



9231

**Abstract**

Housing and Urban Development Department - Housing scheme for Economically Weaker Sections of the Town Panchayats - Funding from State Government - Financial assistance of Rs.2.1 lakhs per family to 20,000 families under Phase-I - to convert huts/mud houses into green houses with a concrete roof and solar power - Provided - Orders - Issued.

=====

HOUSING AND DEVELOPMENT (SC 1(1)) DEPARTMENT

G.O.(Ms).No.75

dated 24.05.2015

=====

ORDER:

The Hon'ble Chief Minister has announced in the Vision 2023 document to make the cities in Tamil Nadu Slum Free by 2023. To achieve this objective and also to cater to housing needs of economically weaker sections, various housing programmes have been implemented under State and Central Government funded programmes in Corporations and Municipalities of Tamil Nadu such as JNNURM, IHSDP, BSUP and RAY. In the rural areas, Government have implemented various housing programmes for economically weaker sections such as IAY and Chief Minister's Solar Powered Green Houses scheme. However, no major initiative in Housing sector has been undertaken in Town Panchayat areas.

*Handwritten notes:*  
sf  
CF  
24/5

*Handwritten notes:*  
EE LP  
Communicat  
to all thro mail  
immediately  
5

*Handwritten notes:*  
PO  
25/5/15

2. There are 528 Town Panchayats in Tamil Nadu which exhibit both urban and rural character and are an important component of rapid urbanisation in Tamil Nadu. The rate of growth of population in Town Panchayats especially around major municipal corporations is very high. Hence, these town panchayats require special focus in terms of development of infrastructure and housing. Though town panchayats have achieved urban character, due to unequal growth in income levels substantial population of most of the town panchayats still live in kutchra and semi pucca houses. Further, due to growth of family size and consequent increase in population pressure, existing dwelling sizes have been rendered smaller and smaller and exist next to each other without much spacing and formation of proper streets etc. Hence, some of the areas of town panchayats start exhibiting the character of slums. Also, large number of people working in municipalities and corporation areas who cannot find affordable housing near their work places prefer cheaper housing options in adjacent town panchayats. This adds further pressure on availability of affordable and hygienic housing in town panchayats.

3. In order to cater to the growing demand for housing in the Town Panchayats for economically weaker sections it is proposed to initiate a new housing scheme with funding from the State Government. In order to provide flexibility in design and construction, speedy completion of houses and ensuring transparency in execution, the scheme is proposed to be implemented through beneficiary led construction model. Financial assistance of Rs.2.1 lakhs per family to convert huts/mud houses into green houses with a concrete roof and solar power will be provided.

**Eligibility:**

In order to be eligible to receive assistance under the scheme the applicant should be poor and should not own any concrete house. The assistance will be provided to construct a house with a plinth area of not less than 300 sq.ft.

Detailed guidelines regarding eligibility, selection of beneficiaries and maximum plinth area of the proposed house will be decided by a committee consisting of Secretary, Housing and Urban Development, Managing Director, Tamil Nadu Slum Clearance Board, Director Town Panchayats and a representative of finance department under the Chairmanship of Principal Secretary, Municipal Administration and Water Supply Department. The committee will also decide regarding applicability of building plan parameters and building plan approval process.

**Applications:**

Eligible beneficiaries can submit their applications to the respective Town Panchayats along with Income Certificate and Building Plan, which will be scrutinized by the Executive Officers of the Town Panchayats. After scrutiny, they shall accord approval for selection of beneficiary as per the criteria prescribed by the committee discussed above. Supervision of construction shall be carried out by the Assistant Executive Engineers of Town Panchayats and stage wise construction shall be monitored by them. The scheme envisages only stagewise completion certificate by the respective Assistant Executive Engineers of Town Panchayats for the purpose of release of payment to the beneficiaries. Tamil Nadu Slum Clearance Board will release funds to the town panchayats on quarterly basis and supervise over all progress of the scheme. Details of stagewise payment to individual beneficiaries and release of funds by

Tamil Nadu Slum Clearance Board to the respective town panchayats and reconciliation process etc. will be worked out jointly by the Managing Director, Tamil Nadu Slum Clearance Board and Director, Town Panchayats.

### **Implementing Agency:**

Tamil Nadu Slum Clearance Board will be the implementing agency for the scheme. The Tamil Nadu Slum Clearance Board will obtain a loan of Rs.420 crores from Housing and Urban Development Corporation (HUDCO) / National Housing Bank which offer low rate of interest for EWS housing with Government Guarantee, in order to assist 20,000 families under Phase-I. In turn Tamil Nadu Slum Clearance Board can offer assistance to the beneficiaries at the rate of Rs. 2.1 lakhs in 3 installments proportionate to the progress of construction. Tamil Nadu Slum Clearance Board will repay the loan to HUDCO through sale of Transferable Development Rights (TDR) accrued due to the construction of EWS housing in market. The Executive Engineer, Tamil Nadu Slum Clearance Board of the concerned region will be the sanctioning authority.

### **Monitoring:**

A District Level Monitoring and Review Committee headed by the District Collector will monitor the implementation of scheme. Executive Engineer, Tamil Nadu Slum Clearance Board will be the Convenor of the DSMRC.

4. After careful examination, the Government have decided to sanction financial assistance of Rs.2.1 lakh each to 20,000 Economically Weaker families in the Town Panchayats under Phase-I to convert huts/mud houses into green houses with a concrete roof and solar power. Government also permit Managing Director, Tamil Nadu Slum Clearance Board

to obtain sanction of a loan of Rs.420.00 crore from either HUDCO or National Housing Bank whichever offers the lowest rate of interest and get the loan released in instalments based upon the demand assessment. The Tamil Nadu Slum Clearance Board will repay the above loan and interest charged through sale of Transferable Development Rights (TDR) accrued due to the construction of EWS houses at periodic intervals as per the loan repayment schedule prescribed. The above loan will be backed by Government Guarantee.

5. This order issues with the concurrence of Finance Department vide U.O. No.1796/FS/P/2015 dated 24.05.2015.

(By Order of the Governor)

Dharmendra Pratap Yadav  
Secretary to Government.

To  
The Managing Director, Tamil Nadu Slum Clearance Board, Chennai-5.  
The Managing Director, Tamil Nadu Housing Board, Chennai-35.  
The Prl. Secy to Govt.,  
Municipal Administration Water Supplies Dept., Chennai-9.  
The Commissioner, Corporation of Chennai, Chennai-3.  
The Director of Town Panchayats, Chennai-104.  
The Prl. Accountant General (A&E), Chennai-18.  
The Prl. Accountant General (C&SSA), Chennai-18.

Copy to:-

The Chief Minister's Office, Chennai-9.  
The Sr. PS to Chief Secretary, Chennai-9.  
The Sr. PA to Minister (Hg, UD & Agri), Chennai-9.  
The Sr. PA to Minister (Fin & PWD), Chennai-9.  
The Sr. PS to Prl. Secretary to Govt.  
Finance Dept., Chennai-9.

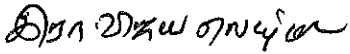
The Sr. PS to Municipal Administration Water Supplies  
Department Chennai-9.

The Sr. PS to Housing and Urban Development  
Department, Chennai-9.

The Finance (Housing) Dept., Chennai-9.

The Housing (Bud/SC) Dept., Chennai-9.

//forwarded By Order//

  
Section Officer