

POLICY NOTE 2011-12

1. TAMIL NADU HOUSING BOARD

For meeting the Housing needs of various sections of the Society in the State, Tamil Nadu Housing Board has been formed in the year 1961 with the objective of providing housing for all. Matching the private sector, Tamil Nadu Housing Board has developed attractive housing schemes for all sections of the population, by simplifying the procedures. Since its inception, Tamil Nadu Housing Board has constructed about 4 lakh dwelling units, out of which 2,91,000 units have been constructed for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group Sections.

1.1 STAGE OF SCHEMES

At present, works are under progress for 6364 dwelling units at a cost of s.742.64 crores. During the Financial year 2011-2012 it is proposed to commence work on 2427 units over 118.92 acres at a cost of Rs. 340 crores all over Tamil Nadu.

1.2 INTEREST SUBSIDY FOR HOUSING THE URBAN POOR

TNHB was appointed as nodal agency to implement the Central Government's Interest Subsidy scheme for Housing the Urban Poor (ISHUP). During this financial year, the target has been fixed for sanction of loan for 1 lakh beneficiaries. Till date, TNHB has collected about 67,912 applications from the eligible persons and 47,001 applications have been sent to the respective banks for sanction of loan. So far, loans were sanctioned for 4,069 eligible persons.

1.3 RECONSTRUCTION OF DILAPIDATED BOARD BUILDINGS

Action is being taken to demolish the existing old dilapidated commercial complexes, Office complexes and Community Halls located in 6 places in Chennai city and reconstruct the same with more FSI at an approximate cost of Rs.13.90 crores and thus realise more revenue to Tamil Nadu Housing Board.

1.4 INTEGRATED TOWNSHIP SCHEME

To decongest the city from heavy population and to avoid haphazard growth of buildings in Chennai city, it is necessary to create self contained integrated modern Townships with all the required infrastructure facilities like well laid 8 9 roads, street lights, storm water drain, culverts, sewerage disposal and water supply system etc. It is proposed to develop an integrated modern Township over an extent of 311.05 acres of land already acquired by the Tamil Nadu Housing Board, near Thirumazhisai, Thiruvallur District. A small extent of 12.87 acres required for approach roads will be acquired during the year.

1.5 SPECIAL REPAIR WORKS

Special repair works to TNGRHS flats all over Tamilnadu have been approved and funds sanctioned by the Government for Rs 34.37 crores and the works are under progress. Special repair works to Slum Tenements located at Anna Nagar,

Salem has been approved and fund sanctioned by the Government for Rs.1.45 crore and the works are under progress.

1.6 DEPOSIT WORKS CO-OPERATIVE SOCIETY BUILDINGS

Construction of Office Complexes for District Registrars and Joint Registrars of Cooperative Societies at 15 District Head Quarters and 3 Training Institutes at an approximate cost of Rs.21 crores has been entrusted to Tamil Nadu Housing Board. The works are in progress in 9 places and for other places the works will be taken up on handing over site.

1.7 ISSUE OF SALE DEED

The issue of sale deeds to the allottees of TNHB plots, flats and houses has been a long pending issue. Orders given previously could not achieve the objective of issue of sale deeds to all the allottees who have been waiting for many years. This Government will soon issue orders on interest waiver to the satisfaction of the allottees.

1.8 DISPOSAL OF UNSOLD STOCKS

In the year 2011-12, efforts will be taken to dispose the available unsold stock of 2056 residential units and 1356 commercial units which will fetch Rs. 1201 crores.

1.9 PART I SCHEMES

During the year 2010-2011, Rs.1240.97 lakhs was allocated and utilised under Part - I scheme for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats in allover Tamil Nadu, maintenance of MLA Hostel and Subsidised Industrial Housing Scheme (SIHS) colonies.

For the year 2011-12, a Budget allocation of Rs.1796.21 lakhs has been proposed for regular maintenance of Tamil Nadu Government Rental Housing Scheme flats all over Tamil Nadu, maintenance of MLA Hostel and SIHS colonies under Part . I scheme.

1.10 PART II SCHEMES

State Planning Commission has recommended for the construction of 12 TNGRHS flats at Villupuram for Rs.1.40 crores for the year 2011-12.