



**HOUSING AND URBAN
DEVELOPMENT DEPARTMENT**

**TAMIL NADU URBAN HABITAT
DEVELOPMENT BOARD**

**POLICY NOTE
2024-2025**

DEMAND No.26

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



Government of Tamil Nadu

2024

CONTENTS

Sl. No.	Subject	Page No.
	Introduction	1-3
1.	Organisational Structure	3
2.	Strategies	3-5
3.	Achievements from 1970 to 2024	5-8
4.	Sustainable Development Goal	8
5.	Ongoing Major Projects	9-18
6.	Externally Aided Projects	19-22
7.	State Funded Programmes	23-29
8.	Restoration of Chennai City waterways Providing Tenements for the families living on River Banks	30-31
9.	Land Tenural Rights / Sale deeds	31-32
10.	Community Development Activities	32-35
	Conclusion	35

DEMAND NO.26
HOUSING AND URBAN DEVELOPMENT
DEPARTMENT

TAMIL NADU URBAN HABITAT
DEVELOPMENT BOARD

POLICY NOTE 2024-2025

Introduction

Rapid urbanization is regarded as the index of development. But it poses several challenges. The economic vibrancy of large urban centers offers diverse employment opportunities and means of livelihood. The urban poor become the most vulnerable segment in this context. The proliferation of slums accompanies rapid urbanization and poses great social and policy challenges.

Urban slums are typically centers of unhygienic surroundings without basic civic amenities such as safe drinking water,

electricity, proper solid waste disposal, etc. Slums in cities are also associated with higher levels of poverty, unemployment or under employment.

With a goal of ameliorating the poor living conditions of urban slums within a time frame, to provide affordable housing for them and to improve the living standards, Tamil Nadu Slum Clearance Board (TNSCB) was established by the former Hon'ble Chief Minister Muthamizh Aringar Dr.Kalaingar in the year 1970 within a time frame.

As the primary role of this organization is to improve urban slums and to make them habitable, the Hon'ble Chief Minister has changed the nomenclature of Tamil Nadu Slum Clearance Board to "Tamil Nadu Urban Habitat Development Board (TNUHDB)" with effect from 01.09.2021.

**Budget Estimate
2024-2025**

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
6.	Tamil Nadu Urban Habitat Development Board	Voted	2,432,54,35	4	1	2,432,54,40

1. Organisational Setup

TNUHDB is governed by the Tamil Nadu Slum Areas (Improvement and Clearance Act, 1971) and is helmed by a Chairman, Managing Director and Joint Managing Director.

2. Strategies

Tamil Nadu Urban Habitat Development Board has been implementing various tenements/housing and other development programs to provide housing, infrastructure and other services to urban slum families adopting the following strategies with the vision of a slum free Tamil Nadu.

- i. Storeyed tenements are constructed in-situ on unobjectionable lands utilizing the maximum possible Floor Space Index (FSI) and allotted to the families already living there.
- ii. For resettlement of the families living in slums on objectionable lands like river banks, road margins, etc., tenements are constructed on the available vacant lands nearby as integrated townships with the necessary basic and social infrastructure.
- iii. Urban slum families living in kutcha houses with thatched / tiled roofs without a toilet, are given grants to enable them to construct permanent houses with RCC roof.
- iv. Tenements constructed previously by TNUHDB and which are now in a dilapidated condition are demolished

and taken up for reconstruction and allotted to the same occupants.

v. To ensure longevity and structural stability of tenements, maintenance activities like periodical white washing, colour washing, repair & renewal works are undertaken regularly.

vi. In order to promote employability, skill development training is imparted.

3. Achievements from 1970 to 2024

Tamil Nadu Urban Habitat Development Board has constructed 1,93,891 tenements in Chennai and other towns and being maintained by it. The details are as follows.

Sl. No	Name of the District	No of Schemes	No. of tenements
1	Chennai	206	117016
2	Tiruvallur	1	1024
3	Chengalpet	7	2802

Sl. No	Name of the District	No of Schemes	No. of tenements
4	Kancheepuram	2	4160
5	Vellore	6	1568
6	Tiruppatur	1	528
7	Tiruvannamalai	2	336
8	Cuddalore	4	840
9	Kallakurichi	1	264
10	Trichy	15	4774
11	Ariyalur	2	864
12	Perambalur	1	504
13	Thanjavur	10	2560
14	Pudukottai	13	4140
15	Nagapattinam	2	440
16	Tiruvarur	1	80
17	Salem	14	3044
18	Dharmapuri	6	1488
19	Krishnagiri	3	1224

Sl. No	Name of the District	No of Schemes	No. of tenements
20	Namakkal	8	2517
21	Karur	4	624
22	Coimbatore	45	16283
23	The Nilgiris	1	172
24	Tiruppur	11	5004
25	Erode	16	4096
26	Madurai	21	7962
27	Virudhu Nagar	1	176
28	Theni	8	2348
29	Sivagangai	1	608
30	Dindugul	1	200
31	Ramanathapuram	4	856
32	Tirunelveli	9	2903
33	Thoothukudi	7	1406
34	Kanyakumari	5	1080
	Grand Total	439	193891

From the above said schemes like storeyed tenement schemes and Beneficiary Led Construction scheme a total number of 5,41,500 families have benefited.

Tamil Nadu Urban Habitat Development Board is maintaining 1,93,891 storeyed tenements of which 1,17,016 tenements are in Chennai and 76,875 tenements are in other towns.

TNUHDB has also provided developed plots to 1,34,678 families through the Madras Urban Development Programme (MUDP)/Tamil Nadu Urban Development Programme (TNUDP).

4. Sustainable Development Goal

The Sustainable Development Goal No.11 adopted by United Nations set the target that “by 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums” and TNUHDB has adopted this target.

5. Ongoing Major Projects

The following major projects are being implemented by TNUHDB to realize the vision of providing affordable housing and to enhance the living standards of all the urban poor in Tamil Nadu within a time frame.

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

The Government have nominated Tamil Nadu Urban Habitat Development Board as the Nodal Agency for the Housing for All (HFA) Programme in Tamil Nadu. As a 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 completed the construction of 29,439 tenements and 1,70,462 individual houses under HFA during 2021-2024 and the

construction of 79,094 tenements and 89,429 individual houses are under various stages of progress and Rs.6685.08 crore has been spent for the above works.

The Government have provided Rs.2100.00 crores to TNUHDB for the year 2024-25 to implement the above mentioned two housing programmes viz. Affordable Housing in Partnership (Construction of tenements) & Beneficiary Led Construction of individual houses.

Housing for All (Urban) - Funding pattern

Sl. No	Description	Affordable Housing in Partnership (Tenements) (Rs. in lakh per unit)	Beneficiary Led Construction (Individual houses) (Rs. in lakh per unit)
1	Government of India grant	1.50	1.50
2	Government of Tamil Nadu grant	7.50 - 13.00	0.60

Sl. No	Description	Affordable Housing in Partnership (Tenements) (Rs. in lakh per unit)	Beneficiary Led Construction (Individual houses) (Rs. in lakh per unit)
3	Beneficiary Contribution	1.00 - 6.00	0.90
Cost per unit		10.00 - 17.00	3.00

Status of Implementation:

As a part of "Housing for all" programme, the sanction of GoI was obtained to construct 1,43,696 tenements and 4,10,574 individual houses in total 5,54,270 tenements and houses at a cost of Rs.29,752.36 crore. Out of these, 57,107 tenements and 3,10,712 individual houses have been completed during 2015-2024. The construction of 79,094 tenements and 89,429 houses under BLC mode in total 1,68,523 units are under various stages of progress. The construction of 19,584 houses are to be commenced and Rs.17,467.34 crore has been spent thus far.

5.1.1 Beneficiary Led Construction (BLC)– Construction of Individual Houses

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 enabling them to construct permanent houses with Reinforced Cement Concrete (RCC) roof on their own.

Present status

The approval of GoI has been obtained to construct 4,10,574 individual houses at a cost of Rs.12,619.21 crores under BLC mode. Of these, the works for 3,10,712 individual houses have been completed, 89,429 houses are in progress will be completed by June 2025 and 10,433 individual houses are to be commenced. Grants of Rs.7,261.75 crore have been disbursed to the beneficiaries.

5.1.2 Affordable Housing in Partnership (AHP)–Construction of Tenements

Storeyed tenements are constructed either in-situ or in alternate places for the urban poor / Economically Weaker Section families living in urban areas. The tenements are being constructed with basic infrastructure like water supply, sewerage arrangements, roads, street lights, storm water drain, etc. Social infrastructures are provided for resettlement schemes.

Present status of this program

Under this program, the approval of the Government of India has been obtained to construct 1,43,696 tenements at a cost of Rs.17,133.15 crore. Out of this sanction, 57,107 tenements have been completed during 2015-2024, besides 79,094 tenements in progress are slated for completion by June 2025 and 9,151 tenements will be taken up for construction in 2024-25. A sum of Rs.10,205.59 crore has been spent upto March 2024 for the works under this component.

To reduce the financial burden on the beneficiaries, the Government has allowed the beneficiary to pay the beneficiary contribution in one installment for reconstruction projects where higher FSI is achieved. Further, it has also been allowed to meet out part of the project cost from Infrastructure and Amenities Fund and Shelter Fund managed by Housing and Urban Development Department.

5.1.3 Reconstruction of Dilapidated Tenements

Some of the storeyed tenements constructed by TNUHDB in the past in Chennai and other towns are dilapidated now due long usage and vagaries of nature and 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 new and improved features with more convenient designs. Additional tenements are constructed by utilizing permissible FSI more effectively with enhanced 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 under EWS living in and around the scheme area.

5.1.4 Reconstruction Programme under various projects

So far, a total of 28,995 tenements have been taken up for reconstruction from the year 2008 out of which 14,718 tenements have been completed upto 2024. Under various programmes and reconstruction of 14,277 tenements are in progress. Besides, additional 28,643 tenements will be taken up for reconstruction in phases in the upcoming years under various housing projects.

5.1.5 Schemes Inaugurated

Tamil Nadu Urban Habitat Board inaugurated 96 tenement schemes comprising of 29,439 tenements at a cost of Rs. 3,248.74 crore during 2021-2024. The details are as follows:

Sl. No	Year	No. of Project	No. of Units	Total Cost (Rs. in Crore)
1.	2021-22	3	1576	154.47
2.	2022-23	32	9339	942.11
3.	2023-24	61	18524	2152.16
TOTAL		96	29439	3248.74

5.1.6 Affordable Rental Housing Complexes for Migrant Workers

The Government of India have announced the Affordable Rental Housing Complexes (ARHCs) programme to ease the living of urban migrants and workers in manufacturing industries, domestic, commercial establishments etc., and provides Technology Innovation Grant (TIG) for

these projects.

The Government of Tamil Nadu has appointed Tamil Nadu Urban Habitat Development Board as the coordinating Agency for the (ARHCs) programme in Tamil Nadu.

The Affordable Rental Housing Complexes scheme envisaging the construction of dwelling units / dormitories is under implementation in Tamil Nadu. Public / Private entities are being permitted to construct on their own land, operate and maintain such complexes to ease the living of migrant workers by providing them access to dignified affordable housing near their work places.

The details of works under the Affordable Rental Housing Complexes in the following places adopting alternate technologies are given below.

Sl. No	City	Organization	TIG Amount (Rs. in Crore)	No. of Units / Dormitories Total
a) In progress				
1	Chennai	State Industries Promotion Corporation of Tamil Nadu	37.44	18720
2	Sriperumpudur	SPR Construction Private Ltd., Limited	7.95	3969
3	Hosur	TATA Electronics Power Limited (TEPL)	28.62	13500
4	Sriperumpudur	SPR City Estates Pvt Ltd	36.22	18112
b) To be commenced				
5	Chennai	Chennai Petroleum Corporation Limited	2.88	1040
6	Chennai	SPR Construction Private Limited	10.13	5045
Total			123.24	60386

6. Externally Aided Projects

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

6.1 World Bank Financed Tamil Nadu Housing and Habitat Development Project

The World Bank has provided financial assistance of Rs. 3,038.30 crore (USD 390 million) to the Government of Tamil Nadu to strengthen the housing sector through policy reforms enabling private sector participation in affordable urban housing projects and strengthening Tamil Nadu's urban housing institutions for enhanced sustainability.

Tamil Nadu Housing and Habitat Development Project is being implemented under the World Bank financial assistance of Rs. 92.75 crore (USD 13.25 Million) for Technical Assistance and Capacity building of Tamil Nadu

Urban Habitat Development Board, Chennai Metropolitan Development Authority and Tamil Nadu Infrastructure Fund Management and Corporation Limited and also Rs. 245.00 crore (USD 35 Million as contribution) to Tamil Nadu Shelter Fund. Under this Project, Rs. 182.33 crore has been reimbursed from the World Bank.

6.2 Asian Development Bank Financed by Housing for Urban Poor Project in Tamil Nadu.

- i. This project aims to provide housing units for 6,000 urban poor households vulnerable to natural hazards including flood affected and health hazard areas. As a part of this Project, the construction of 2,745 housing units in 3 schemes at a cost of Rs.419.35 crore are in progress as detailed below:

Sl. No.	Name of the Districts / Schemes	No. of units	Project Cost (Rs.in crore)	Status	Scheduled date of Completion
1	Thanjavur – VallamAyyanarKoil Phase-II	969	149.32	Civil works completed. Development	June, 2024
2	Sivagangai - Kalanivasal	900	130.23	al works are under progress.	July, 2024
3	Tirunelveli – Reddiarpatti Phase-II	876	139.80	Civil works under construction	December, 2024
Total		2745	419.35		

Besides, the works for the construction of 520 tenements at a cost of Rs.81.57 crore at Pallipalayam in Namakkal District will be commenced during this Financial Year.

- ii. Support to Tamil Nadu Infrastructure and Fund Management Corporation Limited to provide industrial housing and working women hostels for low income and migrant workers and to create 500 beds for working women and 5000 beds for industrial workers through PPP mode under Tamil Nadu Shelter Fund.
- iii. Support to Directorate of Town and Country Planning for Regional Planning that integrates existing and proposed development plans.

The proposals for the construction of 3,000 housing units under In-situ Redevelopment, Reconstruction and Green field categories of schemes in Chennai & other towns have been sent to ADB and its approval is awaited.

7. State Funded Programmes

7.1 Iyothee Thass Pandithar Habitation Development Scheme

As part of this programme Tamil Nadu Urban Habitat Development Board has been implementing infrastructure development like roads, bore wells, storm water drain, paver blocks around the tenements, water supply lines, refurbishment of tenement blocks, convenience shops, improvement of sewer network, etc., at a cost of Rs.50.00 crore in 32 tenement schemes in Chennai and other towns comprising of 12,465 tenements. The works at Poonga Nagar scheme in Madurai District, Pillaiyarpuram & Kallamedu schemes in Coimbatore District, Suthamalli Gandhi Nagar scheme in Tirunelveli District have been completed. The balance works will be completed by before December 2024 and 12,465 families will be benefited.

Besides, it is also proposed to implement infrastructure development in additional tenement schemes where the Adi-Dravidar population is more during 2024-25 at a cost of Rs.50.00 crore.

7.2 Vada Chennai Valarchi Thittam

To ensure balanced and equitable development of Chennai city, a new programme viz. 'Vada Chennai Valarchi Thittam' at a cost of Rs.4,000 crore programmed for implementation over the next three years has been announced by the Government. Under this scheme, infrastructure deficit and gaps in development will be identified and schemes implemented to fulfil gaps.

As part of Vada Chennai Valarchi Thittam, TNUHDB has proposed to construct 468 tenements at Water Basin Road at cost of Rs.75 crore and 776 tenements at Stanley Road in North Chennai at a cost of Rs.126.64 crore, to

rehouse slum families living in North Chennai utilizing the funding assistance from CMDA.

Besides, TNUHDB proposed to reconstruct, 1,336 dilapidated tenements in North Chennai at a cost of Rs.215.00 crore during the period 2024-26 under the following schemes.

Rs. in crores

Sl.No.	Name of schemes	No. of units	Project cost
1.	Kodungaiyur	298	45.00
2.	East Cementry Road	928	150.00
3.	Kothandaramar street	110	20.00
TOTAL		1336	215.00

7.3 Refurbishment Schemes

Tamil Nadu Urban Habitat Development Board has been maintaining 1,93,891 tenements in Chennai and other towns.

To give a facelift to the tenements that were constructed decades ago, the following refurbishment works were taken up.

Phase-I

In Phase-I, refurbishment works in 65 schemes comprising of 26,483 tenements at a cost of Rs.68.72 Crore under State Grant is under various stages of implementation in Chennai, Tirunelveli and Thoothukudi Districts. The works have been completed in 30 schemes and works are in progress in 28 schemes.

Phase-II

In phase II, the refurbishment works in 14 other schemes comprising of 4,756 tenements at a cost of Rs.13.85 Crore have been commenced in Chennai. The works are in progress now and will be completed before December 2024.

7.4 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 through State Government budgetary support and other funds.

Sanction has been accorded to spend Rs.59.80 crore to carry out repairs and renewal works for 76,434 tenements in 117 schemes under this programme. Works have been completed for 74,208 tenements in 109 schemes and Rs.50.53 Crore has been spent during 2022-2024. The balance works in 8 schemes will be completed shortly.

7.5 Infrastructure and Amenities Fund (I&A Fund)

The Infrastructure & Amenities Fund managed by Housing & Urban Development Department was provided for various works implemented.

Basic amenities like B.T. Roads, cement concrete pavements, storm water drains, street lights and water supply arrangements are provided for the habitations where houses are constructed on BLC mode and Rs.36.11 Crore spent.

The works to provide basic amenities and infrastructures in tenement schemes have been sanctioned for Rs.783.21 Crore during 2021-23 and are in progress now.

7.6 Shelter Fund

The Government have constituted Shelter Fund to promote public and affordable housing for EWS and LIG categories. The Government have sanctioned Rs.514.80 Crore to provide funding assistance for the works in tenement schemes during 2021-24. Utilizing this assistance, the works are being implemented in tenement schemes.

7.7 Maintenance of Tenements – New Approach – Nam Kudiyiruppu Nam Poruppu Scheme

The Hon'ble Chief Minister launched a new scheme “நம் குடியிருப்பு நம் பொறுப்பு” (“Our Tenements, Our Responsibility”) facilitating the formation of Resident Welfare Associations (RWAs) and taking over of the maintenance of the tenements by the RWAs.

Under this scheme, the State Government provides a matching grant to TNUHDB equivalent to the actual maintenance charges collected. The RWAs will be allowed to carry out minor repairs and routine maintenance works under the supervision of the TNUHDB.

It was proposed to form a total of 694 RWAs in the tenement schemes constructed so far. Out of this, 680 RWAs have been formed and 543 of them have been registered. The registration of the remaining RWAs is under process. The registration charges for the RWAs are reimbursed by the Government.

8. 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 departments as part of Eco Restoration of Chennai City waterways.

The current status 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	13484	773
2.	Adyar	9539	5051	4488
	Total	23,796	18,535	5,261

The construction of tenements under the AHP component of HFA for resettlement of the remaining 5,261 families are under various stages of progress and slated for completion by March 2025.

9. LAND TENURAL RIGHTS / SALE DEEDS

9.1 Land Tenurial Rights for the Plots

The plotted development program for the urban poor on “As is Where is basis” with land tenure in Chennai and 9 other towns on the lands belonging to Government Poramboke and lands of other Departments was under implementation. After transferring the lands of these habitations to TNUHDB, the land tenure rights are passed onto the allottees of the plots through issuance of sale deeds.

9.2 Sale Deeds for Tenements

TNUHDB is maintaining 1,93,891 tenements at present of which sale deeds have been issued for 32,908 tenements. Action is

being taken to issue sale deeds to the allottees of the developed plots and tenements.

10. Community Development Activities

The following Community Development activities are implemented to enhance the living conditions of the urban slum families.

10.1. Skill Training

Productive skill trainings is imparted in various trades in coordination with Tamil Nadu Skill Development Corporation, Tamil Nadu Urban Livelihood Mission, Tamil Nadu Adi Dravidar Housing Development Corporation through their empanelled training providers and NGOs. The details of skill development training imparted during 2021-2024 as follows.

Sl. No.	Institution	Training	Beneficiaries
1	Tamil Nadu Skill Development Corporation	Auto driving, Light weight driving, Tailoring, Beautician and other courses	1100

Sl. No.	Institution	Training	Beneficiaries
2	Tamil Nadu Urban Livelihood Mission	Embroidering, tailoring, Aari art, and other courses	730
3	TAHDCO	Tailoring	60
4	NGOs	Computer training, repairing household articles, cooking and other courses	5046
Total			6,936
Persons identified various courses			4,498
Grant Total			11,434

10.2 Other Activities

Besides, youth clubs have been formed and scholarships are disbursed to students living in tenement schemes. So far 247 youth clubs comprising of 5,520 members have been formed.

Educational Scholarships are disbursed to the higher education students living in

tenements. So far scholarship amount of Rs.138.45 lakh disbursed to 601 students.

To enhance the learning capacity of the school going children of the tenements, coaching classes / study centres are conducted in the evenings by NGOs at the tenements.

It is proposed to conduct a school enrolment drive in coordination with School Education Department at Perumbakkam, K.P.Park, Athipattu & Thailavaram tenemental schemes.

To encourage sports activities, coaching in kabaddi, silambam, parai, football, cricket, volley ball, etc. are imparted to children/youth at the tenemental schemes by the NGOs/Police Boys & Girls clubs on the request of TNUHDB. Intra Tenemental scheme sports competitions for the youth will be conducted.

Awareness programmes are conducted by TNUHDB and NGOs in the tenemental schemes, on child rights, child protection, women rights &

protection, drug abuse, importance of education, health and hygiene, etc. So far 31,432 persons have been benefited.

Conclusion

To attain slum free Tamil Nadu, the Housing & Infrastructure will be provided to all the remaining slum families before 2030, livelihood activities will be increased and their living standards will be raised to realise the dream of **“God we shall see in the smile of poor”**.

T.M.Anbarasan
Minister for Micro, Small and
Medium Enterprises Department.

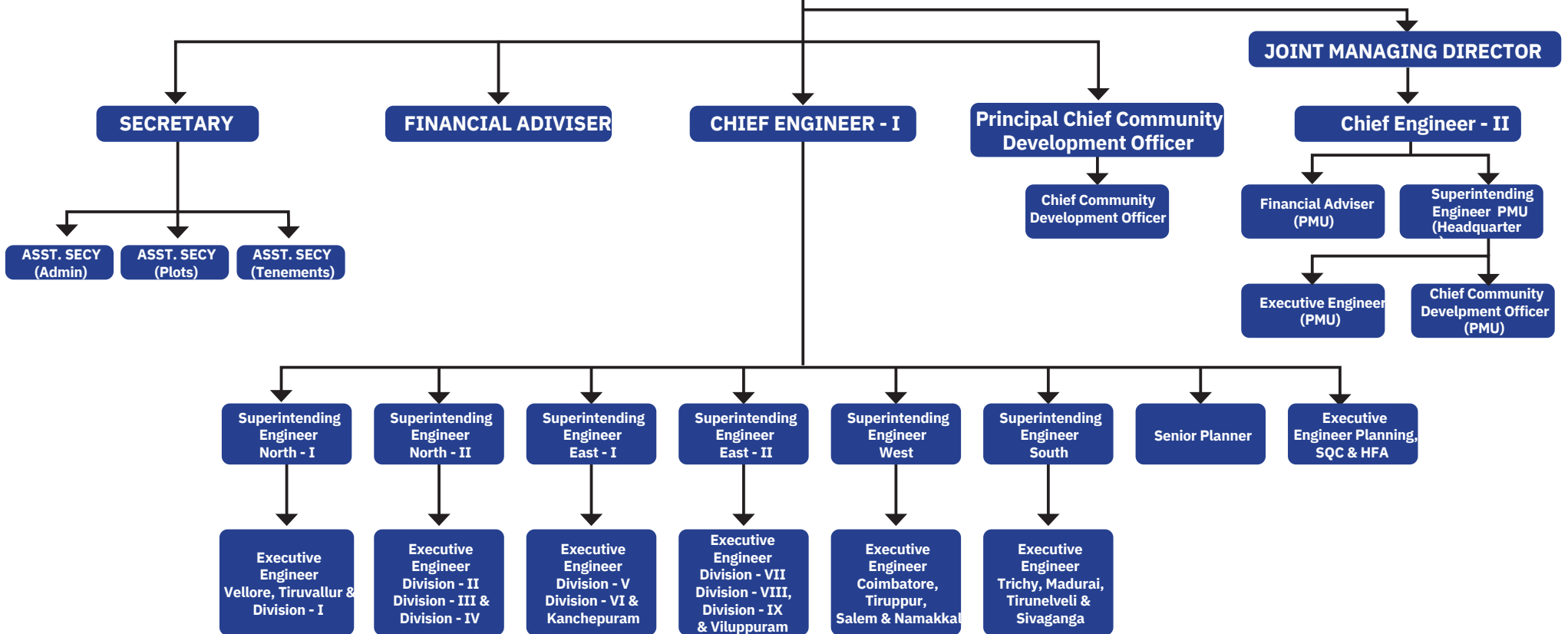
Annexure - I

ORGANISATION CHART

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

CHAIRMAN

MANAGING DIRECTOR





The Hon'ble Chief Minister has inaugurated 29,439 tenements in 96 schemes constructed at a cost of **Rs.3248.74 crores** during the last three years.



The Hon'ble Minister for Youth Welfare and Sports Development has inaugurated the newly constructed 288 tenements at a cost of **Rs.44.91 crores** on 06.02.2024 at Kalyanapuram in Harbour Constituency.



The Hon'ble Chief Minister has laid the foundation stone for the scheme of construction of 162 tenements at Raja Thottam in Kolathur constituency. The works are inspected on 26.12.23 by the Hon'ble Minister for Micro, Small & Medium enterprises.