



**GOVERNMENT OF TAMILNADU**

**TAMIL NADU SLUM CLEARANCE BOARD**

**WELCOMES SECRETARY to GoI, HUPA**

**&**

**ALL MEMBERS**

**for 13<sup>th</sup> CSMC Meeting under Pradhan Mantri Awas Yojana  
Housing For All (Urban) by 2022**

**on**

**30.09.2016**

# INDEX

- 1. Status of Demand survey and HFAPoA.**
- 2. Progress of projects approved so far.**
- 3. Status of MIS, Geo tagging, PFMS**
- 4. Mandatory conditions.**
- 5. DPRs proposed for approval.**
- 6. Progress of RAY projects.**

# 1. Status of Demand Survey & Preparation of HFAPoA

- The CMA & DTP have completed the demand survey in 11 Corporations, 124 Municipalities and 528 Town Panchayat and the total housing requirement is 575084.

Districts	Civic status	No. of ULBs	Housing requirement under vertical				Total requirement
			I	II	III	IV	
31	Town Panchayat	528	0	20557	0	193429	213986
31	Municipality	124	9533	71420	55855	104914	241722
	Corporation	11	10451	21951	25299	61675	119376
	Total	663	19984	113928	81154	360018	575084

# 1a. Details of Housing Requirement as per Demand Survey (Town Panchayats)

District	Town Panchayats	No of households	Housing requirement under vertical				Total requirement
			I	II	III	IV	
Kancheepuram	17	131463	0	682	0	11572	12254
Tiruvallur	10	56310	0	301	0	4222	4523
Vellaore	16	55510	0	427	0	6047	6474
Tiruvannamalai	10	37254	0	263	0	2967	3230
Dharmapuri	10	38329	0	509	0	1915	2424
Krishnagiri	6	25835	0	871	0	1421	2292
Salem	33	147800	0	469	0	13940	14409
Namakkal	19	84327	0	210	0	7813	8023
Erode	42	145666	0	1317	0	13696	15013
Tiruppur	16	68724	0	210	0	4996	5206
Coimbatore	37	214906	0	1480	0	12767	14247
Niligiris	11	51081	0	269	0	2607	2876
Cuddalore	16	64027	0	981	0	15830	16811
Villupuram	15	70956	0	3183	0	11420	14603
Thanjavur	22	86100	0	317	0	13260	13577

District	Town Panchayats	No of households	Housing requirement under vertical				Total requirement
			I	II	III	IV	
Nagapattinam	8	25961	0	109	0	8913	9022
Thiruvarur	7	23491	0	106	0	5684	5790
Trichy	16	64715	0	274	0	7847	8121
Perambalur	4	12391	0	56	0	2544	2600
Ariyalur	2	5486	0	34	0	1185	1219
Pudukottai	8	28832	0	138	0	4614	4752
Dindigul	23	107754	0	365	0	9502	9867
Karur	11	43929	0	70	0	3213	3283
Madurai	9	46521	0	141	0	3444	3585
Virudhunagar	9	48716	0	130	0	3310	3440
Theni	22	86349	0	1642	0	4122	5764
Sivagangai	12	60731	0	310	0	1836	2146
Ramanathapuram	7	35754	0	246	0	2917	3163
Tirunelveli	36	205459	0	1432	0	7194	8626
Thoothukudi	19	85092	0	810	0	3568	4378
Nagercoil	55	268846	0	3205	0	19063	22268
<b>Total</b>	<b>528</b>	<b>2428315</b>	<b>0</b>	<b>20557</b>	<b>0</b>	<b>213429</b>	<b>233986</b>
<b>* Projects already sanctioned under BLC</b>						<b>20000</b>	<b>20000</b>
<b>Total Demand</b>			<b>0</b>	<b>20557</b>	<b>0</b>	<b>193429</b>	<b>213986</b>

## 1b. Details of Housing Requirement as per Demand Survey (Corporations & Municipalities)

Sl. No	Region	Municipalities	Housing requirement under Verticals				Total
			Vertical - I	Vertical - II	Vertical - III	Vertical - IV	
1	Chengalpattu	19	104	8742	1865	14157	24868
2	Vellore	18	0	13028	12093	30354	55475
3	Salem	14	1669	4627	14096	13172	33564
4	Thanjavur	18	7065	10780	12039	15229	45113
5	Madurai	19	0	20633	5149	16273	42055
6	Tiruppur	16	695	7952	7124	7163	22934
7	Tirunelveli	20	0	5658	3489	8566	17713
	Sub Total		9533	71420	55855	104914	241722
8	11 Corporations		10451	21951	25299	61675	119376
	Total		19984	93371	81154	166589	361098

**Demand survey in Chennai City is in progress. HFAPoA has to be prepared in zone wise and will be submitted with the approval of SLSMC**

## 1c. Status of Preparation of HFAPoA

- The HFAPoA for 6 cities has been completed and placed before the 6<sup>th</sup> SLSMC for getting approval.

Sl. No	Name of City	No. of Households	No. of Populations	No. of household proposed for HFA	Project cost (Rs. In crore)	No of Household proposed under different Verticals				
						I	II	III	IV	
						In situ Redevelopment	CLSS	AHP	BLC (N)	BLC (E)
1	Virudhu Nagar	19841	72296	9922	299.47	0	977	193	3690	5062
2	Nagercoil	59997	224849	34605	1001.83	0	3079	660	11930	18396
3	Ariyalur	7319	28902	4948	287.24	0	100	2512	2336	0
4	Perambalur	12732	49648	4669	191.54	0	61	900	3708	0
5	Namakkal	24838	119941	7790	451.74	0	160	3828	4002	0
6	Coimbatore	419874	1560484	71869	3190.44	0	8546	9295	51028	3000
<b>Total</b>		<b>544601</b>	<b>2056120</b>	<b>133803</b>	<b>5422.26</b>	<b>0</b>	<b>12923</b>	<b>17388</b>	<b>76694</b>	<b>26458</b>

- The SLSMC directed the TNSCB to reconfirm the housing requirements in consultation with the Municipalities and Town Panchayat as the housing requirements seems to be high. The same will be submitted to CSMC after verification with the approval of SLSMC.

## 2. Projects approved & Progress

### *Project cost details*

<b>Sl. No.</b>	<b>DESCRIPTION</b>	<b>AHP</b>	<b>BLC</b>	<b>Total</b>
1.	No. of Projects	21	198	219
2.	No. of Dwelling Units (DUs)	11556	32943	44499
3.	Project cost (Rs in Crore)	922.22	873.67	1795.89
4.	Central Share (Rs in Crore)	173.34	494.15	667.49
5.	State share (Rs in Crore)	621.83	197.67	819.50
6.	Beneficiaries share (Rs in Crore)	127.03	181.87	308.90



## 2a. Progress of BLC projects

<b>No. of approved Projects</b>	<b>:</b>	<b>198</b>
<b>No. of beneficiaries</b>	<b>:</b>	<b>32943</b>
<b>Project Cost</b>	<b>:</b>	<b>Rs.873.67 Cr</b>
<b>Completed units</b>	<b>:</b>	<b>781</b>
<b>Units in progress</b>	<b>:</b>	<b>26206</b>
<b>Total</b>	<b>:</b>	<b>26987</b>
<b>To be started units</b>	<b>:</b>	<b>5956</b>
<b>Expenditure incurred</b>	<b>:</b>	<b>Rs.91.96 Cr</b>

**PROGRESS PHOTOS**  
**BLC**

# JAKKIRAMMA PALAYAM - SALEM



# KUMARAGIRIPETTAI



# KAMARAJ NAGAR - ERODE



# CHENGALANAI ROAD - SALEM



## 2b. Progress of AHP projects

### Physical

Sl. No	Status of work	No. of schemes	No. of units
1	Work in progress	13	6100
2	Tender stage	6	3280
3	EIA Clearance	2	2176
Total		21	11556

### Financial

Rs. In lakh

No. of schemes	Project cost	GOI		GOTN		Total fund released	Total expenditure	% of achievement
		Share	Released	Share	Released			
21	92221.63	24264.00	6104.60	38499.47	14304.22	20408.82	10821.00	53%

# **PROGRESS PHOTOS**

## **AHP**



# NAGOORANTHOTTAM – CHENNAI



# KOVAI PUDUR- COIMBATORE

HFA-AHP-TNSCB-COIMBATORE-KOVAIPUDUR SCHEME-SEPTEMBER 16



HFA-AHP-TNSCB-COIMBATORE-KOVAIPUDUR SCHEME-SEPTEMBER 16



HFA-AHP-TNSCB-COIMBATORE-KOVAIPUDUR SCHEME-SEPTEMBER 16



HFA-AHP-TNSCB-COIMBATORE-KOVAIPUDUR SCHEME-SEPTEMBER 16



# THIRU VI KA NAGAR - COIMBATORE

HFA-AHP-TNSCB-COIMBATORE-THIRUVIKA NAGAR SCHEME-SEPTEMBER 16



HFA-AHP-TNSCB-COIMBATORE-THIRUVIKA NAGAR SCHEME-SEPTEMBER 16



# VEERAPANDI - TIRUPPUR



# KULAVAIMEDU - VELLORE



# NAGARAJAPURAM - NAMAKKAL



# KOTTAGOUNDAMPATTY - SALEM



## AYYAMPERUMALPATTY - SALEM



## VELLAKUTTAI - SALEM





# MUTHAMPALAYAM - ERODE



# POONGA NAGAR - MADURAI



## 2d. Fund Release details

Rs. in Lakh									
Vertical	CSMC meeting	No. of projects	No. of units	Project cost	GoI		GoTN		Total Fund released
					Share	Released	Share	Released	
III - AHP	3 <sup>rd</sup> 18.11.15	6	2916	23331.43	4374.00	1749.60	14580.00	5832.00	7581.60
	4 <sup>th</sup> 21.12.15	2	108	758.39	162.00	32.60	546.15	218.46	251.06
IV - BLC	4 <sup>th</sup> 21.12.15	12	7513	15777.30	11269.50	2267.42	4507.80	1803.12	4070.54
III- AHP	5 <sup>th</sup> 25.01.16	11	7204	57175.81	10806.00	4322.40	20634.41	8253.78	12576.18
IV- BLC	5 <sup>th</sup> 25.01.16	166	16272	44116.00	24408.00	9763.20	9763.20	3905.28	13668.48
III - AHP	9 <sup>th</sup> 26.05.16	2	1328	10956.00	1992.00	0.00	2739.00	0.00	0.00
IV - BLC	9 <sup>th</sup> 26.05.16	7	3193	9579.00	4789.50	0.00	1915.80	0.00	0.00
IV - BLC	10 <sup>th</sup> 22.07.16	13	5965	17895.00	8947.50	0.00	3579.00	0.00	0.00
<b>Total</b>		<b>219</b>	<b>44499</b>	<b>179588.83</b>	<b>66748.50</b>	<b>18135.22</b>	<b>58265.36</b>	<b>20012.64</b>	<b>38147.86</b>

### **3. Status of MIS entry, Geotagging & PFMS**

#### **a. MIS Entry & Geo-tagging**

<b>No. of approved Projects</b>	<b>:</b>	<b>219 ( 198 BLC &amp; 21 AHP)</b>
<b>No. of beneficiaries under</b>	<b>:</b>	<b>44499 ( 32943 BLC &amp; 11556 AHP)</b>
<b>MIS entry uploaded</b>	<b>:</b>	<b>29767 ( 25037 BLC &amp; 4730 AHP)</b>
<b>No. of units geo-tagged</b>	<b>:</b>	<b>3359</b>

#### **b. PFMS**

- TNSCB opened an exclusive account for HFA (HDFC Bank)**
- Registration of PFMS carried out**
- Registration of PFMS by other implementing agencies in progress**

## 4. Mandatory Conditions

SI No	Mandatory Conditions	Time line as per MoU	Present status
1	<p><b>States/UTs shall make remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in Master Plan of city / Town.</b></p>	<p>Already in force</p>	<p>-</p>
2	<p><b>States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.</b></p>	<p>Already compiled in light of provision of FSI benefits to the project promoting EWS / LIG housing in general across the planning and non planning areas.</p>	<p>10% of land is reserved for EWS exceeding an extent of 10,000 Sqm 50% additional FSI for EWS / LIG housing if the plinth area is less than 30 Sqm / unit. 30% additional FSI for EWS / LIG housing if the plinth area is not more than 50 Sqm per unit</p>

<b>SI No</b>	<b>Mandatory Conditions</b>	<b>Time line as per MoU</b>	<b>Present status</b>
3	A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level	2018-19	Proposal in under process by CMDA & DTCP (Approving authorities). Consultative meeting convened by the secy.to Hg.& U.D.Dept., in the month of June & August 2016.
4	States/UTs shall adopt pre-approved building plans and layout approval system for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.	2018-19	A meeting convened by the Secy. to Hg. & U.D.Dept., in the month of August 2016 with all the housing departments and accordingly a proposal has been sent by TNSCB to the Government. The proposal is under consideration in Government for deemed building permission and layout approval for EWS / LIG housing.

SI No	Mandatory Conditions	Time line as per MoU	Present status
5	<p>States/UTs shall legislate or amend existing rental laws on the lines of model Tenancy Act circulated by the first party.</p>	2019-20	<p>Consultative meetings convened by the Secretary, Housing ad Urban Development Department during April 2016 with all the housing departments. The amendments required to suit the State have been discussed and is under finalization by the Government.</p>
6	<p>States/UTs shall provide additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) and relax density norms for slum redevelopment and low cost housing, if required.</p>	2018-19	<p>A meeting was convened in the month of August 2016 by the Principal Secretary / Managing Director, TNSCB along with Housing Board and representatives of CREDAI (Private Developers) . To involve their participation in EWS and LIG houses. A proposal has been submitted by the private developers and it is under scrutiny.</p>

## 5. DPRs PROPOSED FOR APPROVAL IN 13<sup>TH</sup> CSMC

Rs in Lakh

Vertical	ULBs	No. of Units	Project cost	Gol share	GoTN share
III - AHP	1	288	3168.00	432.00	1706.50
IV – BLC	13	9711	29653.00	14566.50	5826.60
<b>Total</b>		<b>9999</b>	<b>32821.00</b>	<b>14998.50</b>	<b>7533.10</b>



## 5a. DPRs PROPOSED FOR APPROVAL – VERTICAL IV - BLC

Rs in Lakh							
Sl. No	City / Town	Name of the Scheme	No. of Houses	Project Cost	GoI grant	GoTN grant	Beneficiary share
1	Chennai	Sigirnthapalayam and 3 other schemes	209	627.00	313.50	125.40	186.10
2		Kalyanapuram	164	492.00	246.00	98.40	147.60
3		Andarkuppam and 8 other schemes	705	2115.00	1057.50	423.00	634.50
4		M.G.R Nagar – kolathur scheme	51	153.00	76.50	30.60	45.90
5	Thiruvallur	Tollgate Colony and 2 other schemes	231	693.00	346.50	138.60	207.90
6	Tiruchirappalli	Thiruvalarsolai and 3 other schemes	312	936.00	468.00	187.20	280.80
7		Fathimapuram and Kamala Nehru nagar	170	510.00	255.00	102.00	153.00
8	Coimbatore	Anna Nagar Jawahar Nagar and 17 Other schemes	641	1923.00	961.50	384.60	576.90
9		Ganesapuram and 22 other schemes	521	1563.00	781.50	312.60	468.90

Sl. No	City / Town	Name of the Scheme	No. of Houses	Project Cost	Gol grant	GoTN grant	Beneficiary share
10	Tiruppur	Indira Nagar and 2 other schemes	327	981.00	490.50	196.20	294.30
11		Arivoli Nagar and 3 other schemes	227	681.00	340.50	136.20	204.30
12		Semmedu AD Colony and KVR Nagar AD Colony	292	876.00	438.00	175.20	262.80
13	Erode	Balan Nagar and 3 Other schemes	159	477.00	238.50	95.40	143.10
14	Udumalaipet tai	Rajaji street and 8 other schemes	384	1152.00	576.00	230.40	345.60
15		MGR Nagar EW and 13 other schemes	217	651.00	325.50	130.20	195.30
16	Udhagaman dalam	Indira Colony and Kasthuribai colony Schemes	204	816.00	306.00	122.40	387.60
17		Anna Colony and 4 other schemes	316	1264.00	474.00	189.60	600.40

Sl. No	City / Town	Name of the Scheme	No. of Houses	Project Cost	Gol grant	GoTN grant	Beneficiary share
18	Thoothukudi	Thoothukudi Ward 01 & Ward 02 (Slum and Non – Slum)	866	2598.00	1299.00	519.60	779.40
19		Thoothukudi Ward 3 (Slum and Non Slum) and ward 7, 8 , 9 , 10 & 12 of Non Slum	1135	3405.00	1702.50	681.00	1021.50
20	Tirunelveli	Tirunelveli – Ward 2 of Non slum urban poor	509	1527.00	763.50	305.40	458.10
21	Sivagangai	Sivagangai Municipality Phase I	655	1965.00	982.50	393.00	589.50
22	Virudhunagar	Virudhunagar - Non slum urban poor in ward No. 1, 2, 16 – 20, 22, 23, 25, 31 and 32	582	1746.00	873.00	349.20	523.80
23	Nagercoil	Nagercoil - Non slum urban poor in ward 3, 6, 7, 20 and 24	834	2502.00	1251.00	500.40	750.60
<b>Total</b>			<b>9711</b>	<b>29653.00</b>	<b>14566.50</b>	<b>5826.60</b>	<b>9259.90</b>

## 5b. DPRs PROPOSED FOR APPROVAL – VERTICAL III- AHP

Rs. in Lakh								
Sl. No	City	Name of the Scheme	No. of units	Project Cost	Gol grant	GoTN grant	Beneficiary share	Cross Subsidy
1	Chennai	Manali New Town	288	3168.00	432.00	1706.50	950.40	79.20

## 5c. PENDING DPRs FOR APPROVAL UNDER 10<sup>TH</sup> CSMC

The following DPRs submitted for consideration in the 10<sup>th</sup> CSMC and were not approved due to non occupancy of houses under JNNURM.

Vertical	ULBs	No of units	Project cost	GoI Share	GoTN Share
IV - BLC	Coimbatore	511	1533.00	766.50	306.60
	Madurai	1020	3060.00	1530.00	612.00
Total		1531	4593.00	2296.50	918.60

- Under JNNURM
- Out of the 10,888 tenements approved in Coimbatore, 3,840 units completed and occupied, 3,064 units under progress. Verification of beneficiaries for completed tenements (3,984) has been done and the beneficiaries will be resettled after local body elections scheduled in October.
- Out of 23,757 units approved in Madurai, 17,099 houses have been completed and occupied. 6,658 units will be completed before March 2017.

## 6. Progress of RAY Projects

<b>No. of projects approved</b>	<b>:</b>	<b>15</b>
<b>No. of units</b>	<b>:</b>	<b>4880</b>
<b>Project Cost</b>	<b>:</b>	<b>Rs.318.76 Cr</b>
<b>Completed units</b>	<b>:</b>	<b>2297</b>
<b>Occupied Units</b>	<b>:</b>	<b>1464</b>
<b>Ready for occupation waiting inauguration</b>	<b>:</b>	<b>833</b>
<b>In Progress</b>	<b>:</b>	<b>2583</b>
<b>Expenditure incurred</b>	<b>:</b>	<b>Rs.257.78 Cr</b>

# 6a. Occupancy status – RAY Project

Sl. No	Name of the Project	Total No. of Units	Completed Units	Occupied Units	In Progress
1	Arivoli Nagar (Relocation), Tiruppur	266	266	0	
2	Karikalan Street, Trichy	305	305	305	
3	Thimmarayasamuthiram, Trichy	158	158	158	
4	Nagammalpuram, Tirunelveli	60	60	60	
5	Karuvelankundu Street, Tirunelveli	51	44	44	7
6	Keela Theru + 6 Slums and VOC Nagar (Relocation), Tirunelveli	874	332	332	542
7	Ceylon Colony (Insitu ) and Rajiv Gandhi Nagar (Relocation), Tuticorin	593	147	0	446
8	Nagamangalam (Relocation), Trichy	144	144	0	
9	Melapandamangalam, Trichy	189	183	183	6
10	Gandhi Nagar New and Old Colony, Salem	235	229	229	6
11	Kamaraj Nagar, Salem	122	38	38	84
12	Thideer Nagar, Vellore	135	115	115	20
13	Athipattu phase – I, (Relocation) Chennai	1056	-	-	1056
14	Athipattu Phase – II,(Relocation) Chennai	416	-	-	416
15	P.T.Colony, (insitu Redevelopment ), Madurai	276	276	-	
<b>Total</b>		<b>4880</b>	<b>2297</b>	<b>1464</b>	<b>2583</b> <sup>39</sup>

# RAY Projects - PHOTOS



## Tiruppur – Arivoli Nagar







## Trichy – Karikalan Street





## Trichy – Thimmarayasamuthiram





## Tirunelveli – Nagammalpuram





## Tirunelveli – Karuvelankundu Street





## Tirunelveli – Keelatheru + 6 slums & VOC Nagar





## Trichy – Melapandamangalam



# GANDHI NAGAR NEW & OLD COLONY - SALEM



# THIDEER NAGAR - VELLORE







**THANK YOU**