2. **TAMIL NADU SLUM CLEARANCE BOARD**

Tamil Nadu Slum Clearance Board was established in September 1970 and has been implementing various Housing, Slum Development and Rehabilitation and Resettlement programmes to ameliorate the living conditions of the slum families in Tamil Nadu. The Board initially started its activities in Chennai and its activities were gradually extended to other urban areas of Tamil Nadu since 1984 onwards in phased manner.

### 2.1 URBAN SLUMS IN TAMIL NADU

The slums have become an integral part of the phenomenon of urbanization. The urban slums are typical centres of unsafe housing, unhygienic and insanitary surroundings even without the basic civic amenities for healthy living such as safe potable drinking water, electricity, solid waste disposal, etc. The slums in cities are also associated with higher levels of poverty, unemployment / underemployment. This poses a high level of responsibility upon the Government and other agencies to provide substantially improved levels of city management and good governance in order to deal effectively with the problem of urban slums. The Census 2011 has reported that 14.63 lakhs slum households are living in urban areas in Tamil Nadu as detailed below.
Further, 8.9% of the National Urban Slum Population lives in Tamil Nadu.

### 2.2 ORGANISATIONAL SETUP

Tamil Nadu Slum Clearance Board is functioning under the control of the Chairman assisted by the Managing Director.

The various programmes of Tamil Nadu Slum Clearance Board are being implemented by three Circles in Chennai, one Circle at Madurai, one Circle Coimbatore and fifteen Divisions in Chennai, two Divisions at Coimbatore and one Division each at Madurai, Trichy, Salem, Tirunelveli.

**Structural and Quality Control Wing**

Tamil Nadu Slum Clearance Board has established one Structural and Quality Control (SQC) Wing headed by an Executive Engineer. The Structural and Quality Control wing of Tamil Nadu Slum Clearance Board has been looking after both Structural Designs of all the Projects of Tamil Nadu Slum Clearance Board and Quality Checks at the field. All structural designs of Board’s projects are prepared by the Structural and Quality Control wing.

### 2.3 POLICY ON SLUMS

The motto of Tamil Nadu Slum Clearance Board is “*We shall see God in the smile of the poor*”. The Board has been implementing various programmes
like In-situ tenemental schemes, In-situ plotted and infrastructure development and Rehabilitation and Resettlement schemes 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 urban areas, wherein equitable distribution of space to all is not feasible are cleared and tenemental schemes are implemented.

b) In-situ plotted development and Infrastructure Improvement – Madras Urban Development Project & Tamil Nadu Urban Development Project

Wherever in-situ development is feasible on “as is where is” basis, 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 insitu development is feasible, (as in the case of objectionable porambokes like water ways etc.) tenements are constructed on available vacant lands nearby with necessary infrastructure under Rehabilitation and Resettlement programme. These resettlement schemes have been developed as integrated townships with requisite social and basic infrastructures. The cleared site is then restored to the land owning department for its original use.
d) Reconstruction of Dilapidated tenements

The tenements constructed by Tamil Nadu Slum Clearance Board in the earlier years became dilapidated due to atmospheric effects and pose dangers 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.

e) Other Programmes

To ensure holistic development of the poor, vocational training and livelihood support are given to the poor, specially for the youth and women to ensure their economic upliftment. Further, to give facelift to 1.55 lakh 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.

2.4 ONGOING MAJOR PROJECTS

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Name of the programmes</th>
<th>Total No. of tenements</th>
<th>Completed during May 2011 to March/2015</th>
<th>Slated for completion during 2015-16</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Centrally shared programmes</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Jawaharlal Nehru Urban Renewal Mission (JNNURM)</td>
<td>42318</td>
<td>33234</td>
<td>9084</td>
</tr>
<tr>
<td>2</td>
<td>Vision 2023 (Housing for All 2022) / Rajiv Awas Yojana / Town Panchayat EWS Housing Scheme</td>
<td>34763</td>
<td>158</td>
<td>34605</td>
</tr>
<tr>
<td></td>
<td><strong>Central Sector programmes</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>XIII Finance Commission</td>
<td>4227</td>
<td>4227</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td><strong>State funded programmes</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Housing for Tsunami affected families</td>
<td>7939</td>
<td>6792</td>
<td>1147</td>
</tr>
<tr>
<td></td>
<td>Construction of new tenements</td>
<td>1468</td>
<td>508</td>
<td>960</td>
</tr>
<tr>
<td>---</td>
<td>-------------------------------</td>
<td>------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>6</td>
<td>Reconstruction of Dilapidated Slum Tenements</td>
<td>5373</td>
<td>554</td>
<td>4819</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>96088</strong></td>
<td><strong>45473</strong></td>
<td><strong>50615</strong></td>
</tr>
</tbody>
</table>

**CENTRALLY SHARED PROGRAMMES**

a) **JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)**

This programme is a centrally shared scheme under which projects are implemented in the ratio 50:40:10 between the Central Government, State Government and beneficiaries contribution. However, the State is bearing 70% of the total cost of completion, as the Government of India have released only 50% of the completion cost. It aims at forming integrated township in Mega Cities namely Chennai, Madurai and Coimbatore to resettle slum families living in objectionable locations. Under this programme, TNSCB has planned construction of 44870 tenements at a cost of Rs.2434.67 Cr from 2008 onwards and till date 33234 tenements at a cost of Rs.1740.95 Cr have been constructed.

b) **RAJIV Awas Yojana**

This Government has obtained the sanction of Government of India for the construction of 4763 tenements in Chennai and other towns at a cost of Rs.318.73 Cr under Rajiv Awas Yojana. The works are under various stages of progress and so far 158 tenements have been completed. The remaining tenements will be completed during 2015-16.

c) **VISION 2023 - SLUM FREE CITIES**

(i) The **“Vision 2023”** a strategic long term plan for infrastructure development to high growth for the first time in Tamil Nadu for rapid economic
growth. This envisages the provision of houses for all urban slum families in Tamil Nadu and making the cities / towns slum free before 2023. Under this programme housing and infrastructure would be provided to all urban slum families in Tamil Nadu at a cost Rs.65,000 Crore as detailed below:

<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Sector</th>
<th>Projects</th>
<th>Investment (Rs. in Crore)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.4.22</td>
<td>Housing</td>
<td>Slum Free City Programme –in Chennai and its Agglomeration Areas</td>
<td>25,000</td>
</tr>
<tr>
<td>8.4.42</td>
<td>Housing</td>
<td>Slum Free City Programme for World Class Cities</td>
<td>25,000</td>
</tr>
<tr>
<td>8.4.55</td>
<td>Housing</td>
<td>Slum Free City Programme –in rest of urban areas in Tamil Nadu (including Tanjore and Didugul cities)</td>
<td>15,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>65,000</strong></td>
</tr>
</tbody>
</table>

(ii) Initially, it was decided to implement this programme as a centrally shared scheme through funding assistance from Government of India under Rajiv Awas Yojana. The Government of India has now announced a new programme, Housing for All - 2022. The revised guidelines for Slum Free Cities Programme announced by the Government of India envisages provision of housing for all in 4041 statutory towns.

(iii) As part of Slum Free City Programme under Vision 2023, Tamil Nadu Slum Clearance Board shall construct 10000 tenements at cost of Rs.825.00 Cr in Chennai and other towns during 2015-16. The preliminary works for this programme have been commenced.

(iv) As part of slum free cities programme, a socio economic survey of the slum families have been conducted in 10 cities. The Slum Free Cities Plan of Actions for 10 Cities prepared based on the findings of the Socio Economic survey have been approved by the GOI.

(v) **Housing for All** - The Government of India have announced the guidelines for this programme and allocated Rs.314.55 crore for Tamil Nadu for the year 2015-16. This Mission will support the construction of house upto 30 sq.m. with basic civic infrastructure. All the slum families who were living in the
urban areas of Tamil Nadu as on 23.05.2015 are eligible to come under this programme. This Mission will be implemented through the following four verticals giving option to the beneficiaries:

<table>
<thead>
<tr>
<th>“In situ” slum Redevelopment</th>
<th>Affordable Housing through Credit Linked Subsidy</th>
<th>Affordable Housing in Partnership</th>
<th>Subsidy for beneficiary-led individual house construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Using land as a resource</td>
<td>- Interest subvention subsidy for EWS and LIG for new house or incremental Housing.</td>
<td>- with private sector or public sector including Parastatal agencies</td>
<td>- For individuals of EWS category requiring individual house</td>
</tr>
<tr>
<td>With private participation</td>
<td>- EWS: Annual Household Income upto Rs.3 lakh and house sizes upto 30 sq.m.</td>
<td>- Central Assistance per EWS house in affordable housing projects where 35% of constructed houses are for EWS category</td>
<td>- State to prepare a separate project for such beneficiaries</td>
</tr>
<tr>
<td>- Extra FSI/TDR/FAR if required to make projects financially viable</td>
<td>-LIG: Annual Household Income between Rs.3-6 lakhs and house sizes upto 60 sq.m.</td>
<td>-</td>
<td>- No isolated / splintered beneficiary to be covered.</td>
</tr>
</tbody>
</table>

The beneficiary can take advantage under one component only.
“In-situ” slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers is an important component of the “Housing for All” mission. The Slums, whether on Central Government land / State Government land / ULB land, Private land, should be taken up for “In-situ” redevelopment for providing houses to all eligible slum dwellers. State Governments and cities would, if required, provide additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) for making slum redevelopment projects financially viable. Slum rehabilitation grant of Rs.1.00 lakh per house, on an average, would be admissible for all houses built for eligible slum dwellers in all such projects.

The Mission, in order to expand institutional credit flow to the housing needs of urban poor will implement credit linked subsidy component as a demand side intervention. 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 inter subsidy at the rate of 6.5% for a tenure of 15 years for the loan amount upto Rs.6.00 lakh.

To increase the availability of houses for EWS categories, the States 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 houses would be available for all EWS houses. An affordable housing project can be a mix of houses for different categories but it will be eligible for central assistance, if at least 35% of the houses in the projects are for EWS category and a single project has at least 250 houses.
The fourth component of the mission is assistance to individual eligible families belonging to 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. The States may also contribute financially for such individual house construction. The persons living in kutchha houses in or outside slums with proof of land may avail of this facility.

CENTRAL SECTOR PROGRAMMES

c) XIII FINANCE COMMISSION – STATE SPECIFIC GRANTS

The GOI have sanctioned State Specific Grants of Rs.300.00 Cr for urban slum development in Tamil Nadu during 2010-15. TNSCB has constructed 4227 tenements in Chennai and other towns, carried out repairs and renewal works in slum tenements and imparted skill development training for urban slum youth at a total cost of Rs.300.00 Cr.

STATE FUNDED PROGRAMMES

d) HOUSES FOR THE FAMILIES AFFECTED BY THE TSUNAMI DISASTER

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 Cr and 500 houses under RGRP.

The Hon’ble Chief Minister has announced that the TNSCB will reconstruct 534 dilapidated tenements at a cost of Rs.48.06 Cr at Nochikuppam in Chennai. Accordingly the scheme of construction of 536 tenements at a cost of Rs.48.06 Cr
in Nochikuppam in Chennai has been taken up under State funds and is in progress. This scheme will be completed in 2015-2016 and the newly constructed tenements will be allotted to the erstwhile occupants of the tenements by March 2016.

e) TSUNAMI REHABILITATION PROGRAMME

It is proposed to provide houses having 325 sq.ft. plinth area with development works for the tsunami affected / vulnerable families in coastal District of Tamil Nadu under Tsunami Rehabilitation Programme. As part of this programme, 611 houses at a cost of Rs. 42.97 Crore will be constructed in Cuddalore and Nagapattinam Districts for these families during 2015-16.

f) CONSTRUCTION OF NEW TENEMENTS UNDER STATE FUNDS

TNSCB has constructed 508 tenements in Salem and Coimbatore at a project cost of Rs.13.73 Cr.

g) RECONSTRUCTION OF DILAPIDATED TENEMENTS

(i) Due to vagaries of nature, wear and tear, efflux of time, atmospheric effects, alterations to the tenements by the occupants, encroachments put up along the tenemental blocks, certain tenemental blocks have become weak and dilapidated, posing danger to the lives and properties of the inmates of the tenements.

(ii) The Hon’ble Chief Minister has announced that TNSCB shall demolish and reconstruct 3500 dilapidated tenements in Chennai and other Districts at a total cost of Rs.280.00 Cr. Accordingly the reconstruction of dilapidated tenements have been commenced and 3359 tenements are in progress. The
funds required for this programme are provided through State budgetary support. Besides, it is also proposed to reconstruct 1140 tenements at a cost of Rs.91.19 Cr through other sources of funding. It is proposed to spend Rs.240.00 Cr on this programme during 2015-16.

2.5 CHENNAI NANDANAM OFFICE COMPLEX PHASE-II

The work of construction of an office complex at Nandanam as a single development comprising of 2.75 lakhs sq.ft office space at a cost of Rs.100.00 Cr was earlier proposed to be taken up under Build, Operate and Transfer (BOT) mode. It is now proposed to implement this project by TNSCB. Adequate income will be earned through this project to offset the expenditure on maintenance of tenements.

2.6 ACHIEVEMENTS

TNSCB has constructed 1.55 lakh tenements/houses so far and 1.31 lakh families in 504 slums benefitted through MUDP/TNUDP programmes. Tamil Nadu Slum Clearance Board has invested Rs.3785.37 Crore for various capital works till March-2015 towards housing, slum improvement livelihood activities, etc., of the urban slum families.

During the last four years TNSCB has completed construction of 45473 tenements and spent Rs.2003.42 Crore on its capital programmes. Sale deeds have been issued to 7128 families.

2.8 PLINTH AREA OF TENEMENTS

Tamil Nadu Slum Clearance Board during its earlier years constructed tenements having plinth area ranging from 230 sq.ft. to 270 sq.ft. each. It has
been decided to construct tenements having plinth area of 400 sq.ft each from 2014-15 onwards. Each tenement will have one multipurpose hall, one bed room, balcony with kitchen and toilet.

2.9 SCHEMES PROPOSED FOR IMPLEMENTATION UNDER VARIOUS PROGRAMMES DURING 2015-16

Abstract

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Name of the programmes</th>
<th>No. of tenements</th>
<th>Project Cost (Rs. in Cr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jawaharlal Nehru Urban Renewal Mission (JNNURM)</td>
<td>9084</td>
<td>650.00</td>
</tr>
<tr>
<td>2</td>
<td>Vision 2023 (Housing for All 2022) / Rajiv Awas Yojana / Town Panchayat EWS Housing Scheme</td>
<td>34605</td>
<td>1554.81</td>
</tr>
<tr>
<td>3</td>
<td>Housing for Tsunami affected families</td>
<td>1147</td>
<td>91.03</td>
</tr>
<tr>
<td>4</td>
<td>Construction of new tenements</td>
<td>960</td>
<td>82.92</td>
</tr>
<tr>
<td>5</td>
<td>Reconstruction of Dilapidated Slum Tenements</td>
<td>4819</td>
<td>240.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>50615</strong></td>
<td><strong>2618.76</strong></td>
</tr>
</tbody>
</table>

TNSCB has programmed to provide 50615 tenements under various schemes in the following major programmes with an investment of Rs.2618.76 Cr during 2015-16 as detailed below.

CENTRALLY SHARED PROGRAMMES

- Under JNNURM 9084 tenements will be completed and Rs.650.00 Cr will be spent.
- The construction of 4605 tenements under Rajiv Awas Yojana will be completed and Rs.309.81 Cr will be spent.
➢ Construction of 10000 tenements at a cost of Rs.825.00 Cr under Slum Free City Programme of Vision 2023.

**STATE FUNDED PROGRAMMES**

➢ As part of Tsunami Rehabilitation Programme 611 houses will be constructed at a cost of Rs.42.97 Cr.
➢ TNSCB will construct 960 tenements at a cost of Rs.82.92 Cr under State funds.
➢ Under Reconstruction programme, TNSCB shall reconstruct 4819 tenements and to spend Rs.240.00 Cr.

**2.10 SCHEDULED CASTE SUB PLAN (SCSP) FOR 2015-16**

The Scheduled Caste urban slum families will get benefited through various housing programmes to be implemented by Tamil Nadu Slum Clearance Board during 2015-16. It is estimated that 9277 scheduled caste slum families will get benefited through tenements proposed for construction of tenements under various scheme at a cost of Rs.556.62 Cr for the year 2015-16.

**2.11 SALE DEEDS FOR PLOTS / TENEMENTS**

Tamil Nadu Slum Clearance Board issues sale deeds for the tenements and plots to the families living in those tenements / plots. During 2015-16, sale deeds will be issued for 6000 families living in the tenements / plots.

**2.12 ALLOTMENT**

TNSCB shall allot 20,000 tenements during 2015-16 to eligible urban slum families in Chennai and other towns.
2.13 COMMUNITY DEVELOPMENT ACTIVITIES

i. Training is imparted in employable skills to the urban slum youth for their socioeconomic development after resettlement in Chennai and other Districts.

ii. During 2015-16, employment oriented training will be imparted and equipments will be given to benefit 5,000 urban slum youth.

2.14 OTHER PROGRAMMES

➢ To give facelift to the 1.55 lakh 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.

➢ The sale deeds for the plots in the slums situated on water course poramboke lands wherein slum improvement works were carried out under MUDP and TNUDP will be issued early, after land alienation.