



**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

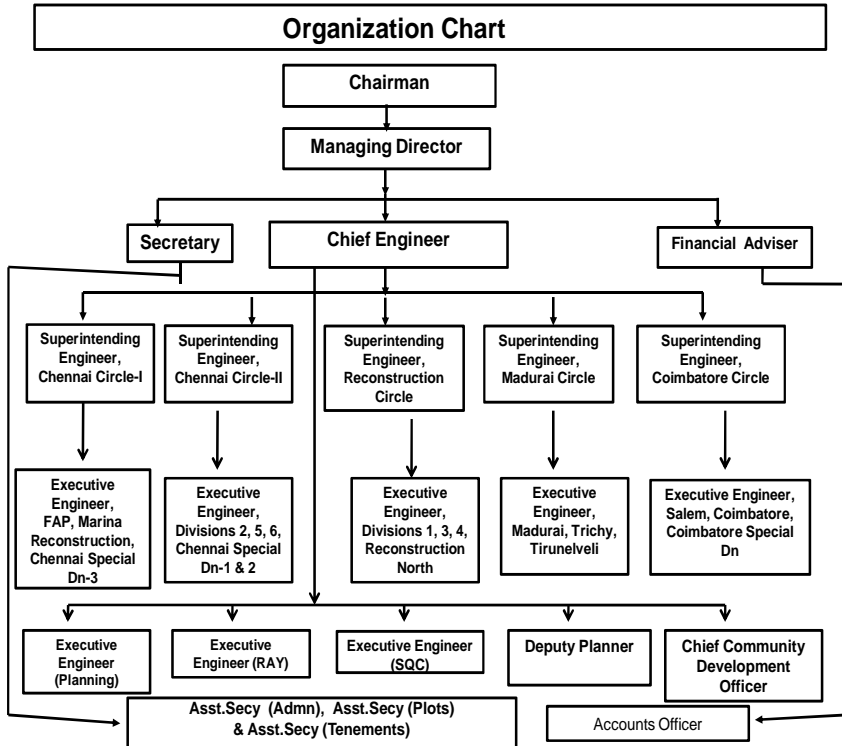
2. TAMIL NADU SLUM CLEARANCE BOARD

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 kutcha 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

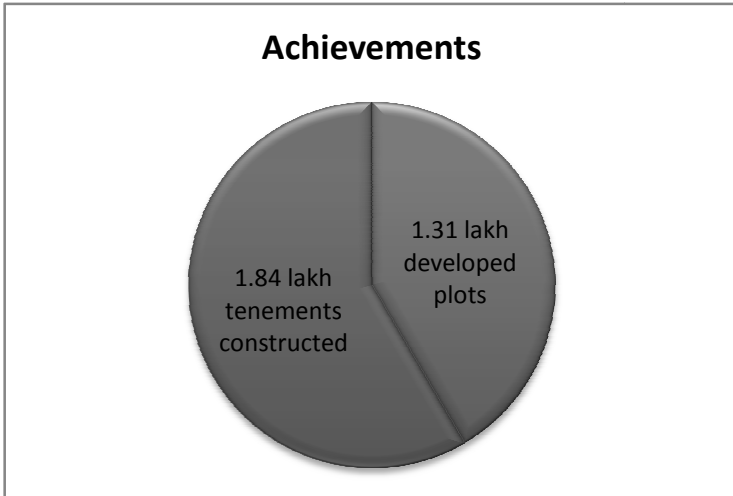
The development of urban slums will become complete only if the slum families become economically independent. Economical independence and self-sustainability are essential for the urban poor especially for youth and women living in slums.

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

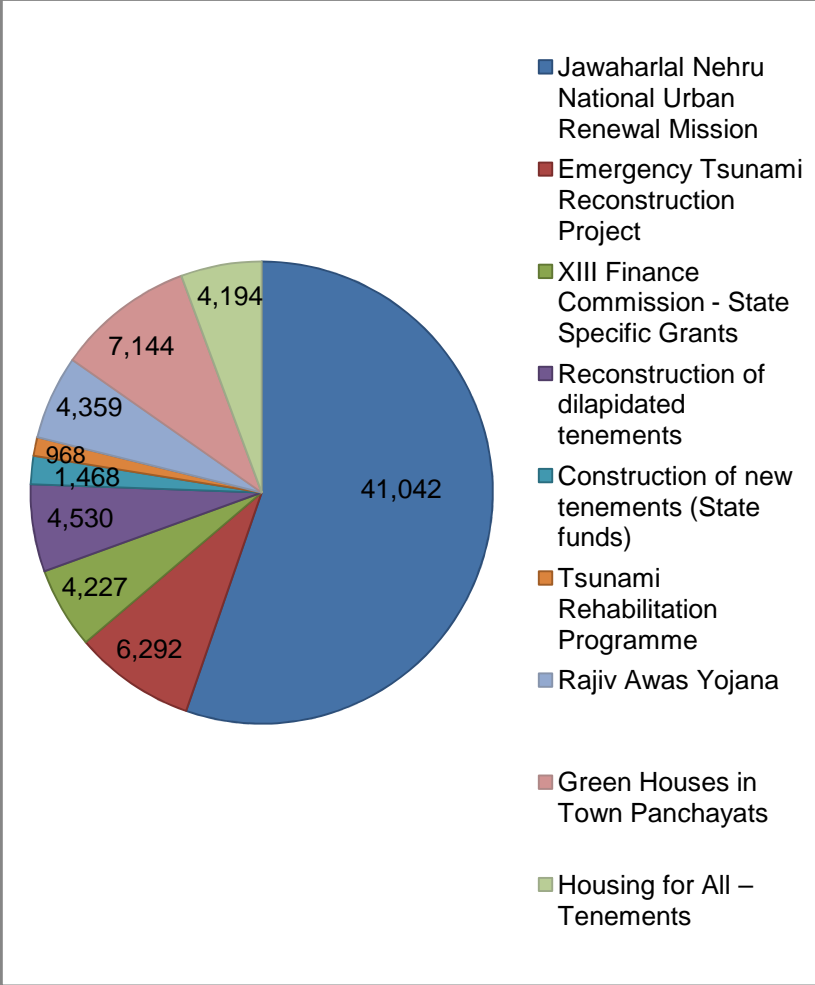


2.4. Achievements during the last Six years 2011-2017

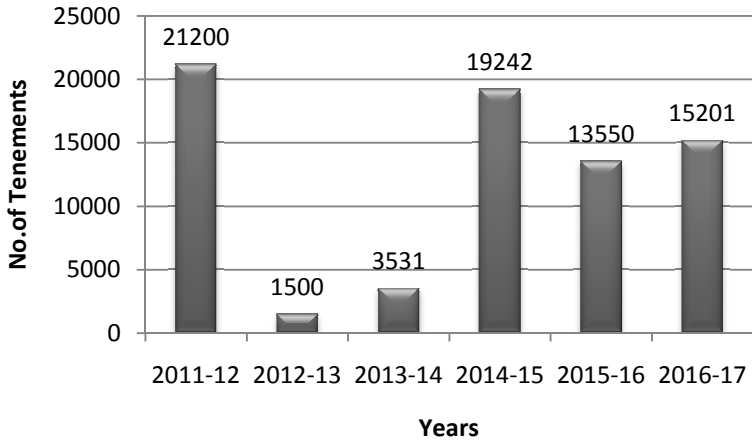
TNSCB has constructed 74,224 tenements/houses and spent Rs.3,855.28 crore on various programmes implemented from 2011 to March, 2017 as detailed below:

Achievements during 2011-2017

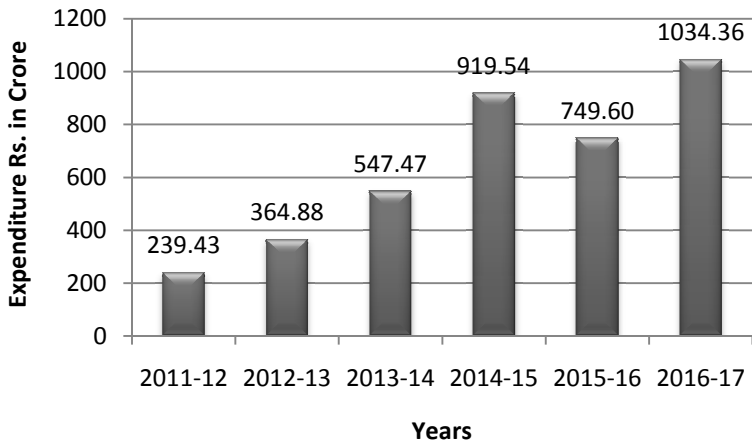
Sl. No.	Name of the Programme	Tenements / Houses		
		During		Total
		2011-16	2016-17	
1	Jawaharlal Nehru National Urban Renewal Mission	39,986	1,056	41,042
2	Emergency Tsunami Reconstruction Project	6,292	--	6,292
3	XIII Finance Commission - State Specific Grants	4,227	--	4,227
4	Reconstruction of dilapidated 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.