



**HOUSING AND URBAN
DEVELOPMENT DEPARTMENT**

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

**POLICY NOTE
2013-2014**

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MINISTER
HOUSING AND URBAN DEVELOPMENT**

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Government of Tamil Nadu

2013

Demand No.26

Housing and Urban Development Department Policy Note 2013-14

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INTRODUCTION

Housing is an essential requirement for the people. Though, food, clothing and shelter are the three requisites for normal and healthy living, housing is considered to be the most indispensable for security, protection and for social standing. As investments in housing, comparing to other investments, provide larger returns and generate employment opportunities, it also plays an important role in the economic development of the people.

**“Everyone should get everything.
That day should come when there is no need
for any need”,**

says the **Hon’ble Chief Minister**. With these high thoughts in mind the Hon’ble Chief Minister is announcing and implementing various Housing and Urban Development schemes to benefit all sections of people.

The Vision 2023 document presented by the **Hon'ble Chief Minister** for making Tamil Nadu to become India's most prosperous and progressive State with no poverty, where its people enjoy all the basic services of modern society living in harmonious engagement with environment and the rest of the world. It also states clearly the schemes and works to be undertaken by the Housing and Urban Development Department.

- Creation of housing facilities to all, including housing for economically weaker sections at an estimate of Rs.75,000 crore.
- Rehabilitation of 15 lakh families living in slum in urban areas by providing housing facilities in phased manner.
- Granting planning permission without delay for infrastructure development works, to encourage investors to invest in Tamil Nadu and make Tamil Nadu as the destination for investments.

The Department of Housing and Urban Development works with dedication to implement the schemes prescribed in Vision 2023, to provide developed infrastructure, to create self-sufficient urban life, to provide for investment in cities, to create socio economic goals for the growth of urban areas, to identify developing towns and villages and to make available urban infrastructure in villages.

Policies and Plan of Action

The population of Tamil Nadu as per 2011 Census is 7.21 crores. The urban population is 3.49 crores. It is 48.45 percent of the total population. Tamil Nadu has now become the most urbanised State with 27.16 percent rise in urban population during the past decade.

To address the challenges posed by rapid urbanization, it is necessary to plan strategies for housing projects, rehabilitation of slum dwellers, provision of infrastructure facilities, development of urban areas, granting planning permission for land

and building developments without delay and promotion of satellite towns.

Tamil Nadu has a sound urban strategy for tackling the present and future challenges. This plan of action includes, promotion of satellite towns, development of slums through various projects and to ensure planned growth through far sighted programmes in urban areas. Under Housing policy, more emphasis is given for Public Private Partnership to provide for affordable, quality housing to all. The Housing and Urban Development Department through its statutory bodies viz., Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board and Housing Cooperative Societies have so far constructed 18,28,665 housing units mostly for the economically weaker sections and low and middle income groups.

The spatial planning, specifically town planning and development of urban areas in Tamil Nadu are carried out by the Commissionerate of

Town and Country Planning and Chennai Metropolitan Development Authority. The Commissionerate of Town and Country Planning covers an area of 1,28,869 sq.kms and the Chennai Metropolitan Development Authority covers an area of 1,189 sq.kms. These two regulatory bodies of Housing and Urban Development Department execute works to ensure harmonious development of the State by preparation of Master Plans and Detailed Development Plans, Land Use Information System and enforcement of plan norms and parameters. Further these two regulatory bodies also take up several initiatives to improve traffic and transportation by creating and upgrading infrastructural facilities like creation of good road networks, bypass road links and ring roads.

Budget Estimate 2013-14

Abstract

Sl. No	Department / Agency	Revenue	Capital	Loan	Total
		(Rupees in Thousand (Gross))			
1.	Secretariat	5,88,15	--	170,00,03	175,88,18
2.	Commissionerate of Town and Country Planning	661,27,78	1,00,02	--	662,27,80
3.	Cooperative Housing Societies	24,56,65	--	1	24,56,66
4.	Chennai Metropolitan Development Authority	1	855,00,02	1	855,00,04
5.	Tamil Nadu Housing Board	15,89,82	1	--	15,89,83
6.	Tamil Nadu Slum Clearance Board	124,07,94	2	--	124,07,96
Total		831,70,35	856,00,07	170,00,05	1,857,70,47

PART-II SCHEMES 2013-14		
Sl. No	Description of the Schemes	Amount allotted (Rs. in lakh)
TAMIL NADU SLUM CLEARANCE BOARD		
COMPONENT – I		
1.	Purchase of 5 mini Jet roding machines for removing blockages in the sewerage system in Chennai	35.00
2.	Repairs and Renewal works for 100 individual houses constructed by BMTPC and handed over to TNSCB at Nagamangalam, Tiruchirapalli	35.00
3.	Flood protection wall to the tenements at Selathampatti scheme in Salem	90.00
4.	Upgradation of tenements at Old Fish market Colony / Kumbakonam	73.55
5.	Escalation in the construction cost of office buildings at Salem, Tiruchirapalli and Coimbatore	50.00
6.	Upgradation of sewerage infrastructure to facilitate connection to Municipal underground sewerage Network at AV Pathy Nagar at Thanjavur	11.00
COMPONENT – II		
7.	Pavement around the blocks, R&R works to vertical sanitary lines, colour washing etc., in the tenemental schemes in Chennai	200.00
Total		494.55

PART-II SCHEMES 2013-14		
Sl. No.	Description of the Schemes	Amount allotted (Rs. in lakh)
COMMISSIONERATE OF TOWN AND COUNTRY PLANNING		
COMPONENT – I		
8.	Construction of Building for Tirunelveli Regional office	100.00
	Total	100.00
COOPERATIVE HOUSING SOCIETIES		
COMPONENT – I		
9.	Purchase of 1 Computer and 1 Fax Machine for the Office of the Registrar of Cooperative Societies (Housing)	0.55
10.	Purchase of 8 Computers, 3 Xerox and 3 Fax machines for the Office of the Deputy Registrar of Cooperative Societies (Housing)	2.90
	Total	3.45
	Grand Total	598.00

1. TAMIL NADU HOUSING BOARD

The Tamil Nadu Housing Board was established in 1961 with an objective of providing “Housing for all” under Tamil Nadu Housing Board Act, 1961 to cater to the housing needs of the growing population of Chennai city and to mitigate the hardship in getting houses or house sites, owing to urbanization. Since its inception, Tamil Nadu Housing Board has completed 4,02,231 houses / flats / plots. Out of this, 1,25,741 units are for EWS, 93,914 units are for LIG and 73,641 units are for MIG categories.

Present Stages of Schemes

1.1 On–Going Schemes

4,970 housing units have been completed from 2011-12. Works are under progress for 6,922 units. Works for 5,653 units will be commenced during the year 2013-14.

1.2. Own Your Housing Scheme for Government Servants

Works are under progress for the construction of 1,016 multi-storied flats at Nerkundram in Chennai at a cost of Rs.445.00 crore for All India Service Officers, Group I Service Officers and other categories of Government Officials. The construction will be completed in the later part of the year 2014.

1.3 Integrated Township at Thirumazhisai

It was already proposed to develop an Integrated Township over an extent of 310.42 acres of land already acquired by the Tamil Nadu Housing Board near Thirumazhisai in Thiruvallur District under Public Private Partnership (PPP) mode. The Government have accorded administrative approval for the acquisition of 12.87 acres of private land required for approach road. The proposal for alienation and enter upon permission for the Government land in an extent of 12.65 acres is under consideration of the

Government. Action has been taken to implement the scheme at the earliest.

1.4 Construction of 554 MSB apartments at Wood Working unit near Ashok Pillar, Chennai

It was already proposed to construct 554 multi storeyed building apartments in the vacant land of Wood Working unit site near Ashok Pillar owned by TNHB in an extent of 3.73 acres at a cost of Rs.100.00 crore under Public Private Partnership (PPP) mode. Transaction advisor has been fixed. Action has been taken to select a developer for implementation of this project.

1.5 Construction of Commercial Complex and 120 MSB flats at South Asian Federation Games Village

It was already proposed to construct a Commercial Complex and 120 MSB flats at a cost of Rs.116.00 crore and Rs.33.00 crore respectively at SAF Games village in an extent of 5.60 acres under Public Private Partnership (PPP) mode. Transaction advisor has been fixed. Action has

been taken to select a developer for implementing this project.

1.6 Re-development of dilapidated Board rental flats

(A) Mandavelipakkam

It is proposed to construct 52 flats at a cost of Rs.11.80 crore after demolishing the existing 27 Board rental flats which were constructed during 1963. Project Management Consultant has been fixed. Drawings are under preparation for getting the Planning Permission from Chennai Metropolitan Development Authority. Action has been taken to implement the scheme during this financial year.

(B) CIT Nagar, Nandanam

It was already programmed to construct 480 multi storied residential flats at a cost of Rs.77.70 crore after demolition of 119 Board rental quarters which were constructed during 1959 by the City Improvement Trust (CIT) at Nandanam in Chennai. Project Management Consultant has

been fixed. Action is being taken for getting the Planning Permission from Chennai Metropolitan Development Authority. Action has been taken to implement the scheme during this financial year.

(C) Board rental quarters at Padi in Anna Nagar West Extension

Administrative sanction has been accorded for the construction of 360 Board rental quarters at a cost of Rs.98.60 crore at Padi in Anna Nagar West Extension. Planning Permission from Chennai Metropolitan Development Authority is awaited. Action has been taken to commence the project during the year 2013-14.

(D) Board rental quarters at Thiruvanmiyur

It was already programmed to construct 140 Board rental quarters at a cost of Rs.20.00 crore at Thiruvanmiyur, Chennai. Project Management consultant has been fixed. Planning Permission from Chennai Metropolitan Development Authority is awaited. Action has been taken to commence the project during the year 2013-14.

(E) Reconstruction of dilapidated Board Commercial Complexes / Community Halls

It was already proposed to take up new construction with higher FSI after demolition of damaged commercial complexes and community halls at 6 locations in Chennai City. Out of this, a commercial complex cum office building with a plinth area of 724 Sq.m. at a cost of Rs.1.70 crore is under progress at Seethammal colony. Works in 5 other locations namely, Ashok Nagar, P.T. Rajan Salai, Munusamy Salai, Bharathidasan Salai and Oliver Road will be taken up during the year 2013-14.

1.7 Reconstruction of Tamil Nadu Government servants rental quarters

A. Anna Nagar West Extension (Thirumangalam)

The demolition work of 126 TNGRHS flats which were in dilapidated condition at Thirumangalam, Chennai have been completed. 606 TNGRHS flats are proposed to be constructed

at an estimated cost of Rs.205.45 crore in that place and a Project Management Consultant has been fixed. Bids have been received and the work will be commenced after approval of the tender.

526 new flats under Self Finance Scheme have been proposed to be constructed at an estimated cost of Rs.161.00 crore after demolition of 302 TNGRHS flats located at Anna Nagar West Extension and Shenoy Nagar. Action is being taken to vacate the existing occupants. Action will be taken to implement the scheme after vacating the occupants in a phased manner.

B. Coimbatore

1,900 TNGRHS flats are proposed to be constructed at an estimated cost of Rs.450.00 crore under PPP mode after demolishing 532 TNGRHS flats at Goundampalayam in Coimbatore.

Transaction Advisor has been fixed for preparation of feasibility report to construct 1,881 new flats under Self Finance Scheme at an

estimated cost of Rs.525.00 crore after demolishing the dilapidated 1,110 TNGRHS flats at 5 locations namely, Gandhipuram, Upplipalayam, Seeranaickenpalayam, Race Course Complex and District Forest Officer Compound in Coimbatore.

C. Foreshore Estate

It has been proposed to demolish the dilapidated 1,380 TNGRHS flats in an extent of 27.52 acres and construct 1,865 Government Servants Rental Quarters and 520 flats under Self Finance Scheme at an estimated cost of Rs.744.00 crore in two stages at Foreshore Estate. 1,112 TNGRHS flats have already been demolished. Project Management Consultant has been appointed for this scheme. After getting Planning Permission from the CMDA, Environment Clearance will be obtained. Action is being taken to implement the scheme during the financial year 2013-14.

D. Reconstruction schemes in 17 locations in Chennai

It has been proposed to construct 3,646 TNGRHS flats and 2,608 flats under Self Finance Scheme at an estimated cost of Rs.1,740.00 crore in Phase-I and Phase-II, by demolishing 2,238 dilapidated TNGRHS flats at 17 locations in Chennai City. Government Order in this regard has been issued during January 2013. Action has been taken to vacate the existing occupants in a phased manner for implementation of the project.

1.8 Special repair works for Tamil Nadu Government servants rental flats at various places in Tamil Nadu

For undertaking special repair works to the Tamil Nadu Government servants rental flats, Rs.10.00 crore has been allocated vide G.O.(Ms).No.22, Housing and Urban Development Department, dated 29.1.2013. Action has been taken to commence the works during the year 2013-14.

1.9 Part I Schemes

For undertaking annual maintenance works in Tamil Nadu Government servants rental quarters, MLA's hostel and Subsidized Industrial Housing Scheme (SIHS), Rs.10.90 crore is allocated under Part I schemes during the financial year 2012-13 and the works are under progress.

It has been proposed to take up annual maintenance works in Tamil Nadu Government servants rental quarters, MLA's hostel and Subsidized Industrial Housing Scheme (SIHS), at a cost of Rs.10.71 crore under Part I schemes during the financial year 2013-14.

1.10 Part II Schemes

During the financial year 2012-13, under Part II Schemes, Government have allocated Rs.1.50 crore for the construction of 12 Tamil Nadu Government servants rental quarters at Perambalur and action is being taken to commence the works early.

1.11 Unsold stocks

Board has earned a sum of Rs.95.33 crore by selling 793 units of the unsold stocks during the financial year 2012-13.

1.12 Issue of Sale deed

Tamil Nadu Government have given concessions such as waiver of penal interest, capitalization of interest, interest on difference in final land cost (at the rate of 5 months interest in a year) to the allottees who have not got Sale deeds vide G.O.(Ms).No.215, Housing Urban Development Department, dated 28.9.2012. Accordingly, the balance cost has to be paid in one installment within six months or in three installments with ruling rate of interest. Based on this Government Order 6,730 allottees have been benefited upto 27.3.2013. Action is being taken to issue Sale deeds for the balance 45,939 allottees.

2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu Slum Clearance Board has been implementing various housing, slum development and rehabilitation and resettlement programmes to ameliorate the living conditions of the urban slum families in Tamil Nadu. Its activities implemented in Chennai initially have been extended in phases to other urban areas of Tamil Nadu from 1984 onwards.

Achievements

- a) So far TNSCB has constructed 1.31 lakh tenements / houses.
- b) 1.31 lakh families in 504 slums benefited through MUDP / TNUDP.
- c) TNSCB has spent Rs.2,315.73 crore for various capital works till 28.2.2013.

2.1 Policy on Slums

(i) The programmes like in-situ tenemental schemes, in-situ plotted and infrastructure development and rehabilitation and resettlement schemes are being implemented with the motto

“God we shall see in the smile of the poor” to improve the environs of the slums and the living standards of the urban slum families.

a) In-situ tenemental schemes

The slums located in unobjectionable areas, wherein equitable distribution of space to all is not feasible, are cleared and tenements constructed.

b) 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; later tenurial rights are given to the occupants after getting the land transferred to Tamil Nadu Slum Clearance Board.

c) Rehabilitation and Resettlement scheme

Wherever neither tenemental nor in-situ development is feasible, (as in the case of

objectionable porambores like watercourse etc.,) tenements are constructed in nearby locations with necessary infrastructure under rehabilitation and resettlement programme. The cleared site is then restored to its original use.

ii) Community Development Activities

To ensure holistic development of the poor, vocational training and livelihood support are given to the poor, especially for the youth and women to ensure their economic upliftment.

2.2 Progress during the year 2011-12 and 2012-13

During the last two years after the Hon`ble Chief Minister came to power for a third time, TNSCB has completed the construction of 22,700 tenements and spent Rs.540.00 crore on its capital programmes. Sale deeds were issued to 4,404 families. Employment oriented training was imparted for 8,345 persons.

2.3 Programmes for the year 2013-14

TNSCB has programmed to construct 20,699 tenements during the year 2013-14 under the following major programmes at a cost of Rs.808.00 crore.

Sl. No.	Name of the Programme	No. of tenements	Project Outlay (Rs. in crore)
1	XIII Finance Commission State Specific Grants – MSB tenements	1,795	100.00
2	Jawaharlal Nehru National Urban Renewal Mission	16,856	700.00
3	Emergency Tsunami Reconstruction Project	2,048	8.00
Total		20,699	808.00

i. XIII Finance Commission – State Specific Grants

The XIII Finance Commission of the Government of India have sanctioned State Specific Grants of Rs.300.00 crore to implement Urban slum development in Tamil Nadu during 2010-15. The action plan for this programme envisaging the construction of 6,435 tenements,

repairs and renewal works and training in employable skills at a total cost of Rs.300.00 crore has been approved. Due to cost escalation, it is programmed to construct 5,243 tenements at a cost of Rs.300.00 crore in Chennai and other towns as detailed below during the year 2013-15. Out of this fund allocation, Rs.19.92 crore for repairs and renewal works and Rs.1.50 crore for employment and training programmes will be spent.

Sl. No	Name of the Schemes	No. of tenements	Project cost (Rs. in crore)
1	Sulur - Thiruvalluvar Nagar, Phase – II	240	6.99
2	Erode – Suriyampalayam	228	7.16
3	Hosur - Ezhil Nagar, Phase - II	192	5.10
4	Namakkal - M.G.R. Nagar	342	9.46
5	Thirunelveli - V.O.C. Nagar	207	5.54
6	Pudukottai - Machuvadi	96	2.60
7	Pudukottai - Santhaipettai	84	2.54

8	Thoothukudi - Duraisingh Nagar	78	2.15
9	Srirangam	432	25.82
10	Trichy - Jailpettai	320	15.42
11	Orathanadu - Anna Nagar	240	11.61
12	Pudukottai – Ilupur	112	6.48
13	Chennai i) K.P. Park Phase – II (reconstruction)	192	7.08
	ii) K.P. Park Phase – III (reconstruction)	240	11.00
14	Vandavasi	144	4.00
15	Chennai - Moorthingar Nagar	960	66.97
16	Thanjavur – Pillayarpettai Phase II	304	18.75
17	Chennai – Power Kuppam Phase I (reconstruction)	256	8.12
18	Sivakasi – Anaiyur	176	10.92
19	Thiruppur – Arivoli Nagar	256	14.15
20	Ramanathapuram – Pattinamkathan	144	9.73
	Provision towards cost escalation		26.99
	Repair and renewal works		19.92
	Employment and training		1.50
	Total	5,243	300.00

Under this programme, 1,000 tenements have been completed in 2012-13. During the year 2013-14, the construction of 1,795 tenements will be completed. The Government have allocated Rs.100.00 crore for the year 2013-14.

ii. Jawaharlal Nehru National Urban Renewal Mission

It has been programmed to construct 44,870 tenements at a cost of Rs.2,431.16 crore as “Integrated Townships” in mega cities namely Chennai, Madurai and Coimbatore in the following areas to resettle the slum families living in objectionable locations.

(Rs. in crore)

Sl. No	Name of the Districts	Name of the Schemes	No. of Tenements	Project Cost
1		Chennai		
	Kancheepuram	Ezhil Nagar - Okkium Thoraipakkam	6,000	228.60
	"	Ezhil Nagar - Perumbakkam	3,936	175.35
	"	Perumbakkam Phase - I	10,452	686.03
	"	Perumbakkam Phase - II	9,476	685.62
			29,864	1,775.60

2	Coimbatore	Ukkadam Phase - I	2,232	118.48
	"	Ukkadam Phase - II	816	30.45
	"	Ammankulam	792	23.44
	"	Ukkadam Phase III	9,600	435.43
			13,440	607.80
3	Madurai	Periyar Nagar - Rajakkur	1,566	47.76
			1,566	47.76
		Total	44,870	2,431.16

TNSCB shall complete the construction of 16,856 tenements in Chennai at a cost of Rs.913.60 crore under this programme during 2013-14. The works for the construction of additional 11,816 tenements at a cost of Rs.639.06 crore will be commenced during 2013-14.

iii. Houses for the families affected by the Tsunami disaster

As part of the programme to resettle Tsunami affected families, the housing programme under World Bank funded Emergency Tsunami Reconstruction Project has been taken up. So far the construction of 4,244 tenements completed. An

expenditure of Rs.243.80 crore has been incurred for the project. The scheme of construction of 2,048 tenements at Okkium Thoraipakkam which is in progress will be completed in 2013–14 at a cost of Rs.106.11 crore.

Sl. No.	Name of the Schemes	No. of Tenements	Project Outlay	Status
1	All India Radio Land	3,616	132.99	Completed
2	Nochi Nagar	628	45.39	Completed
3	Okkium Thoraipakkam	2,048	106.11	In progress
	Total	6,292	284.49	

The works under this programme are implemented under State funds from 1.1.2012.

iv. Rajiv Awas Yojana

i. It is programmed to upgrade the cities / towns as slum free cities and towns under Rajiv Awas Yojana.

ii. It is proposed to provide storeyed tenements / houses, developed plots with houses

and land tenure for all the slum families in the Municipalities and Corporations in Tamil Nadu. This programme will be implemented by adopting the following funding pattern:-

Government of India	-	50%
State Government	-	40%
Beneficiaries Contribution	-	10%

During the first phase of this programme, 1.00 lakh houses at a cost of Rs.7,500.00 crore will be constructed during 2012-13 to 2016-17.

iii. As a prelude, the socio economic survey of the slums in 10 cities / towns namely Chennai, Madurai, Tiruchirapalli, Salem, Vellore, Coimbatore, Thirunelveli, Erode, Tiruppur and Thoothukudi are in progress and will be completed early. Soon after the completion of this survey, to improve these towns as slum free cities, slum free city action plan for each city will be prepared and sent to Government of India. After getting the approval from the Government of India, the

programme of construction of 1.00 lakh tenements / houses in the urban slum areas of Tamil Nadu will be commenced in the above said cities / towns. As part of this programme, the construction of 1,777 tenements at a cost of Rs.134.36 crore in the following schemes will be commenced in 2013-14.

Sl. No	Name of the Schemes	No of tenements	Project Cost (Rs in crore)
1	Chennai – Athipattu Phase – I	1,056	84.92
2	Chennai – Athipattu Phase – II	416	32.23
3	Trichy – Karikalan Nagar	305	17.21
Total		1,777	134.36

v. Environmental improvement of urban slums

The basic amenities like roads, street lights, drinking water facilities, storm water drains, Public Convenience units etc. will be provided at a cost of Rs.15.00 crore out of state grants to benefit 20,000 urban slum families during 2013-14 in various

towns in Tamil Nadu, to improve the living conditions of the urban slums and make them habitable.

vi. Office Complex at Nandanam, Chennai

The work of construction of office complex at Nandanam as a single development comprising of 2.75 lakh sq.ft. office space at Nandanam at a cost of Rs.100.00 crore will be taken up on Build, Operate and Transfer (BOT) basis under Public Private Partnership mode. The Memorandum of Understanding (MoU) among Tamil Nadu Slum Clearance Board, TUFIDCO and POWERFIN is under process. The partner for BOT mode will be identified by July – 2013. Adequate income will be earned through this project and the tenements will be maintained in good condition.

2.4 Special Component Plan for 2013-14

Schemes proposed for Scheduled Caste slum families in urban areas

It has been identified that 26% of the urban slum families belong to Scheduled Castes. They will get benefited through various housing programmes to be implemented by the Tamil Nadu Slum Clearance Board during 2013-14. The details are as follows:-

Sl. No	Name of the Programme	Flow to Special Component Plan	
		No. of Tenements	Expenditure (Rs. in crore)
1	Construction of tenements / houses for the urban slum families	5,382	376.74

2.5 Sale deeds for plots / tenements

Tamil Nadu Slum Clearance Board is issuing Sale deeds for the tenements and plots to the families living in the tenements / plots. So far Sale deeds have been issued for 46,272 families.

During 2013-14, Sale deeds will be issued for 2,000 families living in the tenements / plots. Besides, Sale deeds will be issued for 24,250 families living on watercourse Poramboke lands under TNUDP and MUDP.

2.6 Community Development Activities

Training is imparted in employable skills to the urban slum youth for their socio economic development after resettlement.

During the year 2012-13, employment oriented training and youth development programmes have been imparted for 3,380 persons at a cost of Rs.40.00 lakh.

During the year 2013-14, employment oriented training will be imparted and equipments will be given to benefit 5,600 urban slum youth at a cost of Rs.60.00 lakh.

2.7 Part II Schemes for the year 2013-14

Tamil Nadu Slum Clearance Board has programmed to implement the following schemes under Part II schemes for the year 2013-14 at a cost of Rs.494.55 lakh.

Sl. No	Name of the Schemes	Project cost (Rs. In lakh)
1	Purchase of 5 mini Jet Roding machines for removing blockage in the sewerage system in Chennai	35.00
2	Repairs and Renewal works for 100 individual houses constructed by BMTPC and handed over to TNSCB in Trichy	35.00
3	Flood protection wall and repair works to the tenements at Selathampatti scheme in Salem	90.00
4	Upgradation of the tenements at Old Fish Market Colony - Kumbakonam	73.55
5	Escalation in the construction cost of office building at Salem, Trichy, Coimbatore	50.00
6	Upgradation of sewerage infrastructure to facilitate connection to the Municipal underground sewerage Net work at AV Pathy Nagar at Thanjavur	11.00
7	Pavement around the blocks, R & R works to vertical sanitary lines, colour washing etc., to tenement at Kannagi Nagar scheme in Chennai	200.00
Total		494.55

3. COOPERATIVE HOUSING SOCIETIES

“Shelter” is one of the basic needs of mankind. The Cooperative Housing Societies plays phenomenal role in creating shelter for the people of Tamil Nadu from the year 1912. The main object of the society is to acquire lands, develop them into plots for allotting the same to its members and provide financial assistance for construction of houses. In order to fulfill the above object, 1,036 Cooperative Housing Societies have been established in the state and 860 Societies are functioning now. Out of which, 663 Cooperative Housing Societies cater to the housing needs of the people living in the urban areas and 197 Taluk Cooperative Housing Societies cater the housing needs of economically weaker sections living in rural areas. The balance 176 Cooperative Housing Societies are under liquidation process. Cooperative Housing Societies are mobilizing deposits from the members and public and providing mortgage loan and jewel loan to the members.

3.1 Tamil Nadu Co-operative Housing Federation

The Tamil Nadu Co-operative Housing Federation was registered on 18.3.1959 as an apex body in that name of “**The Madaras Co-operative Central House Mortgage Bank**”, with the area of operation of entire State. The Federation has started functioning from 15.7.1959. Initially, the House Mortgage banks functioning in Corporation, Municipality and Town Panchayat areas were affiliated and loans were sanctioned to the people through those banks (Societies).

All the Cooperative Building Societies throughout the State were getting direct financial assistance from the State Government in the earlier stage. Later the State Government has stopped the financial assistance to these societies and no financial institutions came forward to sanction loans to societies and as a result majority of the societies became dormant. As per the instructions of the State Government, the Federation has started to implement the Rural

Housing Scheme from the year 1977-78, with a view to uplift the living standards of the people living in rural areas.

Out of 860 Cooperative Housing Societies functioning in the State, 816 Cooperative Housing Societies are affiliated to the Federation. The details are as below:-

Sl. No	Housing Societies	Number
1.	Urban Housing Societies	619
2.	Rural Housing Societies	197
	Total	816

As an apex level body for the housing cooperative societies in the State, the Tamil Nadu Cooperative Housing Federation mobilize funds for construction of dwelling units for the members of the affiliated Housing Cooperative Societies. The resources for housing finance for the Tamil Nadu Cooperative Housing Federation flow from State Government, LIC, Housing and Urban

Development Corporation (HUDCO), National Housing Bank (NHB), Housing Development Finance Corporation (HDFC), Commercial and Cooperative Banks against Government guarantee. Since its inception from 1959, the Federation has provided financial assistance to its affiliated Cooperative Housing Societies upto 28.2.13 as detailed below:-

S. No.	Name of the Schemes	No. of houses	Loans disbursed (Rupees in crore)
1.	Urban Housing Scheme	3,60,957	3,644.95
2.	Rural Housing Scheme	8,03,477	1,107.93
	Total	11,64,434	4,752.88

3.2 Progress on the Interest Waiver Scheme announced by the Government of Tamil Nadu during 2012-13

The Government of Tamil Nadu has announced a new Interest Waiver scheme for the members of the Cooperative Housing Societies to

minimize their repayment burden and to recover the overdues fallen as on 31.3.12, vide G.O.(Ms).No.98, Housing and Urban Development Department, dated 20.4.2012. Accordingly the LIG, MIG and HIG beneficiaries were respectively given 75%, 50% and 25% interest waiver along with 100% penal interest waiver if they came forward to repay their overdues as on 31.3.2012 before 30.9.2012. The achievements are given below:-

(Rupees in crore)

Category of Members	units	Amount Collected	Waiver Amount Sanctioned
LIG	18,767	94.14	125.75
MIG	12,182	156.46	134.35
HIG	3,914	103.84	56.96
Total	34,863	354.44	317.06

Out of the total waiver amount of Rs.317.06 crore availed by members of the Primary Housing Societies, a sum of Rs.196.26 crore is the penal interest borne by the Cooperative institutions and the remaining Rs.120.80 crore is the interest borne by the Government of Tamil Nadu.

3.3 Construction of Community Hall in Madhavaram

As per the Announcement made during the Financial Year 2012-13, an agreement has been made with the Tamil Nadu Housing Board to construct a community hall at Madhavaram, Chennai by the Chennai Metropolitan Cooperative Housing Society at a cost of Rs.2.00 crore.

3.4 Part II Schemes

Under the Part II Schemes for the year 2013-14, one Computer and one Fax machine for the office of the Registrar of Cooperative Societies (Housing) and 8 Computers, 3 Xerox machines and 3 Fax machines for the offices of the Deputy Registrars of Cooperative Societies (Housing) will be provided at a total cost of Rs.3.45 lakh.

4. HOUSE BUILDING ADVANCE TO GOVERNMENT SERVANTS

4.1 House Building Advance is granted to the Government Servants under the State House Building Advance Rules for the purpose of construction of house, purchase of house/plots, enlargement and improvement of the existing living accommodation etc.

4.2 Taking into consideration the increase in the cost of construction materials, labour charges and salary to the Government Servants, Orders have been issued in G.O.(Ms).No.135, Housing and Urban Development (HBA) Department, dated 20.6.2012 enhancing the maximum ceiling limit of HBA for Government Servants to Rs.25.00 lakh and for All India Service Officers to Rs.40.00 lakh. For enlargement / improvement of the existing living accommodation, the ceiling shall be 50% of the revised ceiling limit.

4.3 This scheme is operated as a welfare measure to Government Employees and not on a profit earning motive as is being done in the Banks and Financial Institutions. The interest on the above advance is calculated based on the balance outstanding on the last day of each month and moreover the interest on advance is charged on slab rates determined by the Government periodically. The rate of interest on the Government sanctioned House Building Advance is much lesser than the rates charged by other banks and private financial institutions. The Government servants even have the option of preclosing the outstanding loan amount in one lumpsum without any preclosure charges. Apart from this, in the event of death of a Government servant, the entire outstanding amount of principal and interest are waived under the Special Family Benefit Fund scheme. Hence the Government servants are keen to avail the House Building Advance from the Government rather from Banks and Financial Institutions.

4.4 During the year 2013–14, a sum of Rs.170.00 crore has been proposed for sanction of House Building Advance to the Government Servants and Panchayat Union Staff.

5. ACCOMMODATION CONTROL

5.1 The Tamil Nadu Buildings (Lease & Rent Control) Act, 1960 as amended by Tamil Nadu Act 23 of 1973 comprises the objects as given below:-

(a)	Accommodation Control	Regulation of letting of Accommodation
(b)	Rent Control	Control of rent
(c)	Eviction Control	Prevention of unreasonable eviction

5.2 The role of Accommodation Controller is concerned with regulation of letting accommodation. The Accommodation Controller is the Authorized Officer for administering the provisions contained in the Act, in respect of accommodation control. 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.

5.3 Originally, the privilege of allotting houses to Government servants was introduced in the year 1949. Now in view of the reasons that the Tamil Nadu Housing Board, Tamil Nadu Slum Clearance 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 has been received by the Collector office, Chennai. In Chennai District, 13 buildings are under Government tenancy now. 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.

6. COMMISSIONERATE OF TOWN AND COUNTRY PLANNING

6.1 The department of Town and Country Planning is functioning under Town and Country Planning Act, 1971. This Act provides for the preparation of Regional Plan, Master Plan, Detailed Development Plan and constitution of Regional Planning Authorities, Local Planning Authorities and New Town Development Authorities. This department is having its head office at Chennai and 12 Regional offices, 27 Composite Local Planning Authorities and 8 New Town Development authorities are functioning under its control. Regional Offices, Local Planning authorities, New town development authorities prepare the Regional Plan, Master Plan, Detailed Development Plan and extend grant to local bodies under various programmes, the department also gives technical advice to local bodies in the preparation of layouts and building plans, and functions as an appellate authority in case of appeal preferred by local bodies against refusal of Planning Permission.

Policy Objectives

6.2 The main function of this department is to prepare statutory plans such as Regional Plans, Master Plans and Detailed Development Plans. The proposals contained in the statutory plans are implemented by the local bodies for which this department extend grants in different proportions to the local bodies from the Town and Country Planning Development Fund. The major area of thrust of the department is in assisting the local bodies / local planning authorities in regulation / control of the land development and building activities for residential / commercial / industrial / institutional or any other purposes by according technical sanction for approval of the layouts and building plans.

6.3 Preparation of Statutory plans

6.3 (i) Regional Plans/ Master plans and New Town Development Plans

These Plans are land use plans 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 provisioning of effective road network, aligning of bye pass roads, ring roads etc. It involves a continuous process of deriving, organizing and presenting broad comprehensive programmes for urban development and renewal. It is prepared with a view to provide better living conditions based on immediate and future social and economic aspects in the local area. Hitherto, 123 Master Plans have been prepared covering all the municipal areas. In the year, 2012-13, six master plans are being reviewed.

The area covered under Commissionerate of Town and Country Planning is 1,28,869 sq.kms. The area covered under Master Plan is 6,950 sq.kms (5%). Non planning area is 1,21,919 sq.kms. (95%). Due to the large non-plan area in the State, there are haphazard developments in these areas.

To regulate the haphazard developments in 95 % of its non plan area, the Government has issued orders to prepare the land use plans in three phases at a total cost of Rs.41.00 crore. In the first phase, the preparation of existing land use plans has been entrusted to Bharathidasan University at a cost of Rs.4.91 crore and works are under progress. Phase II work has been planned to be taken up during the year 2014-15.

6.3 (ii) Detailed Development Plan

These are the micro level action plans that are in conformity with the master plans prepared for urban areas. Within the ambit of master plans, to provide for balanced development, micro zonation including residential, commercial, industrial zones and provision of infrastructural facilities / amenities like park, play ground, link roads, road network for traffic circulation are provided in Detailed Development Plans. This department takes up preparation of Detailed Development Plans for class I (Population above

1,00,000) and class II (Population above 50,000 and upto 99,999) towns every year and subsequently for class III towns also. So far this department has prepared 1,643 Detailed Development Plans which falls within the Master Plan area. Total area covered under Detailed Development Plans is 1,314 sq.km. The preparation of 50 Detailed Development Plans have been taken up and completed during the year 2012-13. It is proposed to prepare 50 Detailed Development Plans during the year 2013-14.

6.3 (iii) Composite Local Planning Authorities

Due to rapid urbanization, developments in some of the urban local bodies spread over to adjoining village areas. In order to regulate such developments outside the municipal limits, Composite Local Planning Authorities (CLPAs) are created. There are 27 CLPAs in the State, covering 9 Corporations, 18 Municipalities, 63 Town Panchayats and 817 Village Panchayats.

6.3 (iv) New Town Development Authorities

These authorities are formed to regulate the development in the area, based on the special characteristics of the town like industrial and tourism importance. This department has so far constituted 8 New Town Development Authorities.

6.3 (v) Single Local Planning Authorities

Master plans are prepared and implemented in upgraded town panchayats / Municipalities which have been notified as Single Local Planning Area under Town and Country Planning Act. This department has notified 88 Single Local Planning Authorities.

6.4 Infrastructure and Amenities Fund

Infrastructure and amenities charge is collected from major residential, commercial, institutional and industrial buildings since 2007. The amount so far collected is Rs.1,898.74 crore. This amount is utilised to ensure sustainable

development by provision of amenities like water supply, roads, sewage disposal, metro rail etc.

So far, a sum of Rs.1,382.12 crore has been sanctioned/earmarked in the state for 26 infrastructure Projects implemented by Chennai Metropolitan Water Supply and Sewerage Board, Highways Department, Chennai Metro Rail Ltd., Corporations and Municipalities and works are under progress.

6.5. On-Going Programmes under Town and Country Planning Development Fund

6.5 (i) Heritage Town Development Programme

This programme is under implementation since 2003. It is essential to preserve and conserve heritage sites and its surroundings from deterioration. Financial assistance is provided from Town and Country Planning Development Fund as grant to the tune of a maximum of Rs.1.00 crore for each heritage town for implementation of development projects. In order to implement the programme, Municipal Administration and Water

Supply Department has notified 39 towns and Rural Development and Panchayat Raj Department has notified 10 towns as Heritage towns. Development works to a tune of Rs.14.58 crore have been taken up in the above towns.

6.5 (ii) Traffic Improvement Project

This programme is under implementation since 2004. The growing size of cities and increasing standards of living has generated higher level of travel demand and the congestion on the roads leading to rapid deterioration of the environment. In view of this situation, this department has conducted comprehensive traffic and transportation studies for five corporations (except Chennai) and also prepared traffic operation and management plans for 58 small and medium towns taking into account the characteristics and travel patterns in the cities and towns and to provide for long-term necessities towards relieving traffic congestion. Under the programme of providing financial assistance from

the Town and Country Planning Development Fund for implementation of traffic improvement projects, Rs.1.00 crore for each municipal corporation (except Chennai) and Rs.50.00 lakh for each municipality is provided with a sharing pattern of 75% as grant from the Town and Country Planning Development Fund and 25% as local body's share. So far, a sum of Rs. 6.72 crore has been released to 45 urban local bodies.

6.5 (iii) Park Development Programme

This programme is under implementation since 1993. 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, funding assistance of 90% of the cost to a maximum of Rs.10.00 lakh is provided to each park as grant from Town and Country Planning Development Fund and the balance 10% is to be borne by the

concerned local body. So far, Rs.1.16 crore have been released to 78 urban local bodies.

6.6 e-Governance

Under the programme of implementation of e-Governance, a sum of Rs.2.20 crore has been allocated from Infrastructure and Amenities Fund, to implement web-based plan scrutiny system based on Development Control Regulations for eleven Local Planning Authorities, Mamallapuram New Town Development Authority and Chengalpattu regional office. The programme is under speedy implementation.

6.7 Part II Schemes for the year 2013-14

It is proposed to construct a office building for Tirunelveli Region at a cost of Rs.1.00 crore.

7. CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Chennai Metropolitan Development Authority (CMDA) has jurisdiction over the Chennai Metropolitan Area (CMA) covering 1,189 sq.km. which includes Chennai Corporation, 7 Municipalities, 12 Town Panchayats and 179 Villages in 10 Panchayat Unions. As per the Census 2011, the population of Chennai Metropolitan Area is about 90 lakhs. The major objective of the Authority is Metropolitan Planning and Co-ordination of Project Implementation within CMA which is achieved through preparation of Master Plans and Detailed Development Plans.

7.1 Preparation of Detailed Development Plans (DDP)

The Detailed Development Plans (DDP) are prepared under the provisions of the Tamil Nadu Town and Country Planning Act, 1971. The DDPs are the plans prepared for small areas with the objectives of providing good road network, plot wise land use and improvement of infrastructure

facilities. The DDPs have already been prepared for 57 areas within the CMA. Preparation of DDPs was not taken up during the period of preparation of the Second Master Plan (SMP) for CMA as the DDPs need to be prepared based on the objectives of the SMP. The SMP for CMA after approval of the Government came into force on 2.9.2008 after which CMDA has initiated action to prepare DDPs for areas in CMA in a phased manner. Initially, it has been decided to prepare the DDPs for five sub urban areas in CMA viz. Villivakkam, Velachery, Ambattur, Nazarethpet and Perumbakkam. The DDP for Villivakkam is nearing completion. The DDP for Velachery and Nazarethpet is under progress.

The SMP has identified the areas along the Outer Ring Road (ORR) as one of the potential areas to absorb the future growth. There is a need to prepare the DDP for the areas adjoining the ORR by dividing them into small areas of 1 to 2 sq.km. to accommodate the infrastructure

requirements. The DDP proposed for these areas will focus on good road network connectivity to ORR, future requirements of physical and social infrastructure. These DDPs will act as a tool to guide the future developments in these areas.

7.2 Conservation of Heritage Buildings / Precincts in CMA

Chennai has a rich history. It has a number of heritage buildings which has to be conserved. CMDA is in the process of preparing the draft list of heritage buildings in CMA following the procedures laid down in the Development Regulations and the recommendations of the Heritage Conservation Committee (HCC). The HCC so far have evaluated and graded 67 heritage buildings in CMA and obtained the approval of the Authority. After obtaining the views of the owners and public through public consultation, the first draft list of heritage building will be forwarded to Government for its approval. The second draft list of heritage buildings will be prepared during the current year.

7.3 Chennai Mega Region

The present jurisdiction of Chennai Metropolitan Area (CMA) extending 1,189 sq.km. was declared in 1973-74. The areas outside the CMA is witnessing rapid developments and there is a need to integrate these developments with Chennai city. The SMP for CMA, have recommended to encourage the growth outside the CMA on the major corridors. The major Metropolitan cities in India like Delhi, Mumbai, Bengaluru, Kolkata and Hyderabad have already declared regional planning areas. CMDA has examined the aspects of declaring Chennai Mega Region for integrated development of the Region. A preliminary report to expand the jurisdiction of CMA to 8,878 sq.km. comprising entire Chennai, Kancheepuram and Thiruvallur Districts and Arakonam Taluk in Vellore District is under examination of the Government.

7.4 Development Plan for Thiruporur – Maraimalai Nagar (MM Nagar) Corridor

Outside the CMA, the Old Mahabalipuram Road has witnessed large scale IT developments and the areas along GST are attracting manufacturing industries and SEZs. There is a need to facilitate these industries and the resultant population with good infrastructure facilities. Considering this, CMDA had prepared a concept plan for the Thiruporur–MM Nagar corridor and forwarded it to Government. The Government in G.O.(Ms).No.210, Housing & Urban Development Department, dated 25.9.2012 have ordered CMDA to prepare the Development Plan for this corridor, extending over 562 sq.km. comprising of 134 villages. The preparation of Development Plan involves a series of steps such as preparation of base maps, collection of demographic and social data, carrying out physical survey, preparation of existing land use maps, analysis of current level of infrastructure facilities, projection of population and future needs, working out spatial strategies and

sectoral policies, future proposals, implementation strategies etc. Preparation of Development Plan in the preliminary stage will be completed soon.

7.5 Development of a New Truck Terminal at Karunakaracheri- Annambedu village

The Second Master Plan for Chennai Metropolitan Area has recommended to develop a new Truck Terminal at the intersection of ORR and a 200 feet wide arterial road near Thirunindravur at Karunakarachery-Annambedu village to decongest the traffic at Chennai.

The Government in G.O.(Ms).No.14, Housing and Urban Development (UD 3(1)) Department, dated 13.1.2011 have accorded administrative sanction for acquisition of 42.44 hectares of land for development of Truck Terminal Complex at Karunakaracheri-Annambedu Village.

Under Land Acquisition Act, 1894, the Government have accorded administrative sanction to issue 4(1) notification for acquisition of 17.02.5 hectares of private lands in Karunakaracheri

Village and 25.41.5 hectares of private lands in Annambedu Village.

7.6 Development of Satellite Intercity Bus Terminus at Madhavaram (MBTT)

During the Budget session for the year 2011-12 it was announced that Satellite Intercity Bus Terminus would be developed at Madhavaram in a site within MBTT measuring 8.0 acres in order to relieve the traffic congestion generated within the Chennai Mofussil Bus Terminus (CMBT) at Koyambedu.

The Government in G.O.(Ms).No.143, Housing & Urban Development (UD 3(1)) Department, dated 31.10.2011 have accorded Administrative sanction for the above project.

CMDA has initiated action to carry out the Draft Feasibility Report through a consultant M/s.Mahindra Consultants Engineers Ltd. The Detailed Project Report will be finalized once the alternate connectivity to the Port takes a concrete shape.

7.7 Development of large Container Truck Parking Yard at Manjambakkam village near Chennai

During the Budget session for the year 2011-12, it was announced that a Large Container Truck Parking Yard at Manjambakkam would be developed in an extent of 12 acres at an estimated cost of Rs.20.00 crore.

A layout for truck parking at Manjambakkam Village has been finalized for an extent of 11.64 acres with the provision of 70 Light Commercial Vehicles (LCV); 146 Two and Three Axle Trucks and 181 Multi Axle Trucks along with amenity buildings, security room, toilet for drivers and convenience shop etc.

The Authority has accorded administrative sanction for the project at an estimated cost of Rs.22.00 crore in A.R.No.93/2011, dated 15.11.2011. The tender has been finalized and work started for filling of gravel, concrete pavement, storm water drain and culverts. This project will be completed during July 2013.

7.8 Development of Wholesale Foodgrain Market

As a decongestion measure, to shift the wholesale trade of Foodgrain from George Town, a Wholesale Foodgrain Market in KWMC in an extent of 14.43 acres has been planned. The Government, in G.O.(Ms).No.212, Housing and Urban Development Department, dated.20.6.2005 have accorded administrative sanction for development of the market. The market will have 492 shops (280-1200 sq.ft.) with a total built-up area of 25,000 sq.ft. Revised Administrative sanction has been issued for Rs.128.41 crore inclusive of 14.43 acres land cost. The beneficiary traders have given their consent for the revised price of Rs.5,465/- per sq.ft. and the revised Environment Clearance has also been obtained for this work. The contract for civil work has been awarded for Rs.69.07 crore and the work is under progress. The project will be completed by May 2014.

7.9 Tamil Nadu Urban Development Project - III

With the assistance of World Bank, the Tamil Nadu Urban Development Project–III (TNUDP-III) is under implementation since October 2005. The project period is now extended upto March 2014.

The components of the TNUDP III are (i) Chennai Urban Transportation being implemented through Department of Highways, (ii) Traffic Management and Enforcement being implemented through Chennai City Traffic Police and (iii) Comprehensive Transportation Study for Chennai being carried out by CMDA.

The original estimated cost of Rs.650.00 crore (150 million dollars) was downscaled to Rs.187.95 crore during the midterm review by Government of Tamil Nadu and the World Bank. The widening and strengthening of 5 (five) vital roads and procurement of equipments for modernising Highways Research Station is being

carried out through Highways Department at an estimated cost of Rs.145.00 crore. Out of these, works on three roads namely Ariyalur-Vilangattupakkam road, Madharvedu road, Koladi road have been completed. Remaining two road works namely Minjur-Kattur-Thirupalaivanam road and contractual issues of Taramani link road has been resolved and the work will be completed by December 2013. Vehicles and research equipments for Highways Research Station have been purchased at a cost of Rs.3.00 crore.

Chennai City Traffic Police have stepped up the traffic control and enforcement measures with the help of procurement of latest equipments and have taken up construction of a “Traffic Education Centre” with a budget allocation of Rs.22.60 crore. An expenditure of Rs.20.60 crore has been incurred upto February 2013 towards implementation of the above components.

The Chennai Comprehensive Transportation Study has been completed and it is under the

consideration of the Government. The study has identified projects worth Rs.82,100.00 crore to meet the travel demand of the CMA in the next 15 years. Some of the projects recommended in the study have already been taken up for implementation by the agencies / departments concerned.

Out of the savings, the Highways Department is taking up the construction of 5 Foot over bridges at an estimated cost of Rs.28.00 crore. For these sub projects, Detailed Project Reports (DPR) have been prepared. The project works are expected to be completed by end of June 2013. The total expenditure incurred upto February 2013 is Rs.97.88 crore.

7.10 MRTS Phase-II – Extension

Phase-I of MRTS, to a length of 8.55 km. from Chennai Beach to Thirumylai had already been commissioned. Phase-II of MRTS to a length of 11.165 Km (Total 20.126 Km) from Thirumylai to Velachery has also been commissioned on

19.11.2007. The Phase-II (extension) of MRTS to a stretch of about 5 Km. from Velachery to St. Thomas Mount is in progress.

The cost of this Phase-II Extension work is estimated to be around Rs.495.74 crore. The State Government has given approval to take up the work of MRTS from Velachery to St. Thomas Mount in the same cost sharing formula as of MRTS-Phase II viz. 67:33 by Government of Tamil Nadu and the Government of India respectively. The expenditure so far incurred for MRTS Phase II extension is Rs.220.91 crore.

CONCLUSION

Hon'ble Chief Minister works tirelessly day and night, for the welfare of the people of Tamil Nadu and the growth of Tamil Nadu.

It is her dream that all the people of Tamil Nadu should be provided with housing facility. It is her wish and expectations that the houses should not be built of stones and mortar but should be homes built with love and affection. It is also her wish that hutments should be transformed into towering structures.

The Department of Housing and Urban Development will continue to work with zeal and energy and would strive to accomplish the expectations of the **Hon'ble Chief Minister**.

R.VAITHILINGAM
MINISTER
HOUSING AND URBAN DEVELOPMENT