



**HOUSING AND URBAN  
DEVELOPMENT DEPARTMENT  
DEMAND No.26**

**HOUSING AND URBAN DEVELOPMENT**

**Rs.1,470,90,53,000**

**POLICY NOTE**

**2010-11**

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Hon'ble Minister for  
Slum Clearance and  
Accommodation Control

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Government of Tamil Nadu  
2010

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**POLICY NOTE 2010-11**

**1 INTRODUCTION**

**1.1** The Government of Tamil Nadu has embarked on a policy of meeting the demands of shelter which is one of the basic needs of human being. In order to achieve the ambitious goal of providing "*A House for Each Family*", new schemes are being implemented. The demand for housing is on the increase day by day due to population growth and also migration towards urban centers in search of better employment. So, the policy includes facilitating the provision of adequate houses, house sites, financial assistance and cost effective and environment friendly technologies to all categories of people. The Chennai Metropolitan Development Authority, Town and Country Planning Department, Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Cooperative Housing Society and Tamil Nadu Cooperative Housing Federation are formulating and implementing suitable schemes with coordinated drive and commitment.

**1.2** As per 2001 Census, the urban population of the country was 286.11 million, which constituted 27.8% of the total population. The 35 million plus cities contained more than one-third (37.85%) of the total urban population. During the last decade (1991-2001), the number of million plus cities increased from 23 to 35 and this number is likely to increase to 50 by 2011. It has been estimated that there would be an increase of additional 78 million to the total urban population by 2011. Similarly, assuming that a projected increase of 39 million in the population occurs in

about 50 million plus cities, the average increase in population per million plus city would be of the order of 1.2 million during 2010-11. This magnitude is bound to lead to massive problems in managing already over strained mega / million plus cities. In this background, Tamil Nadu is the most urbanized state in our country with 43.9% of the population in urban areas, as per 2001 census. This throws a challenge to the state to provide affordable housing for Economically Weaker Section and Low Income Group categories. Policies and planning includes focus on housing needs of these groups.

**1.3** Consequent on the enactment of the Town and Country Planning Act, 1971 with the Director of Town and Country Planning as the enforcing authority in respect of the various provisions of the Act, that Directorate discharges the essential functions of guiding the Local Planning Authorities in the preparation and implementation of Statutory Plans like Master Plan, Detailed Development Plan etc. The Directorate also implements various schemes to promote orderly development ensuring environmentally suitable conditions in the habitations and in the surroundings. The Directorate further Co-ordinates the flow of funds and also arranges to provide funds for the purpose of implementing Urban Projects in the State.

**1.4** The Chennai Metropolitan Development Authority has jurisdiction over Chennai Metropolitan Area (CMA) covering 1189 Sq.km. which includes Chennai city, 16 Municipalities, 20 Town Panchayats and 214 villages in 10 Panchayat Unions. The Chennai Metropolitan Development Authority is the prime nodal agency for implementing the policies of the Government. It has already taken several initiatives and it is implementing various projects to improve the traffic and transportation, creation of infrastructural facilities and upgrading.

## BUDGET ESTIMATE 2010-11

### ABSTRACT

Sl. No.	Department / Agency	Revenue	Capital	Loan	Total
		(RUPEES IN THOUSANDS (GROSS))			
1.	Hg.&UD Secretariat	5,32,53	--	125,00,00	130,32,53
2.	Town and Country Planning Department	313,78,01	16,31,01	--	330,09,02
3.	Co-Operative Housing Societies	7,30,63	--	--	7,30,63
4.	Chennai Metropolitan Development Authority	3,80,01	750,87,53	1	754,67,55
5.	Tamil Nadu Housing Board	19,99,03	2,72,26	--	22,71,29
6.	Tamil Nadu Slum Clearance Board	45,80,51	179,99,00	--	225,79,51
	<b>Total</b>	<b>396,00,72</b>	<b>949,89,80</b>	<b>125,00,01</b>	<b>1,470,90,53</b>

## PART -II SCHEMES - 2010-11

Sl. No.	Description of the Schemes	Project cost for the year 2010-11 (Rs. in lakhs)
<b>SECRETARIAT</b>		
1.	Purchase of 32 Computers with peripherals	9.92
2.	Purchase of 20 Laser Jet Printers and 57 Dot Matrix Printers	12.32
3.	Provision of cable system for the Server	2.00
4.	Purchase of one copier machine	0.75
<b>TAMIL NADU HOUSING BOARD</b>		
5.	Construction of Tamil Nadu Government Rental Housing Scheme flats at Villupuram and Perambalur	272.26
<b>TAMIL NADU SLUM CLEARANCE BOARD</b>		
6.	Rehabilitation and Resettlement schemes, provision of infrastructure and Reverse Osmosis Plant at Semmencheri	90.00
7.	Issue of Biometric ID cards for the occupants of the tenemental schemes	30.00
8.	Imparting livelihood training in employment oriented trades for the slum youth in Chennai and other towns in the Districts.	20.00
9.	Construction of office building for the Division office at Salem	35.00
10.	Providing more office space in the Tamil Nadu Slum Clearance Board main office building	17.75
<b>TOWN AND COUNTRY PLANNING DEPARTMENT</b>		
11.	Preparation of Master Plan for one Composite Local Planning Area Viz., Tiruvallore using latest techniques like GIS, Remote Sensing / Aerial Photos	10.00
	<b>Total</b>	<b>500.00</b>

## **2. TAMIL NADU HOUSING BOARD**

Tamil Nadu Housing Board (TNHB) which was formed in the year 1961 with the objective of providing "Housing for All" has been instrumental in creating new townships across Tamil Nadu over the years. Expansion of Chennai on East, West and South owes fully to Tamil Nadu Housing Board. Similarly, TNHB has helped expansion of all the established District Headquarters of Tamil Nadu and many more towns. Over the years, the policy on housing has shifted from "**Housing for All**" to "**Affordable Housing for All**". In this regard, the contribution of TNHB has been monumental and currently, the whole focus of TNHB is directed towards Affordable Housing. Since its inception, TNHB has constructed about 4.00 lakh dwelling units out of which 2,89,500 units have been constructed for Economically Weaker Section (EWS), Low Income Group (LIG) and Middle Income Group sections.

### **2.1 SCHEMES UNDER PROGRESS**

At present, works are under progress for 5451 dwelling units at a cost of Rs.348.82 crore. For another 1925 units, tenders have been finalised at a cost of Rs.88.50 crore and the work shall commence shortly. Estimates have been prepared and tender will be invited shortly for 7 schemes covering 1150 units at a cost of Rs.43.28 crore. The scheme proposals are under process for creation of housing stock of about 4700 units.

### **2.2 AFFORDABLE HOUSING**

TNHB is focusing on Affordable Housing wherein it proposes to provide enough number of EWS, LIG and MIG

units at an affordable price to the people of these income groups. Efforts have been taken to minimise the cost of construction adopting various measures.

TNHB was appointed as nodal agency to implement Central Government Scheme of Interest Subsidy Scheme for Housing the Urban Poor (ISHUP). Structure for implementation of schemes has been set in process and enough sensitisation and publicity has been given both to the Bankers and general public besides involving District Collectors in inviting applications from the public for the benefit under the scheme. Till date, TNHB has collected about 31,256 applications from the eligible persons and same are under process for sanction of loan by the Banks. The District Collectors have been requested to incorporate the target under this scheme in the Annual Credit Plan of the District and monitor the progress in sanction of loan under the scheme with the Bankers.

### **2.3 JOINT VENTURE**

Tamil Nadu Housing Board will explore the development of various properties of Co-operative Housing Department under Joint Venture (JV). Similar development will also be undertaken to develop properties of Tamil Nadu Housing Board on the alignments of Chennai Metro Rail Limited (CMRL) under Joint Venture with CMRL. During the financial year 2010-11, at least two such projects will be finalised for implementation.

### **2.4 CELLULAR CONCRETE PLANT**

Efforts have been taken to revive the defunct Cellular Concrete Plant (CCP) at Ennore under Joint Venture. TIDCO has been appointed as consultant to prepare the Joint Venture bid document and concessionaire agreement and the same has been

prepared and is under active consideration of the Board for approval to call tender. It is proposed to implement the project under Joint Venture during the Financial year 2010-11. On revival, Cellular Concrete Plant will produce eco friendly light weight building blocks and roof panels which will be in accordance with the Green Building concept.

### **2.5 DEVELOPMENT OF WORLD CLASS CITY IN FORESHORE ESTATE**

Long pending issue of demolition of dilapidated Government Rental Quarters at Foreshore Estate has been completed and Conceptual Plan for redevelopment of the Foreshore Estate into a world-class city has been prepared. The reconstruction work at Foreshore Estate will be taken up soon during the Financial year 2010-11.

### **2.6 DEPOSIT WORKS**

The TNHB has been entrusted with the execution of construction of Office Complex and Residential flats for Oil and Natural Gas Corporation Limited (ONGC) at Anna Nagar at an approximate cost of Rs.70 crore. Memorandum of Understanding (MoU) to this effect was signed between TNHB and ONGC on 25-5-2009. The Architect has been fixed for the comprehensive design of the project. After the design is prepared and approved, tender shall be invited to undertake the construction work during the ensuing financial year.

The TNHB has also entered into MoU with the Registrar of Co-operative Housing Societies, Tamil Nadu, for construction of Office Complexes of the District Registrars and Joint Registrars of Co-operative Housing Societies at ten District Head Quarters at an estimated

cost of Rs.957 lakh. The building drawings have been finalized and tendering work is under progress. It is expected to complete the construction work for the above office complexes by June, 2011.

## **2.7 COST FINALISATION**

The Government have now sorted out long pending issue of cost finalization for the Government lands used for TNHB schemes and alienate the lands to TNHB to facilitate issue of sale deeds to the allottees in 26 schemes which will benefit about 13,244 allottees.

## **2.8 LAND POLICY**

During the ensuing financial year, the Tamil Nadu Housing Board shall focus on preparation of alternate Land Development Policy, wherein the land owners shall become equitable partners in development in order to undertake mega housing projects/ townships with active participation of land owners.

## **2.9 SALE DEED**

As on date, the TNHB has issued 1,89,266 sale deeds to the allottees. During 2009-10 alone, 12,474 sale deeds were issued. In the year 2010-11, special campaigns will be conducted for reconciliation of allottees' accounts and issue of sale deeds to them in various schemes of Tamil Nadu Housing Board. Besides, action will be taken for speedy disposal of court cases to facilitate cost finalisation of various schemes for which allotments have been made only on tentative cost.

## **2.10 DISPOSAL OF UNSOLD STOCKS.**

During the financial year 2009-10, the TNHB has sold 568 plots, 175 flats and 154 houses besides 35 Commercial sites at a cost of Rs.89.35 crore.

In the year 2010-11, efforts will be taken to dispose unsold stock of 4,948 plots, 35 flats and 915 houses by adopting rationalized pricing policy. Similarly, efforts will also be taken to dispose 488 commercial sites by taking all necessary steps.

## **2.11 COMPUTERISATION**

With a view to improve transparency, productivity, easy and quick access to information, a major initiative to computerise entire activities of Tamil Nadu Housing Board in an integrated fashion with provision for real time updation of data and on-line functioning of TNHB has been set in motion. Under this, Enterprise Resource Planning (ERP) solution will be developed covering the entire gamut of activities of TNHB at an approximate cost of Rs. 3 crore. It is expected to complete the installation of ERP software and connectivity hardware etc., in full shape during the financial year 2010-11.

## **2.12 PART I SCHEMES**

During the year 2009-10, Rs.1027.41 lakh was allocated and utilized under Part - I scheme for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and Subsidised Industrial Housing Scheme (SIHS) colonies.

For the year 2010-11, a Budget allocation of Rs.1076.00 lakh has been proposed for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and SIHS colonies under Part – I scheme.

## 2.13 PART II SCHEMES

During the year 2009-10 the Government have allotted an amount of Rs.345.53 lakh for the following works under Annual Plan Part – II schemes:

1. Computerisation of TNHB activities – Rs. 65.00 lakh
2. Special repair works to TNGRHS flats – Rs.180.53 lakh
3. Improvement of Slum tenements – Rs.100.00 lakh

All the above works were taken up and the amount is entirely utilized.

The State Planning Commission has recommended for allocation of Rs.272.26 lakh for the additional construction of 12 Tamil Nadu Government Rental Housing flats at Villupuram and 18 Tamil Nadu Government Rental Housing flats at Perambalur, under Part – II schemes for the year 2010-11.

## 3. TAMIL NADU SLUM CLEARANCE BOARD

3.1 Tamil Nadu Slum Clearance Board a pioneer institution for development and rehabilitation of urban slums was set up in 1970 by the Hon'ble Chief Minister Dr.Kalaignar with the motto '***God, we shall see, in the smile of the poor***' for the clearance and improvement of urban slum areas in Tamil Nadu. It has been implementing various Housing, Slum Improvement and Rehabilitation and Resettlement schemes to ameliorate the living conditions of the slum dwellers in Tamil Nadu.

### 3.2 POLICY ON SLUMS

The three pronged strategies for developing / clearing slums followed by Tamil Nadu Slum Clearance Board are :-

#### (i) IN-SITU PLOTTED DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT

Wherever in-situ development is feasible, such slums are identified and taken up for in-situ improvement for provision of basic facilities to make the areas habitable and for provision of tenurial rights to the occupiers after getting the land transferred to the Tamil Nadu Slum Clearance Board.

#### (ii) IN-SITU TENEMENTAL SCHEMES

The slums located in unobjectionable poramboke areas, wherein equitable distribution of space to all is not feasible, are cleared and tenemental schemes put up.

### **(iii) REHABILITATION AND RESETTLEMENT SCHEMES**

Wherever neither tenemental nor insitu development is feasible, (as in the case of objectionable porambokes like waterways etc.,) Rehabilitation and Resettlement in tenements in nearby locations with necessary infrastructure is taken up. The cleared site is then restored to its original use.

### **3.3 OTHER PROGRAMMES**

**(i)** Apart from the above, the Tamil Nadu Slum Clearance Board has provided support to individual housing schemes under different programmes like Rajiv Gandhi Rehabilitation Programme etc.

**(ii)** To ensure holistic development and economic upliftment of the poor, the Board has spear-headed community development activities in the slums, under which it imparts vocational training and livelihood support, specially for the youth and women.

### **3.4 ACHIEVEMENTS OVER THE LAST 40 YEARS**

**(i)** From its inception, the Tamil Nadu Slum Clearance Board has constructed 77,627 flatted tenements upto the year 2006. Further it has completed the construction of 27,373 flatted tenements from 2006 to 2010 totaling 1.05 lakh flatted tenements. Moreover construction works for 19,277 flatted tenements is under progress.

**(ii)** Under the Madras Urban Development Project and the Tamil Nadu Urban Development Project, 504 slums have been taken up for upgradtion and 1.30 lakh families

have benefited till date. 1.08 lakhs plots have been developed and allotted.

**(iii)** A large number of slum infrastructure upgradation schemes have been implemented across the state at a cost of Rs.81.45 Cr.

### **3.5 CAPITAL EXPENDITURE**

The details of capital expenditure during 2006-07 to 2009-10 are furnished below.

<b>SI. No</b>	<b>Year</b>	<b>Capital Expenditure (Rs. in Crore)</b>
1.	2006-07	65.32
2.	2007-08	79.14
3.	2008-09	279.26
4.	2009-10	400.00
	<b>TOTAL</b>	<b>823.72</b>

It is noteworthy that the Tamil Nadu Slum Clearance Board has stepped up its capital expenditure from around Rs.65.32 Cr in 2006-07 to Rs.400.00 Cr in 2009-10.

### **3.6 PROGRAMME FOR THE PERIOD 2006-11**

In the 5 year period between 2006-11, it has been programmed to take up construction of around 80,000 tenements at a cost of Rs.3,000 crore. Out of this, 46650 tenements have been completed or are in progress. The construction of remaining 33350 tenements / houses are in different stages of implementation like design and investigation, tender process etc.

As a part of this programme 10,000 tenements are slated for completion during 2009-10 and 20,000 tenements will be completed in 2010-11.

### 3.7 PROGRAMMES FOR THE YEAR 2009-10 and 2010-11

Tamil Nadu Slum Clearance Board has proposed to implement the following schemes during 2010-11:-

#### (i) JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

An ambitious programme to re-house / resettle all the remaining slum families living in objectionable and unobjectionable locations in Chennai, Madurai and Coimbatore in self-contained tenements with required infrastructure has been drawn up and proposed to make the mega cities, slum-free by 2013. This massive construction programme has been taken up under the Basic Services for Urban Poor (BSUP) component of the centrally shared "Jawaharlal Nehru National Urban Renewal Mission" funded by the Government of India, State Government and beneficiary contribution in the ratio 50:40:10.

Under this scheme 35,270 tenements are to be constructed as "integrated townships" in Chennai, Madurai & Coimbatore at a total cost of Rs.1504.05 Cr. in the following locations:-

SI No	Name of the Schemes	No. of Tenements	Amount (Rs. in Cr.)	Status
1.	<u>Chennai, Ezhil Nagar</u> a. At Okkium Thoraipakkam b. At Perumbakkam	6000 3936	198.10 175.36	Due to court orders, the work has been temporarily stopped. In progress
2.	Coimbatore, Ukkadam	2904	85.59	In Progress
3.	Coimbatore, Ammankulam	936	31.90	In Progress
4.	Madurai, Periyar Nagar	1566	47.76	In Progress
5.	Chennai , Perumbakkam I	10452	515.59	As the encroachers have approached the court and obtained stay, the works have been delayed. The stay has been vacated and now the works have been commenced
6.	Chennai, Perumbakkam II	9476	449.75	Tender calling stage
	<b>Total</b>	<b>35270</b>	<b>1504.05</b>	

The construction of 10818 tenements is under progress of which 5400 tenements have been completed and Rs.147.72 crore has been incurred. The remaining 29870 tenements will be completed in 2 years and Rs.1356.33 Cr will be spent.

## **(ii) HOUSING FOR TSUNAMI AFFECTED FAMILIES**

Tamil Nadu Slum Clearance Board has taken up the construction of tenements to resettle the Tsunami affected families in Chennai, Kancheepuram and Thiruvallur Districts under the World Bank funded "Emergency Tsunami Reconstruction Project" and construction of houses for Tsunami affected families living in vulnerable areas in 8 Coastal Districts under the Government of India funded Rajiv Gandhi Rehabilitation Package.

### **a. EMERGENCY TSUNAMI RECONSTRUCTION PROJECT (ETRP)**

The construction of 11,520 tenements at a cost of Rs.570.72 crore in Chennai utilising World Bank assistance under the Emergency Tsunami Reconstruction Project programme (ETRP) has been taken up. As part of this programme, the construction of 3,616 tenements at AIR Land / Thiruvottiyur at a cost of Rs.139.51 Cr is nearing completion. The construction of 2048 tenements at Okkium Thoraipakkam at a cost of Rs.96.51 Cr has been stayed due to court orders and is expected to be resumed on finalization of the case. As part of the programme to construct 5856 tenements at a cost of Rs.334.70 Cr in Marina the demolition of 2280 tenements is in progress and the reconstruction of 2280 tenements in Marina has commenced. The balance 3576 tenements

will be taken up in 2010-11 under the programme for Integrated redevelopment of Marina.

### **b. RAJIV GANDHI TSUNAMI REHABILITATION PACKAGE I – CONSTRUCTION OF NGO BACKED OUT HOUSES**

Tamil Nadu Slum Clearance Board has taken up the construction of 1,217 houses at an estimated cost of Rs.45.03 crore for Tsunami affected families which was originally proposed to be constructed by NGOs, but who subsequently backed out and the balance works under this programme will be completed in 2010-11.

### **c. RAJIV GANDHI TSUNAMI REHABILITATION PACKAGE II - CONSTRUCTION OF HOUSES IN TSUNAMI VULNERABLE AREAS**

The families living within 200 mtrs. of the seashore in Tsunami vulnerable areas in the Coastal Districts of Tamil Nadu are provided with houses and infrastructure. Under this programme, the construction of 6521 houses at a cost of Rs.241.95 Cr has been taken up. Of this, construction of 5441 houses for which lands have been made available are in progress. So far 3868 houses have been completed. The remaining houses will be completed in 2010-11.

## **(iii) XII FINANCE COMMISSION – SPECIFIC NEEDS GRANTS**

The work of construction / reconstruction of 9711 tenements and other slum development works have been completed at a total cost of Rs.250.00 Cr in Chennai and other towns under this programme as detailed below:-

**12<sup>TH</sup> FINANCE COMMISSION SPECIAL NEEDS GRANTS**

**a) NEW TENEMENTS**

<b>S. No.</b>	<b>Name of the Scheme</b>	<b>No. of Tenements</b>
1.	G.M.Pettai, Chennai.	552
2.	Semmancheri, Chennai.	1404
3.	Okkiam Toraipakkam and Bharathi Nagar, Chennai.	2000
4.	Okkiam Toraipakkam Chennai.	1726
5.	Kamarajar Nagar, Chennai	15
6.	Mir Bakkshi Ali street, Chennai	32
7.	Thomaiappan Street, Chennai	60
8.	Perambur Barracks Road, Chennai.	120
9.	Valayankulam, Madurai.	88
10.	Thideer Nagar, Madurai.	480
11.	Keeranur, Ottan Chathiram.	200
12.	Kannankadu, Selam.	240
13.	Ezil Nagar, Hosur.	504
14.	Andavar Nagar, Namakkal	198
15.	Pilliarpatti , Thanjavur.	300
16.	Ariamangalam, Tiruchirapalli.	90
17.	Sayalkudi, Ramanathapuram.	192
18.	Thomban kudisai, Mannarkudi.	80
19.	Nehru Nagar, Thirunelveli.	306
20.	Suthamalli Gandhi Nagar, Thirunelveli.	166
	<b>Total</b>	<b>8753</b>

**b) DEMOLITION AND RECONSTRUCTION OF DILAPIDATED TENEMENTS**

<b>Sl. No</b>	<b>Name of the Scheme</b>	<b>No. of Tenements</b>
1.	Kuppaimedu, Chennai	16
2.	Vyarasarpadi, Chennai.	270
3.	Kotturpuram, Chennai	44
4.	Gowthamapuram, Chennai.	36
5.	Ellis Nagar, Madurai.	496
6.	Arrupukkottai Raod, Madurai	96
	<b>Total</b>	<b>958</b>
	<b>Grand Total (a+b)</b>	<b>9711</b>

**c) REPAIRS AND RENEWALS OF TENEMENTS.**

Tamil Nadu Slum Clearance Board has carried out Repairs and Renewal works for 21,470 tenements at a cost of Rs.23.16 Cr in Chennai and other towns.

**d) IMPROVEMENT OF SLUM AREA AND EMPLOYMENT TRAINING FOR YOUTH LIVING IN SLUM AREA.**

**(iv) ELEVATED CORRIDOR PROJECT FROM CHENNAI PORT TO MADURAVOYAL RESETTLEMENT OF THE PROJECT AFFECTED FAMILIES**

a. Tamil Nadu Slum Clearance Board has been designated as the agency to implement the Rehabilitation and Resettlement component of the Elevated Expressway programme.

b. The slum families living on the alignment of Elevated Expressway along the Cooum river will be resettled in self contained storied tenements with required

infrastructure and social facilities. Tamil Nadu Slum Clearance Board has proposed to construct houses for 8,000 families and form "Auto Nagar" in the outskirts of Chennai for families running commercial units at a total cost of Rs.400.00 Crore. The enumeration work is nearing completion. The work of construction of these tenements will be commenced after the site is handed over and funds are sanctioned by the scheme authorities.

**(v) ENVIRONMENTAL IMPROVEMENT OF URBAN SLUMS**

In order to improve the conditions of the urban slums and make it habitable, the Tamil Nadu Slum Clearance Board has taken up basic amenities like roads, street lights, drinking water facilities, storm water drain, Public Convenience units etc., at a cost of Rs.10.00 crore to benefit 20,000 families during 2009-10 in various towns.

**(vi) PART II SCHEMES FOR 2010-11**

Tamil Nadu Slum Clearance Board has proposed to implement the following schemes under Part II schemes of 2010-11 at a total cost of Rs.192.75 lakh

Sl. No	Name of the Schemes	Amount (Rs. in Lakhs)
(1)	(2)	(3)
1	Rehabilitation and Resettlement schemes, provision of infrastructure and Reverse Osmosis Plant at Semmencheri	90.00
2	Issue of Biometric ID cards for the occupants of the tenemental schemes	30.00

3	Imparting livelihood training in employment oriented trades for the slum youth in Chennai and other towns in the District.	20.00
4	Construction of office building for the Division office at Salem	35.00
5	Providing more office space in the Tamil Nadu Slum Clearance Board main office building	17.75
<b>TOTAL</b>		<b>192.75</b>

**(vii) SPECIAL COMPONENT PLAN FOR 2010-11  
SCHEMES PROPOSED FOR THE SCHEDULED CASTE SLUM FAMILIES IN URBAN AREAS**

It is estimated that 26% of the slum families belong to Scheduled Castes in the urban areas of Tamil Nadu.

They will get benefited through the various housing programmes to be implemented by the Tamil Nadu Slum Clearance Board during 2010-11, as follows:

Sl. No	Name of the Programme	Flow to Special Component Programme	
		No. of Tenements	Expenditure (Rs. in Cr)
1	Construction of tenements for the urban slum families	5200	208.00

### (viii) COMMUNITY DEVELOPMENT ACTIVITIES

To make the housing programmes more comprehensive and complete with socio economic and livelihood programmes, Community development activities are being carried out. The major programmes carried out for the socio economic betterment of the slum families in Chennai and other Districts of Tamil Nadu include Employment Training Programme, Post Resettlement Services, Livelihood activities. The details of achievement are as follows:

Sl. No	Name of the Programmes	Achievement	
		No. of persons	Rs. in Lakhs
1	Employment Training Programme	13441	266.09
2	Livelihood Support Programme under Tsunami Emergency Assistance Programme	22521	497.30
	<b>TOTAL</b>	<b>35962</b>	<b>763.39</b>

### PROGRAMMES FOR THE YEAR 2010-11

In 2010-11 the following schemes will be implemented:-

Sl. No	Name of the Programme	Budget (Rs. in Lakhs)
1	Livelihood assistance under Tsunami Emergency Assistance Programme for the uncovered areas (TEAP II )	70.00
2	Employment Training Programme for Chennai & District Towns (Part II Schemes of 2010-11)	20.00
3	Youth Development	15.00

4	Livelihood activities / Jawaharlal Nehru National Urban Renewal Mission – Elevated Corridor Project	611.00
	<b>TOTAL</b>	<b>716.00</b>

### (ix) SALE DEEDS FOR PLOTS / TENEMENTS

Tamil Nadu Slum Clearance Board has been giving sale deeds for the tenements and plots to the occupants of the tenements / plots. During 2010-11, Tamil Nadu Slum Clearance Board shall cause action to allot 10,000 tenements and to issue sale deeds for 4000 families living in the tenements / plots.

### 3.8 NEW PROGRAMMES

#### (i) PUBLIC PRIVATE PARTNERSHIP

The tenements constructed by Tamil Nadu Slum Clearance Board in Chennai over the years, due to efflux of time, wear and tear and salt content in the atmospheric air, have become dilapidated and some of the tenements are not in good condition and accidents like collapse of balconies, caving in of roof slabs etc., occur. In many of the schemes there are encroachments in the form of hutments.

It is therefore proposed to redevelop these tenemental schemes under Public Private Partnership utilising the technical know-how available in the private sector without resorting to Government Budgetary support. Over time viable tenemental schemes in dilapidated condition will be redeveloped in stages. This will improve the quality of life of the slum families and also expose them to better living standards. Besides the families living in the tenements and encroachments will be provided with a larger area of housing wherever possible with required

basic and social infrastructure. Also this will help leverage the land costs since many schemes are in prime locations.

#### **(ii) XIII FINANCE COMMISSION**

The XIII Finance Commission of the Government of India has recommended grants of Rs.300.00 Cr for urban slum development in Tamil Nadu during 2010-15. Tamil Nadu Slum Clearance Board has proposed to construct 7,500 houses in the urban slum areas in Tamil Nadu during this period. The works under this programme will be commenced in 2010-11.

#### **(iii) HOUSING FOR THE SLUM FAMILIES IN NILGIRIS DISTRICT**

As part of the programme to ameliorate the living conditions of the urban slum families living in Nilgiris District, Tamil Nadu Slum Clearance Board has proposed to construct 1968 houses in the following locations at a total cost of Rs.71.48 Cr. The work under this programme will be completed before 2010-11.

<b>Sl. No</b>	<b>Name of the Locations</b>	<b>No. of houses</b>	<b>Total cost (Rs. in Cr)</b>
1	Coonoor Municipality	673	71.48
2	Kotagiri Town Panchayat	568	
3	Udhagai Municipality	287	
4	Kethi Town Panchayat	140	
5	Gudalur Municipality	100	
6	Hullikkal Town Panchayat	100	
7	Jagathala Town Panchayat	100	
	<b>TOTAL</b>	<b>1968</b>	<b>71.48</b>

#### **(iv) CHENNAI RIVERS RESTORATION TRUST**

The Chennai Rivers Restoration Trust has been established for the restoration of rivers and water bodies in Chennai and to co-ordinate the functions of the various stake holders including Tamil Nadu Slum Clearance Board. The Tamil Nadu Slum Clearance Board has been given the task of rehabilitation of the slum families living along the Cooum Banks and along the other water bodies.

Tamil Nadu Slum Clearance Board shall cause action to resettle all the slum families who are living on the bank of the Cooum river, in self contained tenements near the Chennai city limits with required infrastructure.

#### **(v) RAJIV AWAS YOJANA**

The Government of India have announced a new programme namely Rajiv Awas Yojana which aims to make 25 or more select cities across the country slum free within a time frame. In Tamil Nadu Chennai and Madurai have been selected for the holistic development under this programme.

Tamil Nadu Slum Clearance Board is causing action to get funding assistance under this programme for Tamil Nadu and tenements / houses will be constructed in Chennai and Madurai to make these cities slum free within a time frame. During the year 2010-11 the survey of slums and slum families will be got completed and action initiated.

#### **(vi) REHABILITATION AND RESETTLEMENT SCHEMES**

Tamil Nadu Slum Clearance Board will adopt uniform policies and guidelines for all the resettlement

schemes that will be framed so that wherever Rehabilitation and Resettlement schemes have been developed all the infrastructure facilities and manpower will be made available in the beginning itself rather than over a period of time.

### **3.9 ISSUES IN IMPLEMENTING THE PROGRAMMES**

**(i)** The work of construction of 8000 tenements at a cost of Rs.322.11 Cr in Okkium Thoraipakkam under Jawaharlal Nehru National Urban Renewal Mission and Emergency Tsunami Reconstruction Project has been impeded due to stay granted by the High Court after its commencement, though all the clearances from the Government of India and state and other institutions have been obtained. It is expected that the judgement in this case will be delivered shortly and the work will be commenced.

**(ii)** Similarly, the work of construction of 24000 tenements at Perumbakkam in Chennai under Jawaharlal Nehru National Urban Renewal Mission could not be commenced as scheduled due to writ petition filed by the encroachers on the lands required for this scheme at Perumbakkam and was held up for about a year. After the stay was vacated the land was retrieved with the help of the Revenue and Police Departments with great difficulty. The work has been commenced recently on the retrieved portions.

**(iii)** The commencement of reconstruction of dilapidated tenements is impeded due to non co-operation by the occupants of the tenements, who demand temporary resettlement during the construction period.

This causes delays in shifting them out and demolishing the dilapidated tenements.

In view of the above mentioned reasons, difficulties are experienced in the commencement and completion of the construction works by Tamil Nadu Slum Clearance Board.

In spite of the existence of the above difficulties, the Tamil Nadu Slum Clearance Board has completed the construction of 10,000 tenements in 2009-10. Further, it has proposed to complete 20,000 tenements in the year 2010-11.

#### 4 CO-OPERATIVE HOUSING SOCIETIES

The Co-operative Housing Department was initiated as part of the larger Cooperative Movement to help people in fulfilling their demands for shelter at affordable price through stamp duty exemptions and provision for housing loan to the members by the Tamil Nadu Co-operative Housing Federation through Co-operative Housing Societies as the same was difficult to obtain through regular Nationalised Banks and other Financial Institutions.

The Tamil Nadu Co-operative Housing Federation was created as an apex housing loan lending institution to the Co-operative Housing Societies. Over the years, with the help of the Co-operative Housing Societies and the Federation, 11,64,434 families have been provided with affordable shelter.

Currently, 1034 Co-operative Housing Societies are functioning in Tamil Nadu. After having done such a yeoman service for so many years, the Co-operative Housing Societies in recent times in Tamil Nadu are passing through a difficult phase and need to reorient itself to play effective role in changing scenario. The Government is committed to take all possible measures to rectify the anomalies and undertake necessary restructuring to bring the glory back to the Housing Cooperative Department.

#### RECOVERY OF LOANS

Currently, there is an overdue of Rs.1513.71 crore from Societies, to be paid to the Federation. All out efforts will be taken to recover these loans from the members in order to make the Societies viable. Negotiations are also under progress with the various lending Banks and Financial Institutions to restructure the loans provided to the Tamil Nadu Co-operative Housing Federation. The benefits of restructuring of the loans will be passed on to the Societies to fulfill their salary and other administrative obligations. The Government shall also examine the possibility of restructuring the loans of the individual members.

## **5. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVENTS**

Under the Scheme of grant of House Building Advance to the Government Servants, House Building Advance is granted for the following purposes:-

1. Purchase of Plot and Construction of house thereon.
2. Construction of new house.
3. Purchase of Ready Built Flat/ House from the Tamil Nadu Housing Board.
4. Purchase of Ready Built Flat/House(private)
5. Enlargement of the existing accommodation.
6. Making improvements to the existing accommodation.

The House Building Advance is being sanctioned upto a maximum of Rs.15.00 Lakh for the State Government Employees and Rs.25.00 Lakh to the All India Service Officers. For enlargement/improvement of the existing living accommodation, the ceiling shall be 50% of the existing maximum ceiling limit.

During the year 2010-11, a sum of Rs.125.00 Crore has been allocated for sanction of House Building Advance to the Government Servants and All India Service Officers.

## **6. ACCOMMODATION CONTROL**

**6.1** The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 as amended by Tamil Nadu Act 23 of 1973 comprises the objectives of Accommodation Control, Rent Control and Eviction Control.

**6.2** As the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 is a concurrent Act, any amendment to this Act has to be approved by the Central Government. The Accommodation Controller is concerned with Sec 3, 3A, 12, 13 and 22 of the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960. As far as Chennai District is concerned the District Collector, Chennai is the authorized Officer for administering the provisions contained in the Act. The District Collector, Chennai is the statutory tenant for all the houses under Government tenancy in Chennai District and is responsible for all aspects such as payment of rent and maintenance of buildings etc.,

**6.3** The buildings are taken over under the provisions of Section 3 of the Act and allotted to Government servants for residential purposes and to Government offices for non-residential purpose. Taking over a building is a Statutory Act guided by executive instructions issued by the Government from time to time.

**6.4** Now, for the past 20 years, no building has been taken over under Government Tenancy in Chennai City as the rental value, which is calculated based on Public Works Department rates is always on the higher side. The present land value is increasing the rental value abnormally high, even if the building is very old one and lacking in amenities. Hence, it is not advantageous on monetary aspect to take over any building under section 3 of the Act, as the Government have to bear the rent, if no

one is willing to occupy such building. As a statutory tenant, the Government are responsible for the maintenance of buildings under Government Tenancy.

**6.5** The privilege of allotting houses to Government servants was introduced as early as in the year 1949. Now, in view of the reasons that the Tamil Nadu Housing Board and House Building Advance facilities are catering the needs of the Government servants in respect of accommodation, no application for allotment under this Act is received.

**6.6** In Chennai District 16 buildings are under Government tenancy. The Government are the tenants till the tenancy is terminated and possession handed over to the owners. There are 4 Court cases pending at various stages in respect of buildings under Government Tenancy for fixation of fair rent, eviction on willful default, subletting against notice for eviction payment of arrears etc.,

**6.7** This subject matter (i.e.) the Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 is one of the policy matters besides involvement of legal aspects. The Accommodation Controller is also having other responsibilities under section 29 of the Act. The Government in G.O.Ms.No.43, Housing and Urban Development Department, dated 25.01.2001 have authorized the District Collector as Accommodation Controller to admit deposit of rent by private tenants wherever bona fide doubt or dispute has been established over the owners or persons entitled to receive the rent for a particular building. This act also provides for regulating the relationship between the landlords and their tenants in regard to the rented buildings in the notified areas all over the State.

## 7. TOWN AND COUNTRY PLANNING DEPARTMENT

**7.1** Tamil Nadu, which was the second highest urbanized State in the country, next to Maharashtra as per 1981 census, has surpassed Maharashtra as per the 2001 census. Next to the tiny States of Goa (49.77%) and Mizoram (49.50%), Tamil Nadu stands in the third place with 43.9% of urban population. In Tamil Nadu, about 2.72 crore people are living in 832 urban centres as per 2001 census.

The trend of urban growth rate indicates massive migration from rural areas to urban settlements for various reasons. The result of such rapid urban growth is simultaneously creating problems on the availability and delivery of infrastructure services. This situation leads to widen the gap between demand and supply of urban services. The resultant effect is impinging on pollution, environmental decay, unemployment, urban poverty, inadequate finance and poor governance.

The National Commission on Urbanisation has observed that there is a distorted pattern of investment in the matter of urban development with larger cities cornering the investments at the cost of small and medium towns which has resulted in large scale migration from rural to urban areas as well as metropolitan cities. The solution to these problems lies in prioritisation of towns for investment and to evolve suitable urban development strategy to handle effectively the rapid urban development in future.

## 7.2 URBAN DEVELOPMENT STRATEGY

The objective of any urban development strategy is to create conditions which will make urban settlements economically vibrant. The resource constraint has to be overcome by adopting judicious investment. As our resources are limited, instead of apportioning the available resources to all the cities and towns, the investments can be made in a set of select centres keeping in view the objectives of efficiency and balanced development of the region and the State as a whole.

The steep trend in growth of urban population warrants greater attention to evolve suitable urban development strategy which may include revision of standards for various facilities like housing, recreation, transportation, industries etc. Systematic planning is required on a long range basis to slow down the growth of the already developed centers through greater incentives for the development of other urban centers. Special efforts should be taken to develop small towns identified in least urbanized taluks of the State.

The development of urban centers should be based on a regional approach to urbanization. An attempt should be made to balance the urban population between various regions of the State. Developments taking place along the main corridors in between two major cities/towns have to be regulated by providing necessary infrastructure which would in turn help to decongest the inner city in a long term basis.

Emphasis will be laid on the following to tackle the consequences of the rapid urbanization:-

- a) Prepare and implement development plans viz., Master Plans, New Town Development Plans, Detailed Development Plans which include not

only for the area comprising the town limits and its environs but also for the ribbon development taking place along the main corridors in between two major cities/towns to provide necessary infrastructure there. The statutory plans aim at judicious allocation of lands for various land uses, provision of infrastructural facilities like road network etc.

- b) Prepare and implement special plans for traffic management, heritage area conservation, development of least urbanized taluks and other development programmes.
- c) Adopt most modern techniques like Aerial Photography, Remote Sensing, Geographical Information System and other techniques to prepare plans in advance so that the plans are more of proactive rather than reactive to the challenges posed by rapid urban development.
- d) Town and Country Planning Development Fund would be channelised exclusively to assist the local bodies/ local planning authorities to implement the proposals contemplated in the statutory plans.
- e) The pattern of financial assistance would be streamlined so that every prioritised town receives its due share of investment and encouragement.

## 7.3 PREPARATION OF STATUTORY PLANS

### a. MASTER PLAN / NEW TOWN DEVELOPMENT PLAN

Master Plan/ New Town Development Plan is a land use plan prepared for towns with regulatory guidelines

to ensure orderly development of the planning area. In the broader sense, it aims at land use regulations and provision of effective road network, fixing alignment of bypass roads, ring roads etc. It involves a continuous process like deriving, organizing and presenting a broad comprehensive programme for urban development and renewal. It is designed to fulfill local objectives of the physical well being and also indirectly including social, economic aspects considering both the immediate needs and those of foreseeable future.

So far, Master Plan/New Town Development Plan for 117 towns have been prepared. Review of these plans is taken up once in five years. During 2009-10, preparation/review of Master Plan/New Town Development Plan for 6 towns has been taken up. It is proposed to prepare/ review 6 Master Plans / New Town Development Plans during the year 2010-11.

#### **b. DETAILED DEVELOPMENT PLAN**

These are the micro level action plans that are in conformity with the master plans (macro level) prepared for urban areas. The plan contains zoning of land in detail for specific land use, infrastructural facilities like park and play fields, small link roads, roads for proper traffic circulation, public purposes, commercial and industrial areas etc., to facilitate a balanced development within the ambit of the Master Plan. Preparation of Detailed Development Plans is made for class I (population above 1,00,000) and class II (population above 50,000 and upto 99,999) towns every year. So far, 1625 Detailed Development Plans have been prepared and they are in various stages such as draft, consent and approval.

During the year 2009-10, 50 Detailed Development Plans were taken up and target has been achieved. It is proposed to prepare 50 Detailed Development Plans

during the year 2010-11 giving thrust to the fast developing areas.

#### **c. NOTIFICATION OF PLANNING AREAS**

In order to enable preparation of statutory plans for the new areas through Geographical Information System (GIS) Ariyalur, Sriperumpudur, Mamallapuram and Thiruvallur have been taken up during 2009-10. It is proposed to declare two more new composite local planning areas namely 1) Authur-Narasisingapuram town and its surroundings and 2) Uduvalaipettai and its surrounding villages during 2010-11.

#### **7.4 SPECIAL PLANS AND ON-GOING SCHEMES IMPLEMENTED UNDER TOWN AND COUNTRY PLANNING DEVELOPMENT FUND**

##### **a. HERITAGE TOWN DEVELOPMENT PROGRAMME**

It is necessary that the surroundings of heritage sites are preserved and their environment, protected from pollution of every kind. In order to accomplish this objective, development plans for 38 notified heritage towns have been prepared. Government have already notified 49 towns/places as heritage towns. The fund is provided from Town and Country Planning Development Fund as grant to a tune of maximum of Rs.50.00 lakhs for each heritage town for implementation of projects for environmental protection of heritage sites. 49 heritage towns have so far been taken up and implementation of projects is at various stages. It is proposed to continue to implement this programme by taking up 5 more heritage towns during 2010-11.

## **b. TRAFFIC IMPROVEMENT PROJECTS**

Traffic and Transportation Studies have been undertaken with the main objectives of assessing the present day traffic characteristics and travel pattern in the cities and towns of the state and to forecast the long-term requirements towards relieving traffic congestion and smooth flow of traffic.

Comprehensive traffic and transportation study reports for the five corporations viz., Coimbatore, Madurai, Tiruchy, Salem and Tirunelveli besides traffic operational and management plans for 58 towns to pin point the main problem in order to evolve a rational traffic and transportation plan for the urban centres have been prepared.

As the financial position of the local bodies is not sound enough to implement the proposals, the Government have ordered implementation of projects under funding from Town and Country Planning Development Fund as grant. Under this scheme, 75% of the cost of the projects would be provided as grant and the balance 25% has to be met by the concerned local body from its own funds. The maximum grant is limited to Rs.50.00 lakhs for corporation and Rs.25.00 lakhs for municipalities. Under this programme, projects have been identified in 32 towns for which fund has been released to a tune of Rs.2,03,35,500/- for 22 towns. It is proposed to undertake traffic improvement projects in 5 more municipalities during the year 2010-11.

## **c. IMPROVEMENT OF PARKS**

The parks are provided for the common public to breathe fresh air and relax for sometime amidst the tiresome busy schedule of work. The parks should

invariably be improved and maintained for the benefit of the people. With a view to improve the existing parks, 90% of the cost of the project is provided as grant subject to a maximum of Rs.2.25 lakh for one park. The balance amount has to be met by the concerned local body. Earlier, only 50% of the cost of the project was provided as grant restricting to a maximum of Rs.1.25 lakhs. During the year 2009-10, Rs.2.50 lakhs has been released as grant to two towns. It is proposed to take up improvement of parks in 4 more urban local bodies during the year 2010-11.

## **7.5 PART-II SCHEME**

### **PREPARATION OF DEVELOPMENT PLANS USING GEOGRAPHICAL INFORMATION SYSTEM (GIS)**

With a view to introduce modern techniques like remote sensing, GIS in the planning process, so as to prepare Master Plans for all the second level towns within a short span of two to three years, a pilot project of preparation of Master Plan for the newly constituted composite local planning authority viz., Perambalur has been taken up during 2007-08 through the Government of India agencies viz., National Remote Sensing Agency, Hyderabad / Space Application Centre, Ahmedabad at a cost of Rs.10.00 lakhs and the work is under process.

During 2010-11, it is proposed to take-up preparation of Master Plan for Tiruvallur Composite Local Planning Area at a cost of Rs.10.00 lakhs by outsourcing.

## **8. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Chennai Metropolitan Area comprises of 25.62% of the State's urban population and 11.28% of the states total population as per 2001 census.

The population of the city of Chennai was 43.44 lakhs in 2001 and it is estimated to cross 58 lakhs in 2026. The population of the Chennai Metropolitan Area is estimated to grow from 70 lakhs in 2001 to 126 lakhs in the year 2026.

Recognising the need for comprehensive planning to tackle the metropolitan problems of Chennai, this Government has taken early action to constitute Chennai Metropolitan Development Authority in 1974 itself. Chennai Metropolitan Development Authority prepared the First Master Plan which was in force till August, 2008. Since its constitution, the Chennai Metropolitan Development Authority has played a major role in the planning and development of the metropolitan area through the line agencies / departments over the last 36 years. The important plans and projects continued / taken up during the financial year 2009-10 are given below:

### **8.1 SECOND MASTER PLAN FOR CHENNAI METROPOLITAN AREA 2026**

The Government have accorded approval for the Second Master Plan (SMP) for Chennai Metropolitan Area and it was notified in the Tamil Nadu Government Gazette on 02.09.2008. It has come into force from the date of notification. The Second Master Plan provides for review and appropriate corrective measures on the policies and strategies during the process of its implementation. For this purpose six sector wise committees have been

constituted. The main function of the Committees is to prioritise the policies, strategies and the action plans recommended in the Second Master Plan, and advise the Departments / Agencies concerned on their implementation within a time frame to improve the quality of life of the people in the metropolis.

The Committees have met and discussed various issues and stressed the need to take advance action to translate the policies and strategies recommended in the SMP to upscale the infrastructure facilities in Chennai Metropolitan Area and to achieve the Plan's vision. The Committees will continue to meet periodically and contribute to achieve the goals of the Second Master Plan

### **8.2 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS IN THE CHENNAI METROPOLITAN AREA**

Chennai boasts of a number of heritage buildings and premises worthy of conservation. To conserve the buildings / precincts of historical or architectural interest, which are not covered by the Archeological Monuments Acts of Central or State Governments, a provision has been made in the Development Regulations of the Second Master Plan, for listing, notification and regulation to conserve such buildings / premises. It also includes interalia the provision for Transfer of Development Rights to the affected private owners and sanction of funds for proper maintenance of such properties.

The Heritage Conservation Committee comprising members drawn from Government Departments/Agencies, experts in the field and other stake holders is constituted as provided in the Development Regulations. Simultaneously, action to arrive at the criteria for

evaluation and a transparent system for identification, listing and notification by the Government after consultation with the public and owners of the buildings/premises has also been initiated.

### **8.3 DETAILED DEVELOPMENT PLANS**

Detailed Development Plans are micro level plans prepared for land use regulation and development of an area. Normally a Detailed Development Plan covers an area of 6 sq. k.m. and is prepared where plot information is available, and detailed planning is required in the area for reasons of marked variance such as Continuous Building Area (CBA), Economically Weaker Section areas, and where focused attention is required for urban development.

In Chennai Metropolitan Area, Detailed Development Plans for 57 planning units covering an area of 99 sq.km. have been prepared. In the last 15 years, Detailed Development Plans have not been prepared awaiting finalization of the Second Master Plan strategies and also due to the introduction of Regularisation Schemes. As the Second Master Plan has come into force, it is proposed now to proceed further on the preparation of Detailed Development Plans for various Planning Units in the Metropolitan Area. Taking into consideration the Government's recent announcement on the expansion of the Chennai City Corporation area, a clear policy on the areas to be covered by Detailed Development Plans, their contents, priority and phasing of preparation will be arrived at and action to prepare Detailed Development Plans will be pursued.

### **8.4 GEOGRAPHICAL INFORMATION SYSTEM (GIS) FOR CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

- The maps of the Second Master Plan for Chennai Metropolitan Area have been prepared using computers. They have been hosted on the official web site of Chennai Metropolitan Development Authority with effect from 27.12.2009 for easy and free public access.
- Land use plans for the areas excluding the Chennai Corporation area are being converted into Geographical Informatics System compatible format and the exercise is scheduled to be completed within a year. Subsequently, the City Corporation area, which has a large number of revenue sub-divisions, will be taken up for Geographical Informatics System conversion.
- Once all the land use maps are converted into GIS format, comprehensive information relating to land use, permissible activities in a site, type of building which can be constructed thereon, Development Rules applicable, charges to be paid at the time of getting Planning Permission Application, etc. with reference to a particular site can be accessed through computers freely by individuals. Other Government departments and agencies can make use of Geographical Informatics System information for planning infrastructure and development.

## **8.5 REVIEW OF THE CHENNAI METROPOLITAN PLANNING AREA JURISDICTION**

Metropolitan Planning has become inevitable in the cities like Chennai to tackle the urban problems created due to rapid urbanisation, congestion, migration, inadequate resources etc., and to face the growing challenges for development. The Government of Tamil Nadu have taken timely action by constituting the Chennai Metropolitan Development Authority in 1974 itself to plan for the development of the Chennai Metropolitan Planning Area.

The Chennai Metropolitan Planning area extends over 1189 sq.kms. and when compared with other metropolitan areas and regions in our country, Chennai has the least extent where as the Mumbai Metropolitan Regional Development Area is 4,355 sq.kms., Kolkata Metropolitan Development Area is 1,854 sq.kms., Delhi National Capital Region Planning Area is 33,578 sq.kms., Bangalore Metropolitan Regional Development Area is 8,005 sq.kms. and the Hyderabad Metropolitan Development Area is 6,300 sq.kms. The Metropolitan Planning Area viz. 1,189 Sq.kms. for Chennai was arrived at in 1973-74 and was declared based on the parent Chennai City's influence over the contiguous geographical area around it at that point of time.

Comprehensive planning and development actions have to be taken to address the growing urban problems of Chennai and also to make Chennai region an attractive destination for economic development improving the economy of the region and providing adequate employment opportunities. It has now become necessary to review the Chennai Metropolitan Planning Area, taking into account the fast developments taking place in the

areas around, such as Sriperumbudur, Kelambakkam, Singaperumal Koil, Thiruvallur, Ponneri etc. The Chennai Metropolitan Development Authority, will review the Chennai Metropolitan Planning Area's jurisdiction and send suitable proposals for the consideration of the Government.

## **8.6 TAMIL NADU URBAN DEVELOPMENT PROJECT – III**

In tandem with other initiatives to tap resources to fund schemes to mitigate the increasing transportation problems of the Chennai Metropolitan Area, the Government of Tamil Nadu, through the Chennai Metropolitan Development Authority, has commissioned a five year project with the World Bank assistance since October, 2005. Following a detailed mid term review by this Government and the World Bank in July, 2008, the total size of the project has now been downscaled to Rs.188 crores owing to the insurmountable problems faced in mitigating the social and environmental issues. The measures are aimed at relieving traffic congestion along 5 vital roads in the Outer Chennai Metropolitan Area for a total length of 36 km. at a cost of Rs.145 crores. Installation of traffic control and enforcement measures and construction of a traffic education centre at a cost of Rs.15.6 crores and preparation of detailed project report on construction of grade separated facility at 2 stretches of Anna Salai and 1 stretch of Periyar EVR Salai also form part of the project. The 18 month long Comprehensive Transportation Study for Chennai (CCTS) is in advanced stage of progress and the consultants are expected to furnish the Final Report soon. The study would provide a directional plan for the entire Chennai Metropolitan Area, clearly indicating judicious investments in road and transportation infrastructure in the next 20 years.

## **8.7 MASS RAPID TRANSIT SYSTEM PHASE-II - VELACHERY TO St. THOMAS MOUNT**

The Phase-II of the MRTS project from Thirumylai to Velachery for a distance of 11.17 km. is completed fully upto Velachery at a re-estimated cost of Rs.877.59 crores and commissioned in November, 2007. The Government have released Rs.544.37 crores for the project as its share till 2008-09. The Government have accorded administrative sanction for Phase-II Extension of the MRTS project from Velachery to St.Thomas Mount for a length of 5 km at an estimated cost of Rs.496 crores with sharing of the cost in the ratio of 2:1 respectively by this Government and the Government of India. The project works have commenced in April, 2008 and are expected to be completed by December 2012. The Government have released a sum of Rs.66.67 crores for this project in 2008-09. For the year 2009-10 a sum of Rs.20.30 crore and Rs.40.00 crore have been released for the MRTS-Phase-II and MRTS-Phase-II-Extension respectively, towards State's share in those schemes.

## **8.8 CONSTRUCTION OF DOUBLE LEVEL BASEMENT PARKING FACILITY FOR TWO WHEELERS IN CHENNAI MOFUSSIL BUS TERMINUS**

Chennai Mofussil Bus Terminus (CMBT) constructed at a cost of Rs.103 crores at Koyambedu is functioning since November, 2002. Since no covered parking facility was provided for the two wheelers, a Double Level Basement Parking facility was taken up at a cost of Rs.17 crores in June, 2008 within the CMBT Complex. The proposed structure will have a total floor area of 6500 sq.mt. with a parking capacity of 3000 two

wheelers. The project is scheduled to be completed by June, 2010. On completion of this project, the commuters who come by two wheelers to CMBT will have a covered parking with other basic facilities.

## **9. CONCLUSION**

The Housing and Urban Development Department is very keen in implementing the schemes for providing Affordable Houses for all. New methodology under Public Private Partnership and Joint Venture Projects are being introduced in Housing Sector by involving the Public Participation in the schemes which reach the down trodden and Economically Weaker Section of the society. Massive Schemes with modern technology are being implemented by Chennai Metropolitan Development Authority and Town and Country Planning Department with perspective Planning and broad out look. Thanks to the sympathetic approach to the Slum Dwellers in both urban and rural areas of the State and able guidance and leadership of the Hon'ble Chief Minister Dr. Kalaignar, the rehabilitation and resettlement policies are being implemented to ameliorate the inconveniences faced by them while executing the Mega Projects for the Socio- Economic Development of the State.

“முறைசெய்து காப்பாற்றும் மன்னவன் மக்கட்டு இறையென்று வைக்கப் படும்.” – குறள் 388

**SUBA. THANGAVELAN**  
Minister for Slum Clearance  
and Accommodation Control