Urban Development, Housing and Water Supply

Urban Development

7.108. Tamil Nadu is the most urbanized State in the country. As per the Census 2001, 44% of the population is in urban areas. It is expected that by the dawn of the next century more than 50% of the population will be living in urban areas. So, the pressure for urban infrastructure viz., roads, housing, water supply, sanitation and sewerage will increase manifold. To overcome the shortages in urban infrastructure the Government of Tamil Nadu have been implementing a slew of schemes viz., Tamil Nadu Urban Development Project-III (TNUDP-III), Jawaharlal Nehru National Urban Renewal Mission (JNNURM), etc. Due to the implementation of the above mentioned schemes, visible improvements have been made. Further, a special scheme will be formulated and implemented to improve water supply, sewerage, and waste water management, solid waste management, roads and streets in Chennai and its suburban areas. A special Urban Development Mission will be launched for the development of basic amenities in all other Corporations, Municipalities and Town Panchayats in the State.

7.109. The various agencies which deal with Urban Development in the State either directly or through the Urban Local Bodies are as follows:

- Chennai Metropolitan Development Authority (CMDA)
- Municipal Corporations/Municipalities/Commissioner of Municipal Administration
- Town Panchayats / Directorate of Town Panchayat
- Directorate of Town and Country Planning
- Chennai Metro Water Supply and Sewerage Board
- Tamil Nadu Water Supply and Drainage Board

7.110. The Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board, and the Tamil Nadu Pollution Control Board, and the Director of Public Health also play crucial roles in the sector as part of their overall responsibilities in the State.

7.111. There are Ten Municipal Corporations viz., Chennai, Madurai, Coimbatore, Tiruchirappalli, Salem, Tirunelveli, Erode, Tiruppur, Vellore and Thoothukudi. Nine Municipal Corporations (except Chennai) and 150 Municipalities, including 12 third grade municipalities are under the administrative control of the Directorate of Municipal Administration.

Chennai Metropolitan Development Authority (CMDA)

7.112. Chennai Metropolitan Development Authority was formed in the year 1974 for comprehensive planning to tackle the Metropolitan
problems of Chennai. The CMDA prepared the first Master Plan and played a major role in the planning and development of the Metropolitan area through the line departments /agencies. The second Master Plan prepared by the CMDA has come into force since 2.09.2008. To implement the second Master Plan six sectorwise committees have been formed to prioritize the policies, strategies and the action plans to advise the Departments / Agencies on their implementation. The Second Master Plan envisages the conservation of Heritage buildings in the Metropolitan area. In CMDA, Detailed Development Plans for 57 planning units, which are micro level plans prepared for land use regulation and development of an area have been prepared.

7.113. The Chennai Metropolitan Development Plan envisages ambitious projects viz., Improvement of micro and macro storm water drainage networks, Solid waste management, construction of Railway over bridges and under bridges, conservation of Heritage buildings, Basic Services etc., which are being implemented under JNNURM.

7.114. The Mass Rapid Transit System (MRTS) Phase-I and Phase II from Chennai Beach to Velachery Station covering a distance of 19.72 Km., has been functioning. MRTS Phase II Extension from Velachery to St. Thomas Mount covering a distance of 5 Km. has been approved to complete a rail loop with the Chennai Beach – Tambaram Sub-urban line to implement it as a material modification to the on-going MRTS Phase II project adopting the cost sharing formula of 2:1 ratio between GoTN and GOI respectively. The project commenced in April 2008 and is expected to be completed by December 2012.

7.115. The Chennai Metro Rail Project has been taken up for implementation during the Eleventh Plan period. A Special Purpose Vehicle (SPV), 'The Chennai Metro Rail Limited' (CMRL) was launched in order to implement the project. The Government of Tamil Nadu had approved the two initial corridors viz., the Corridor-1 with a length of 23.1 kms from Washermanpet to Airport and Corridor-2 with a length of 22.0 kms from Chennai Central to St.Thomas Mount. Tentatively, Phase-1 of the project is programmed for completion during the financial year 2014-2015 at a cost of about Rs.14000.00 crore. Of this, the Central and State Governments together are expected to contribute about 41%. The balance will be met by a loan granted by the Japan International Cooperation Agency (JICA). The State share for the project during the Eleventh plan period has been proposed for Rs.1000.00 crore.

7.116. Traffic congestion continues to pose a major challenge to administration in Chennai and other cities. Hence, the Mono Rail Project will be implemented in Chennai to integrate with the existing transport system. In the first phase, 111 kilometers will be covered under this project and eventually it will cover 300 kilometers in a phased manner. Investigations will also be undertaken for introducing
monorail system in other corporations like Coimbatore, Madurai and Trichy to decongest the traffic.

**Municipalities and Corporations**

7.117. Under Tamil Nadu Urban Development Project-III (TNUDP – III), City Development Plans have been drawn up for Coimbatore, Madurai, Tirunelveli Corporations and adjoining Municipalities. To upgrade infrastructure in the Grade III Municipal towns, in view of their potential, preparation of Comprehensive City Development Plans (CDPs) have been taken up by the Directorate of Municipal Administration through Consultants. The 49 Grade III Municipal towns under seven administrative regions have been grouped into five on geographical basis and the preparation of CDPs has been entrusted to five consultants. The draft final reports for 39 towns and the final reports for 10 towns have been prepared. This is the first time a systematic attempt is being made to study the existing situation and plan for the future infrastructure requirements for the ULBs.

7.118. Provision of Roads and Storm Water Drains, Under Ground Sewerage Systems, Water Supply Schemes, Streetlights, and Civic amenities like modern bus stands are some of the Infrastructure Development activities that will be carried out by the Municipalities and Corporations. The source of funds for these projects would be JNNURM, UIDSSMT, TNUDP-III, as well as funds of the Urban Local bodies. In order to enhance health care facilities, construction / improvement of maternity centres has also been envisaged. Further, construction of modern slaughterhouses, installation of gasifier crematoria and improvement of burial grounds in municipalities will be taken up. Besides, other administrative improvements in terms of improving transparency in governance, creation of Geographical Information Systems (GIS) will be taken up. Communication facilities and access to the Internet will also be improved.

**Town Panchayats**

7.119. There are 559 town panchayats in the State. The town panchayats take up projects relating to water supply, street lights, solid waste management, health and sanitation, roads, storm water drains, culverts, construction of school buildings within the jurisdiction, with a combination of Central and State funds as well as their own funds.

7.120. The “Anaithu Peruratchi Anna Marumalarchi Thittam” is being implemented in the State with the objective of providing all basic infrastructures such as roads, drains, community hall etc. to all the town panchayats in a span of four years commencing from the year 2007-2008. During the year 2010-2011, has been implemented in 140 town panchayats.

7.121. The Tamil Nadu Slum Clearance Board (TNSCB) has been constructing multi storeyed tenements to rehouse the slum families.
and provide slum development works in Chennai and other towns under this programme. From its inception, the TNSCB has constructed 77,627 flatted tenements upto the year 2006. Further, it has completed the construction of 27,373-flatted tenements from 2006 to 2010 totaling to 1.05 lakh flatted tenements. Moreover, construction works for 19,277-flatted tenements is under progress. Besides, TNSCB has also carried out repairs and renewal works for 21,470 tenements at a cost of Rs.23.16 crore in Chennai and other towns. The work of construction / reconstruction of 9711 tenements and other slum development works have been completed at a total cost of Rs. 250.00 crore in Chennai and other towns under Twelfth Finance Commission Grants.

7.122. The solid waste management projects are being taken up in all Corporations in the State. Under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), the solid waste management projects are being taken up at Madurai Corporation with a sanctioned amount of Rs. 74.29 crore and at Coimbatore Corporation with a sanctioned amount of Rs.96.51 crore. Similarly under JNNURM in Chennai Corporation Rs.255.32 crore has been sanctioned for modernization of Solid Waste Management System in the city. The government has also accorded sanction for the setting up of Integrated Solid Waste Management facilities at Kodinguyur and Perungudi Dumping Ground at a cost of Rs.190 crore. The main components are modernization of transfer stations and purchase of equipments. The work for construction of a modern transfer station at Saidapet and construction of compound walls at the Kodinguyur and Perungudi Dumping Grounds will be completed soon. The solid waste management programme in town panchayats will emphasize on segregation of waste at source of generation, waste reduction, reuse, recycling and composting of the organic waste. Household composting will be encouraged in all the town panchayats. Awareness, training and technical support will be provided to the households by the ULB.

**Plan outlay for 2011-2012**

7.123. The plan outlay for 2011-12 is approved at Rs.2238.67 crore for the Urban Development sector.

**Housing**

7.124. Housing is a basic need of human being. The Government of Tamil Nadu have been implementing a slew of schemes to achieve the ambitious goal of providing “A House for Each Family”. Due to the population growth and migration towards urban centers, the demand for housing is on the increase day by day. Housing sector plays an important role in the State economy as the investments in housing have a multiplier effect on income and employment. In order to improve the quality of life in urban areas, it is of critical significance that the housing stock is improved through urban renewal, in situ slum improvement, and development of new housing stock in existing cities as well as new townships. When the demand for housing in
Tamil Nadu is projected, the Census of India has observed that in 2001, out of the total housing shortage of 6.95 lakh units, nearly 5.97 lakh units were in the urban areas, accounting for about 85% of the shortage in housing. By the year 2012, the total housing demand is estimated at 26.27 lakh units, with the average annual demand working out to roughly 2 lakh each year. So, the policy includes facilitating the provision of adequate houses, house sites, financial assistance and cost effective and environment friendly technologies to all categories of people.

7.125. In Chennai city, families living on river embankments will be provided with safe and modern houses.

7.126. Tamil Nadu Housing Board (TNHB), Tamil Nadu Slum Clearance Board (TNSCB), Tamil Nadu Police Housing Corporation (TNPHC) and Public Works Department (PWD) are the major Housing delivery agencies in Tamil Nadu in public sector. Of these, Tamil Nadu Police Housing Corporation (TNPHC) and PWD (Public Works Department) are providing housing for their own employees.

**Tamil Nadu Housing Board (TNHB)**

7.127. The Board caters to the housing needs of people in different income groups such as Economically Weaker Sections, Low Income Group, Middle Income Group and High Income Groups. Since its inception, TNHB has constructed about 4.00 lakh dwelling units out of which 2,89,500 units have been constructed for Economically Weaker Section (EWS), Low Income Group (LIG) and Middle Income Group sections.

7.128. The dilapidated 1112 TNGRHS flats at Foreshore Estate have been demolished. The Government has appointed the Tamil Nadu Urban Infrastructure Financial Services Limited (TNUIFSL) as consultant for preparing the redevelopment of the scheme at the Foreshore Estate. The conceptual plan prepared by the TNUIFSL has been approved by the Government in principle and construction of more than 3000 TNGRHS Flats at the estimated cost of Rs.911.26 crore is being contemplated.

7.129. The existing 446 flats under TNGRHS at Thirumanagalam and Shenoy Nagar at Chennai are very old and require special repair works at a huge cost. Hence it is proposed to demolish all such flats and reconstruct new flats with more acceptable Floor Space Index (FSI). A proposal to construct 892 TNGRHS Flats at Thirumanagalam and Shenoy Nagar at Chennai at a cost of Rs.180.43 crore has been sent to Government for approval.

7.130. The existing 1642 flats under TNGRHS at Coimbatore are also very old and require special repair works at a huge cost. Hence, it is proposed to demolish all such flats and reconstruct new flats with more acceptable Floor Space Index (FSI). A proposal to construct 2000 TNGRHS flats at Coimbatore at a cost of Rs.430.53 crore has been sent to Government for approval.
7.131. The Tamil Nadu Housing Board has proposed an amount of Rs. 1522.22 crore under the scheme ‘Capital Programme of TNHB’ for the year 2011-12 for taking up the above works.

**Tamil Nadu Slum Clearance Board (TNSCB)**

7.132. The Tamil Nadu Slum Clearance Board, established in the year 1970, is a pioneer institution for development and rehabilitation of urban slums. The following major housing schemes are being implemented under TNSCB:

7.133. The Tamil Nadu Slum Clearance Board has taken up individual housing schemes under different programmes like Valmiki Ambedkar Awas Yojana (VAMBAY) and Rajiv Gandhi Rehabilitation package. To ensure holistic development and economic upliftment of the poor, the TNSCB has spearheaded community development activity in the slums, under which it imparts vocational training and livelihood support for youth and women. It is programmed to construct 78,258 tenements at a cost of Rs.2846.24 crore during the period 2006-11. As part of this programme the construction of 28,973 tenements has been completed and 18219 tenements are in progress and that of the remaining 31066 tenements will commence shortly.

7.134. An ambitious programme to rehouse / resettle all the remaining slum families living in objectionable and unobjectionable locations in Chennai, Madurai and Coimbatore in self-contained tenements with required infrastructure has been drawn up and proposed to make the mega cities, slum-free by the year 2013. This massive construction programme has been taken up under the Basic Services for Urban Poor (BSUP) component of the centrally shared “Jawaharlal Nehru National Urban Renewal Mission” funded by the Government of India, State Government and beneficiary contribution in the ratio 50:40:10. Under this scheme, 35,270 tenements are to be constructed as “integrated townships” in Chennai, Madurai and Coimbatore at a total cost of Rs.1504.04 crore. Till date 6,288 tenements have been completed and the rest of the work shall be completed within two years. During the year 2011-12, it is programmed to construct 10380 tenements at a cost of Rs.312.00 crore.

7.135. The government has ordered that the rehabilitation and resettlement of the slum families squatting on the alignment of the elevated expressway. This may be implemented by Tamil Nadu Slum Clearance Board which has been designated as the nodal agency for this Rehabilitation and Resettlement component on behalf of Tamil Nadu Government. It is programmed to construct 7400 tenements / houses at a cost of Rs.296.00 crore. The enumeration of the project-affected families has been completed. The entry permission for land required for this project has been obtained. The construction work will be taken up during the year 2011-12.

7.136. The XIII Finance Commission of the Government of India has recommended State Specific Grants to the tune of Rs.300 crore for
urban slum development in Tamil Nadu during the period 2010-15 to undertake construction, reconstruction and repairs of slum tenements in urban areas.

7.137. During the year 2011-12, it is proposed to construct 3500 tenements to resettle Tsunami-hit slum families at a cost of Rs.192.50 crore at Foreshore Estate in Chennai under the State funds.

7.138. The families living within 200 meters of the seashore in Tsunami vulnerable areas in the coastal district of Tamil Nadu are provided with houses and infrastructure. It is programmed to construct 6521 houses at a cost of Rs.253.04 crore under the Rajiv Gandhi Rehabilitation Package II. Land has been acquired for the construction of 5558 houses. Till date 4698 houses have been constructed and the remaining houses will be completed in the year 2011-12.

7.139. The basic objective of the Integrated Housing & Slum Development Programme (IHSDP) is to strive for holistic slum development with a healthy and enabling urban environment by providing adequate shelter and basic infrastructure facilities to the slum dwellers of the identified urban areas. The scheme will apply to all cities/towns, excepting cities/towns covered under JNNURM. The target group under the scheme is slum dwellers from all sections of the community through a cluster approach. For the Mission Period 2005-12, the Government of India have sanctioned 84 projects at total cost of Rs.515.88 crore, involving the additional Central Assistance of Rs. 350.69 crore.

Co-operative Housing Federation

7.140. Through 1034 Primary Co-operative Housing Societies, Tamil Nadu Co-operative Housing Federation Limited, Chennai, the apex body serves the urban and rural public in providing shelter by way of housing loans. Over the years, with the help of the Co-operative Housing Societies and the Federation, 11,64, 434 families have been provided with affordable shelter. During the Eleventh Five Year Plan, it is proposed to issue loans amounting to Rs.200 crore per year for construction of houses with 12000 houses per year.

Tamil Nadu Police Housing Corporation Limited

7.141. The Government of Tamil Nadu with a view to raising the level of satisfaction in housing for police personnel decided to construct houses for policemen and police officers and issued orders in 1981 for the constitution of company under Companies Act 1956. The target for construction of quarters for Police, Prison and Fire and Rescue Services Department was 2000 houses and the anticipated achievement is 3286 houses for the year 2010-11. Similarly, the proposed target for the year 2011-12 is 3000 houses. Under the Modernization of Police Force (MPF) scheme, during the year 2009-2010, the government has allocated Rs.37.24 crore as Central and State share, out of which 8.48 crore was received directly from GOI.
and has been remitted back to State government account. These schemes under MPF for the year 2009-10 have been earmarked for the year 2010-11. Similarly, for the year 2010-11, the government has allocated Rs.33.65 crore out of which Rs.32.26 crore was received directly from GOI and has been remitted back to State government account and proposed for the year 2011-12.

**Plan Outlay for 2011-12**

7.142. The outlay approved for the year 2011-12 for the sector ‘Housing’ is Rs.21.39 crore.

**Water Supply, Sewerage and Sanitation**

7.143. Providing safe drinking water in adequate quantity to the people of the State is the prime and consistent endeavor of the Government. Due to the rapid development of manufacturing and service sectors, the demand for water increases sharply. Hence, the Government of Tamil Nadu has been taking concerted efforts in tackling the ever increasing demand. Increased sanitation coverage is directly linked to improvement of health status. Water supply is perhaps the most important basic need that has to be provided with reliability, sustainability and affordability. In a water-starved state like Tamil Nadu, which depends largely on monsoon rainfall, the provision of drinking water to the population acquires even more significance. With the need to improve the quality of life, water supply coupled with sanitation is essential in order to facilitate the citizens to lead a healthy and productive life.

7.144. The Tamil Nadu Water Supply and Drainage Board (TWAD Board) is the nodal agency for the project investigation, formulation and execution of large water supply projects at the instance of the concerned urban local body or the government, in respect of urban local bodies except Chennai Municipal Corporation. In Chennai Corporation Area and in other urban local bodies within the Chennai Metropolitan Area, this responsibility is with the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB).

**Chennai Metropolitan Water Supply and Sewerage Board**

7.145. The Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) provides services directly to nearly 52.5 lakh people in Chennai and some urban nodes adjacent to the city. The operational area covers 174 sq.km of Chennai city and 7.88 sq.km of its surrounding areas. As on May 2011, the Board provides 780 MLD of water to the population. The per capita water supply rate is 133 lpcd.

7.146. To bridge the demand-supply gap in water supply, especially during drought periods, the government had taken action to set up a 100 MLD capacity Desalination Plant, north of Chennai city in Kattupalli village near Minjur. The construction of Plant has been completed and commercial operation of the Plant commenced on 25-07-2010. In order to address the growing drinking water requirements of the Chennai City, which is expanding rapidly, another 100 MLD
capacity desalination plant is being set up at Nemmeli on East Coast Road. This plant is being implemented with financial assistance from the Government of India. The project work has been divided into two packages. The first package, comprising of the work of construction of plant and its operation and maintenance for 7 years, has been awarded at a cost of Rs.1033.68 crore and the other package relating to the work of pipeline and associated infrastructure to convey the water to the city, has been awarded at a cost of Rs.122.50 crore. Considering the special nature of work, the Board has appointed a project management consultant to supervise the construction of work of the Plant at a cost of Rs.13.46 crore. The construction work was inaugurated and is scheduled to be completed by December 2011.

7.147. The CMWSSB is also implementing various projects under JNNURM to Improve Water Supply and Sewerage Systems in Chennai City and adjacent urban areas within the Chennai Metropolitan Area. Twenty eight projects with a combined estimated cost of Rs.2032.00 crore have been approved by the Government of India under JNNURM.

7.148. To keep pace with the growing needs, CMWSS Board has taken up certain Improvement Works in the City Sewerage System. The work of strengthening sewer system in certain parts of Chennai Metropolitan Areas have been taken up at an estimated cost of Rs.22.16 crore under Chennai City River Conservation Project (CCRCP). Out of ten works, eight works are in progress and will be completed in eighteen months.

7.149. Madurai underground Sewerage Scheme has been prepared at an estimated cost of Rs.165.00 crore to prevent pollution of Vaigai river in Madurai. The work has been divided into six packages and three packages has been entrusted to CMWSSB.

7.150. Kumbakonam Underground Sewerage Scheme has been taken up at an estimated cost of Rs.50.60 crore. The work is in progress and will be completed soon.

Tamil Nadu Water Supply and Drainage Board

7.151. Rural Water Supply schemes are being implemented with State funds under Minimum Needs Programme and central funds under National Rural Drinking Water Programme (NRDWP). The Government of India has issued modified guidelines under the NRDWP to provide drinking water security to every household in Rural India. To achieve the above goals a State Level Water and Sanitation Mission (SWSM) was formed in Tamil Nadu in 2009 for the effective implementation of works under the NRDWP, in accordance with the guidelines issued by the Government of India. The Government of India modified the rural water supply guidelines and emphasized a paradigm shift from the existing habitation coverage into household coverage.

7.152. During the year 2011-12, based on household survey, it is proposed to provide water supply to the uncovered population of 6000
rural habitations. As on May 2011, there are 93699 habitations, of which 86679 habitations are fully covered (40 LPCD & above) and 7020 habitations are partially covered (10 to 39 LPCD).

7.153. The Combined Water Supply Schemes are being implemented where more than one Local Body, either rural or urban with a common source of water supply is involved. During the year 2010-11, out of 52 schemes taken up for implementation, 30 schemes will be completed soon covering 3 Municipalities, 22 Town Panchayats and 3083 rural habitations benefiting a total population of 24.64 lakh at an estimated cost of Rs. 446.22 crore. Out of this, four schemes have been completed as on 30.09.2010.

7.154. Urban Water Supply Schemes are being implemented with the fund tie up by both Government of India and the State Government under various heads such as JNNURM, Urban Infrastructure Development fund for small and Medium Towns (UIDSSMT), TNUDP - III and MNP. During the year 2010-2011, Water Supply improvement schemes to seventy seven towns have been taken up of which fifty urban towns will be completed soon at an estimated cost of Rs.183.83 crore. During the year 2011-12, it has been programmed to provide water supply to thirty towns.

7.155. In Under Ground Sewerage Schemes, thirty schemes were taken up by TWAD Board and five were completed. During the year 2010-2011, the schemes in MM Nagar, Chinnamanur, Ramanathapuram, Tiruvannamalai and Nammakal were taken up and will be completed soon. It is proposed to complete the schemes in Villupuram, Mamallapuram, Pudukottai, Thiruvarur, Cuddalore, Dharmapuri, Virudhunagar, and Perambalur during 2011-2012.

7.156. During 2010-2011, Supervisory Control and Data Acquisition (SCADA) works have been taken up in the State at a cost of Rs.14.11 crore by TWAD Board, Chennai Metropolitan Water Supply and Sewerage Board and Directorate of Municipal Administration.

7.157. Hogenakkal Water Supply and Fluorosis Mitigation Project has been launched to meet the drinking water needs of Dharmapuri and Krishnagiri Districts. River Cauvery flowing at Hogenakkal, has been chosen as a source for this water supply project. The work has commenced and it is expected to effect water supply by December 2012.

7.158. Under National Lake Conservation Programme, shared scheme, Kodaikkanal lake conservation project was taken up by TWAD Board. This commenced during March 2008 and in progress.

7.159. Under National River Conservation Programme, shared scheme, under ground sewerage schemes are being implemented in Tirunelveli, Thanjavur, Myladuthurai, Tiruchi- Srirangam and Karur-Inam Municipalities.
Plan Outlay for 2011-12

7.160. For the year 2011-2012, a sum of Rs.1055.58 crore is approved for the Water Supply, Sewerage and Sanitation sector.