



HOUSING AND URBAN DEVELOPMENT DEPARTMENT

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

**POLICY NOTE
2022 - 2023**

DEMAND No.26

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MINISTER FOR MICRO,
SMALL AND MEDIUM ENTERPRISES**

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GOVERNMENT OF TAMIL NADU
2022

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Introduction

Tamil Nadu is one of the most urbanised States in the Country with around 53% of urban population in 2021. Urban population of Tamil Nadu is expected to be 57 % by 2030. The cities and towns of the State are the centres of agglomeration economies and reservoirs of skills. They are also the hope of millions of migrants. Due to growth in the manufacturing sector, service sector and surge of the knowledge economy, the population pressure on cities escalates. As a result, the urban centres increasingly susceptible to the negative consequences of rapid urbanisation, such as mushrooming of poor habitations, congested settlements, shortage of housing and basic

amenities, poverty, unemployment etc., if appropriate policy interventions not made.

As urbanization grows, which could lead to serious crippling of the productive capacities of a growing number of people. The housing problem will further aggravate unless concerted measures are taken to ameliorate the living conditions of the urban poor families.

Realizing the poor living conditions of the urban poor, the erstwhile, Tamil Nadu Slum Clearance Board (TNSCB) was established by the former Chief Minister Muthamizh Arignar Dr.Kalaigarnar in the year 1970 with the motto "***We shall see God in the smile of the Poor***" to provide inclusive housing for the urban poor families in Tamil Nadu. The Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 (Tamil Nadu Act 11 of 1971) was enacted with the objectives of improvement in slum areas by providing basic amenities including affordable housing to urban poor families making the areas habitable and if slum areas cannot be improved

then such areas to be cleared. Though improvement of slum areas is the primary activity, the nomenclature of the "Tamil Nadu Slum Clearance Board" suggests that the activity of the Board is related to only slum clearance. In fact, now a days slum areas located in the objectionable poramboke are being taken up for clearance by the land administering department, while the Board is providing houses for the re-settlement in the already developed urban habitations.

The Government is of the view that affordable housing solutions alone will not be sufficient to promote livability and quality of life of urban poor residents. The housing solutions need to be leveraged with adequate urban amenities such as water, sanitation, electricity, mobility, education, health facilities, solid waste management, public space, etc. Accordingly, keeping this objective in view, the Government makes effort for holistic habitat development of such areas through Slum Clearance Board. In as

much as the primary role of the Tamil Nadu Slum Clearance Board is to improve slum areas and to make them into decent habitat rather than to clear the slum areas, the Government have changed the nomenclature of Tamil Nadu Slum Clearance Board as "Tamil Nadu Urban Habitat Development Board" vide G.O.(Ms).No.103, Housing and Urban Development Department, dated 01.09.2021. Accordingly, the Government amended the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 (Tamil Nadu Act 11 of 1971), to provide a statutory footing to the aforesaid change in nomenclature of the Board.

Sustainable Development Goal-11 inter-alia aims that "By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade urban poor habitations". Tamil Nadu Urban Habitat Development Board (TNUHDB) works to achieve this goal.

**Budget Estimate
2022-2023**

Rupees in Thousands (Gross)

Sl. No	Departments		Revenue	Capital	Loan	Total
1.	Housing and Urban Development Department, Secretariat	Voted	341,62,27	---	162,19,00	503,81,27
2.	Directorate of Town and Country Planning	Charged	1	---	---	1
		Voted	742,58,59	---	---	742,58,59
3.	Registrar of Co-operative Societies (Housing)	Charged	1	---	---	1
		Voted	13,55,45	--	1	13,55,46
4.	Chennai Metropolitan Development Authority	Voted	50,00,00	1,000,00,01	2,015,00,01	3,065,00,02
5.	Tamil Nadu Housing Board	Voted	22,18,81	1	---	22,18,82
6.	Tamil Nadu Urban Habitat Development Board	Voted	4,381,06,63	4	1	4,381,06,68
7.	Chennai Unified Metropolitan Transport Authority (CUMTA)	Voted	9,50,00	---	---	9,50,00
Total		Charged	2	—	—	2
		Voted	5,560,51,75	1,000,00,06	2,177,19,03	8,737,70,84

1. Organisational Setup

TNUHDB is governed by the Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and is functioning under supervision of Housing and Urban Development Department. The organizational structure of TNUHDB is illustrated in **Annexure-I**.

2. Achievements from 1970 To 2022

Tamil Nadu Urban Habitat Development Board has constructed more than 4.40 lakh tenements/houses including reconstruction in Chennai and other towns. TNUHDB has also provided developed plots to 1.31 lakh families through the Madras Urban Development Programme (MUDP)/Tamil Nadu Urban Development Programme (TNUDP).

Tamil Nadu Urban Habitat Development Board is maintaining 1,73,607 storied tenements of which 1,15,500 tenements are in Chennai and 58,107 tenements in other towns.

3. Governor's Address – 2022

In the Governor's Address for the year 2022 it is mentioned that, *"it is the vision of the Hon'ble Chief Minister to make Tamil Nadu slum free in the next 10 years. The change in Government's approach from clearance of slums to development of urban habitat and improving livelihoods of urban poor is reflected in the renaming of Tamil Nadu Slum Clearance Board to Tamil Nadu Urban Habitat Development Board. In order to make houses more affordable to the urban poor, this Government has reduced the amount of contribution payable by beneficiaries and enabled payment in easy monthly installments. Further, a new scheme 'Nam Kudiyiruppu Nam Poruppu' is being implemented to ensure proper maintenance of the tenements with the support of Resident Welfare Associations."*

The total requirement of housing for the

urban poor by 2030 is estimated as 9.53 lakh and Tamil Nadu Urban Habitat Development Board has programmed to provide tenements / houses for all the urban poor families before 2030.

As envisioned by the Hon'ble Chief Minister, Tamil Nadu Urban Habitat Development Board's approach changed from 'clearance' to 'development' of urban habitats and improving the livelihoods of urban poor is reflected in this Policy Note and the programmes are being formulated accordingly to attain the vision of providing housing for all urban poor in Tamil Nadu before 2030.

4. Budget Speech – 2022-23

During the Budget speech 2022-23, the Hon'ble Minister for Finance has mentioned that *an amount of Rs.3,700 crore has been allocated for Pradhan Mantri Awas Yojana (Urban) scheme in the Budget.*

Tamil Nadu Urban Habitat Development Board has been implementing the programme of construction of tenements with infrastructure for the urban poor and disbursing grants of Rs.2.10 lakh per family to the urban poor to facilitate them to construct the houses.

5. Development of Habitations for Urban Poor – Approaches and Policies

Tamil Nadu Urban Habitat Development Board is a pioneering organization which concentrates on the provision of shelter for the urban poor in the State. During the first decade of its operations, it concentrated on the construction of storeyed tenements with provision of infrastructure such as water supply and sewage disposal and are being maintained by TNUHDB. To curb the fires in urban poor habitations, fireproof sheds were constructed on a large scale. Later, in deference to the aspirations of the urban poor families, "As is Where is" infrastructure development with land tenure were provided with

financial assistance of shelter component under World Bank funded Madras Urban Development Project and Tamil Nadu Urban Development Project. The urban poor families living in sub-optimal conditions on the banks of waterways, road margins and sites required for public purposes are provided with tenements with basic and social infrastructure as integrated townships in alternate locations.

The families living in dilapidated tenement schemes and the nearby areas are resettled in the new tenements that are being constructed as reconstruction projects.

5.1 Programmes under Implementation for Urban Poor Families

TNUHDB is implementing various housing and infrastructure programmes as detailed below:-

5.1.1 Construction of In-Situ Tenements with Infrastructure

In dense unobjectionable urban poor habitat areas, in-situ storeyed tenements are being

constructed, utilising the possible Floor space Index (FSI) and allotted to the families already living there. These tenements are constructed with basic infrastructure such as water supply, sewage disposal, elevators, roads, street lights, paved pathways, storm water drain, etc. Each tenement has a living room, bed room, kitchen and toilet facilities and these tenements are being allotted to eligible urban poor families.

5.1.2 Construction of tenements in alternate locations with basic and social infrastructure

The urban poor families living on objectionable locations such as river bank, road margin and places required for public purpose cannot be improved in-situ. TNUHDB constructs tenements on the available vacant lands nearby for the resettlement of these urban poor families living in objectionable lands like river banks, road margins and for economically weaker section families in urban areas. These schemes are

developed as integrated townships with necessary basic infrastructure like lift with power backup, water supply, sewerage infrastructure and social infrastructure like schools, library, parks, anganwadi centres, primary health centre, convenience shops, milk booth, community hall, etc., In order to facilitate livelihood support at the time of resettlement, one time shifting and subsistence allowance are disbursed to each family. Livelihood skill training and job melas are also being conducted to upgrade their skills to facilitate employment in the resettlement areas.

5.1.3 Reconstruction of Dilapidated Storeyed Tenements

Due to efflux of time and exposure to vagaries of nature, wear and tear, some of the tenements constructed decades ago are dilapidated, posing risk to the lives and properties of the families living there. The vulnerability of such tenements is studied by Technical

Committee and tenements that are recommended as unstable buildings are being demolished and are taken up for reconstruction. A sum of Rs.8,000/- was disbursed as ex-gratia for the families, at the time of vacating the tenements to enable them to pay the rent for staying outside the scheme area during the period of reconstruction. Now, this one time ex-gratia amount has been increased to Rs.24,000/-vide G.O.(4D)No.48, Housing and Urban Development Department, dated 22.11.2021 payable in one lumpsum. These new tenements are allotted to the earlier occupants of the dilapidated tenements. In many of the areas additional tenements are constructed using higher Floor Space Index and are allotted to the extended families of occupants, encroachers and Economically Weaker Section (EWS) families living nearby.

5.1.4 Construction of Houses by the Beneficiaries

The urban poor families having land tenure and living in kutcha houses in thatched / tiled roof without a toilet, cannot afford to construct houses on their own. Such families are given grants to enable them to construct permanent houses with Reinforced Cement Concrete (RCC) roof on their own.

5.1.5 Improvement of Habitations of Urban Poor

The improvement works like BT roads, street lights, cement concrete pavement, deep bore well, public fountains, storm water drains etc., are taken up in urban poor habitats to upgrade the areas and to make it habitable.

5.1.6 Maintenance and Upgradation of tenement schemes

In order to improve the conditions of the tenement schemes and to enhance the structural stability of tenements, the following new

programmes are introduced:-

i. Refurbishment of the scheme areas

To improve the aesthetic look of the tenement schemes, refurbishment works are proposed. The schemes which have been constructed more than 15 years back are selected for refurbishment in a phased manner.

ii. Maintenance of the Storeyed Tenements

In order to ensure longevity and structural stability of tenements, repair & renewal works are undertaken by TNUHDB. The scheme “Nam Kudiyiruppu Nam Poruppu” has been brought into implementation under which beneficiaries are encouraged to form Residents Welfare Associations to maintain the tenements.

5.1.7 Technology Innovation for Affordable Housing

The TNUHDB is using modern construction technologies like prefabricated concrete,

Monolithic concrete construction technology using aluminium formwork for faster construction of safe, sustainable and eco-friendly tenements.

5.1.8 Third Party Quality Monitoring Agency

This Government has announced last year that the Expert Committee with members from Indian Institute of Technology, National Institute of Technology, Anna University will be formed for Third Party Quality Assessment of housing construction works executed by TNUHDB. Accordingly, TNUHDB has executed Memorandum of Understanding (MoU) with the following 6 Institutions as Third Party Quality Monitoring Agency.

- i) CUBE, Indian Institute of Technology, Chennai
- ii) University College of Engineering, Dindigul
- iii) Government College of Engineering, Salem

- iv) Government College of Engineering,
Tirunelveli
- v) SASTRA University, Thanjavur
- vi) Anna University - BIT Campus, Trichy.

These institutions inspect the assigned construction works at various stages on quality aspects and submit their reports.

5.1.9 Other Programmes

The development of urban poor will be complete only if the urban poor families living there become economically independent. Economic independence and self-sustenance are essential for the urban poor especially the youth and women living in urban poor habitations.

To promote employability, skill development training is being imparted in coordination with Tamil Nadu Skill Development Corporation, Tamil Nadu Corporation for Development of Women Ltd. and reputed NGOs. Job melas are also being organized to facilitate employment.

6. Ongoing major programmes

The following major programmes are being implemented by TNUHDB to realize the vision of poverty free Urban Tamil Nadu.

6.1 Pradhan Mantri Awas Yojana (Urban)- Housing For All

The Pradhan Mantri Awas Yojana (Urban) was formulated to address the housing needs of the urban poor. As part of this programme, storeyed tenements with basic infrastructure and individual houses under Beneficiary Led Construction (BLC) mode are constructed utilizing Government of India/State Government grants and Beneficiary Contribution.

TNUHDB has been nominated as the State Level Nodal agency to implement Housing For All (HFA) programme in Tamil Nadu.

a) Affordable Housing in Partnership (AHP)- Construction of Tenements

Storied tenements are constructed in-situ for

the urban poor families living in dense unobjectionable Poramboke lands and for Economically Weaker Section people in urban areas. The tenements having plinth area of about 350 sq.ft. are being constructed with basic infrastructure like water supply, sewerage arrangements, roads, street lights, storm water drain etc. The Government of India provides a grant of Rs.1.50 lakh, the GoTN provides a grant of Rs.7 lakh per unit. The remaining amount is to be borne by the beneficiaries. To reduce the burden on the beneficiary the Government vide G.O.(4D) No.54, Housing and Urban Development Department dated 17.12.2021 has allowed the beneficiary to pay the beneficiary contribution in instalments for reconstruction projects. Further, the G.O. has allowed to meet out part of the project cost from Infrastructure and Amenities Fund and Shelter Fund managed by Housing and Urban Development Department.

As a part of this programme, the approval

of GoI has been obtained for 1,65,347 tenements at a cost of Rs.17650.48 crore. Out of these 28,092 tenements have been completed, 94,714 are in progress and 42,541 tenements will be taken up for construction in 2022-23. A sum of Rs.6419.99 crore has been spent till date for the works under this component. **(Annexure-II).**

**b) Beneficiary Led Construction (BLC)–
Construction of Individual Houses**

Grant assistance of Rs.2.10 lakh per family is provided to the Economically Weaker Section urban households / urban poor families, not owning a pucca house, but having land to construct the house whose annual income is less than Rs.3 lakh. The beneficiaries have to construct houses on their own.

As a part of this programme, the approval of GoI has been obtained for 4,06,044 individual houses at a cost of Rs.12,465.48 crore of which 2,38,578 individual houses have been completed;

99,424 are in progress and 68,042 individual houses are to be taken up for construction. So far, a sum of Rs.5,951.11 crore has been spent.

(Annexure-III)

The Government have provided Rs.3700 crore for the year 2022-23 to implement above mentioned two programmes.

c) Reconstruction of Dilapidated Storeyed Tenements

The storeyed tenements constructed by TNUHDB in the past in Chennai and other towns are dilapidated due to atmospheric effects, vagaries of nature, efflux of time, wear and tear, etc. This would pose danger to the lives and properties of the inmates of the tenements. The Technical Committee appointed by the Government inspects the schemes and based on the stability of the tenements, recommends for demolition of the dilapidated tenements for

reconstruction. These tenements after reconstruction will have the new and improved features including increased carpet area, new and more convenient designs, accommodation for more families by utilizing permissible FSI more effectively and more common amenities.

The tenements after reconstruction will be allotted to the erstwhile occupants of the tenements and the additional tenements constructed will be allotted to the urban poor families living in and around same scheme area.

So far, a total of 28,180 tenements are taken up for reconstruction, out of which 4,284 tenements are reconstructed and reconstruction of 14,946 tenements are in progress. The remaining 8,950 tenements will be taken up for reconstruction in phases.

In order to provide new tenements in the schemes where the existing tenements are in dilapidated conditions, this Government has announced a new programme to reconstruct

additional 7500 tenements at a cost of Rs.1200 crore in 2021-22. As a follow up, the list of 29 schemes in Chennai and other towns comprising of 7524 tenements have been finalized for reconstruction. These works will be commenced shortly.

d) Affordable Rental Housing Complexes for Migrant Workers

The Affordable Rental Housing Complexes scheme envisaging the construction of dwelling units / dormitories is under implementation in Tamil Nadu. The public / private entities are being permitted to construct, operate and maintain such complexes on their own land by themselves to ease the living of migrant workers by providing access to dignified affordable housing near their work places. The GoI provide Technology Innovation Grant (TIG) and the urban local bodies provide the trunk infrastructure facilities for these projects. The Memorandum of Agreement to

execute and administer this programme in Tamil Nadu has been entered with GoI. Initially, it is proposed to implement Affordable Rental Housing Complexes in the following places adopting alternate technologies. The works under this programme are under various stages of progress.

Sl. No.	City	Organization	TIG Amount (Rs. in Crore)	No. of Units / Dormitories Total
1	Chennai	State Industries Promotion Corporation of Tamil Nadu	37.44	18720
2	Chennai	Chennai Petroleum Corporation Limited	2.88	1040
3	Sriperumpudur	SPR City Estates Pvt Ltd	36.22	18112
4	Sriperumpudur	SPR Construction Private Limited	7.95	3969

Sl. No.	City	Organization	TIG Amount (Rs. in Crore)	No. of Units / Dormitories Total
5	Hosur	TATA Electronics Power Limited (TEPL)	33.00	11500
6	Chennai	SPR Construction Private Limited	10.13	5045
Total			127.62	58386

7. State Funded Programme

a) Refurbishment Schemes

At present Tamil Nadu Urban Habitat Development Board has been maintaining 1.73 lakh tenements in Chennai and other towns. Due to non contribution by the residents for maintenance funds, the periodical maintenance could not be carried out regularly. Based on the sanction of funds by the State Government, the

Repair and Renewal works to the tenements are being carried out. The Residents of certain schemes have informed that, upon carrying out the required repair works in the tenemental blocks by the Board, the tenements blocks will be taken over by them for future maintenance.

Following the announcement made by the Hon'ble Minister (MS&ME), proposal for refurbishment was prepared in consultation with the occupants and Residents Welfare Associations. The residents have prioritized the works which need to be carried out. The refurbishment proposal is prepared for 65 schemes located in Chennai, Salem, Tirunelveli, Erode, Coimbatore, Tiruppur, Karur and Thiruvarur Districts. The details of the major works proposed for refurbishment are as below:-

- Improvement to existing water supply arrangements
- Replacement of damaged vertical, horizontal sewer lines, chambers and man holes.

- Providing EB panel Board,
- Replacing of RCC ventilators in bathrooms.
- Replastering of external walls entirely and to carry out the colour wash fully.
- Repairs to terrace floor, staircases and flooring, etc.

The proposal to carry out refurbishment works in 26,483 tenements of Tamil Nadu Urban Habitat Development Board in 65 schemes at various places in Tamil Nadu at a cost of Rs.68.72 Crore under State Grant has been approved. The works will be completed in 2022-2023.

b) Maintenance of tenements – New approach – Nam Kudiyiruppu Nam Poruppu Scheme

During the Hon'ble Chief Minister's Review on 15.07.2021, it was decided that a new scheme "நம்குடியிருப்பு, நம்பொறுப்பு" ("Our Tenements, Our Responsibility") would be launched facilitating the formation of Resident Welfare Associations (RWAs) and taking over of the maintenance by

the RWAs. The new scheme aims to achieve the following objectives:-

- i) To maintain the habitations 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 RWA.
 - vii) To transfer the responsibility of routine maintenance to Resident Welfare Association.
 - viii) To empower the RWA financially.
 - ix) To create smooth coordination between the residents and Board.
 - x) To facilitate grievance redressal mechanism.
- Following this the Hon'ble Minister (MS&ME)

made an announcement in this regard. Accordingly, the **Nam Kudiyiruppu Nam Poruppu Scheme** has been launched to facilitate the formation of RWAs and to involve the RWAs for effective maintenance of the tenements. Under this scheme, the State Government will provide a matching grant to TNUHDB equivalent to the actual maintenance charges collected from the RWAs. The RWAs will be allowed to carryout minor repairs and routine maintenance works under the supervision of the TNUHDB. Necessary funds have been allotted by the Government for the period of three years.

So far, 302 RWAs have been formed of which, 84 RWAs have been registered. The balance RWAs are under formation.

c) Repairs & Renewal works to the Tenements

The repair works to the staircases, balconies, floor slabs, roof slabs, renewal of water

supply and sanitary lines, repairing of water closets, laying of pressed tiles to the roof slabs of the tenements that are not covered under the refurbishment scheme, are being carried out to maintain the tenements in good condition. These works will be carried out through State Government budgetary support and MPLADS and MLACDS funds. During this year, it is proposed to spend Rs.60.28 crore for this programme.

d) Infrastructure and Amenities Fund (I&A Fund)

The Infrastructure & Amenities Fund managed by Housing & Urban Development is being provided for the following purposes:-

i. Habitations where houses are constructed on BLC Mode

Basic amenities are provided to the habitations where houses are constructed under BLC mode using Infrastructure and Amenities fund. The basic amenities like B.T. Roads, Cement

concrete pavements, Storm Water drains, street lights and water supply arrangements will be provided for the habitations. These works will be carried out in 446 scheme areas to benefit 90,016 families in 182 towns at a total cost of Rs.50 crore.

The infrastructure development works are completed in 198 schemes and are in progress in 140 schemes, for balance schemes works to be commenced. So far an expenditure of Rs.17.49 crore has been incurred. The remaining works will be completed early.

ii. Tenement Schemes

It is proposed to improve the infrastructure in the tenemental schemes at a cost of Rs.18.78 crore utilizing Infrastructure and Amenities fund. The following additional infrastructure works have been taken up and these works are in progress and will be completed in 2022-23.

Sl. No.	Description	Amount (Rs.in crore)
1	Chennai -Perumbakkam Development of 13 Parks.	4.30
2	Coimbatore - Nethajipuram Approach road for 720 tenements	14.48
Total		18.78

e) Shelter Fund

The Government have constituted Shelter Fund for promoting public and affordable housing for EWS and LIG categories vide G.O.(Ms).No.135, Housing and Urban Development Department, dated 21.07.2017. It is proposed to fund the following items from the Shelter Fund:

- i. A part of the beneficiary contribution for the persons with disability.
- ii. To meet the viability gap funding for livelihood support project being implemented by NULM, Women Development Corporation.
- iii. Formation and capacity building of RWAs.

- iv. Educational activities.
- v. Interest incentive for the beneficiaries who have availed loan from the bank and paid the interest amount regularly.

The Government has allowed to meet out part of the housing project cost from Shelter Fund.

8. Externally Aided Projects

Multilateral financial institutions like World Bank and Asian Development Bank provide financial assistance to improve housing sector.

The World Bank is providing financial assistance (i) to strengthen housing sector through policy reforms enabling private sector participation in affordable urban housing projects, (ii) Strengthening Tamil Nadu's urban housing institutions for enhanced sustainability and (iii) Preparation of third Master plan for Chennai.

The Asian Development Bank is providing financial assistance for the construction of affordable housing units for the vulnerable

communities, urban poor and migrant workers and for preparation of Regional Plans.

8.1 World Bank Financed Tamil Nadu Housing and Habitat Development Project for Urban Poor

The Tamil Nadu Housing and Habitat Development Project with a total project cost of Rs.5363 crore (USD 715 million) with World Bank loan of Rs.3750 crore (USD 500 million) was proposed to the World Bank to strengthen the housing sector. The project is being implemented under two separate financing instruments.

I)The Tamil Nadu Housing Sector Strengthening Program with the World Bank loan of Rs.3375 crore (USD 450 million) will support to strengthen the policy, Institutions and Programs of the housing sector. The policy, regulatory and institutional changes supported under the Program are being implemented in a phased manner.

a) The First Tamil Nadu Housing Sector Strengthening Program with the World Bank **Development Policy Loan** of USD 200 million became effective from July, 2020 and the World Bank has fully disbursed the loan amount of Rs.1492.40 crore (USD 200 million) as Budget support to the Government of Tamil Nadu during the Financial Year 2020-21. The Program is structured in three Pillars: (i) Strengthening Policies and Institutions to Support Inclusive and Efficient Housing Sector Development (ii) Developing an enabling environment to increase the supply of Affordable Housing (iii) Crowding Private Sector Participation in Affordable Housing.

b) The proposed Second Tamil Nadu Housing Sector Strengthening Program with the World Bank loan of Rs.1875 crore (USD 250 million) with funding from the Government of Tamil Nadu of Rs.165 crore (USD 22 million) is structured in three Pillars:

i) Strengthening Policies and Institutions for

increased access to affordable housing;

ii) enhancing the enabling environment to increase affordable housing supply; and

iii) mainstreaming regulations to promote sustainability and climate resilience in the housing sector.

The Government of India has submitted proposal to the World Bank seeking approval for the Second Tamil Nadu Housing Sector Strengthening Project for the World Bank Loan of Rs.1875 crore (USD 250 million) and the Program will be taken up shortly.

Certain Prior Actions have to be carried out by the Government of Tamil Nadu involving TNUHDB, Tamil Nadu Housing Board (TNHB) and Chennai Metropolitan Development Authority (CMDA). They are in various stages of approval.

II) The Tamil Nadu Housing and Habitat Development Project at a cost of Rs.540 crore (USD 72 million) with the World Bank Investment Policy Loan of Rs.375 crore

(USD 50 million) and a funding of Rs.165 crore (USD 22 million) from the Government of Tamil Nadu is being implemented. The objective of this project is to strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing. Technical Assistance is being provided to the housing Sector institutions like Tamil Nadu Urban Habitat Development Board, Chennai Metropolitan Development Authority and Tamil Nadu Infrastructure Fund Management Corporation. The project also supports the Tamil Nadu Shelter Fund by providing equity contribution. The Project became effective from July, 2020. An amount of Rs.83.66 crore has been spent and the World Bank has reimbursed an amount of Rs.52.95 crore upto March 2022.

8.2 Asian Development Bank financed Housing for Urban Poor Project in Tamil Nadu.

The Inclusive, Resilient and Sustainable

Housing for Urban Poor Sector Project with three components at a total project cost of Rs.5000 crore (USD 715 million) with Asian Development Bank funding Assistance of Rs.3500 crore (USD 500 million) and state government funding of Rs.1500 crore is being implemented.

As a part of first tranche, the Project with a total project cost of Rs.1591 crore (USD 215 million) with Asian Development Bank financial Assistance of Rs.1110 crore (USD 150 million) and state government funding of Rs.481 crore (USD 65 million) implementation is in progress.

Under component-1, a total sum of Rs.1239.13 crore is allocated for construction of affordable housing units to resettle vulnerable communities living along the water bodies/waterways. 9 different locations have been identified so far to construct 6157 housing units with supporting infrastructure facilities at a cost of Rs.949.51 crore and resettlement cost incidental to the project.

The Hon'ble Chief Minister laid the foundation stone for the construction of 969 units in Thanjavur on 30.12.2021 and 900 units in Sivagangai on 22.01.2022. The preparatory works for the construction of 1869 affordable housing units in Sivagangai and Thanjavur districts with an estimated project cost of Rs.279.55 crore are in progress. E-tender has been floated for Reddiarpatti scheme for construction of 876 units at a cost of Rs. 139.80 crore. The e-tender will be floated for construction of 520 units at a cost of Rs.88.35 crore in Namakkal and 870 units at a project cost of Rs.132.91 crore in Dindugul after approval of Bid document by Asian Development Bank. The works for the remaining 2022 units at 4 locations will be taken up after Asian Development Bank's site visit and approval.

Sl. No.	Name of the Districts / Schemes	No. of units	Project Cost (Rs.in crore)
Work Order issued/ Agreement Executed			
1	Thanjavur – Vallam Ayyanar Koil Phase-II	969	149.32
2	Sivagangai -Kalanivasal	900	130.23
	Sub-Total	1869	279.55
E-Tender Floated			
3	Tirunelveli – Reddiarpatti Phase-II	876	139.80
	Sub-Total	876	139.80
e-Tender will be floated shortly after approval of Bid Document by ADB			
4	Namakkal – Pallipalayam	520	88.35
	Sub-Total	520	88.35
e-Tender will be floated shortly after approval of ADB			
5	Dindugul - Odukkam	870	132.91
	Sub-Total	870	132.91
Schemes to be taken up after ADB's site visit and approval			
6	Theni District	340	51.94
7	Salem District	152	23.22
8	Tenkasi District	480	73.33
9	Madurai District	1050	160.41
	Sub-Total	2022	308.90
	Grand Total	6157	949.51

Under Component-2, the Asian Development Bank will support Tamil Nadu

Infrastructure Fund Management Corporation managed Tamil Nadu Shelter Fund with a funding of Rs.259 crore to provide industrial Housing and working women hostels for low income and migrant workers through Public Private Partnership mode.

Under Component-3, Asian Development Bank will support Directorate of Town and Country Planning in preparation of Regional Plan that integrates existing and proposed development plans at a cost of Rs.19.98 crore.

Remaining amount will be used for Operation and Maintenance Cost, Administrative Cost, Contingencies and Consultancy Services.

9. Restoration of Chennai City waterways – Providing tenements for the families living on the river banks

The families living on the banks of Adyar and Cooum rivers are identified by Water Resources Department and they are resettled in the tenements constructed by TNUHDB, based on

the requisition of Water Resources Department, in coordination with Greater Chennai Corporation and other line departments as part of Restoration of Chennai City waterways.

The current status report on the resettlement of the urban poor families living on banks of the following rivers is furnished below:

Sl. No.	Name of the waterways	Total families to be resettled	Families resettled	Families to be resettled
1.	Cooum	14257	12832	1425
2.	Adyar	9539	4462	5077
	Total	23796	17294	6502

The 17,294 families from Cooum and Adyar River banks were resettled in the tenements constructed under JNNURM & HFA. The tenements for the resettlement of remaining 6,502 families will be completed before December 2022.

At the time of resettlement, Chennai Rivers Restoration Trust is providing shifting and subsistence allowances, beneficiary share and other livelihood assistance to the families resettled from the river banks.

The families living on the banks of Buckingham Canal and other small canals draining into river Adyar and Cooum are yet to be enumerated. The Water Resources Department, being the land administering department, will carry out the survey of the families living on the banks of Buckingham Canal in coordination with Revenue Department, Greater Chennai Corporation and TNUHDB.

10. Special Component Plan (SCP) (2022-2023)

Urban Poor families belonging to Scheduled Caste and Scheduled Tribes are benefited through various housing programmes being implemented by Tamil Nadu Urban Habitat Development Board. The Government have provided Rs.1,225 crore for the implementation of Schedule Caste Sub-Plan (SCSP) and Rs.35 crore for Tribal Sub Plan (TSP) for 2022-23. Utilizing this assistance, TNUHDB will

construct 30,852 tenements / houses (7,430 tenements / 23,422 houses) for the families belonging to Scheduled Castes and Scheduled Tribes.

11. Land tenural rights / Sale Deeds

11.1 Land tenural rights for the Plots

Tamil Nadu Urban Habitat Development Board has implemented Development of Habitat for Urban Poor on "As is Where is basis" with land tenure in Chennai and 9 other towns in the urban poor habitations situated on the lands belonging to Government Poramboke and lands of other Departments. Soon after the transfer of the lands to TNUHDB for these habitations, the land tenure rights are ensured through issue of sale deeds for the plots occupied by the urban poor families. The status on the issue of the sale deeds for the above said families are detailed below.

Sl. No.	Description	Chennai	Other towns	Total
1.	Total No. of plots developed	131467	22393	153860
2.	No. of plots allotted	111826	20308	132134
3.	No. of sale deeds issued	43213	5000	48213
4.	Balance families for whom sale deeds are to be issued	68613	15308	83921

The reasons for the delay in distribution of sale deeds may be categorized as follows.

- i) Pending dues.
- ii) Non availability of records.
- iii) Regularisation of plots subsequently purchased from the allottees.
- iv) Legal heir issues
- v) Land transfer under process.

An Empowered Committee has been constituted by the Government to accelerate the

process of land alienation. This committee has so far approved land alienation proposals for 222 schemes to an extent of 151.17 hectares and necessary Government orders were also issued. During 2021-22, land alienation proposal for 66 schemes to an extent of 85.14 hectares was approved by the Committee. During 2022-23, issue of sale deeds is being expedited by issue of draft sale deeds to allottees at their doorsteps and by post.

11.2 Sale Deeds for Tenements

The status on the issue of sale deeds for the allottees of the tenements are mentioned below.

Sl. No.	Description	No. of tenements
1.	Allotted	1,96,889
2.	Sale deeds issued	29,538
3.	Sale deeds could be issued after the completion of 5 years	66,823
4.	Balance tenements	1,00,528

The reasons for the delay in distribution of sale deeds may be categorized as follows:-

- i) Unwillingness of the rental allottees to come under hire purchase scheme.
- ii) Pending Court cases and appeals.
- iii) Legal heir issues among the family members of the deceased allottees.
- iv) Transfer of lands for the schemes where the tenements are constructed.

Continuous efforts are being taken to provide sale deeds to the remaining families.

12. Community Development Activities

The urban poor families from vulnerable locations comprising of various groups with diverse characteristics are resettled in tenements in one place. To promote amity, harmony, congenial atmosphere among them for their better living in the new place, the following Community Development Activities are being

carried out:-

- i) Skill development training is imparted in coordination with Tamil Nadu Skill Development Corporation (TNSDC), Tamil Nadu Urban Livelihoods Mission and NGOs to promote economic independence and self-sustenance among urban poor families. The TNSDC has issued work orders to Training Providers to conduct Skill Development Training in Chennai city in six trades such as Driving, Sewing Machine Operator, Web Developer etc., covering 986 persons hailing from the TNUHDB tenements. In the 1st Phase through Institute of Road Transport (IRT), Chennai training in car driving to 75 persons is being imparted.
- ii) Besides, Tamil Nadu Urban Livelihood Mission (TNULM), in co-ordination with TNUHDB is also taking measures to provide skill training to the people residing in the

TNUHDB tenements. The TNULM has issued work orders in Districts other than Chennai to training providers to provide training to 3,000 candidates. Door to door campaigns, interviews, digital uploading of candidates details are being done by the empanelled institutions / training providers to commence the courses.

- iii) To promote co-ordination, co-operation and participation of the beneficiaries from the inception of the construction projects of the Board, the TNUHDB has signed MoU with 6 Social Work Institutions namely Madras Christian College, Madras School of Social Work, Stella Maris College, Hindu College Chennai, Madurai Institute of Social Sciences and Patrician College of Arts & Science, Chennai to carry out the Social Audit. Further, 7 tenement projects have

been assigned to these institutions for conducting Social Audit.

- iv) On the effort of the TNUHDB, Higher Education Scholarship of Rs.42.30 Lakh at Rs.30,000/- per head has been provided to 141 poor students living in tenement schemes like Perumbakkam, Kannagi Nagar and Ezhil Nagar schemes through HDFC Bank under CSR scheme for their Higher Education such as MBBS, M.Tech, B.Tech, Law, MBA, etc.
- v) Coaching classes/study centres are being conducted by the NGOs in the evenings in the tenement schemes, to enhance the learning capacity of the school going children of the tenements. Study materials, snacks, stationeries, etc., are also provided and 1,750 children are benefitted.
- vi) Coaching in Kabadi, Silambam, Parai, Football, Cricket, Volley ball, etc. are being

imparted to children/youth in the tenemental schemes by the NGOs, Police Boys clubs and Police Girls clubs. Sports materials are also provided to the youth through NGOs, Corporates and Social clubs.

- vii) Awareness programmes on child rights, child protection, women rights & protection, drug abuse, importance of education, health and hygiene, etc., are conducted in the resettlement schemes to facilitate change in their lifestyle.
- viii) Camps on Social Security Schemes, Labour welfare, change of address of Aadhar, Electoral photo identity card (EPIC), Family cards, etc., are being conducted in the tenements by the District Administration in coordination with TNUHDB.
- ix) To promote Nam Kudiyruppu Nam Poruppu Scheme, the families are motivated and so far 302 RWAs have been formed. To

disseminate the information about Nam Kudiyruppu Nam Poruppu scheme, 300 consultation meetings were conducted.

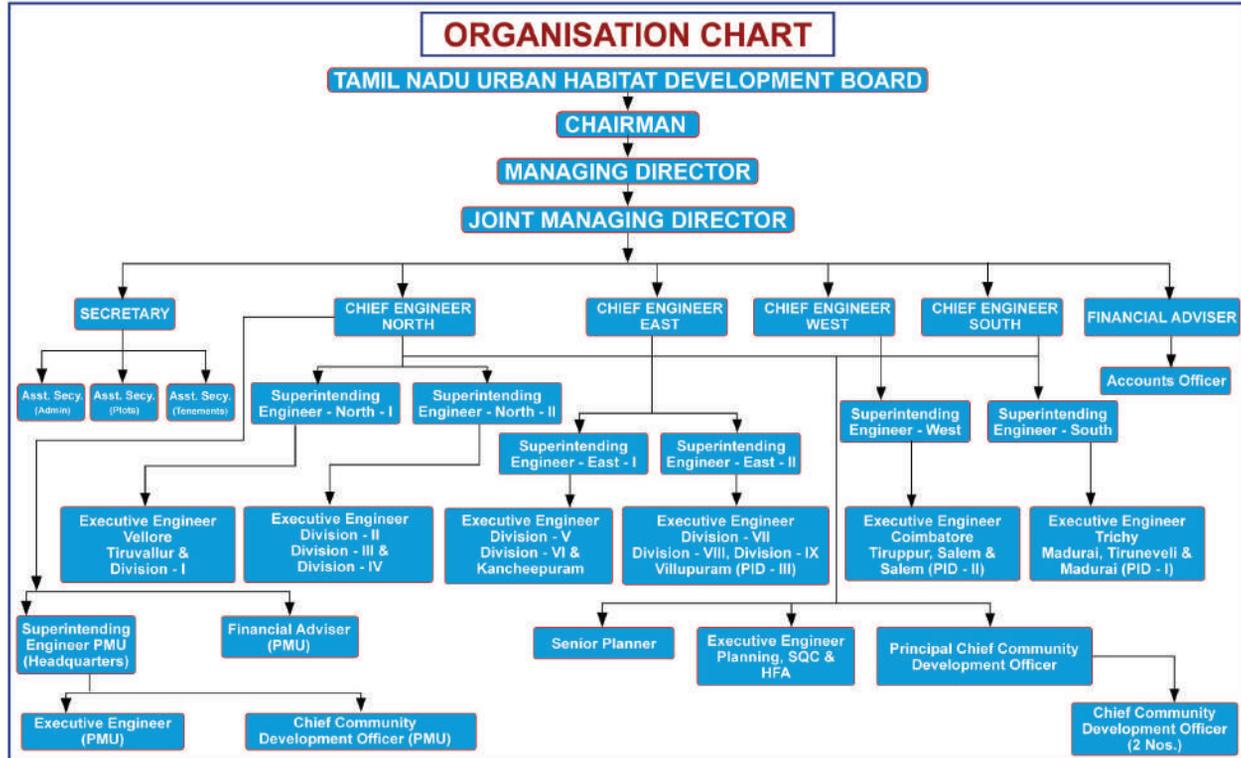
It is also proposed to conduct various camps / activities in the field of School Education, Higher Education, Social Security Schemes, Labour Welfare and Awareness creation in tenement schemes for urban poor.

Conclusion:

The Tamil Nadu Urban Habitat Development Board will strive to uplift the livelihood of the urban poor and raise their standard of living.

T.M.ANBARASAN
MINISTER FOR MICRO, SMALL
AND MEDIUM ENTERPRISES

ANNEXURE - I



Annexure-II**AFFORDABLE HOUSING IN PARTNERSHIP – STATUS OF IMPLEMENTATION****(Rs. in crore)**

Sl. No.	District	No of Projects	Units	Project Cost	Completed	On-going	To be Commenced	Expenditure
1	Ariyalur	2	864	72.96	288	576	0	60.42
2	Chengalpattu	14	7368	842.56	480	6888	0	312.50
3	Chennai	111	53656	6932.48	3308	27837	22511	1932.21
4	Coimbatore	32	14552	1276.79	1441	8095	5016	359.77
5	Cuddalore	9	2092	195.14	0	1820	272	106.14
6	Dharmapuri	9	3512	345.30	168	1824	1520	61.93
7	Dindigul	4	2400	244.21	0	0	2400	0.14
8	Erode	31	13140	1145.27	2256	10884	0	721.89
9	Kallakurichi	2	776	75.40	0	776	0	20.25
10	Kancheepuram	3	2864	281.98	2112	420	332	216.36

Sl. No.	District	No of Projects	Units	Project Cost	Completed	On-going	To be Commenced	Expenditure
11	Kanniyakumari	7	1500	136.87	600	736	164	64.35
12	Karur	7	1974	181.70	192	960	822	77.14
13	Krishnagiri	3	1008	100.80	528	480	0	37.95
14	Madurai	11	5200	487.36	1164	3640	396	258.81
15	Nagapattinam	3	1364	154.89	320	1044	0	45.04
16	Namakkal	6	3224	286.52	1648	1056	520	178.16
17	Nilgiris	5	872	83.78	172	700	0	55.63
18	Perambalur	1	504	41.03	504	0	0	36.72
19	Pudukkottai	16	5740	493.43	1920	3292	528	277.81
20	Ramnathapuram	2	520	45.61	256	264	0	38.45
21	Salem	9	4032	370.13	292	2952	788	141.03
22	Sivagangai	4	1508	147.75	608	900	0	51.72
23	Tenkasi	1	480	48.05	0	0	480	0.00
24	Thanjavur	9	5009	451.39	880	1473	2656	83.97

Sl. No.	District	No of Projects	Units	Project Cost	Completed	On-going	To be Commenced	Expenditure
25	Theni	16	4488	462.93	1223	3013	252	205.96
26	Thiruvallur	11	8384	1098.84	0	7544	840	284.89
27	Thiruvarur	1	120	11.61	0	120	0	0.43
28	Thoothukudi	7	1472	145.26	212	732	528	37.65
29	Tirunelveli	9	4564	443.41	480	1568	2516	109.18
30	Tirupattur	1	528	48.31	528	0	0	38.33
31	Tiruppur	13	6628	555.65	3840	2788	0	326.73
32	Tiruvannamalai	1	192	17.26	192	0	0	12.95
33	Trichy	8	2380	198.77	1776	604	0	175.73
34	Vellore	7	1568	149.64	704	864	0	86.71
35	Virudhunagar	3	864	77.39	0	864	0	3.04
Grand Total		378	165347	17650.48	28092	94714	42541	6419.99

Annexure-III

Beneficiary Led Construction of Houses – Status of implementation

(Rs. in Crore)

Sl. No.	District Name	Units	Project Cost	Completed	Progress	To be Commenced	Expenditure
1	Ariyalur	1573	48.33	1005	259	309	27.08
2	Chengalpattu	13665	411.95	5108	4965	3592	141.25
3	Chennai	26881	806.43	12717	8933	5231	335.16
4	Coimbatore	24523	738.08	19004	3800	1719	440.18
5	Cuddalore	9587	296.04	4846	2371	2370	130.13
6	Dharmapuri	5006	157.76	2825	1173	1008	70.04
7	Dindigul	9283	294.77	5402	1904	1977	132.84
8	Erode	13120	403.67	10360	1815	945	234.02
9	Kallakurichi	2489	77.50	1061	593	835	29.52

Sl. No.	District Name	Units	Project Cost	Completed	Progress	To be Commenced	Expenditure
10	Kancheepuram	13847	416.83	4874	6192	2781	159.58
11	Kanniyakumari	24125	758.13	16545	4979	2601	394.65
12	Karur	4188	130.56	2564	687	937	57.41
13	Krishnagiri	3382	103.68	2224	821	337	56.29
14	Madurai	24232	731.15	17351	3931	2950	402.97
15	Mayiladuthurai	1563	52.15	735	415	413	19.77
16	Nagapattinam	2372	73.77	1038	884	450	36.59
17	Namakkal	9326	282.03	4827	1634	2865	118.25
18	Nilgiris	6867	258.69	4061	1608	1198	97.48
19	Perambalur	1939	59.49	1012	557	370	27.73
20	Pudukkottai	7747	235.61	3247	1766	2734	93.25

Sl. No.	District Name	Units	Project Cost	Completed	Progress	To be Commenced	Expenditure
21	Ramanathapuram	4577	140.21	2622	1423	532	69.10
22	Ranipettai	6305	189.08	3671	1692	942	91.69
23	Salem	29265	884.75	19898	7411	1956	489.76
24	Sivagangai	3031	90.76	2181	521	329	51.24
25	Tenkasi	9855	312.30	5201	1747	2907	123.14
26	Thanjavur	9572	292.36	4916	2353	2303	119.27
27	Theni	9239	283.69	6622	1337	1280	143.68
28	Thirupathur	6977	211.11	3685	1810	1482	92.82
29	Thiruvallur	32496	979.72	12917	12607	6972	402.65
30	Thiruvannamalai	6154	187.53	3793	1725	636	95.88
31	Thiruvarur	3104	95.77	1321	866	917	39.94

Sl. No.	District Name	Units	Project Cost	Completed	Progress	To be Commenced	Expenditure
32	Thoothukkudi	12889	400.36	8491	2338	2060	196.97
33	Tiruchirappalli	14774	450.16	8786	4136	1852	233.81
34	Tirunelveli	20186	638.98	12732	3192	4262	289.92
35	Tiruppur	13515	406.60	10820	1940	755	246.45
36	Vellore	8759	265.69	4441	3033	1285	123.31
37	Viluppuram	4804	151.04	2051	1367	1386	59.48
38	Virudhunagar	4827	148.75	3624	639	564	77.81
	Grand Total	406044	12465.48	238578	99424	68042	5951.11



Hon'ble Chief Minister handed over orders to 5 candidates for appointment on Compassionate grounds in Tamil Nadu Urban Habitat Development Board on 06.09.2021



Hon'ble Chief Minister laid the foundation stone for construction of 900 tenements at a project cost of Rs.130.20 crore at Kalanivasal, Sivagangai District on 22.01.2022.



Hon'ble Chief Minister handed over allotment order for a tenement on 26.02.2022 to the family of Master A.Abdul Kalam in recognition of his speech on Humanity

