

2. TAMIL NADU SLUM CLEARANCE BOARD

Tamil Nadu is one among the most urbanized states in the country with 48.45% of the population of the State living in urban areas. The proliferation of slums is a phenomenon of rapid urbanization witnessed by all developing economies. The slums are typical centres of unsafe housing, unhygienic and insanitary surroundings without the basic civic amenities for healthy living such as safe roads, drinking water, electricity, solid waste disposal, etc. The Census department in its report for the year 2011 has assessed that 14.63 lakh households are living in the urban slums of Tamil Nadu.

Tamil Nadu Slum Clearance Board (TNSCB) was established in September, 1970 with the motto **“We shall see GOD in the smile of the poor”** to provide them liveable housing with basic infrastructure facilities and livelihood programmes to improve their living conditions. The Board initially implemented its activities in Chennai and has gradually extended to other urban areas of Tamil Nadu since 1984 in a phased manner.

2.1. Organisational Setup

Tamil Nadu Slum Clearance Board (TNSCB) is functioning under the control of the Chairman assisted by the Managing Director, Tamil Nadu Slum Clearance Board. The various programmes of TNSCB are being implemented by three Circles in Chennai, one Circle each at Madurai and Coimbatore and fifteen Divisions in Chennai, two Divisions at Coimbatore and one Division each at Madurai, Trichirappalli, Salem and Tirunelveli. The Structural and Quality Control (SQC) Wing looks after both Structural Designs of all the Projects of TNSCB and Quality Checks at the field.

2.2. Policy on Slums

Tamil Nadu Slum Clearance Board has been implementing various programmes like In-situ tenemental schemes, In-situ plotted and infrastructure development, Rehabilitation and Resettlement schemes, Community Development activities etc to improve the environs of the slums and living standards of the urban slum families. Following strategies are being adopted on case to case basis to achieve the

goal of Slum Free Cities before 2023 as envisaged in VISION 2023 document:-

i) In-situ tenemental schemes

The slums situated on unobjectionable lands in the core urban areas wherein equitable distribution of space to all is not feasible are cleared and storeyed tenements are constructed and allotted to the same families who lived there earlier. On late, efforts have been taken to utilize availability of higher Floor Space Index (FSI) to create more housing stock and settle more number of people in these tenemental schemes.

ii) In-situ plotted development and Infrastructure Improvement – Madras Urban Development Project (MUDP) & Tamil Nadu Urban Development Project (TNUDP)

The urban slums suitable for in-situ development on “as is where is” basis are provided with basic infrastructure facilities like roads, street lights, platforms, pavements etc. for In-situ improvement to make the areas habitable. Later, tenurial rights are given to the occupants of the plots for the extent of plots

occupied by them after getting the land transferred in favour of Tamil Nadu Slum Clearance Board by the Revenue department.

iii) Rehabilitation and Resettlement scheme

Wherever neither tenemental nor in-situ slum development is feasible and slums are objectionable in nature, tenements are constructed for the families living in these areas on the available vacant lands nearest to the slum areas to be rehabilitated with necessary basic and social infrastructure. These schemes are developed as integrated townships with provision of requisite social and basic infrastructure. The cleared site is then restored to the land owning department for its original use.

iv) Reconstruction of Dilapidated tenements

The tenements constructed by Tamil Nadu Slum Clearance Board in the earlier years became dilapidated due to wear and tear, atmospheric effects etc., and pose danger to the lives and properties of the occupants of the tenements. The vulnerability of these tenements are studied by a Technical Committee and

they are reconstructed and allotted to erstwhile occupants.

v) Other Programmes

To ensure holistic development of the poor, vocational training and livelihood supports are given to the poor, specially for the youth and women to ensure their economic upliftment. Further, to give facelift to the tenements constructed by Tamil Nadu Slum Clearance Board, it has been proposed to white wash and colour wash the walls and paint the doors and windows of these tenements along with minor repairs, wherever necessary in order to improve the living atmosphere as well as to increase the structural stability and life of the buildings.

2.3. Achievements During 1970 To March, 2016

Tamil Nadu Slum Clearance Board has so far constructed 1.69 lakh tenements / houses and provided developed plots to 1.31 lakh families in 504 slums through Madras Urban Development Project (MUDP) / Tamil Nadu Urban Development Project (TNUDP) programmes since its inception and has invested

Rs.4,535.37 crore to implement various capital works till March, 2016 towards housing, slum improvement livelihood activities, etc., of the urban slum families.

2.4. Chronological Events

1970	Tamil Nadu Slum Clearance Board established
1971	Tamil Nadu Slum Areas (Improvement and Clearance) Act enacted
1971	Commenced the construction of tenements and provided slum improvement without land tenure in Chennai
1977	Slum Improvement land tenure in Chennai
1984	Construction of tenements and slum improvement without land tenure and other activities extended to other Corporations, Municipalities in phases
1985	Implementation of massive tiled roof houses

1987	Slum Improvement with land tenure in Chennai and other towns.
1992	Construction of Middle Income Group (MIG) / Low Income Group (LIG) houses under urban renewal programme
1995	Rehabilitation and Resettlement schemes through Finance Commission grants and other sources
2008	Commencement of massive resettlement schemes under Jawaharlal Nehru National Urban Renewal Mission (JNNURM)
2012	VISION 2023 - Slum Free Cities
2015	'Housing for All' programme to attain Slum Free Cities

2.5. Achievements During 2011-2012 To 2015-2016

TNSCB has constructed 59,023 tenements / houses and spent Rs.2,753.42 crore on the various programmes implemented during 2011-2012 to 2015-2016 as detailed below:-

Sl. No.	Name of the Programmes	Tenements / Houses constructed		
		During		Total
		2011-2012 to 2014-2015	2015-2016	
1	Jawaharlal Nehru National Urban Renewal Mission (JNNURM)	33,234	6,752	39,986
2	Emergency Tsunami Reconstruction Project (ETRP)	6,292	--	6,292
3	XIII Finance Commission - State Specific Grants	4,227	--	4,227
4	Reconstruction of dilapidated tenements	554	2,964	3,518
5	Construction of new tenements under State funds	508	300	808
6	Rajiv Gandhi Rehabilitation Package (RGRP) /Tsunami Rehabilitation Programme (TRP)	500	218	718
7	Rajiv Awas Yojana (RAY)	158	3,316	3,474
Total		45,473	13,550	59,023

2.6. Major Ongoing Programmes to Achieve 'Housing For All' and Slum Free Cities

The Hon'ble Chief Minister has announced the **"Vision 2023"**, a long term plan for infrastructure development for rapid economic growth in Tamil Nadu. This envisages, among others, the provision of houses with basic infrastructure facilities for all urban slum families in Tamil Nadu to make the cities / towns slum free before 2023 at an estimated cost of Rs.65,000 crore. The programme is being implemented by utilizing the grants from Government of India under various programmes especially Pradhan Mantri Awas Yojana (PMAY), State Government funding through budgetary support and by availing loan by Tamil Nadu Slum Clearance Board from various financial institutions.

(A) Centrally Shared Scheme

(i) Pradhan Mantri Awas Yojana

The Government of India announced 'Housing for All-2022' Mission during the year 2015. As part of the Mission, Pradhan Mantri Awas Yojana (PMAY) envisages provision of houses for all the Economically

Weaker Sections (EWS) / Low Income Group (LIG) families living in the statutory towns. This Mission will support construction of houses upto 30 sq.m. with basic civic infrastructure amenities for the Economically Weaker Sections category and upto 60 sq.m. for the Low Income Group category.

TNSCB has been designated as the Mission Directorate for 'Housing for All' in Tamil Nadu and State Level Nodal Agency (SLNA) for implementing housing projects under the verticals of (i) "In-situ" Slum Redevelopment, (ii) Affordable Housing in Partnership and (iii) Subsidy for Beneficiary-led Individual House Construction under 'Housing for All' programme. A memorandum of agreement has been entered between the State Government and Government of India to implement the 'Housing for All' programme in Tamil Nadu. The Government of India have approved the implementation of 'Housing for All' programme in 191 towns in Tamil Nadu in phase-I. The State Level Sanctioning and Monitoring Committee (SLSMC) for this programme under the chairmanship of Chief Secretary to Government has been constituted to

approve the projects at State Level. This Government has obtained sanction of grants to the tune of Rs.510.20 crore from Government of India during 2015-2016.

Projects approved by Central Sanctioning and Monitoring Committee (CSMC) during 2015-2016

(Rs in crore)

Sl. No.	Name of Vertical	No. of Schemes	No. of tenements / houses	Project cost	Gol Grant	GoTN Grant	Institutional Finance	Beneficiaries share
1	Affordable housing in public / private partnership (AHP Vertical - III)	19	10,228	812.66	153.42	357.61	185.55	116.08
2	Beneficiary - Led Individual House Construction (BLC - Vertical - IV)	21	13,785	345.93	206.78	82.71	0.00	56.45
	Total	40	24,013	1,158.59	360.20	440.32	185.55	172.52
3	10,000 Green houses in Town Panchayats	157	10,000	253.00	150.00	60.00	0.00	43.00
	Grand Total	197	34,013	1,411.59	510.20	500.32	185.55	215.52

**Projects approved by Central Sanctioning and
Monitoring Committee (CSMC) during 2016-2017**

(Rs in crore)

Sl. No.	Name of Vertical	No. of Schemes	No. of tenements / houses	Project cost	GoI Grant	GoTN Grant	Institutional Finance	Beneficiaries share
1	Affordable housing in public / private partnership (AHP Vertical - III)	2	1,328	109.56	19.92	27.39	51.29	10.95
2	Beneficiary - Led Individual House Construction (BLC - Vertical - IV)	7	3,193	95.79	47.90	19.16	0.00	28.74
	Total	9	4,521	205.35	67.82	46.55	51.29	39.69

Various verticals under which Grant from Government of India can be obtained under “Housing for All” mission are as follows:

a) In-situ Slum Redevelopment

“In-situ” Slum Redevelopment aims at using land as a resource with private participation for providing houses to eligible slum dwellers. The Slums, on Central Government land / State Government land / Urban Local Body (ULB) land will be taken up for “In-situ”

redevelopment for providing houses to all eligible slum dwellers. Additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) shall be provided for making slum redevelopment projects financially viable. Slum rehabilitation grant of Rs.1.00 lakh per house will be provided by Government of India. The balance amount shall be shared between the State Government and the beneficiary.

b) Credit linked subsidy

Credit linked subsidy will be provided on home loans taken by eligible urban poor (EWS / LIG) for acquisition, construction of house. The beneficiaries would be eligible for an interest subsidy at the rate of 6.5% for a tenure of fifteen years for the loan amount upto Rs.6.00 lakh. The Economically Weaker Sections (EWS) and Low Income Group (LIG) families can avail subsidized loan amount upto Rs.6.00 lakh on production of self certificate as proof of income to establish that their income does not exceed Rs.6.00 lakh per annum. The repayment period of the loan is fifteen years.

c) Affordable Housing Projects in Partnership

To increase the availability of houses for Economically Weaker Sections (EWS), the State either through its agencies or in private partnership can plan affordable housing projects. Central Assistance at the rate of Rs.1.50 lakh per EWS house would be available for EWS houses. An affordable housing project can be a mix of houses for different categories but it will be eligible for central assistance only, if at least 35% of the houses in the projects are built as EWS units and any single project should have at least 250 houses.

To increase the availability of houses for urban slum families living in dense slums and in other objectionable locations, tenements having a plinth area of 400 sq.ft. will be constructed under this component by Tamil Nadu Slum Clearance Board at an average unit cost of Rs.9.00 lakh both under Insitu and Resettlement.

d) Beneficiary led construction

The fourth component of the mission is assistance to individual eligible families belonging to Economically Weaker Section (EWS) categories to either construct new houses or enhance existing houses on their own. Such families may avail of Central assistance of Rs.1.50 lakh for construction of new houses under the mission. This component will be implemented as per the following funding pattern:-

Sl. No.	Description	Amount in Rupees
1.	Government of India Grant	1,50,000
2.	Government of Tamil Nadu Grant	60,000

The urban slum or poor families living in kutcha houses in or outside slums with proof of having a house site may avail of this facility.

So far, Government of Tamil Nadu has obtained sanction from Government of India (GoI) for

construction of 38,534 houses / tenements at a cost of Rs.1,616.94 crore.

ii) Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

The Government of India / Government of Tamil Nadu have sanctioned construction of 42,318 tenements in Chennai, Madurai and Coimbatore at a cost of Rs.2,393.98 crore. This programme is a centrally shared scheme under which projects have been implemented in the financial sharing ratio of 50:40:10 among the Central Government, State Government and beneficiaries. However, the State is bearing more than 70% of the total cost of completed houses as the Government of India have specified to bear only 50% of the originally sanctioned cost without sharing any cost towards cost escalation due to various reasons. The programme aims at forming an integrated townships in Mega Cities namely Chennai, Madurai and Coimbatore to resettle slum families living in objectionable locations. So far, Tamil Nadu Slum Clearance Board has completed construction of 39,986

houses at a cost of Rs.2,234.18 crore under this Programme. The construction of balance 2,332 tenements in Chennai and Coimbatore at an estimated cost of Rs.159.80 crore will be completed during 2016-2017.

iii) Rajiv Awas Yojana (RAY)

The Government of India have sanctioned construction of 4,763 tenements in Chennai and other towns at a cost of Rs.318.73 Crore under Rajiv Awas Yojana (RAY). The works are under various stages of progress and so far 3,474 tenements / houses have been completed. The remaining 1,289 tenements / houses will be completed during 2016-2017.

(B) State Sponsored Programmes

(i) Green houses for Economically Weaker Sections (EWS) in Town Panchayats

The Hon'ble Chief Minister has announced implementation of the programme of construction of 20,000 green houses at a cost of Rs.420.00 crore for

the Economically Weaker Sections (EWS) living in the Town Panchayats of Tamil Nadu. As part of this programme, the construction of 10,732 houses in Town Panchayats are in progress. The Construction of 20,000 houses under this programme shall be completed by the end of Financial Year 2016-2017. Part funding under the programme has been obtained from Pradhan Mantri Awas Yojana (PMAY) and sanction has been obtained from Housing and Urban Development Corporation (HUDCO) to avail Loan for the remaining amount by Tamil Nadu Slum Clearance Board.

(ii) Reconstruction Of Dilapidated Tenements

Some of the tenemental blocks constructed in earlier years in Chennai and other towns have become weak and dilapidated, posing danger to the lives and properties of the inmates of the tenements, due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the

occupants and encroachments put up along the tenemental blocks.

The Hon'ble Chief Minister had announced that Tamil Nadu Slum Clearance Board shall demolish and reconstruct 3,500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 crore through the Budgetary support of the state Government. Accordingly, the reconstruction of 2,576 tenements has been completed while work is under progress for the remaining 957 tenements in Chennai and Tiruchirappalli and will be completed during 2016-2017. The details of the schemes, number of tenements proposed for demolition and reconstruction and project outlay during

2016-2017 for the balance tenements to be reconstructed are furnished below:-

(Rs.in Crore)

Sl. No	Name of the Schemes	Number of tenements	Project Cost	Project Outlay
1	Chennai - Ayodhyakuppam	112	7.53	4.00
2	Tiruchirappalli - Peechankulam	685	46.35	22.00
3	Tiruchirappalli - Duraisampuram	160	10.32	4.00
	Total	957	64.20	30.00

Besides the above, Tamil Nadu Slum Clearance Board undertook reconstruction of 1024 tenements at a cost of Rs.80.77 crore by generating revenue through sale of tenements constructed under Chennai Metropolitan Development Plan and other schemes to rehabilitate Tsunami affected families. The works are

under progress and will be completed by March, 2017.
Schemewise details are furnished as below:

(Rs.in crore)

Sl. No	Name of the Schemes	Number of tenements	Project Cost	Project Outlay
1	Chennai - B.S. Moorthy Nagar Phase - II	68	6.49	2.62
2	Chennai - Seniamman Koil	464	44.39	33.69
3	Chennai - Thiruchinankuppam	492	29.89	8.65
	Total	1,024	80.77	44.96

(iii) Houses for the Families Affected by the Tsunami Disaster

a) Reconstruction of houses affected due to Tsunami in Chennai

As part of the programme to resettle Tsunami affected families in Chennai under World Bank funded Emergency Tsunami Reconstruction Project (ETRP) / State Funds, the construction of 6,292 tenements have

been completed at a cost of Rs.284.49 crore and 500 houses under Rajiv Gandhi Rehabilitation Package (RGRP).

The Hon'ble Chief Minister had announced that Tamil Nadu Slum Clearance Board (TNSCB) will reconstruct 534 dilapidated tenements affected by Tsunami at Nochikuppam in Chennai at a cost of Rs.48.06 crore. Accordingly, construction of 536 tenements at a cost of Rs.48.06 crore in Nochikuppam has been taken up under State funds and the work will be completed before December, 2016.

b) Rehabilitation of Tsunami affected families outside Chennai

It is proposed to provide houses having 325 sq.ft. plinth area with development works for the tsunami affected / vulnerable families in coastal Districts of Tamil Nadu under Tsunami Rehabilitation Programme (TRP). As part of this programme, it was proposed to construct 611 houses at a cost of Rs.42.97 crore in Cuddalore and Nagapattinam Districts for these families

of which 219 houses have been completed during 2015-2016 and the remaining 392 houses will be completed during 2016-2017.

(iv) Construction of New Tenements under State Funds

Tamil Nadu Slum Clearance Board (TNSCB) has formulated a tenemental scheme to construct 960 tenements at a cost of Rs.112.80 crore at Moorthingar Street in North Chennai with Ground Floor + 7 Floor pattern of development adopting prefab technology out of State Government funds. The work of construction of 300 tenements have been completed during 2015-2016 and the remaining 660 tenements will be completed during 2016-2017.

2.7 Nandanam - Office Complex

It was initially proposed to construct an office complex abutting Anna Salai at Nandanam in Chennai comprising of 2.75 lakhs sq.ft office space under Build, Operate and Transfer (BOT) mode. Later, due to complexities involved in executing the project under BOT model, it has now been proposed to implement

this project by Tamil Nadu Slum Clearance Board on its own at a cost of Rs.240.00 crore through availing institutional finance. The work under this programme will commence in 2016-2017. Adequate income will be earned through this project to meet the expenditure towards maintenance of Tamil Nadu Slum Clearance Board tenements.

2.8 Repairs and Renewals Works to the Tenements

The tenements constructed by Tamil Nadu Slum Clearance Board (TNSCB) which are more than five years old and do not require immediate reconstruction will be upgraded by carrying out Repairs and Renewal works like repair of floor, staircases, Mid landing, Balconies, floor slabs, roof slabs, laying of pressed tiles, repairs and renewals of water supply and sanitary lines, water closets etc., and colour wash to improve the living condition in the tenements.

2.9 Resettlement of slum families living on the banks of Adyar and Cooum rivers.

The torrential rains in December, 2015 devastated the Chennai City and the slum families living in hutments on the banks of water ways were severely affected and lost their houses. These families were living in hutments in unhygienic conditions without basic facilities and subjected to annual flooding and frequent fire accidents. In order to increase the flood carrying capacity of the rivers in Chennai and to provide livable houses to these slum families, the Hon'ble Chief Minister of Tamil Nadu has ordered to provide 25,000 tenements immediately at Okkiyam Thoraipakkam, Perumbakkam, AIR colony - Tiruvottiyur, Navalur in Kancheepuram District and Goodapakkam in Thiruvallur District. Accordingly, 4,134 families have been resettled at Okkiyam Thoraipakkam and Perumbakkam. The remaining families will be resettled shortly. The following infrastructures / services have been provided to the resettled families:-

- i) Tenements have been constructed with plinth area upto 400 sq.ft with multipurpose hall, bed room, kitchen, bath room, toilet, etc.
- ii) Provision of Compact Fluorescent Lamps (CFL) and electric fans.
- iii) Tenements are cleaned, white washed and colour washed before occupation.
- iv) The Resettlement schemes at Okkiyam Thoraipakkam and Perumbakkam have been implemented as planned integrated townships near arterial roads like Old Mahabalipuram Road (OMR) with requisite infrastructures like roads, street lights, storm water drains, water supply, Gensets, lifts for the tenements and social infrastructures like schools, ration shops, primary health centre, convenient shops, play grounds, milk booth, bus terminus, gym, parks, police station, etc.
- v) Medical checkup camps were conducted and all the resettlers have been provided food and water for three days.

- vi) Cost towards individual Electricity service connection to the tenement was borne by TNSCB.
- vii) Beneficiary contribution towards construction of tenements at the rate of 10% of the project cost was borne by the Government.
- viii) During resettlement, camps are organized with line departments and addresses in the ration cards are changed on the spot and ration materials issued to them immediately at rehabilitation site.
- ix) The wards of the relocated families are admitted on the spot to the schools within the resettlement schemes without any documents. Integrated Child Development Services (ICDS) centres are provided for children.
- x) The free bus passes are extended to the previous schools if the children desire to continue their education in their previous school.
- xi) The following allowances are disbursed:-

- a. One time Shifting allowance of Rs.5,000/- immediately on occupation.
 - b. Subsistence allowance of Rs.30,000/- at the rate of Rs.2,500/- per month for one year to their Bank accounts.
 - c. Employment oriented skill development training and livelihood activities have been organized for the resettled families to enable them to earn for their livelihood in the new areas. Job melas are also conducted regularly.
- xii) The slum families living in hutments on the banks of the Chennai City Rivers, subjected to annual flooding, frequent fire accident, living in unhygienic conditions etc., have voluntarily resettled themselves in self contained tenements with all requisite basic and social infrastructure in integrated townships at Okkiyam Thoraipakkam and Perumbakkam.

2.10 Community Development Activities

- i. Training is imparted in employable skills to the urban slum youth for their socio-economic development in Chennai and other Districts.
- ii. During the year 2015-2016, employment oriented training and youth development programmes were carried out for 1,790 persons at a cost of Rs.35.00 lakh.
- iii. During 2016-2017, employment oriented training will be imparted to 4,200 families at a cost of Rs.4.00 crore.

2.11 Scheduled Caste Sub Plan (SCSP) for 2016-2017

Through the survey conducted by TNSCB in 2012-14, it was found that 45.41% of the total families in urban slums in Tamil Nadu belong to Scheduled Caste (SC) and Scheduled Tribes (ST). Accordingly, it is estimated that about 20,153 Scheduled Castes, Scheduled Tribes and slum families will get benefited

through tenements / houses proposed for construction during 2016-2017 under various schemes.

2.12 Sale Deeds for Plots / Tenements

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots constructed / developed by it to the families living in those tenements / plots. During 2011-16, sale deeds have been issued for 14,638 tenements / plots. During 2016-2017, more than 6,000 sale deeds will be issued to the families living in the tenements / plots.