Finance (Hg & BG-I, II, W&M-I) Department,  
Chennai-600 009.  
Housing and Urban Development(OP-1/Budget/UHD-2)Department,  
Chennai-600 009.

**Stock file/Spare Copy**

**//FORWARDED BY ORDER//**

*E. Raju*  
21/10/2022  
**SECTION OFFICER**

தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியம்	
அனைவருக்கும் வீட்டு வசதித்திட்டம்	
படிவம் - அ குடிசைப்பகுதியை மேம்படுத்துதல் (Insitu Redevelopment) - பயனாளி பற்றிய விவரங்கள்	

1. குடும்பத்தலைவரின் பெயர்	
----------------------------	--

2. பாலினம்	ஆண்: 01	பெண்: 02	மூன்றாம் பாலினம்: 03
------------	---------	----------	----------------------

3. தந்தையின் / கணவரின் பெயர்	
------------------------------	--

4. குடும்பத் தலைவரின் வயது	
----------------------------	--

5. தற்போதைய முகவரி	
--------------------	--

குடிசைப்பகுதியின் பெயர்	
-------------------------	--

அ. வீட்டு எண்.		ஆ. தெரு, பகுதி பெயர்	
----------------	--	----------------------	--

இ. வார்டு எண்		ஈ. மண்டலம் எண்	
---------------	--	----------------	--

உ. நகரம்		ஊ. அலைபேசி எண்.	
----------	--	-----------------	--

6. நிரந்தர முகவரி	
-------------------	--

அ. வீட்டு எண்.		ஆ. தெரு, பகுதி பெயர்	
----------------	--	----------------------	--

இ. வார்டு எண்		ஈ. மண்டலம் எண்	
---------------	--	----------------	--

உ. நகரம்			
----------	--	--	--

7. ஆதார் அட்டை எண் :	
----------------------	--

இல்லைபெனில்	
-------------	--

உணவு பங்கீட்டு அட்டை எண்	
--------------------------	--

வாக்காளர் அட்டை எண்	
---------------------	--

வீடு உரிமை குறித்து பயனாளியின் சொந்த மாவட்ட வருவாய் துறை வழங்கியுள்ள தனிப்பட்ட ஆள் அறிதல் எண் / சான்றிதழ்	
---	--

8. குடும்ப உறுப்பினர்கள் விவரம்	
---------------------------------	--

வ.எண்	குடும்ப உறுப்பினர் பெயர்	குடும்பத்தலைவருக்கு உள்ள உறவு முறை	பாலினம்	வயது	ஆதார் எண்	வாக்காளர் அட்டை எண்
-------	--------------------------	------------------------------------	---------	------	-----------	---------------------

1						
---	--	--	--	--	--	--

2						
---	--	--	--	--	--	--

3						
---	--	--	--	--	--	--

4						
---	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

9. மதம்	
---------	--

இந்து - 01		முஸ்லிம் - 02		சீக்கியர் - 04		கிறித்தவர் - 03
------------	--	---------------	--	----------------	--	-----------------

ஜெயின் - 05		புத்த மதம் - 06		ஜொராஸ்டிராயனியம் - 07		மற்றவர்கள் - 08 (குறிப்பிடவும்)
-------------	--	-----------------	--	-----------------------	--	---------------------------------

10. வகுப்பு	
-------------	--

பொதுப்பிரிவினர் - 01		தாழ்த்தப்பட்டோர் - 02		பழங்குடியினர் - 03	
----------------------	--	-----------------------	--	--------------------	--

		பிற்படுத்தப்பட்ட வகுப்பினர் - 04		மிகவும் பிற்படுத்தப்பட்டோர் - 05	
--	--	----------------------------------	--	----------------------------------	--

11. குடும்பத் தலைவர் மாற்று திறனாளியா ?		ஆம் - 01		இல்லை - 02	
---	--	----------	--	------------	--

12. குடும்பத் தலைவரின் நிலை	திருமணமானவர் - 01		திருமணமாகாதவர் - 02		தனிப்பெண் / விதவை - 03
-----------------------------	-------------------	--	---------------------	--	------------------------

13. குடும்பத்திற்கு இந்தியாவில் எங்கேனும் வீடு / நிலம் சொந்தமாக உள்ளதா ?	
--	--

அ. ஆம் எனில் பகுதியின் பெயர் (பகுதி / நகரம் / மாநிலம்)	
--	--

ஆ. ஆம் எனில் சதுர மீட்டரில் நிலம் எவ்வளவு ?	
---	--

14. தற்போது வசிக்கும் வீட்டின் உரிம விவரம்	சொந்தமானது - 01		வடகை - 02		இதர இனங்கள் - 03
--	-----------------	--	-----------	--	------------------

15. குடும்பத்தின் சராசரி மாத வருமானம் (ரூபாயில்)	
--	--

குடும்பத் தலைவரின் கையொப்பம் / இடது கை பெருவிரல் பதிவு	
--	--

விவரம் சேகரிப்பவரின் பெயர் / பதவி / கையொப்பம் / நாள்	
--	--

தமிழ்நாடு நகர்ப்புர வாழ்விட மேம்பாட்டு வாரியம்			
அனைவருக்கும் வீட்டு வசதித்திட்டம்			
படிவம் - ஆ பயனாளி பற்றிய விவரங்கள்			

1. குடும்பத்தலைவரின் பெயர்	
----------------------------	--

2. பாலினம்	ஆண்: 01	பெண்: 02	மூன்றாம் பாலினம்: 03
------------	---------	----------	----------------------

3. தந்தையின் / கணவரின் பெயர்	
------------------------------	--

4. குடும்பத் தலைவரின் வயது	
----------------------------	--

## 5. தற்போதைய முகவரி

தாங்கள் வசிக்கும் பகுதி குடிசைப்பகுதியா?	ஆம்: 01	இல்லை: 02
ஆம் / இல்லை எனில்		
அ. வீட்டு எண்.	ஆ. தெரு, பகுதி பெயர்	
இ. வார்டு எண்	ஈ. மண்டலம் எண்	
உ. நகரம்	ஊ. அலைபேசி எண்.	

## 6. நிரந்தர முகவரி

அ. வீட்டு எண்.	ஆ. தெரு, பகுதி பெயர்
இ. வார்டு எண்	ஈ. மண்டலம் எண்
உ. நகரம்	

## 7. தற்போதைய குடியிருப்பின் விவரம்

சொந்தம் - 01	வாடகை - 02	மற்றவை - 03
--------------	------------	-------------

## 8. மேற்கூரையின் வகை

நிரந்தர வீடு [ கான்கிரீட், கருங்கல் தளம் ] - 01	நிரந்தர வீடு - 01	ஓட்டு வீடு - 02	ஓலை வீடு - 03
ஓட்டு வீடு [ கல்நாள், இரும்பு தகடு, ஓடு ] - 02			
ஓலை வீடு [ ஓலை, தாள்பாலின், மரப்பலகை ] - 03			

## 9. குடியிருப்பிலுள்ள மொத்த அறைகளின் எண்ணிக்கை, சமையலறை தவிர்ந்து

10. ஆதார் அட்டை எண் :	
இல்லைபெனில்	
உணவு பங்கீட்டு அட்டை எண்	
வாக்காளர் அட்டை எண்	
வீடு உரிமை குறித்து பயனாளியின் சொந்த மாவட்ட வருவாய் துறை வழங்கியுள்ள தனிப்பட்ட ஆள் அறிதல் எண் / சான்றிதழ்	

## 11. குடும்ப உறுப்பினர்கள் விவரம்

வ.எண்	குடும்ப உறுப்பினர் பெயர்	குடும்பத் தலைவருக்கு உள்ள உறவு முறை	பாலினம்	வயது	ஆதார் எண்	வாக்காளர் அட்டை எண்
1						
2						
3						
4						

## 12. மதம்

இந்து - 01	முஸ்லிம் - 02	சீக்கியர் - 04	கிறித்துவர் - 03
ஜெயின் - 05	புத்த மதம் - 06	ஜொரால்டிராயனிசம் - 07	மற்றவர்கள் - 08 (குறிப்பிடவும்)

## 13. வகுப்பு

பொதுப்பிரிவினர் - 01	தாழ்த்தப்பட்டோர் - 02	பழங்குடியினர் - 03
பிற்படுத்தப்பட்ட வகுப்பினர் - 04		மிகவும் பிற்படுத்தப்பட்டோர் - 05

## 14. வங்கி விவரம்

அ. வங்கி கணக்கு எண்	
ஆ. வங்கியின் பெயர் மற்றும் கிளை	
இ. வங்கியின் IFSC Code	

15. இவ்விடத்தில் (நகரம் / மாநகரம்) வசித்து வரும் வருடங்களின் எண்ணிக்கை						
0 முதல் 1 - 01		1 முதல் 3 - 02		3 முதல் 5 - 03		5 வருடங்களுக்கு மேல் - 04
16. வசித்து வரும் வீட்டின் உள் பரப்பளவு (சதுர மீட்டரில்)						
20 ச.மீ. குறைவானதா - 01		21-40 ச.மீ. - 02		41-60 ச.மீ. - 03		60 ச.மீக்கு அதிகமானதா - 04
17. குடும்பத் தலைவர் மாற்று திறனாளியா?			ஆம் - 01		இல்லை - 02	
18. குடும்பத் தலைவரின் நிலை		திருமணமானவர் - 01		திருமணமாகாதவர் - 02		தனிப்பெண் / விதவை - 03
19. குடும்பத்திற்கு இந்தியாவில் எங்கேனும் வீடு / நிலம் சொந்தமாக உள்ளதா?			ஆம் - 01		இல்லை - 02	
அ. ஆம் எனில் பகுதியின் பெயர் (பகுதி / நகரம் / மாநிலம்)						
ஆ. ஆம் எனில் சதுர மீட்டரில் நிலம் எவ்வளவு?						
20. வேலையின் தன்மை						
சுய வேலை - 01		மாத வருமானம் - 02		நிர்ணயித்த கூலி - 03		
கூலி - 04		மற்றவை - 05				
21. குடும்பத்தின் சராசரி மாத வருமானம் (ரூபாயில்)						
22. "வறுமைக் கோட்டிற்கு கீழ்" உள்ள அட்டை உள்ளதா? ஆம் / இல்லை						
ஆம் எனில் அட்டை எண்.						
23. குடும்பத்திற்கான குடியிருப்பின் தேவை						
புதிய வீடு - 01				விரிவாக்கம் - 02		
24. விரிவாக்கம் எனில் கூடுதல் தேவையைக் குறிப்பிடவும்						
ஒரு அறை - 01		சமையலறை - 02		குளியலறை - 03		கழிவறை - 04
						இவை அனைத்தும் - 05
25. அனைவருக்கும் வீட்டுவசதித் திட்டத்தின் கீழ் பயன்பெற விரும்பும் பிரிவின் விவரம்						
i. வங்கியின் மூலம் மானியக் கடன் முறை - 01			ii. பொருளாதார சக்திக்கேற்ப கூட்டுமுறையில் வீட்டுவசதி - 02			
iii. அரசின் மான்யம் பெற்று சுயமாக வீடு கட்டுதல் / விரிவாக்குதல் - 03						
26. சமூக பொருளாதார வகுப்புவாரி கணக்கெடுப்பு TIN (அரசின் மான்யம் பெற்று சுயமாக வீடு கட்டும் பட்சத்தில்)						
குடும்பத் தலைவரின் கையொப்பம் / இடது கை பெருவிரல் பதிவு						
விரும்பும் சேகரிப்பவரின் பெயர் / பதவி / கையொப்பம் / நாள்						



**ABSTRACT**

Tamil Nadu Urban Habitat Development Board –Announcement 2022-2023 – Sanction of a sum of Rs.35,39,400/- towards reimbursement of registration fee for 694 Residential Welfare Association – Orders - Issued.

**HOUSING AND URBAN DEVELOPMENT [UHD-1(2)]DEPARTMENT**

G.O.(4D) No.30

Dated:01.07.2022

சபகிருது வருடம், ஆனி-17,  
திருவள்ளூர் ஆண்டு 2053

Read:

1. G.O.(4D) No.55, Housing and Urban Development [UHD1(2)], dated 17.12.2021.
2. From the Managing Director, Tamil Nadu Urban Habitat Development Board, letter No.4786/CD1/2021, dated 09.05.2022.

= = =

**ORDER:**

In the reference 2<sup>nd</sup> read above, the Managing Director, Tamil Nadu Urban Habitat Development Board has stated that,

- i. In the G.O.(4D) No.55, Housing and Urban Development [UHD-1(2)] Department, dated 7.12.2021, the Government has approved the scheme "Nam Kudiyiruppu, Nam Poruppu (நம் குடியிருப்பு, நம் பொறுப்பு)" to facilitate formation of Residents Welfare Associations and to undertake maintenance work of tenements with the participation of Resident Welfare Associations. This scheme aims to keep the Tamil Nadu Urban Habitat Development Board's tenements in a neat and tidy condition with the support, co-ordination and responsible participation of the residents living in the tenements by encouraging them to form and register Residential Welfare Associations.
- ii. The Tamil Nadu Urban Habitat Development Board is having 1,73,607 tenements in the State in 354 schemes of 21 Divisions. It has been planned to form one Residential Welfare Association for around 250 tenements so as to ensure effective functioning and maintenance of tenemental areas. As such, around 694 Residential Welfare Associations are to be formed and registered under Tamil Nadu societies Registration Act. As on date 316 RWAs have been formed and efforts are on to form Residential Welfare Associations in the rest of the tenemental areas.
- iii. The residents in these tenements are hailing from vulnerable, marginalized and economically weaker sections and are generally

P.T.O.

working as daily wagers such as housekeeping, driving, construction works, plumbing, vegetable vending, etc., Hence, the Government's support in the formation and registration of Resident Welfare Associations has become necessary for them.

3. With this objective, Hon'ble Minister for Micro, Small and Medium Enterprises has made an announcement in the Legislative Assembly as below:-

“குடியிருப்பு திட்டப் பகுதிகளை சுத்தமாகவும், சுகாதாரமாகவும் நல்ல முறையில் பேணிக்காத்திட கொண்டு வரப்பட்ட நம் குடியிருப்பு நம் பொறுப்பு” திட்டத்தினை திறம்பட செயல்படுத்த குடியிருப்போர் நலச்சங்கங்கள் பதிவு செய்வதற்கு செலுத்த வேண்டிய பதிவு கட்டணத்திற்கு விலக்கு அளிக்கப்படும்”.

4. Now the Managing Director, Tamil Nadu Urban Habitat Development Board has informed that the registration fee per RWA as per the Tamil Nadu Societies Registration Act is Rs.5,100/- Once the RWA is registered by the Office Bearers, the fee paid by them is proposed to be reimbursed by the Government so as to make them function more actively. Further, the residents living in the tenements of Tamil Nadu Urban Habitat Development Board, will be motivated to form and register their Resident Welfare Associations within 3 months period from the date of issuing Government order to avail this benefit.

5. The Managing Director, Tamil Nadu Urban Habitat Development Board has therefore requested the Government to sanction an amount of Rs.35,39,400/- for the reimbursement of registration fee of 694 Resident Welfare Associations.

6. The Government after careful consideration have decided to accept the proposal of the Managing Director, Tamil Nadu Urban Habitat Development Board and accord sanction for an amount of Rs.35,39,400/- (Rupees Thirty five lakh thirty nine thousand and four hundred only) towards reimbursement of registration fee for 694 Residential Welfare Association.

7. The expenditure relating reimbursement of registration fee sanctioned in para 6 above shall be debited under the following head of account: -

“2217 Urban Development 04-Slum area improvement 190-Assistance to Public Sector and Other Undertakings-States Expenditure-JT Grants to Tamil Nadu Urban Habitat Development Board for improvement to tenements including Repairs, Renovation, Sewerage, Water Supply etc., 309 Grants-in-Aid 02 Grants for Creation of Capital Assets”. (IFHRMS DPC: 2217-04-190-JT-30902)”

The expenditure relating reimbursement of registration fee sanctioned in para 6 above shall not be paid in cash, but shall contra credit to the following head of account: -



"K. Deposits and Advances (b) Deposits not bearing interest 8443-00 Civil Deposits 800 Other Deposits – CA Deposits of Tamil Nadu Urban Habitat Development Board (TNUHDB) 801 Receipts - 02 Not Bearing Interest. [IFHRMS DPC 8443-00-800-CA-80102] (Receipts)]"

8. Necessary additional funds of Rs.35,39,400/- will be provided in RE/FMA 2022-2023. However, this expenditure shall be brought to the notice of the Legislature by Specific Inclusion in the Supplementary Estimate 2022-2023. Pending Provision of such funds, the Section Officer, Housing and Urban Development Department (Bills), Secretariat, Chennai-09 is authorized to draw and transfer the amount sanctioned in para 6 above. He is also directed to include this item of expenditure while sending the Budget proposal for RE/FMA 2022-2023 and also send necessary draft explanatory note for Specific Inclusion of this expenditure in the Supplementary Estimate 2022-2023 to Finance (BG-I/Hg&MAWS) Department at an appropriate time, without fail.

9. The Section Officer (bills), Housing and Urban Development Department, Chennai-9, is authorized to prepare submit an adjustment entry in the IFHRMS for effecting the above said transfer.

10. The Managing Director, Tamil Nadu Urban Habitat Development Board is requested to pursue action accordingly.

11. This order issues with the concurrence of Finance Department vide its U.O. No.31650/Fin(HG&UD)/2022, dated:27.06.2022 and ASL No.0481 (Four hundred and eighty one).

**(BY ORDER OF THE GOVERNOR)**

**D. KARTHIKEYAN**  
**PRINCIPAL SECRETARY TO GOVERNMENT (FAC)**

To  
The Chairman,  
Tamil Nadu Urban Habitat Development Board,  
Chennai – 600 005.  
The Managing Director,  
Tamil Nadu Urban Habitat Development Board,  
Chennai – 600 005.  
The Accountant General (A&E), Chennai-600 018.  
The Accountant General (G&SSA), Chennai-600 018.  
The Pay and Accounts Officer (North/ East/Secretariat/ South),  
Chennai-600 001/8/9/15.  
The Principal Secretary/Commissioner of Treasuries and Accounts,  
Chennai-600 015.

**Copy to:-**

The Special Personal Assistant to Hon'ble Minister (MS&ME), Chennai-9  
The Private Secretary to Secretary to Government,

Housing and Urban Development Department,  
Chennai-600 009.

The Finance (Hg & BG-I, II, W&M-I) Department,  
Chennai-600 009.

Housing and Urban Development (OP-1/Budget/UHD-2)Department,  
Chennai-600 009.

**Stock file/Spare Copy**

**//FORWARDED BY ORDER//**

*E. Rajan*  
*TAT 22*  
**SECTION OFFICER**