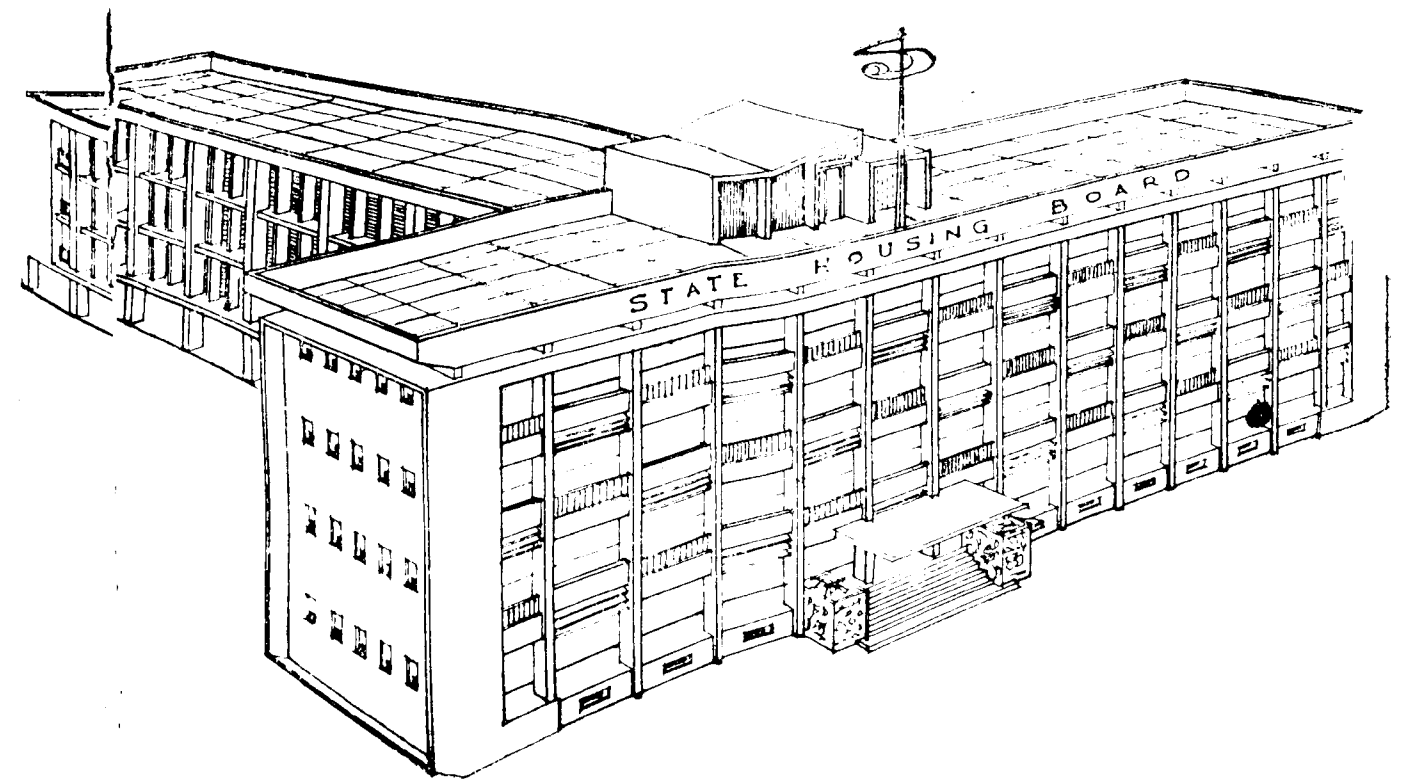




THE FIRST
ADMINISTRATION REPORT
OF
THE MADRAS STATE HOUSING BOARD
FOR
1961-1962



MADRAS STATE HOUSING BOARD OFFICE.
(UNDER CONSTRUCTION)

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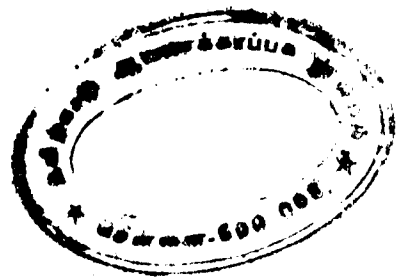
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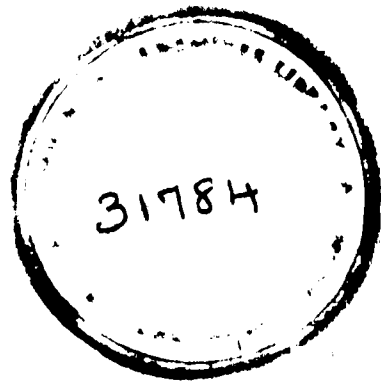
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* கொள்ளப்பட்ட *
* 2 மாதம் வருடம் 1962 *
* செப்பனிட முடிந்த *
* 2 மாதம் வருடம் 1962 *
* ராஜாஜி உதவியாளர் *
* கையொப்பம் *
* 18/1/62 *

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PREFACE

This Annual Report for the year 1961-62 is the first for the Madras State Housing Board, formed with effect from 21-4-1961. It is a happy coincidence that the first year of the statutory State Housing Board synchronised with the first year of the Third Five Year Plan. On the formation of the Board, the former Madras City Improvement Trust merged into it as the "Madras Housing Unit". Two new Housing Units under the Board, viz., the "Madurai Housing Unit" with jurisdiction over Madurai, Ramanathapuram, and Kanyakumari Districts, and the "Coimbatore Housing Unit" with jurisdiction over Coimbatore, Salem, and the Nilgiris Districts, were also formed during the year under report. The fourth and for the present last Housing Unit, viz., the "Tiruchirapalli Housing Unit", has since been formed during 1962-63, with jurisdiction over Tiruchirapalli, Thanjavur, and South Arcot Districts.

The formation of the State Housing Board is a landmark in the history of Housing in the Madras State. The high-powered Board and its four Units will give a fillip to all housing activities throughout the Madras State in the coming years. It may be recalled that the activities of the former City Improvement Trust were confined to the city of Madras only. Besides, section 66 of the Madras State Housing Board Act, 1961, empowers this Board, among others, to take measures with a view (1) to plan and co-ordinate all housing activities in the State, and ensure expeditious and efficient implementation of housing or improvement schemes in the State, and (2) to provide technical advice and scrutinise all projects under housing or improvement schemes sponsored or assisted by the Central or State Government. Accordingly like the Public Works Department, Corporation, Co-operative Societies, the Labour Department, Highways (Rural Housing Cell) etc., come under the purview of the Board.

I assumed charge as the first Chairman of the new Madras State Housing Board on its formation on 21-4-1961, A.N., and continued as such till 31-3-1962.

The year under review was one of noteworthy progress and achievements in various directions. The Board's total Expenditure Budget for the year went upto more than Rs. 5.88 crores.

This being the first year of the Third Plan, emphasis was laid mainly on the completion of the "spill-over" schemes. The land development schemes, and schemes for the construction of houses left unfinished by the end of the Second Plan period, were pushed through. The lands in the Ramakrishna Mutt Scheme (Mylapore), and Seethamma Extension Scheme (Alwarpet), were taken over for development, and 140 plots were developed in these areas. The L.I.G.H. Schemes, 11th and Vth batches, for the construction of 380 houses, were virtually completed.

The total allocation under the Low Income Group Housing Scheme for this State in the Third Five Year Plan is Rs. 320.00 lakhs. Out of this, a sum of Rs. 145 lakhs has been set apart for the Madras Housing Unit for the entire Plan period under the scheme. A sum of Rs. 2.5 lakhs was drawn during 1961-62. To cover this amount, six projects for the construction of 312 houses were framed and got sanctioned. A total expenditure of Rs. 10.15 lakhs was incurred on the construction of houses during the year, including the spill-over schemes of the Second Five Year Plan. Much headway could not be made under the Scheme during the year mainly due to the non-availability of sufficient number of house-sites in the Neighbourhood areas. It is, however, expected to complete these projects during 1962-63.

IV

Land Development.

In addition to four Land Development Schemes taken up during the Second Plan, two more schemes, namely, Ramakrishna Mutt and Seethamma Road Extension, were in good progress during the year. In all, 620 sites were formed in the Scheme areas. There has been considerable delay in land acquisition in these two areas due to petitions for exclusion and Writ Petitions. It is, however, expected to complete these schemes during 1962-63.

Slum Improvement Scheme (General).

On the formation of the State Housing Board, the Government decided that all Slum Improvement/Clearance Schemes hitherto executed by the Corporation of Madras, be transferred to the Madras Housing Unit of the Board for execution. Accordingly, the Government, in G.O.Ms. No. 6483, (Housing), Industries, Labour, and Co-operation Department, dated 13-11-1961, advised the Corporation to transfer to the Madras Housing Unit (1) all the Slum Improvement Clearance Schemes sanctioned during the Second Plan, which were either under execution or yet to be taken up, with the exception of (i) Meenambal Sivarajanagar, (ii) Tondiaruppam, (iii) Kasipuram Slum, and (iv) the scheme for housing pavement dwellers.

Slum Improvement (Tenements).

Work on 30 tenements in Ellispuram Slum, behind Round Tana, expected to be started in December 1960, could not be started as the site was not ready. Construction of 72 tenements in Ramakamathpuram, at a total cost of Rs. 2.55 lakhs, also could not be taken up for a similar reason. The current policy of the State Government is to provide in every slum under improvement, 25% pucca tenements (lease rent of Rs. 10/- per mensem, in crowded areas), and 75% open developed plots with huts (Rs. 3/- per mensem).

Slum Improvement (Open plots).

The total allotment in the Third Plan for Slum Improvement is Rs. 300 lakhs for the State, out of which Rs. 54 lakhs were allotted to the Madras Housing Unit, both for tenements and open plots. Rehabilitation in open plots with huts costs now about Rs. 1,400/- per family, and in tenements about Rs. 4,500/- per family. The total amount spent, both under tenements and open plots till 31-3-1962, was Rs. 33.83 lakhs. The short-fall is due to the time taken for acquisition of lands (for excess population), and the disinclination of the slum dwellers to shift even to places nearby.

Middle Income Group Housing

The Middle Income Group Housing Scheme of the Union Government is a non-Plan Scheme financed by the Life Insurance Corporation. The first batch under this scheme, estimated to cost Rs. 20 lakhs, for 122 houses, was taken up in 1959-60. At the end of 1961-62, the Madras Housing Unit had completed 61 houses, and 45 were in various stages. In addition, the Unit framed six more projects under this scheme. But, due to non-availability of sites in the Neighbourhood areas, many schemes could not be taken up. However, by the end of 1961-62, 54 flats (hire-purchase) in the Ramakrishna Mutt Scheme area, Mylapore, and 72 flats (rental) in the C.I.T. Foreshore Estate, Santhome, were in various stages. These will be completed by 1962-63. The total expenditure incurred was Rs. 22.64 lakhs. In addition, the Board itself took up construction of 120 flats (rental) in the Hamilton Bridge (Lloyds Road) Scheme area towards the close of the year. This project also will be completed during 1962-63.

Subsidised Industrial Housing Scheme.

According to Section 35 (2) of the State Housing Board Act, the Government may entrust to the Board the execution of any housing project, not provided for in the Act. Accordingly, the Government have entrusted to the Board the execution of a project for the construction of 200 tenements at Madurai (near Pasumalai) (Cost: Rs. 17.01 lakhs) under the Subsidised Industrial Housing Scheme. The execution of projects for the construction of 100 tenements at Singanallur (Cost Rs. 6.70 lakhs), another 100 tenements at Tiruppur (cost Rs. 6.43 lakhs), and 96 tenements at Peelamedu (cost Rs. 7.61 lakhs) under the Scheme will also be entrusted to the Board by the Government for execution.

V

In addition to the construction of tenements under the Subsidised Industrial Housing Scheme, the Government have entrusted to the Board the maintenance of Subsidised Industrial Housing Colonies at Thiru-vi-ka-Nagar and Sarma Nagar, Madras (994 tenements), at Vellanur (406 tenements), at Sivakasi (156 tenements), and at Virudhunagar (116 tenements).

This is a centrally-sponsored Scheme, which aims at large scale acquisition of lands in advance, with a view to prevent speculation in land prices, and make lands available for various housing schemes at reasonable cost. Under this Scheme, the State Housing Board has proposed to acquire and develop about 4,000 acres in and around Madras City, and develop them into four Neighbourhoods, viz., "Kodambakkam Pudoor", Parts I to III, "South Madras", "North Madras", and "West Madras". (Total estimated cost about Rs. Twenty Crores in about 5 or 6 years (i.e.) about Rs. Five Crores to be "rolled"—land purchase, development, sale, and so on).

Kodambakkam Pudoor (Part I) was given priority over other Neighbourhoods, as it was the first to be handed over. A Land Development Scheme for this Part I, 290 acres, has been framed at a cost of about Rs. Ninety lakhs. It provides for laying of roads, electric street lights, laying of water mains and sewer mains, (independent of the Corporation), storm water drains, etc. The scheme was taken up for implementation during the year.

As regards other Neighbourhoods in Madras, much progress in the acquisition work could not be achieved due to stay orders of the High Court, pending disposal of Writ Petitions filed by certain land owners. The State Housing Board has also proposed to acquire 500 acres each in Madurai, Coimbatore, and Tiruchirapalli Towns during 1962-63.

A non-Plan Rental Housing Scheme was launched by the Union Government in 1959 for the benefit of low-paid employees of the State Government. Under this Scheme, the Madras Housing Unit took up during 1961-62, a project for the construction of 668 tenements in the C.I.T. Foreshore Estate, Santhome (originally meant for the fishermen slum dwellers of the locality). 500 tenements were completed, and allotted to State Government servants in April 1961. The construction of the remaining 168 tenements is in full swing, and will be completed during 1962-63. Another project costing Rs. 11.13 lakhs, for the construction of 16 blocks of 96 apartments in the Kilpauk Garden area, was taken up under the Scheme by the Madras Unit. During the year under review, 24 apartments were completed, and the rest were in various stages of construction. This project will also be completed during 1962-63. The Madras Housing Unit may not take up more Rental Schemes for Government servants during 1962-63, as more rental storeyed-flats are proposed to be constructed by the Housing Board in its Hamilton Bridge Scheme area for them.

The Board has also proposed to take up under this Scheme the construction of 100 houses at Madurai, and 50 houses at Coimbatore for the State employees of Madurai-cum-Ramanathapuram, and Coimbatore respectively, during 1962-63.

A loan of Rs. 59.76 lakhs was sanctioned by the State Government out of their own funds for the execution of the following schemes for development of house-sites, and construction of houses during the last four years, and during 1961-62.

	Rs. in lakhs.
1. Puliur (Trustpuram, Kodambakkam) Area General Improvement Scheme.	9.00
2. Kilpauk Garden Area Improvement Scheme.	15.17
3. Nandanam Extension Scheme.	5.76

Land Acquisition & Development Scheme (Neighbourhoods).

Delhi's Rental Scheme.

State Schemes.

VI

4. N.G.G.Os' Housing Scheme (Nandanam Extension), hire-purchase.	18.75
5. Rental houses for Lower Middle Classes on Government lands in Nandanam Extension and C. I. T. Nagar.	5.08
6. Remunerative enterprises.	6.00
Total	<u>59.76</u>

Out of these loans, 577 house-sites have been formed. In addition, 29 houses exclusively for N.G.G.Os under the hire-purchase system, 18 rental quarters for lower middle-classes, and shops, stalls, and restaurants under remunerative enterprises, were completed by the end of 1961-62.

Conclusion.

The constitution of the State Housing Board, a statutory body, involved lot of preliminary organisational work, which had to be attended to during the year. A large staff had to be loaned from many departments. The transition difficulties which confronted the Board in its early stages were got over, and I am happy to say that the stage is now set for launching more projects under the various Housing Schemes of the Union and the State Governments. I am aware of the magnitude of the problem of housing in our State, and, what has been done so far, has only touched the fringe of the problem. However, the satisfaction is that the housing problem is being tackled state-wise on right lines, and that there is now a keen awareness in the public to have houses of their own, as is evidenced from the numerous enquiries, and the number of applications received by the Board for houses and sites. This is a good augury, indeed. I do hope and pray that, under the guidance of the distinguished and experienced members of the Board, and with the co-operation and hard work of the staff, it will be possible to achieve higher targets more expeditiously during the rest of the Third Five Year Plan period. Jai Hind!

dated 5-11-1962.

(Sd.) D. GNANAOLIVU,
Chairman,
State Housing Board.

VII

MADRAS STATE HOUSING BOARD

Administration Report for the year 1961—1962 (from 21-4-1961 to 31-3-1962)

INTRODUCTION :

The Madras State Housing Board Act, 1961 was brought into force with effect from the 21st of April 1961, on which date the State Housing Board started functioning. The Act provides for the appointment of the following as members of the Board :

- i) The Secretary, Board of Revenue, ex-officio
- ii) The Chief Engineer, P.W.D. (G.I.), ex-officio
- iii) The Joint Director of Town Planning, ex-officio
- iv) The Inspector of Municipal Councils and Local Boards, ex-officio
- v) The Commissioner of Labour, ex-officio
- vi) The Commissioner, Corporation of Madras, ex-officio
- vii) The Registrar of Co-operative Societies, ex-officio
- viii) The Director of Harijan Welfare, ex-officio
- ix) The Director of Public Health, ex-officio
- x) The Secretary to Government in the Finance Department, ex-officio
- xi) The Superintending Engineer, Rural Housing Cell, ex-officio
- xii) An Officer nominated by the Development Commissioner, who is in charge of Rural Development and having jurisdiction throughout the State, ex-officio.

The Act also provides for the appointment of a Chairman and four non-official members by the Government. In G. O. Ms. No. 2275 (Housing) I.L. & C., dated 21-4-1961, the Government appointed Sri. D. Gnanaolivu, M.A., I.A.S. (RTD.), former Chairman of the C.I.T. as Chairman of the Board and the following as non-official members :—

- i) Sri F. B. Pithavadian, B.A., B.E., B.Arch. (Mcgill), A.R.I.B.A., A.I.I.A., A.M.I.E. (Ind).
- ii) Srimathi Jothi Vencatachellum, M.L.C.

Two non-official members were not appointed during the year.

The Government, also appointed the Chairman of the Board as Joint Secretary to Government, ex-officio, in the Industries, Labour & Co-operation Department, in respect of Housing.

Srimathi Jothi Vencatachellum, M.L.C., resigned her membership with effect from 16-3-1962, consequent on her appointment as a Minister.

With the formation of the State Housing Board, the former Madras C.I.T. merged with it, and functions as its Madras Housing Unit.

During the year under report, the Government approved the formation of two Housing Units, one at Madurai and the other at Coimbatore. The Madurai Housing Unit started functioning on 20-11-1961 (A.N.) and the Coimbatore Housing Unit on 4-1-1962 (F.N.). The jurisdiction of the Madurai Housing Unit extends over Madurai, Ramanathapuram, Tirunelveli, and Kanyakumari Districts, and that of the Coimbatore Housing Unit over Coimbatore, Salem, and the Nilgiris Districts.

The Government were addressed for the formation (in 1962—63) of another Housing Unit at Tiruchirapalli with jurisdiction over Tiruchirapalli, Thanjavur and South Arcot Districts, and for extending the jurisdiction of the Madras Unit over Chingleput and North Arcot Districts.

VIII

CHAIRMAN, MEMBERS, AND OFFICERS OF THE BOARD.

CHAIRMAN

Sri D. Gnanaolivu, M.A., I.A.S. (Retd.), formerly, Chairman of ex-C. I. T.

OFFICIAL MEMBERS

1. Sri S. Monti, I.A.S. (up to 31-12-1961)
Sri R. Pasupathi, I.A.S. (From 1-1-1962)
2. Sri J. G. Abraham, B.E., M.E., F.A.M. Sec.
C.E.
3. Sri T. P. Govindan Nair, Dip. in T.P.
(Edin.), A.M.T.P.J. (Lond).
4. Sri S. Krishnaswami Pillai.
5. Sri T. N. Lakshminarayana, I.A.S.
6. Sri R. Balasubramanian, I.A.S.
7. Sri V. Balasundaram, I.A.S.
8. Sri R. Subramanian, I.A.S.
9. Dr. N. Parthasarathy, L.M. & S., B.S. Sc.
10. Sri T.A. Varghese, I.C.S.
11. Sri P. S. Sivaprakasam, B.E., A.M.E.
12. Sri G. Venkatachalapathi.

Secretary, Board of Revenue
Chief Engineer, P.W.D. (Genl.).
Joint Director of Town Planning.
Inspector of Municipal Councils and
Local Boards
Commissioner of Labour.
Commissioner, Corporation of Madras.
Registrar of Co-operative Societies.
Director of Harijan Welfare.
Director of Public Health.
Secretary to Government, Finance
Department.
Superintending Engineer.
Rural Housing Cell.
Additional Development Commissioner.

NON-OFFICIAL MEMBERS

1. Sri F.B. Pithavadian, B.A., B.E., B. Arch. (McGill), A.R.I.B.A., A.I.I.A., A.M.I.E. (Ind.).
2. Smt. Jothi Venkatachellum, M.L.C. (up to 16-3-1962).
3. Vacant
4. Vacant

OFFICERS OF THE BOARD.

ADMINISTRATIVE

1. Sri D. Gnanaolivu, M.A., I.A.S. (Retd.).
2. Sri Ramachandra Rao, B.A.
3. Sri K. Namasivayam, B.E.
4. Sri C. A. Davis, B.A.
- Sri A V Joseph, B.A.
5. Sri T.S. Krishnaswami, B.A.

Chairman (from 21-4-1961).
Secretary (from 21-4-1961).
Housing Board Engineer
(from 1-8-1961).
Chief Accounts Officer
(From 1-11-61 to 17-1-62).
Chief Accounts Officer
(From 17-1-1962).
Chief Revenue Officer
(From 18-7-1961).

TECHNICAL

1. Sri G. M. Pancharatnam, C.E., A.M.I.E.
2. Sri N. Krishnaswami, B.E.
3. Sri S. Sivaswami, B.E.
4. Vacant
5. Vacant

Executive Engineer, (Public Health)
from (21-4-1961).
Executive Engineer (Construction)
from (15-9-1961).
Executive Engineer (Development)
from (15-7-1961 to 31-3-62).
Executive Engineer (Maintenance).
Town Planner.

IX

STATEMENT SHOWING THE ALLOCATIONS MADE IN THE THIRD FIVE YEAR PLAN IN RESPECT OF THE VARIOUS HOUSING SCHEMES, AND THE BUDGET PROVISIONS FOR 1961-62, THEREFOR.

A. PLAN SCHEMES	Allocations for the Third Five Year Plan.	Provisions in the State Budget for 1961-62.
	(Rs. In Lakhs)	
1. Subsidised Industrial Housing Scheme		
(a) Government Projects	125.00	20.00
(b) Co-operative Projects	50.00	10.00
(c) Private Employers' Projects	25.00	...
2. Plantation Labour Housing Scheme	5.00	1.00
3. Slum Clearance Scheme	300.00	60.00
4. Low Income Group Housing		
(a) State Housing Board	145.00	25.00
(b) Registrar of Co-operative Societies	125.00	25.00
(c) Local Bodies	50.00	10.00
5. Village Housing Project Scheme	25.00	4.84
6. Land Acquisition and Development Scheme	170.00	100.00
B. NON-PLAN SCHEMES		
7. Middle Income Group Housing Scheme		
(a) State Housing Board	75.00	15.00
(b) Registrar of Co-operative Societies	125.00	25.00
8. Rental Housing Scheme		
(a) Chief Engineer, Public Works Department (General)		11.50
(b) State Housing Board	500.00	25.00
9. State Housing Scheme	Not fixed	40.00
10. Rural Housing Scheme	do.	6.00
11. Miscellaneous Housing Scheme of the Madras Housing Unit	do.	

(Sd.) L. J.
Chai
State Housing Bo.

SET-UP OF THE MADRAS STATE HOUSING BOARD

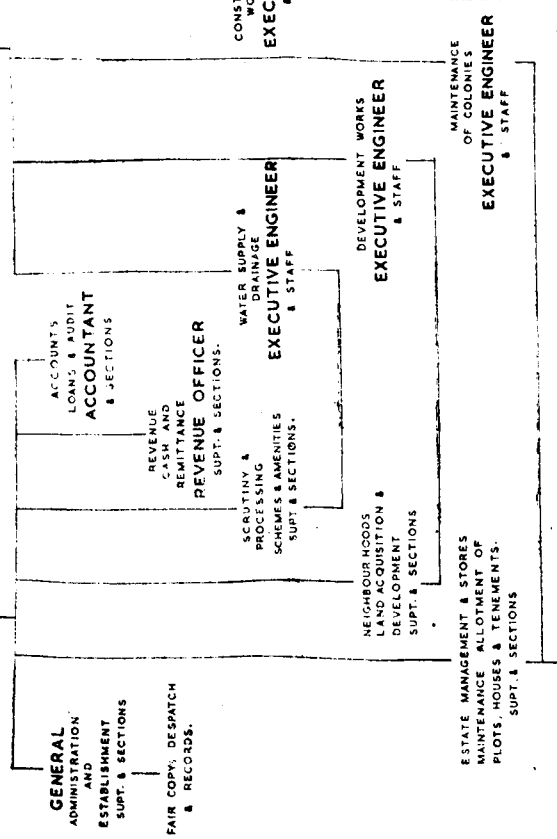
CHAIRMAN
(EXECUTIVE AUTHORITY)

SECRETARY

HOUSING BOARD ENGINEER

LEGAL ADVISERS

HOUSING UNITS



APPROVED BY GOVERNMENT

Handwritten signature
CHAIRMAN
MADRAS STATE HOUSING BOARD

Low Income Group Housing Scheme

The Low-Income Group Housing scheme, which was first introduced during 1955-56 envisages the grant of long-term loans for persons in the Low Income Group i.e. those with an annual income not exceeding Rs. 6,000/- per annum. The loans will be repayable in a period not exceeding 30 years. The loan assistance under this Scheme will not exceed 80% of the actual cost of the house including land, subject to a maximum of Rs. 8,000/- per house. The individuals and other institutions will have to raise at least 20% of the finances themselves.

Loans are also advanced to local bodies and the agencies of the State Govt., for construction of houses under the scheme which will be sold (either outright or on hire-purchase basis) or let out on a no-profit no-loss basis to individuals, provided that not more than 25% of such houses will be allocated by them to their own employees.

Short-term loans repayable in a period not exceeding five years are also advanced under the scheme, by the Central Government at appropriate rate of interest for acquisition and development of land, and for the subsequent sale of the developed sites to eligible persons on a no-profit no-loss basis.

In this State, the scheme is being implemented by the State Housing Board (and its Units), the Co-operative Societies and the Local Bodies.

A loan of Rs. 25/- lakhs was granted to the State Housing Board (Madras Housing Unit) during 1961-62. The achievement was only 28 houses at various stages. This was mainly due to the fact that the lands required for the execution of the Schemes were not available as a large number of writ petitions that have been filed by the ex-owners were pending in the High Court and hence it was not possible to achieve the target.

In the Budget for 1962-63 there is a provision of Rs. 25 lakhs. It is proposed to construct altogether 912 houses utilising the unspent balance of 1961-62 and the provision of Rs. 25/- lakhs for 1962-63.

Local Bodies :- (through the Inspector of Municipal Councils and Local Boards)

Loans are given to local bodies on the recommendation of the Inspector of Municipal Councils and Local Boards with a view to ameliorate the housing shortage in urban areas.

The total amount spent by the local bodies, during 1961-62 is Rs. 6.25 lakhs, and 63 houses were completed during the year. A sum of Rs.10/- lakhs has been provided for 1962-63, and the target for the year is 100 houses.

Slum Improvement/Clearance Scheme

The Slum Improvement/Clearance Scheme is one of the centrally sponsored schemes of the Government of India. The Scheme is based on the following two important principles;

- (i) that there should be minimum dislocation of slum dwellers; and
- (ii) that the emphasis should be laid more on provision of the minimum standards of environmental hygiene and essential services than on construction of any elaborate structures.

The scheme was implemented during the Second Five Year Plan only in Madras City. According to a rough survey, conducted by the Corporation of Madras in 1954, the total number of slum families living in the City was 57,346 and the total population was about 2,65,000, spread all over the city in about 310 slums. It is estimated that the present population of slums in the City is 86,000 families. It will require 3,400 acres of land to release all these families, if each of them is to be allotted about 1000 Sq. ft. It is roughly estimated that the total cost of rehabilitation of all the slum dwellers will be of the order of Rs. 40 crores. Apart from the slum dwellers it is estimated that 17,700 persons (3,538 families) are living on the pavements in the City without shelters.

Before the constitution of the State Housing Board in April 1961, the slum improvement work in the City was shared between the Corporation of Madras and the ex-C. I. T., (now the Madras Housing Unit of the State Housing Board), the Corporation being in charge of about 60% of the slums lying to the north of the river Cooum and the erstwhile C. I. T. being in charge of the slums lying to the south of the river Cooum.

In April 1961, the State Housing Board was constituted on a statutory basis with a view to co-ordinate the execution of housing schemes. After the constitution of the Board, the Slum Improvement Schemes which for various reasons could not be successfully implemented by the Corporation have been transferred to the Madras Housing Unit. The Corporation has framed schemes costing Rs. 194.00 lakhs to cover 24 slums. Out of the 8,500 families which will be benefitted by these schemes, 2,500 will be provided with tenements.

Under the Slum Improvement Clearance Scheme of India, there are two patterns of development, one is by providing open developed plots to each family and the other is by construction of tenements.

The pattern of financial assistance is as follows :—

37½ per cent of the cost of each scheme is subsidised by the Union Government and another 25 per cent by the State Government. The balance of 37½ is advanced as loan by the Union Government, repayable in 20 to 30 years with interest.

In the case of open developed plots, each family is to be provided with about 1000 sq. ft. of land. A bath room and a flush out latrine will also be built by the Housing Unit. An earthen platform 25' x 12' to a height of 1'—6" is provided. Each family is expected to put up a hut on the platform. Hutting materials like bamboos, thatched leaves, reinforced concrete ventilators, mat doors, etc., costing about Rs. 125/- are given to each family; in addition, 3 to 4 lorry loads of earth is supplied to each family to put up mud walls. After the huts have been completed, a cash payment of Rs. 25/- is made to cover the expenses of labour employed. Services and utilities like paved roads, street lights, public fountains and avenue trees are provided. The Government of India have fixed a density of 25 families per acre for such developments. Though the Government of India have recently revised the ceiling cost from Rs. 1,250/- to Rs. 1,400/- per family, it is found in actual practice that this cost comes to Rs. 2,000/-. The excess of Rs. 600/- per family is being met by the State Government as an additional grant.

In the case of tenements, the minimum area stipulated by the Union Government is 232 sq. ft. of area which consists of 120 sq. ft. living room, 84 sq. ft. kitchen-cum-multi purpose room, 16 sq. ft. of bath room and 12 sq. ft. for latrine. The ceiling cost for each tenement including the cost of developed land has been revised to Rs. 4,150/- in the City of Madras having a population of more than 3 lakhs and Rs. 3,650 for other areas. But at the prices of building materials prevalent in the city, the cost of a tenement comes to not less than Rs. 5,000/-. In this case also the excess cost over the ceiling is met entirely by the State Government.

With a view to acquire slum lands at cheaper cost, the Government have enacted the Madras Slum Improvement (Acquisition of Land) Act, 1954 which envisages the acquisition of slum areas in the city of Madras on payment of compensation amounting to five times the net average annual income actually derived from the lands.

It has been decided that the Slum Improvement Clearance Scheme which was hitherto confined to Madras City alone may be extended to mofussil towns also having population of more than one lakh. The details of the projects sanctioned in the mofussil areas is given in Annexure I. Orders were issued transferring the slum projects of Salem and Coimbatore Municipalities to the Coimbatore Housing Unit of the State Housing Board for execution. It is also proposed to transfer the projects of Tiruchirapalli Municipality to the Tiruchirapalli Housing Unit for execution.

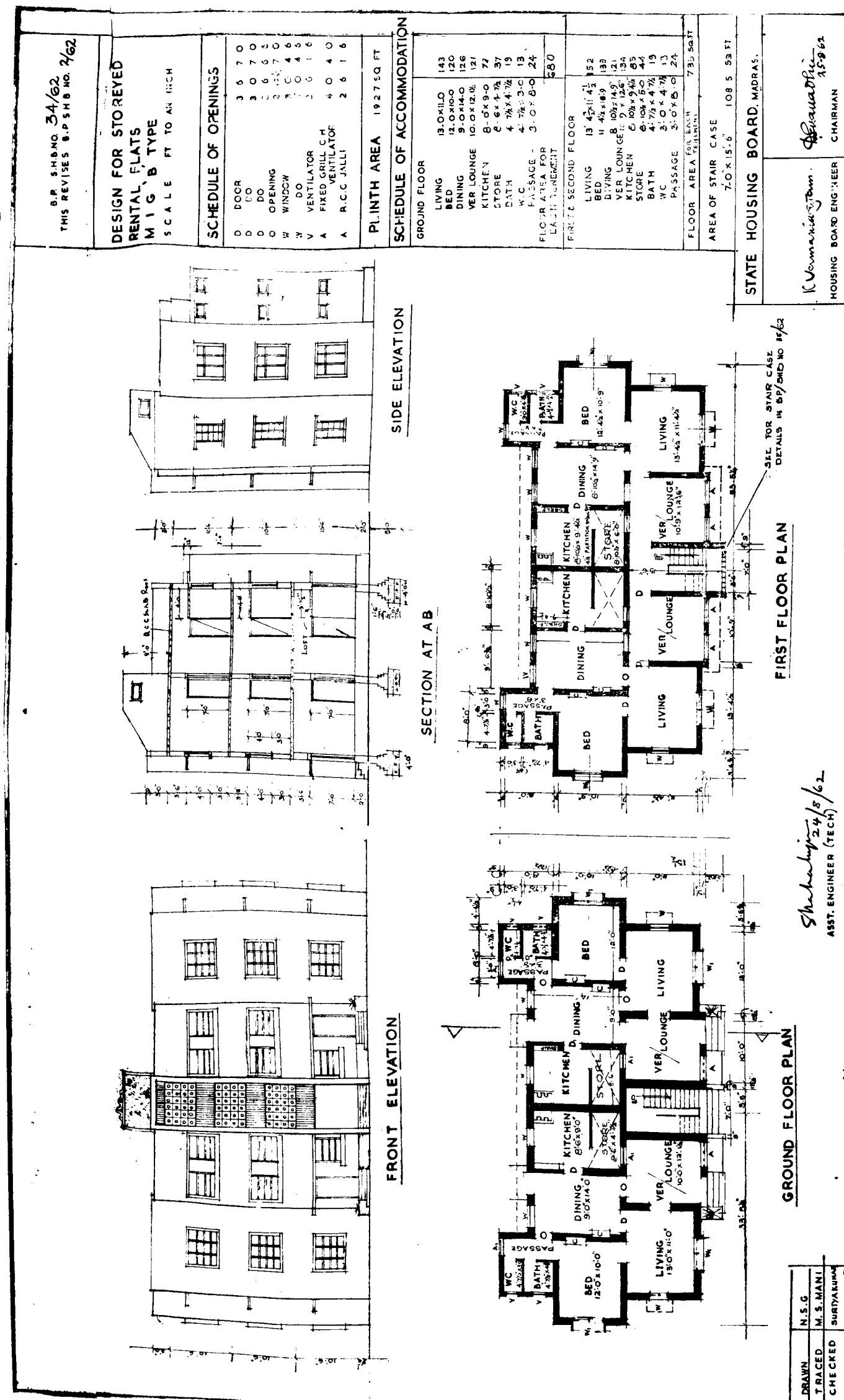
The Plan allocation during the Third Plan period is Rs. 300/- lakhs. During 1961-'62, a sum of Rs. 60 lakhs was provided in the State Budget for slum improvement work which included the provision for slum improvement work by the local bodies also. Out of the provision of Rs. 60/- lakhs the State Housing Board has drawn a sum of Rs. 9.90 lakhs as loan and Rs. 13.94 lakhs as grant. During 1962-63 a sum of Rs. 50.25 lakhs has been provided in the State Budget for the execution of Slum Improvement Clearance Schemes relating to the Board. In the State Housing Board Budget, a sum of Rs. 96.131 lakhs has been provided.

The present policy of the State Government is that 25% of the slum dwellers should be provided with tenements and the rest with open developed plots.

The progress of slum improvement work is generally very slow for various reasons, the chief among them being the delay in the acquisition of land, the reluctance on the part of the families to move to alternative sites of accommodation, exploitation of the ignorance of the slum dwellers by local political leaders, want of enlightenment and non-availability of building materials.

The State Housing Board has recently launched a civic survey of all the slums in the City in order to draw a phased programme of Slum Improvement, fixing due priority.

A brief description of schemes taken up by the Madras Housing Unit and included in its future programme, is given in Annexure II. Besides the schemes mentioned in this Annexure, various other schemes for specific slums are under preparation.



Middle Income Group Housing Scheme

The M.I.G.H. Scheme formulated by the Union Government, is a Scheme financed by the Life Insurance Corporation. Under it, persons whose annual income ranges between Rs. 6,000/- and Rs. 15,000/- per annum, are eligible for loans upto Rs. 20,000/-. They can also acquire houses constructed under the Scheme on hire-purchase basis. According to the Scheme the cost of building to be constructed shall not exceed Rs.30,000/- exclusive of the cost of site. The excess over and above the admissible loan will have to be met by the loanee or the hire-purchaser. 25% of the loan drawn under the Scheme can be utilised for the construction of houses for the purpose of renting them out to eligible persons.

Progress of work during 1961—62.

The Budget provision under this Scheme for the year is Rs. 15.00 lakhs. During the year the Board sanctioned three housing projects for the construction of 120 storeyed flats, (20 blocks) in the Hamilton Bridge (Lloyds Road) Improvement scheme area. The three projects are estimated to cost Rs. 19.68 lakhs. The execution of the projects was in rapid progress during the year. A loan of Rs. 15.00 lakhs sanctioned by the Government towards the expenditure on the projects was drawn during the year. It is hoped that the projects will be completed during 1962—63. The flats will be rented out to eligible persons as soon as they are completed.

The Plan provision under the Scheme is only Rs. 75.00 lakhs. This provision was made only for the Madras Housing Unit (former C.I.T.) and, did not take into account the requirements of the State Housing Board and the new Housing Units at Madurai, Coimbatore and Tiruchirapalli as they had not come into existence then. The question of obtaining adequate loan to meet the requirements of the State Housing Board and all its Housing Units during the Plan period was taken up with the Government during the year.

Programme for 1962—63.

The Board has proposed to undertake the following projects under the Scheme during 1962—63.

Name of project.		Estimated cost.
1.	40 houses at Kodambakkam Pudoor, Part-II, Madras. ..	6.40 lakhs.
2.	40 houses at South Madras Neighbourhood, Madras. ..	6.40 lakhs.
Total ..		12.80 lakhs.

Subsidised Industrial Housing Scheme

This is a Scheme formulated by the Government of India. The Scheme contemplates grant of financial assistance to State Governments, State Housing Boards, and Municipal bodies, Industrial Co-operative Housing Societies, and Employers. Under the Scheme, only workers falling within the meaning of section 2 (l) of the Factories Act and persons employed in Mines other than coal and Mica mines within the meaning of section 2 (h) of the Mines Act are eligible for financial assistance. The pattern of financial assistance to the various agencies is as follows, subject to the ceiling fixed for each type of tenement.

Approved Agency	Loan	Subsidy.
1) State Govts., State Housing Boards and Municipal Bodies.	50 per cent.	50 per cent.
2) Registered Co-operative Societies of eligible workers.	65 per cent.	25 per cent.
3) Employers	50 per cent.	25 per cent.

Prior to the formation of the Statutory State Housing Board, the Government were processing the housing projects under the Scheme with the assistance of the technical staff attached to the non-statutory Housing Board, which formed part of the I.L.C. Secretariat. On the formation of the statutory State Housing Board from 21-4-1961, the Government have transferred to the Board their technical staff, as well as their functions relating to the scrutiny,

processing, and according technical and administrative approval for all housing projects (including the projects under S.I.H.S.) costing not more than Rs. 10.00 lakhs. The functions so far as they are concerned with the according of financial sanctions, and also sanctions for release of funds, have however been retained by the Government.

The Government projects under the Scheme have hitherto been executed by the Public Works Department. Now, the responsibility of executing these projects has also devolved on the State Housing Board.

Progress of work during 1961—62.

During the year, construction of 200 tenements at an estimated cost of Rs. 17.01 lakhs was taken up at Pasuma'ai close to Madurai Town by the Madurai Housing Unit.

The State Housing Board also scrutinised and accorded technical and administrative approval to two Government projects, six co-operative projects, and five employers' projects under the scheme, during the year. A list of these projects will be found in Annexure III.

Programme for 1962—63.

A list of Government Projects under the Scheme which are proposed to be taken up for execution during 1962—63, will be found in Annexure IV.

Land Acquisition and Development scheme

The scheme aims at large-scale acquisition of lands in advance, with a view to prevent speculation in land prices and make lands available for various housing purposes at reasonable cost, and also at easing congestion in large growing towns. The scheme is a Centrally sponsored one for which short-term loans (ten years), carrying interest at about 4% p.a., will be sanctioned by the Government of India. The Third Five Year Plan allocation for the Scheme is Rs. 170 lakhs.

Under the Scheme, the State Housing Board has proposed to acquire about 4000 acres of land on the fringes of the Madras City and develop them into "Neighbourhoods" as follows during the Plan period.

- 1) Kodambakkam Pudoor Neighbourhood (Parts I, II and III).
- 2) South Madras Neighbourhood (Urur-Kalikundram Villages).
- 3) West Madras Neighbourhood (Aminjikarai, Villivakkam, Arumbakkam, Chinnakudal etc. Villages).
- 4) North Madras (Perambur, Vyasarpadi, Erukancheri etc. villages).

The Kodambakkam Pudoor (Part I) Neighbourhood Scheme has been given top priority over other Neighbourhoods. An extent of about 290 acres has been acquired and taken possession of out of the proposed 324 acres. A Land Development Scheme has been framed, by the State Housing Board, for this Neighbourhood, at an estimated cost of Rs. 90 lakhs. The Scheme provides for filling up of low-lying areas, formation of roads and approach roads connecting the Scheme with certain main roads and railway stations, water supply, electric street lights, laying of water mains, sewer mains and storm water drains etc. The Scheme has also been taken up for implementation, pending sanction of Government, as authorised by the Housing Board.

Demarcation work has been completed and low-lying areas are being filled up excepting for certain pockets of lands covered by writ-petitions. Gravel soling of all the scheme roads has been taken up and is expected to be completed in about six months. As the Corporation water supply sources are inadequate to meet the requirements of this Neighbourhood, the possibility of tapping underground water supply sources is being investigated. The Geologist of the Geological Survey of India inspected the existing wells in this area and on his suggestions full power yield tests have been arranged. For a more dependable source of water as a permanent measure, the Exploratory Tubewells organisation have been consulted and the ground water exploration conducted by them has indicated the existence of dependable source of ground water.

It is proposed to open three approach roads (100', 80', and 40' wide) from Arcot Road to link up with this Neighbourhood. Another approach road is also proposed to be formed connecting Boag Road with the Scheme area, the width of the road being 120' at its beginning at the limits of Kodambakkam Pudoor, which will converge into 60' at its junction

with Boag Road. A fifth approach road (Brindavan Road) from Thambiah Reddy Road to this Neighbourhood will also be formed by the State Housing Board, the Madras Housing Unit and the Corporation of Madras. The lands required for the roads are also being acquired by the Collector.

In respect of other Neighbourhoods, the lands are being acquired by a Deputy Collector specially appointed for acquisition work in Neighbourhoods. Much progress in land acquisition work could not be achieved as a large number of writ petitions have been filed by land owners. It is expected that the acquisition of lands in all the Neighbourhoods will be completed in 1962-63, subject to early disposal of writ petitions. For considering and scrutinising the layouts for the "Neighbourhoods" prepared by the Joint Director of Town Planning and offering necessary advice on them, a Special Committee has been constituted, consisting of the Chairman, State Housing Board, the Commissioner, Corporation of Madras, the Chief Engineer, Public Works Department (General), the Joint Director of Town Planning and Sri. F.B. Pithavadian, the Architect-Member of the Board. The layouts for the South Madras and, the West Madras Neighbourhoods prepared by the Joint Director of Town Planning were considered by this Special Committee and have been forwarded to the Joint Director of Town Planning for finalisation.

The Board has also offered to take up the construction of an overbridge on Arcot Road in lieu of the existing Railway level crossing, bearing a little less than half of the cost of construction, the remaining half being met by the Government or, in the alternative, to bear one-third of the cost equally with the Corporation and the Government, if the Corporation undertakes the work. The decision of the Government in the matter is awaited.

On a suggestion made by the Joint Director of Town Planning, Madras, proposals for acquisition of certain lands in-between Arcot Road and Poonamallee High Road for being developed, into a fifth Neighbourhood, viz. "Mid-West Madras Neighbourhood" have been sent to the Government for approval.

The Board has also resolved that the Manali Estate, comprising about 800 acres, west of Thiruvottiyur, may be taken up for development as a Satellite Township as suggested by the Minister for Industries and Housing provided adequate funds were sanctioned by the Government.

The Government have recently issued orders for the acquisition of about 500 acres of land each in Madurai, Coimbatore and Tiruchirapalli Towns.

A report of the work done by the Executive Engineer (Development) and his Division and a report of the work done by the Public Health Division of the State Housing Board in the "Neighbourhoods" upto the end of February 1962 will be found in Annexures V and VI respectively. A statement showing the progress in the acquisition of lands in the "Neighbourhoods" will be found in Annexure VII.

Rental Housing Scheme for low-paid Govt. employees.

This scheme has been formulated by the Govt. of India for the specific purpose of enabling the State Government to construct houses for being let out to the low-paid employees of the State Government on rental basis. The funds for the Scheme are being met from the Life Insurance Corporation of India. Houses built under this Scheme are allotted to low-paid employees of the State Government with an income not exceeding Rs. 500/- p.m.

Under this Scheme, it is proposed to construct flats of 20 blocks in three phases at a cost of Rs. 16.53 lakhs at the Hamilton Bridge Road Area Improvement Scheme (Lloyd's Road), and the work is being taken up for execution during the current year. The Scheme will be implemented in three phases as shown below :

	Blocks	Type	Flats/Apartment	
Phase I	6	D	6 flats for each block	6 x 6 —36 flats.
Phase II	8	E	6 —do—	8 x 6 —48 flats.
Phase III	1	A	30 apartments for each block.	1 x 30—30 apartments.
	4	B	12 apartments for each block.	4 x 12—48 apartments.
	1	C	12 apartments for each block.	1 x 12—12 apartments.
Total	20			Total 174

It has also been proposed to construct fifty rental houses in the first instance in each district headquarters, for being let out to the low-paid employees of the State Government where vacant Government lands are available. A project under the Scheme for the construction of 100 houses at Madurai for the Government employees of Madurai and Ramanathapuram districts, and another project for the construction of 50 houses at Coimbatore for the Government employees of Coimbatore are under preparation. Government have been addressed to place the lands in the respective places for this purpose. A total provision of Rs. 25.00 lakhs has been made in the Budget Estimate for 1961-62 for the implementation of this scheme.

It has been proposed to take up works of a remunerative nature such as shops, saloons, laundries, restaurants, garages, and domestic servants' quarters in the Hamilton Bridge Road area Improvement Scheme (Lloyd's Road). A provision of Rs. 5.70 lakhs has been made in the Revised Estimate for 1961-62 for this purpose.

Co-operative Housing Schemes.

All type designs proposed by the Co-operative House Construction Societies for building houses in the Scheme areas, are now scrutinised and approved by the State Housing Board. Centage charges of one per cent on the estimated cost of the house are being collected for this work.

Hamilton Bridge Road Area Improvement Scheme, Lloyds Road.

The Hamilton Bridge Road Area Improvement Scheme, Lloyds Road, was sanctioned by the Government in G. O. Ms. No. 3124 (Housing), dated 25-6-1960, at an estimated cost of Rs. 10.23 lakhs. Out of this amount, the Government sanctioned to the former City Improvement Trust loan amounting to Rs. 6.10 lakhs to meet the initial expenditure for acquisition and development. The entire lands in the area have been acquired, and handed over to the State Housing Board in the year 1961, by the Special Deputy Collector for Land Acquisition, Madras. The balance of Rs. 4.13 lakhs has also been drawn in 1961-62. The Corporation has been addressed to put up street lights, drainage, and water supply in the area and necessary expenditure has been also sanctioned for this purpose. The entire amount of Rs. 10.23 lakhs has been utilised towards the development of lands in the Hamilton Bridge.

Maintenance of Govt. Industrial Colonies

The maintenance work relating to the following six completed colonies constructed for industrial workers was attended by the State Housing Board during the year under report:—

- 1) Sarma Nagar Colony (Erukkancheri)
- 2) Thiru-vi-ka Nagar Colony (Sembium)
- 3) Sivakasi Phase I Colony
- 4) Sivakasi Phase II Colony
- 5) Sivakasi Phase IV Colony
- 6) Vellanur Colony.

A total expenditure of about Rs. 46,000 was incurred towards maintenance and special repairs to these colonies. The State Housing Board also took over from the Madras Housing Unit the maintenance work pertaining to the Foreshore Estate in Santhome Madras, during 1961-62. An expenditure of about Rs. 6,800/- was incurred on "Maintenance" and "Special Repairs" relating to this colony during the year.

Revenue: Allotment of houses, house-sites and collection of rent instalments etc.

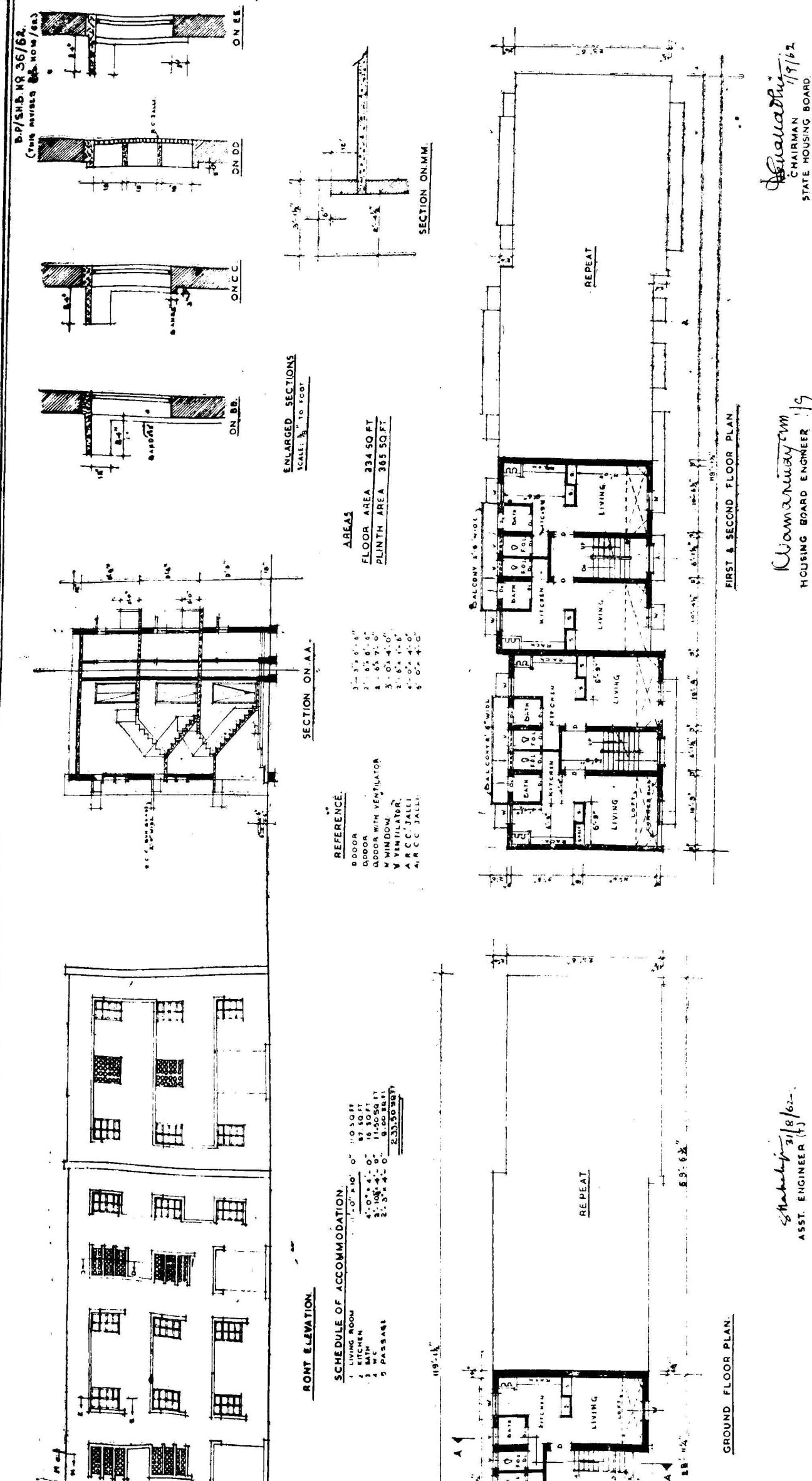
Section 66 (3) of the Madras State Housing Board Act, 1961, empowers the Board to maintain, allot, lease, and otherwise use plots, buildings, and other properties of the Board or the Government, and to collect rents from the properties under the control and management of the Board, and repay loans to the State and Central Governments.

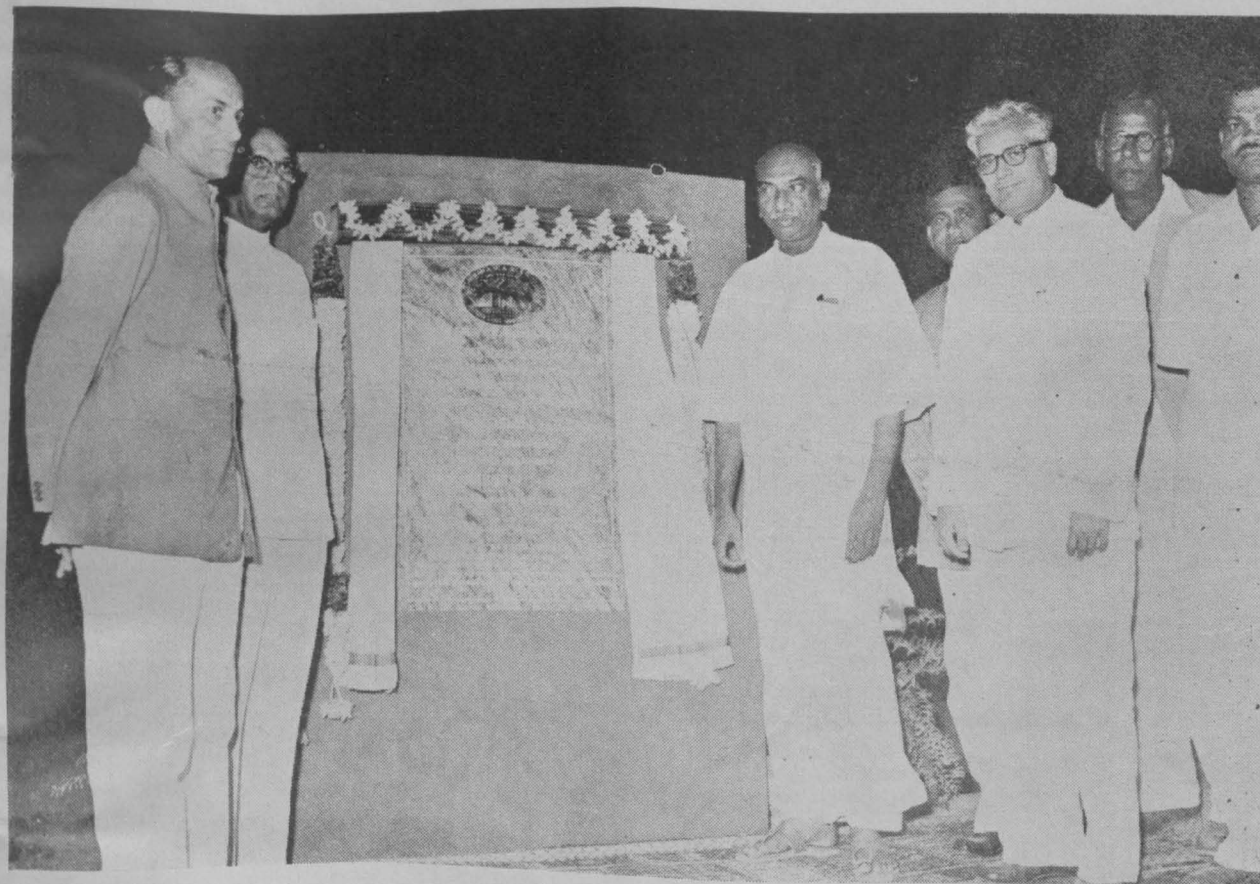
Houses under rental scheme, owned by Government and entrusted to the State Housing Board for maintenance and collection of rent.

Five hundred Rental apartments in the C.I.T. Foreshore Estate, Santhome:—

Because of the powers vested under the above section of the State Housing Board Act, the Government entrusted to the State Housing Board, the allotment and maintenance of the 500 storeyed apartments (Ground floor and First floor) in the C. I. T. Fore-

FOR DOMESTIC SERVANTS ALSO





Sri. K. KAMARAJ, Chief Minister, laying the corner stone for the construction of a Community Hall in the Hamilton Bridge (Lloyd's Road), Composite Rental Project-21-4-1962.

shore Estate, Santhome, originally constructed under the Slum Improvement/Clearance Scheme, but subsequently, transferred to the Union Government's Rental Housing Scheme, (Life Insurance Corporation funds) for being allotted to low-paid State Government employees, getting an income not exceeding Rs. 500/- per month. The collection of rent from the tenants of these apartments was also entrusted to the State Housing Board.

The total demand for the year is Rs. 1,70,004.78. The amount collected up to 31-3-1962, by way of rent is Rs. 1,49,286.90, leaving a balance of Rs. 20,717.88. Of this balance, a sum of Rs. 16,000.00 represents the rent due for the month of March 1962, which is due to be realised from the salary payable to the tenants, by the respective offices only in April 1962. The rent is deducted every month by the concerned Heads of the Offices, from the pay of these Government employees, and the amount is credited to the relevant Head of Account specified by the Government.

The Government have also entrusted to the Board, another batch of 168 similar apartments under construction in this Estate. The allotment of these apartments will be done during 1962-63.

Rental Flats in Kilpauk Garden Area:-

96 rental, storeyed flats under construction in Kilpauk Garden under the Union Government Rental Housing Scheme, (Ground floor - three rooms : First floor - two rooms : Second floor - single room) are also proposed to be allotted to low-paid State Government employees getting an income not exceeding Rs. 500/- per month. The allotment of these flats will be made during 1962-63.

Rental flats in the Hamilton Bridge Road Area (Lloyds Road) :-

In this Lloyds Road area, an extent of 96 grounds of land (belonging to the Board) has been handed over to the Telephone Department as directed by the Government for the construction of staff quarters. A sum of Rs. 1,91,032.00 has been paid by that Department as provisional payment pending fixation of the final price. About 400 flats/apartments, tenements are under construction under the Middle Income Group Housing Scheme and the Union Government Rental Housing Scheme.

Miscellaneous:-

Before the lands in this area were taken up for development and construction of buildings, a sum of Rs. 701.95 was realised during the year under report, as lease amount and sale proceeds of trees, structures, etc.

Allotment of developed plots as house sites in the "Neighbourhoods":-

The Board has embarked on the acquisition and development of house sites in the following six "Neighbourhoods" of the city :-

1. Kodambakkam-Pudoor Neighbourhood (Part I, Part II, & Part III), about 1,000 acres.
2. South Madras Neighbourhood, about 300 acres.
3. West Madras Neighbourhood, about 1,234 acres.
4. Mid-West Madras Neighbourhood, about 1,600 acres.
5. North Madras Neighbourhood, about 800 acres.
6. Manali Township, about 760 acres.

Developed plots will be allotted to individuals among the public, to members of the co-operative Housing Societies, and also to the Madras Housing Unit, for construction of houses, under the Low Income Group Housing and the Middle Income Group Housing Schemes, which will also be allotted to the public. Plots will also be allotted to Government Departments for providing common facilities like Schools, Hospitals, Police Stations etc., and also to private Social Welfare Institutions for carrying on their welfare activities with a view to promote the social and economic welfare of the residents of the colony. Reservation of plots has been made for religious purposes, like construction of temples, mosques, churches,

General :-

The units at Madurai and Coimbatore which have started functioning, are proceeding with the acquisition and development of lands, and also the construction of houses under the various Housing Schemes. As soon as the developed house sites and houses are ready for allotment, the functioning of the Revenue Branch of these Units, is expected to commence.

TOOLS AND PLANTS

For the purchase of heavy Tools and Plants required for development works like levelling, grading, road making etc. especially in the Neighbourhood areas and also other machinery required for construction work, the Government sanctioned a loan of Rs. 10.5 lakhs. A sum of Rs. 5.25 lakhs was made available in 1961-62. Two Motor Graders, two Tractor Trailers, an Air Compressor, three Asphalt Cold Mix Plants, six Bitumen Boilers, four Concrete Mixers, forty Hand operated Drum Mixers, four Immersion Vibrators, two Form Vibrators, three Diesel Chassis, four Pump Sets, two Road Rollers and a Roller Pan Mixer were purchased.

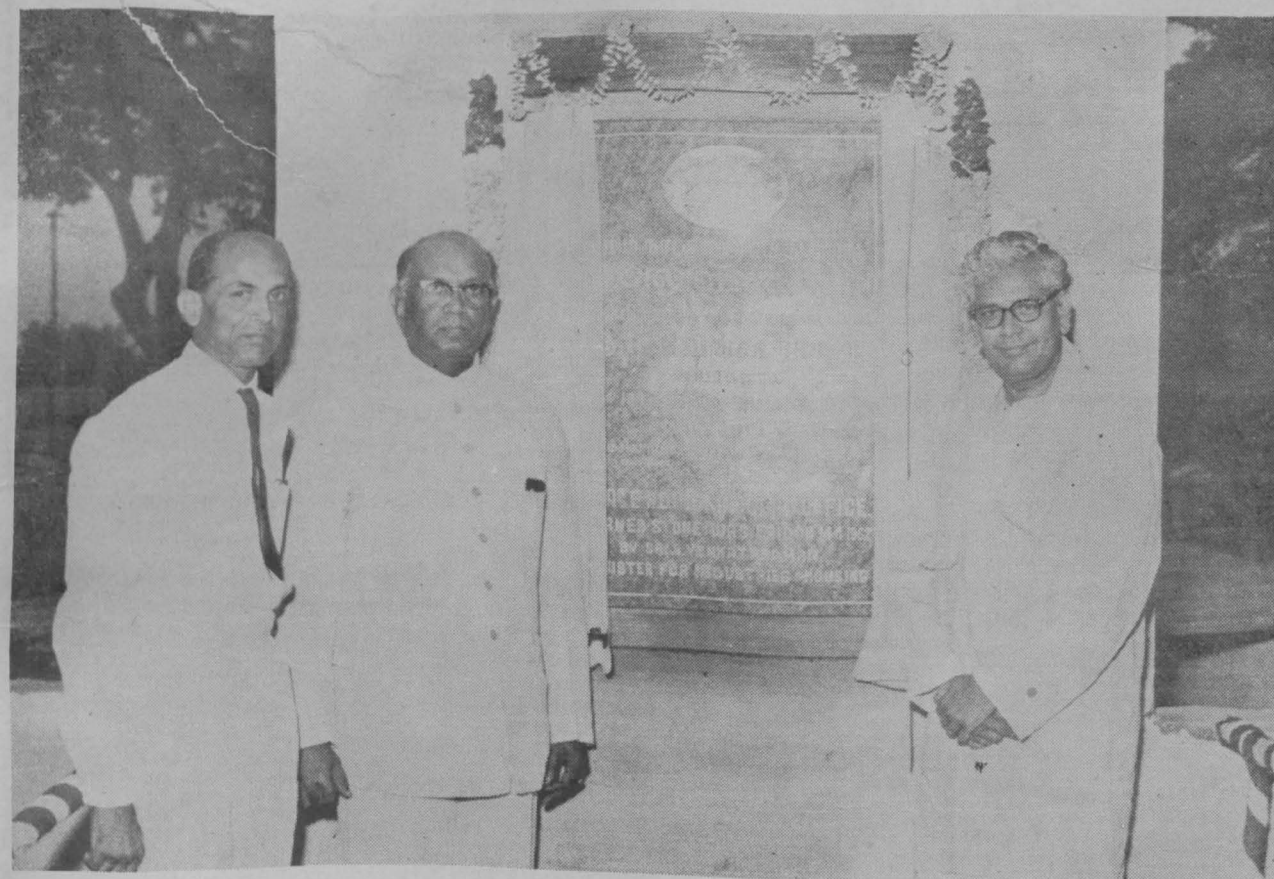
Construction of Office Building.

The Office of the State Housing Board Secretariat is now accommodated in temporary sheds. The Office is growing in strength and it is proposed to construct a modern four-storied office building for the State Housing Board Secretariat at an estimated cost of Rs. 9.85 lakhs. The Government alienated about 1.5 acres of land in the Chingleput Collector's Office compound. An estimate has been prepared and sanctioned. The work of providing pile foundation has been entrusted to M/s Simplex Concrete Piles India (Private) Ltd., Madras and is in steady progress.

Notable Events.

1. Inauguration of the Statutory State Housing Board by the Hon'ble Sri R. Venkataraman, Minister for Industries and Housing on 3-5-61.
2. Visit of the U.N. Mission with five experts headed by Mr. Alfred Alcock to the Low Income, Middle Income, Rental and Slum Improvement Housing Scheme areas on 6-12-61.

(Sd.) D GNANAOLIVU,
Chairman,
State Housing Board, Madras-35.



Sri. R. VENKATARAMAN, Minister for Industries & Housing, laying the corner stone for the office building of the State Housing Board-14-4-1962 (Estimated cost : Rs. 9.85 lakhs: Basement, Ground Floor, and six storeys-Only three to be built now).

ANNEXURE I

Details of Projects sanctioned and under formulation in mofussil areas

Sl. No.	No. of the project sanctioned indicating the name of the Town and District	Date of Sanction	No. of houses/- developed plots sanctioned. Plots. Tenements.	Approved cost of the Project Rs.	No of houses built/plots developed. Plots Tenements	Expenditure incurred	Central share involved	Particulars of projects under formulation stating the towns in which proposed to be taken up and the likely cost.
1.	2.	3.	4.	5.	6	7.	8.	9.
Local Bodies								
Third Five Year Plan								
Madurai Town :-								
1.	Sudalaimuthu Pillai Street Slum	7-4-61	90	1,12,500	—	—	—	1. Dhideernagar Slum Clearance Scheme
2.	Market Site Slum	7-4-61	126	1,57,500	—	—	—	Tenements 90 Plots 642 11,17,500
Coimbatore Town :								
3.	Slaughter house Area Slum	7-4-61	323	4,03,750	—	—	—	
4.	Balaiyan Thottam	7-4-61	691	8,63,750	—	—	—	
5.	Lingai Gowder Thottam	7-4-61	465	5,81,250	—	—	—	
Tiruchirappalli Town :								
6.	Kalmandai	7-4-61	232	2,71,528	—	—	—	
7.	Peechankulam	7-4-61	265	3,27,448	—	—	—	
Salem Town :								
8.	Annadanapatti	7-4-61	110	1,10,000	—	—	—	
9.	Nallukkal Mandapam	7-4-61	88	82,400	—	—	—	
10.	Narayanaswamy Puram	7-4-61	128	1,21,200	—	—	—	
11.	Raghava Reddiar Road Slum	7-4-61	123	1,24,800	—	—	—	
12.	Slum North of Victoria Talkies Improvement Project	7-4-61	77	79,000	—	—	—	
Tirunelveli Town :								
13.	C.N. Village Slum	7-4-61	74	92,500	—	—	—	
14.	South Mount Road Slum	7-4-61	147	1,82,138	—	—	—	
15.	Taikal Slum	7-4-61	20	25,000	—	—	—	
16.	Kailasapuram Slum	7-4-61	43	53,475	—	—	—	
17.	Pillaiyarkattalai Slum	7-4-61	54	30,000	—	—	—	
Thanjavur Town :								
18.	North Rehani Slum	5-2-62	—	2,97,000	90	—	—	
19.	Melavalli Thottam on Brindavanam Road	5-2-62	90	1,12,500	—	—	—	
			3146	90	40,27,739	—	—	
			P	T				
Madurai Town. Cost. Rs.								
Tuticorin Town.								
Cost Rs.								
1.	Cruzfernan-dezpuram Slum.	89 P	—	1,08,495	—	—	—	
2.	Ayodyapuram Slum.	118 P	—	1,37,666	—	—	—	
3.	Ghandhinagar Slum.	57 P	—	66,500	—	—	—	
			Plots, 264	3,12,661	—	—	—	

ANNEXURE II

Description of Schemes taken up by the Madras Housing Unit and included in its future Programme

- Namasivayapuram :-** About 539 families were living on the banks of the river Cooum on a piece of Government land. The slum area was subject to floods in the monsoon season. The Madras Housing Unit acquired additional lands lying vacant, adjacent to the plots and about 300 families have been rehoused in individual sites. The surplus of 239 families were rehabilitated in Trustpuram which is about a mile from here. The total cost of the scheme is Rs. 7,12,350/-. This is the first Slum Improvement Scheme to be taken up in India in the First Five Year Plan.
- Kamarajapuram-cum-Pushpanagar :-** About 245 families living on Government lands have been rehoused in the same area after getting more lands from the Government. The estimated cost of the scheme is Rs. 2,98,200/-.
- Kamarajapuram Extension, Trustpuram :-** When slum dwellers in other areas came to know that plots will be allotted to those living in the Kamarajapuram slum area, there was a sudden influx of population into this slum, with the result that a separate scheme had to be framed for rehousing these families. 106 families have been rehoused at Trustpuram in a distance of about half a mile, at a cost of Rs. 1,65,450/-.
- Government Channel Hutting Ground :-** 104 families were living on the bank of the drainage channel next to a residential school. At the request of the school authorities to remove this source of insanitation, the area was cleared and alternate accommodation provided for these families on another piece of Government land within a furlong from this site, at a cost of Rs. 1,71,200/-.
- Kanniappanagar :-** 1,200 families had been living in a slum on Government lands near the Foreshore opposite to the Fort St. George, the seat of the State Government. This land was required for the southward expansion of the Harbour and also by the Military for Defence purposes. Hence a scheme for housing all these families in a neighbourhood, a distance of about 5 miles from this place was sanctioned. Free Transport was arranged to facilitate the shifting to new place.
- Kotur Area Slum Clearance Scheme :-** About 171 families who were displaced on account of acquisition of land for a higher Technology Institute and other housing purposes have been rehoused in sites at a cost of Rs. 3,52,260/- within a distance of about a mile and a half.
- Omnibus Scheme :-** In order to provide alternate accommodation to those families who are displaced by acquisition of land for other purposes, a scheme for providing 850 sites in the Neighbourhood area has been got sanctioned at a cost of Rs. 14,42,950/-. The scheme has been partly executed. The other schemes sanctioned by the Government are :-

No.	Name of the Scheme.	Total cost.	Plots.	Tenements.
1.	Raju Pillai Garden	Rs. 1,60,495	115	—
2.	Ellisapuram	Rs. 2,11,000	54	30
3.	Ramakamath Puram	Rs. 4,69,950	151	72
4.	Subedar Garden	Rs. 2,50,000	200	—
5.	Urur Part I and II for displaced fishermen families	Rs. 7,20,000	576	—
6.	Kannikapuram	Rs. 1,87,500	150	—
7.	Visalakshiammal Estate	Rs. 9,64,500	330	120
8.	Kapaleeswarar Koil land	Rs. 5,71,000	220	80

The following schemes are under consideration.

Estimated cost.

(1)	Venkatapuram	Rs. 7,43,000
(2)	Appavu Nagar	Rs. 9,65,000
(3)	Mambalam Tank Bund	Rs. 72,55,000

ANNEXURE III

List of Housing Projects accorded Technical and Administrative approval during the year, under Subsidised Industrial Housing Scheme.

Name of scheme.	No. of tenements.	Estimated Cost.
1	2	3
GOVERNMENT PROJECTS.		
i. Singanallur. (Phase-II) Project.	100.	Rs. 4,68,950/-
ii. Madurai (Phase III) Project.	200.	Rs. 17,01,000/-
CO-OPERATIVE PROJECTS.		
i V. O. C. Industrial Workers Co-operative Housing Project, Peelamedu, Coimbatore District.	72	Rs. 3,29,976/-
ii N. G. R. Industrial Workers Co-operative Housing Projects, Varadarajapuram, Coimbatore District.	112	Rs. 4,67,824/-
iii Commercial Printing Employees' Co-operative Industrial Housing Society, Chrompet, Madras.	35	Rs. 1,52,490/-
iv Ranipet Industrial Employees' Co-operative Housing Society, Ranipet, N. Arcot District.	50	Rs. 2,34,027/-
v Nellikuppam Employees' Co-operative Industrial Housing Society, Nellikuppam, S. Arcot District.	41	Rs. 1,96,245/-
vi The Simpson Group Employees' Co-operative Industrial Housing Society, Madras.	45	Rs. 2,43,300/-
EMPLOYERS' PROJECTS.		
i The Project of Messrs. Seshasayee Industries, Ltd., Vadalur, S. Arcot District.	116	Rs. 6,19,006/-
ii The Project of Messrs. V. V. Shanmuga Nadar & Sons, Ltd., Virudhunagar.	28	Rs. 85,600/-
iii The Project of Messrs. Standard Motor Products of India Ltd., Perungalathur, Chingleput District.	196	Rs. 8,35,850/-
iv The Project of Messrs. Virudhunagar, Textile Mills Ltd., Virudhunagar.	12	Rs. 76,000/-
v The project of Messrs. Gitanjali Mills Ltd., Sankaranainarkoil, Tirunelveli District.	100	Rs. 4,01,000/-

ANNEXURE-IV

Programme for 1962-1963, under the Subsidised Industrial Housing Scheme.

	Name of work.	Estimated Cost.
i	100 Tenements at Rajapalayam in Ramanathapuram District.	Rs. 5.00 lakhs.
ii	100 Tenements at Tiruppur in Coimbatore District.	Rs. 5.00 lakhs.
iii	96 Tenements at Peelamedu in Coimbatore District.	Rs. 7.00 lakhs.
iv	100 Tenements at Singanallur in Coimbatore District.	Rs. 5.00 lakhs.

ANNEXURE - V

Report of the work done by the Executive Engineer (Development) and his Division upto end of February 1962

The Development Division is engaged in the

- 1) Investigation, surveying, demarcation and preparation of financial statements for all Neighbourhoods in the City;
- 2) Formation of roads and site levelling;
- 3) Design and construction of Bridges and Culverts;
- 4) Street Lighting and Avenue Plantation;
- 5) Research;
- 6) Purchase and Maintenance of Heavy Tools and Plant;
- 7) Brick kilns, Mass productions of doors and windows, prestressed joists, etc.

The work done in the several scheme areas and other fields are detailed below:

Item (1) above has been completed for five Neighbourhoods. Only the Mid-west area and Kodambakkam Pudoor, Part III, have to be taken up. Estimate for the road works in South Madras was prepared and will be finalized as soon as the final layout is determined.

Kodambakkam Pudoor, Part I Area:—

This Division is responsible for the following:

	Value as per financial statement (Rs. in lakhs)
1) Forming Roads	10.50
2) Forming approaches	1.60
3) Construction of culverts	0.88
4) Levelling and filling up depressions	5.00
5) Avenue trees	1.15
6) Roundabouts	0.20
7) Demarcation	0.19
8) Investigation	0.20

The last two items have been completed

1. Detailed estimates for the road works have been prepared amounting to Rs. 16.00 lakhs. Tenders were called for twice for the work of soling but there was no response. Work has been started departmentally on some of the main roads and so far Rs. 25,000 has been spent

2. The work of forming approaches will be taken up as soon as acquisition proceedings are completed.

3. An estimate for Rs. 1.60,000 for the provision of culverts has been prepared. The necessary pipes will be purchased through the Director General of Supplies and Disposals.

4. In addition to the general slope and low-level in the southern portion of the scheme area, there are four deep ponds over 8' below Formation level. An estimate for Rs. 1,41,000 was prepared for filling up the ponds. In this case also there was no response to tenders and hence work was started through a piece worker. A sum of Rs. 3000/- was spent. Subsequently, the grader and the tractor trailer have been put to work departmentally.

5 Under the item avenue trees, out of 4300 trees provided for, 100 have been already planted at a cost of Rs 3000/-.

6, Roundabouts can be taken up only after road works are completed in all respects.

7. An expenditure of about Rs. 10,000 has been incurred for the purchase of demarcation stones. The work has been completed except in lands covered by writ petition.

8. The investigation work has been completed.

An expenditure of Rs. 5 lakhs can be incurred as soon as the Corporation forwards the estimate for street lighting

Research: In this field, the division has developed a pretension bed cable of casting 1000 rft of pretensioned roof joists at a time, costing Rs. 8,600/-. There was no response to the invitation of tenders and hence work has been taken up by negotiation. Details for producing foam concrete have been worked out. This division has also furnished designs for Vierendeel Girders and H. P. shell foundations and developed an electrical analogy method for computation.

Purchase and maintenance of Heavy Tools and Plant:- Orders were placed for Rs. 10½ lakhs worth of Heavy Machinery after inviting quotations, out of which Rs 8 lakhs worth of machinery has already been delivered. This consists of two motor graders, two trailer tractors, six concrete mixers, one 10T roller, one pan mixer, six asphalt cold mixing plant, tar boilers, compressor, welding transformers, vibrators etc. The graders and tractor trailers have been commissioned already.

The Board has approved a scheme for providing sheds, overhead tanks, servicing stations, and workshops for the machinery at a cost of Rs three lakhs. Considerable economy has been achieved by designing the sheds with H. P. shell foundations and roofing.

ANNEXURE - VI

Report of the work done by the Public Health Division of the State Housing Board upto the end of February, 1962.

In the formation and development of Neighbourhoods under the Land Acquisition and Development Scheme, the most important amenity will be a good and adequate drinking water supply.

The 'Neighbourhoods' lie on the outskirts of the city, partly within city limits, and the rest outside. Separate action is being taken to get these also included in city limits. The City Corporation Water Supply System is already inadequate for the present needs within the city, and it is impossible to get any share from it. It is imperative, therefore, to investigate independent sources.

The Kodambakkam Pudoor, Part I, comprising about 325 acres, has been taken up first, for development

According to the 'Financial Statement' of this scheme at a cost of Rs 90,00,000/-, the following items relate to the Public Health Division.

a) Providing earthen storm water drains.	Rs. 84,500/-
b) Providing revetment to storm water drains.	Rs. 2,50,000/-
c) Maintenance of storm water drains till handing over to the Corporation of Madras.	Rs. 6,000/-
d) Cost of investigation and testing water supply.	Rs. 30,000/-
e) Cost of improvement to wells.	Rs. 40,000/-
f) Cost of deep tube wells.	Rs. 70,000/-
g) Cost of service reservoir.	Rs. 1,80,000/-
h) Cost of laying water supply mains.	Rs. 8,45,000/-
i) Cost of laying sewer mains.	Rs. 16,05,000/-
j) Cost of pump sets for Water supply and drainage.	Rs. 30,000/-
k) Cost of sewage disposal works.	Rs. 2,03,460/-

Storm water drainage scheme :

The Madras Housing Unit has rehabilitated about 1,200 slum families, in open developed plots in Kodambakkam Pudoor.

A regular storm water drainage scheme was designed, (estimated to cost Rs. 3.39,000/-) and got sanctioned by the Board.

During the recent heavy monsoon from September 1961, the areas occupied by the above families were flooded, and immediate relief by effectual drainage, had to be given to the residents who, raised a hue and cry, as they were surrounded by ponds and pools of water. To meet this emergency, open storm water drains were excavated by job workers at a cost of Rs. 5,500/-, as there was no response to the invitation of tenders for this work. The regular storm water drainage scheme could not be completed since isolated plots of land are covered by writ petitions. But, with necessary possible diversions, the stagnation of storm water in the occupied areas was got drained effectively.

Water Supply-Short Term Plan :-

The Corporation Water Works Engineer has intimated, that there is no possibility of getting our requirements of drinking water supply from the City supply, and hence action is being taken for the investigation of an independent scheme.

A general survey of the existing open wells in the area revealed that shallow-well supply can be had only for a limited quantity. A few samples of water from the existing wells were taken and tested at the Guindy Institute. The results are not discouraging.

As the Madras Housing Unit has already rehabilitated 1200 families, as an immediate amenity, 14 open wells have been renovated by the Unit and put to use by the residents. New wells have also been constructed.

On our request to the Geological Survey Department, one of their ground water geologists inspected the existing wells in the area, and suggested that, the shallow well water source can be considered as a 'Source' only after quantitative and qualitative tests have been done. Accordingly arrangements have been made for conducting full power yield tests by pumping during the draught season. A portable 'V' notch chamber box has been made at a cost of about Rs. 340/-. Our attempts to get pump sets on hire from the Agriculture and Industries Departments were not successful, and hence action was taken to purchase pump sets of our own, and they have been received recently with the required accessories such as suction hose and delivery hose, foot valves and strainers, etc. The yield test work will be started very soon, engaging necessary pump-set drivers, etc., on N.M.R. On the result of the yield tests, the scheme to draw water from the shallow aquifer within 50' by open wells will be finalized. A tentative scheme for the renovation of the open wells, and for the construction of six new wells has been drawn up at a cost of about Rs. 43,500/-. One well has been marked on the selected site, and the work has been taken up.

Long Term Plan :-

For a more dependable source as a permanent measure, the feasibility of drawing potable water from deep, underground tube wells, has been taken up separately for investigation.

Ground water exploration done by the Exploratory Tubewells Organization has indicated the existence of dependable sources of ground water suitable for domestic purposes within 200 ft. depth. On the request of the State Housing Board a geologist of the Exploratory Tubewells Organization at New Delhi, inspected all the Neighbourhoods. He selected and recommended five sites for a systematic exploration for the ground water potentialities, close to the city limits. The matter is under correspondence with the Government of India, through the State Government.

Meanwhile, efforts were taken to drill deep tube wells by private agencies on contract, as an exploratory measure, in Kodambakkam Pudoor area. Contracts have been settled with M/s. Garlicks & Co. and with M/s. T. V. Sundaram & Sons.

A deep tube well, 6" diameter, has been drilled to a depth of 150 feet in Kodambakkam Pudoor at a cost of about Rs. 4,750/-. The results are not very encouraging, except at a depth of about 70 feet. Arrangements are being made to conduct yield test from this tubewell, by getting deep well pump sets on hire. Necessary fee and deposit, to get a temporary electric power connection, have been paid, and the electric connection is expected soon, when the yield test will be conducted.

By a reconnaissance of the surrounding area, it is considered desirable to explore the padugai near the right bank of river Adyar in Ikkadu Thangal to the south of Kodambakkam Pudoor. The permission of the Chingleput Collector to conduct exploratory work in this area, has been applied for, and is on the way. This area will be explored by a few exploratory borings to assess the possibility of an underground water supply source.

Some sites near the left bank of the Adyar (included in the 4 (1) notification of the Land Acquisition Act, for Part II) have also been selected for exploration and necessary permission to do this work, in advance has also been applied for.

To enable the Public Health Division to carry out investigations in Kodambakkam Pudoor and other Neighbourhoods, by departmental agency, two hand boring sets at a cost of Rs. 12,600/- have been purchased from the Government Industrial Workshops. An experienced boring mechanic has been selected and appointed. This work will be started in a few days.

Meanwhile, pending the investigation results, the entire Kodambakkam Pudoor, Part I area has been studied in detail with reference to the sanctioned layout and contour particulars available. Detailed design and calculations have been completed for a comprehensive water supply distribution system, by dividing the whole area into four convenient zones, served by a central overhead service reservoir of 1,50,000 gallons capacity. A sump of the same capacity will also be proposed later, nearby, into which the water from the sources selected will be collected and pumped into the overhead service reservoir for distribution. These outline proposals have been discussed with the Corporation Water Works Engineer. This sump arrangement is proposed so that, if and when the Corporation is able to supply the required quantity of water to this area, the same will be received as a bulk supply, into the sump, and distributed to the entire 'Neighbourhood'.

Detailed estimates for the distribution system at a cost of Rs. 10,00,000 have been prepared, and are under scrutiny of the Board's Technical Cell. A list of all C. I. pipes and specials required for the scheme has been prepared, and arrangements are being made to purchase the same, after invitation of tenders. Detailed design and drawings for air valve, sluice valve and scout valve chambers, have been prepared. The quantity of lead and other jointing materials necessary have also been worked out, and orders will be placed for the supply.

Detailed designs and drawings and estimates for an R. C. C. reservoir of 1,50,000 gallons capacity have been prepared and tenders invited. The execution of this work will be taken up shortly-site has been selected.

As soon as the quantitative and qualitative tests for the sources selected have been completed, the second stage, viz., the Head works, including the sump and pumping stations, will be prepared.

Side by side, tender schedules for the laying and jointing of the C. I. pipes for the distribution system will be prepared and tenders invited. The pipe-laying work will be taken up as and when C. I. pipes and specials are received.

Drainage Scheme -

The entire area of Kodambakkam Pudoor, Part I, has been examined with the approved layout, and the general contour of the area. This area has been divided into two convenient zones. The tentative proposals have been also discussed with the Corporation Special Engineer. In view of their limited design for Saidipet area, which is already under execution, and in view of the Kodambakkam Scheme likely to take a few more years, it was considered expedient to have an independent underground drainage scheme for this 'Neighbourhood'. The Corporation will be able to receive the entire sewage at its disposal works at Nesappakkam.

Accordingly, the detailed design for the components of the underground drainage scheme in two zones are under preparation and nearing completion. Tender schedules for the supply of necessary stoneware pipes were prepared, tenders invited, and orders have now been placed for the supply of these stoneware pipes.

On the suggestion of M/s. Getz & Co., the proposal to have a modern drainage pumping station and treatment by 'OXIGEST' process, is also under consideration.

ANNEXURE VII

STATEMENT SHOWING THE PROGRESS OF ACQUISITION PROCEEDINGS IN LAND ACQUISITION-

NEIGHBOURHOOD SCHEMES

Madras and Chingleput Districts.

S. No.	Name of the Scheme.	Extent of lands to be acquired.		Total	Extent for which D.N. sent.	Extent for which D.N. published	Extent for which D.N. to be sent.	Extent for which D.D. sent.	Extent for which D.D. published.	Extent for which D.D. to be sent.	Extent under Award Enquiry.	Extent for which Quit notices issued.	Extent covered by the Stay Order of the High Court.	Remarks.
		Madras	Chingleput.											
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
1.	West Madras Neighbourhood	729.91	504.99	1234.90	1234.90	1234.90	...	981.97	778.60	252.93	617.53	267.50	369.12	
2.	Vyasarpady Neighbourhood	444.45	346.39	790.84	790.84	790.63	...	653.56	419.72	137.07	386.60	292.51	324.67	
3.	South Madras Neighbourhood	227.60	227.36	454.96	454.96	388.10	...	99.42	36.40	288.68	36.04	...	...	The Scheme has now been revised excluding Ac. 169.65 from the acquisition.
4.	Kodambakkam Neighbourhood	128.12	273.02	401.14	385.66	385.66	15.48	142.63	42.67	243.03	34.74	...	...	
	Total	1530.08	1351.76	2881.84	2866.36	2799.29	15.48	1877.58	1277.03	921.71	1074.91	560.01	693.79	

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APPENDIX-1 Madras State Housing Board STATEMENT OF ANNUAL ACCOUNTS FOR 1961-62

	Board's Secretariat	Madras Housing Unit	Madurai Housing Unit	Coimbatore Housing Unit	Total
	(Rs. in lakhs)				
Revenue Account					
Opening Balance	—	—	—	—	2.54
Receipts	1.37	46.28	—	—	47.65
Expenditure	4.78	24.95	0.21	0.10	30.04
Closing Balance					20.15
Capital Account					
Opening Balance	—	—	—	—	3.64
Receipts	156.89	170.50	—	—	327.39
Expenditure	21.21	116.26	—	—	137.47
Closing Balance					193.56
Deposit Account					
Opening Balance	—	—	—	—	—
Receipts	5.85	8.04	—	—	13.89
Disbursements	0.38	8.44	—	—	8.82
Closing Balance					5.07

1) **Revenue Account :-** The financial results of the Revenue side of the Board for 1961-62 are as shown below :-

a) Revenue Receipts :-	Rs. in lakhs.
1. Rental Income	3.40
2. Premia on leases	8.79
3. Interest on sale proceeds of plots	1.88
4. Grants from Government	0.90
5. Miscellaneous	1.81
6. Tools and Plant	0.14
7. Advance Account	0.76
8. Amount transferred from the Supervision fund	—
9. Overhead charges of schemes	16.65
10. Investments	13.32
Total-Receipts	47.65

b) Revenue Expenditure :-	Rs. in lakhs.
1. Interest on loans from Government...	14.31
2. Principal portion of rental income and premia on leases	0.29
3. Maintenance expenditure	1.36
4. Cost of Establishments	8.70
5. Office contingencies and betterment charges	1.25
6. Tools and Plant including furniture, and office equipments	1.11
7. Miscellaneous expenditure	0.86
8. Advance Account	0.78
9. Suspense	1.38
Total-Expenditure	30.04

2) **Capital Account :-** The financial results on the capital side of the Board for 1961-62 are as shown below :-

a) Capital Receipts:-		Rs. in lakhs
1. Loans from Government	...	164.77
2. Sale proceeds of lands	...	
3. Capital portion of Rental income and premia on leases.	...	114.25
4. Stores	...	12.34
5. Tools and Plant	....	0.04
6. Advance Account	....	21.99
7. Grants from Government	....	13.97
8. Miscellaneous receipts including short term deposits	...	0.03
Total-Receipts		327.39
b) Capital Expenditure:-		Rs. in lakhs
1. Works (includes also repayment of Govt. loans):-		
i) L. I. G. H. Schemes	...	28.70
ii) M. I. G. H. Schemes	...	12.67
iii) S. I. H. Schemes	...	—
iv) Land Acquisition and Development Schemes	...	11.37
v) Slum Improvement/Clearance Schemes	...	16.03
vi) Union Government Rental Housing Schemes for low paid employees of the State Govt.	....	4.54
vii) Remunerative enterprises	...	2.34
viii) State schemes	....	17.96
ix) Office building	...	0.30
2. Tools and Plant	....	1.25
3. Stores	...	8.94
4. Advance Account	...	33.37
Total-Expenditure..		137.47

APPENDIX-2

EXTRACT FROM 'THE MAIL' DATED THE 5TH JULY 1961

N. C. C. CENTRE ON ISLAND GROUNDS

GOVERNMENT URGED TO DROP PROPOSAL.

The State Housing Board, which met here on July 3, with Capt. D. Gnanaolivu, Chairman of the Board in the Chair, considered a proposal now before the State Government to build a National Cadet Corps Centre and an International Students' Centre in the western segment of the Island Grounds and resolved to request the Government to drop the present proposal and in its place consider shifting the location of the two buildings to some other suitable place in consultation with the Madras Corporation, the Director of Town Planning and the State Housing Board.

APPENDIX-3

EXTRACT FROM "THE HINDU" DATED THE 18TH DECEMBER 1961
IMPROVEMENT OF SLUMS
MAYOR'S TALKS WITH HOUSING BOARD.

Matters relating to improvement of slums in the City were discussed at a meeting between Mr. G. Kuchelar, Mayor of Madras, and Mr. D. Gnanaolivu, Chairman, State Housing Board, Mr. K. Namasivayam, Superintending Engineer, and Mr. M. Meeran, Administrative Officer of the Madras City Unit of the Board, on Friday. In the course of the discussion, the Mayor suggested that the quantum of hutting materials now given to slum dwellers should be increased and that the Board might engage contractors and construct hutments also in addition to the masonry, baths and flush-outs. Mr. Gnanaolivu told the Mayor that the Board could not change the pattern of the Union Government's Slum Improvement Scheme, but within that framework they would strive their utmost to push through the slum improvement schemes here.

APPENDIX-4

Madras State Housing Board

Board Chairman's report on the occasion of the laying of the Corner Stone for the State Housing Board Office building in the compound of the Chingleput Collector's office, by the Hon'ble Minister for Industries and Housing.

It was on the very same auspicious Tamil New Year's day last year that, as Chairman of the former C. I. T., I was privileged to welcome many of you, and you, Sir, to preside over the function at which the Hon'ble Chief Minister inaugurated the composite Foreshore Housing Estate at Santhome. I am happy to welcome you all this evening to the pleasant function - first to be held after the formation of the State Housing Board - of laying the Corner Stone of the office building of the Board by the Hon'ble Minister for Industries and Housing.

As most of you are aware, Public Housing made a start in Madras City with the formation of the City Improvement Trust in 1946, on the suggestion of the late Sri S. Sathyamurthy, a distinguished Mayor of Madras. During the first six or seven years, considerable spade work was done in taking surveys, collecting data, and acquiring lands in suitable areas. From 1955 onwards, the annual recurring grants of Rupees two and a half lakhs each by the Corporation and the Government, were discontinued, and the C. I. T. was placed on a better financial footing by grant of more loans, and by permitting it to collect 15% supervision charges on all works executed by it. The C. I. T. Board became the chief agency for implementing Housing Schemes in the City, and, under the Plan Schemes, large funds were also placed at its disposal by our enthusiastic Housing Minister, who is so devoted to housing in general, and slum improvement in particular. Consequently, its activities enlarged considerably. The C. I. T. took up about 30 schemes for execution. About 1,400 house sites, and over 1,000 houses were sold on hire-purchase to the middle and lower-middle classes. It also constructed, and let out on reasonable rents, over 1,150 houses to the public. About 14 slums were improved, and their inhabitants were rehabilitated in 1,092 open developed plots, and about 100 tenements.

In order to co-ordinate the activities of the various Government departments in charge of housing, channelise the funds made available by the State and Central Governments to the many agencies, and to advise the Government on housing policies, the Union Government suggested the creation of State Housing Boards in all the States. Our Government decided upon the creation of a Housing Board for Madras State. Till the enactment of legislation for the purpose, a non-statutory Board was created to blaze the trail. The statutory Housing Board came into being on the 21st of April 1961, and the former C. I. T. was abolished, getting merged into the State Housing Board as its "Madras Housing Unit". Two other Housing Units were established, one at Madurai and the other at Coimbatore, from 20-11-1961 and 4-1-1962 respectively, with jurisdiction over three districts each. A fourth Housing Unit is to be started at Tiruchirappalli very soon. The work of the State body is increasing to an astonishing extent. As against the Budget of the former C. I. T. (now M.H.U.) of about Rupees two crores for 1961-62, the Budget of the State Housing Board for the current year has risen to about Rupees six crores, providing for housing under various categories, viz., Rs. 43 lakhs for L. I. G. H., Rs. 78 lakhs for M. I. G. H., Rs. 14 lakhs for S. I. H. Schemes, Rs. 241 lakhs for Land Acquisition & Development Scheme (Neighbourhoods), Rs. 112 lakhs for Slum Improvement, Rs. 52 lakhs for the Union Government's Rental Housing Scheme, Rs. 17 lakhs for Remunerative Enterprises, and Rs. 49 lakhs for State Schemes.

To tackle this snowballing programme, the staff of the State Housing Board is also increasing by leaps and bounds. The temporary sheds in which its office is now located are of course absolutely inadequate. Without any controversy it was decided to have a suitable building for the office. In this matter also, our Minister for Housing helped much, and his gift was to secure for the Board an ideal site measuring about twenty-two grounds in this compound of the Chingleput Collector's office, touching the chief road of our beautiful City. Our thanks are also due to the then Hon. Revenue Minister, and the Hon. Chief Minister.

The members of the high-powered Board felt that it should build for itself a model office building. The imposing architectural design was provided gratis by the Architect-Member of the Board, Sri F. B. Pithavadian, of M/s. Prynn, Abbot, & Davis. Those who have perused the drawing of the proposed building agree that there are innovations and features not usually found in traditional buildings of the kind.

The proposed building consists of two blocks placed at right angles to each other in the form of an inverted "T", with a facade of 168 feet on Mount Road. It is proposed to limit the building to three floors for the present, though the foundations can take up to six floors when the need therefor arises. The total plinth area is 45,250 sq. ft., and floor area 30,800 sq. ft. In addition to the accommodation of the officers and members of the ministerial and executive staff, there is provision for a Board Meeting Hall, a modest hall for a permanent exhibition relating to town planning and housing, a canteen, and a visitor's lounge. The basement floor will be utilised for the storage of records, stationery, survey instruments and other equipment, as well as a recreation hall - in American fashion - for the staff. A lift is to be installed in addition to the usual stair-case. The foundation of the building will rest on 264 piles taken to a depth of about 90 feet. M/s. Simplex have been awarded the contract for this work, which is expected to be completed in the next month or two. Work on the superstructure will be commenced shortly. I hope to see the first batch of staff move into the new building by November 1962. I expect to be in the second batch, and shift here early in 1963. The estimated cost of the building is Rs. 7.8 lakhs, to be met partly by a Government loan, and the rest from the Board's earnings. I may assure you, Sir, and the public, that, though all modern & up-to-date facilities are provided, the scheme will be put through as economically as possible. The Housing Board Engineer, Sri Namasivayam and the Executive Engineer (Construction), Sri Krishnaswami, are taking considerable pains over the project.

May the edifice, for which the Housing Minister has kindly agreed to lay the Corner Stone presently, be the symbol for hard and sustained work that lies ahead of us to achieve, at no distant future, the ideal of housing the masses in healthy and comfortable environments. Our popular and ever-smiling Minister is always pleasant, but he is ever keen and earnest to get things done quickly and efficiently. Hence, I did not want to have the function on flat ground! As you will observe, work on the building has already commenced, and a good number of piles for the foundation have already been driven.

I now request the Hon'ble Minister to lay the Corner Stone for the State Housing Board Office building, and ask you all to pray for the success of all the schemes which may be adumbrated in it for the benefit of the people of Tamil Nad in the years to come.

Madras,
14-4-62.

(Sd.) D. GNANAOLIVU.

APPENDIX-5

Madras State Housing Board

Board Chairman's Report on the occasion of the laying of the Corner Stone of the Community Hall (in the Board's Lloyd's Road Rental Housing Project) by the Hon'ble Chief Minister.

Just about a year ago, as Chairman of the former City Improvement Trust, I had the privilege of welcoming you, to preside and inaugurate the composite Foreshore Housing Estate at Santhome. It now gives me, and the members of the newly-formed State Housing Board, great pleasure to welcome you to the function of laying the Corner Stone of the Community Hall (of the Board's Lloyd's Road Rental Housing Project). I am particularly thankful to the Chief Minister, who has kindly accepted the invitation to attend the function amidst multifarious engagements, and to our Housing Minister for kindly sponsoring one more Project of ours.

Public Housing started in Madras City with the formation of the C.I.T., in 1946 on the suggestion of the late Sri Sathyamurthy, distinguished patriot and Mayor of Madras. During the first few years of its infancy, considerable work was done in surveying, collecting data, and acquiring lands in suitable areas. The then C.I.T., was getting only a recurring grant of Rs. two and a half lakhs each from the Corporation and the Government till 1955, when this was discontinued. The City Improvement Trust was placed on a better financial footing, and more loans and permission to collect Supervision Charges on all the works executed, were granted. The Trust was the main agency for implementing housing schemes in the public sector, and the Plan schemes, for which large funds were placed at its disposal by the Government. Secondly, its activities enlarged considerably, and it took up nearly 30 schemes for execution. About 1,400 house-sites and 1,000 houses were sold on hire-purchase to middle and lower-middle classes. It also constructed houses, and let them out on reasonable rents to the public.

About 14 slums were improved, and their inhabitants rehabilitated in 1,092 open developed plots and about 100 tenements. In order to co-ordinate the activities of the various departments in charge of housing, channelise the funds made available by the State and Central Governments to many agencies, and to advise the Government on housing policies, the Union Government suggested the creation of the State Housing Boards in all the States; whereupon Madras State decided on the creation of our Housing Board for this State. The Statutory Housing Board came into existence on the 21st of April, 1961, the former C.I.T. was abolished, getting merged into the State Housing Board as its Madras Housing Unit. Two other Units were established, one at Madurai and the other at Coimbatore from 20-11-1961 and 4-1-1962 respectively, with jurisdiction over three districts each. The fourth Unit at Tiruchirappalli is also to be started shortly. One of the notable achievements of the non-statutory Housing Board, which functioned last year, has been the formulation of proposals for creation of five "Neighbourhoods" around the City (total cost about Rs. Fifteen crores).

The statutory Board has begun to implement with its staff this great Neighbourhood scheme which will house about 70,000 families in 3 or 4 years. In a short period, the new Board's work has increased to an astonishing extent. As against the Budget of the former C.I.T. (now M.H.U.) of Rs. two crores in 1961-62, the Budget Estimate of the State Housing Board has increased to Rs. six crores, providing for Housing under various categories such as Low Income Group Housing, Middle Income Group Housing, Land Acquisition & Development Scheme, Slum Improvement Scheme, Union Government's Rental Housing Scheme and State Schemes. The City Unit is in charge of all the building works in Madras City, excepting this Lloyd's Road Rental Project (cost about Rs. 55 lakhs), which is under execution by the Board's staff. The City Unit is also in charge of all the Slum Schemes in Madras City-Plan provision Rs. Three Crores.

At the request of the former C.I.T. in 1960, the Government sanctioned the scheme for the acquisition and development of the Hamilton Bridge Road area improvement scheme, (Lloyd's Road), at a cost of nearly Rs. 10.23 lakhs. The total Scheme area comprises 345 grounds, of which an extent of 95 grounds is to be handed over to the Madras Telephones as requested by them and approved by the Government. It was originally proposed to develop this area under the Land Development Scheme, and allot developed house sites to the public as in the case of the Mandavelipakkam and Mowbrays' Road Scheme areas. Subsequently, the Government decided that the land acquired in this area should be utilised only for the construction of rental houses for allotment to State and Union Government servants and the public. It was proposed to develop in this area, a composite housing scheme with all amenities. The Board's staff have made considerable progress in the construction of storeyed flats within a short period.

The following works have been sanctioned for execution in the Lloyd's Road Rental Housing Project, and they are under active execution.

		Cost in lakhs Rs.
1. Two-storeyed tenements for domestic servants.	64 Units	2.40
2. Quarters for single persons.	29 „	1.11
3. Three-storeyed apartments for low-paid State Government Employees.	90 „	5.20
4. Three-storeyed flats for low-paid State Government Employees.	84 „	10.28
5. Middle Income Group flats.	120 „	19.14
6. Garages.	50 „	1.90
7. Shops and Market.	3 „	2.38
8. Community Hall and Reading Room.	1 „	1.10
9. Ancillaries.	—	1.49
10. Land Development Scheme.	—	10.00
Total Rs.		55.00

Now the total cost of the Project is estimated at Rs. 55 lakhs. A special feature about this Rental Housing Project is, that it has been so designed as to cater to the needs of all classes of Government Servants, and all income groups of the public as well. Rents for these apartments and flats will range from Rs. 45 to Rs. 175/- per mensem. It provides shops, saloons, laundries, garages, separate sheds for Motor Cycles, Scooters and Cycles, and, above all, for housing the domestic servants attached to the residents of these flats, rents for these being Rs. 10/- p.m. The former C.I.T., has been constructing what they called a Community Centre at each of its Colonies, covering a floor area of about 800 sq. ft., and let-out at very nominal rents, to be within the reach of the Middle and Lower Middle Class people. The Community Hall in this Project, the Corner Stone for which is to be laid by you, Sir, has a floor area of nearly 2,400 square feet, with four rooms, besides Kitchen, Store-room, Bath-rooms, etc, with accommodation on the first floor also. It is to be the best of all our Community Halls in the City, provided with all modern amenities, and will be within the reach of every class of people. This Community Hall can be used for Marriage purposes also, apart from other uses such as cultural meetings, entertainments, etc. Necessary furniture, and cooking utensils, will also be provided to this Hall, the rent charged for these, as well as the Hall, being moderate. The above mentioned particulars of the one year old State Housing Board indicate that the activities of the Board have been enlarging very rapidly. With the encouragement extended by the State Government, and supported by the wise counsel from my colleagues on the Board, the willing co-operation of the members of the public, I fervently hope that the State Housing Board will go from strength to strength in the years to come, justifying the hopes and aspirations of the general public towards better housing conditions.

I now request the Hon'ble Chief Minister to lay the Corner Stone of the Community Hall in this large Rental Housing Project, and beg all to pray for the success of all the Schemes which may be adumbrated by our Board for the benefit of the people of Tamil Nad in the years to come.

Madras,
21-4-1962.

(Sd) D. GNANAOLIVU.

THE ADMINISTRATION REPORT

FOR

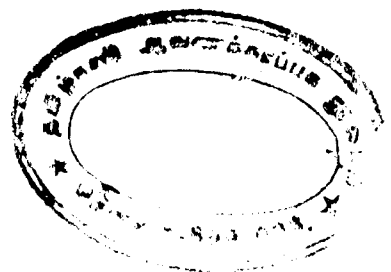
1961 - 62

OF

The Madras Housing Unit

OF

(THE MADRAS STATE HOUSING BOARD)



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CHIEF OFFICERS OF THE UNIT.

Administrative Officer.	Sri M. Ramachandra Rao, B. A. From 21-4-61 to 3-5-61. Sri M. Meeran, B.E., M.I.E. (Ind.), M. I. Struct. E., M.ASCE.
Personal Assistant to the Administrative Officer.	Sri K. Manickam.
Executive Engineers.	1. Sri V. S. Ramakrishnan, B.E., A.M.I.E. (Ind.), Dip. T. & C. P. 2. Sri R. Venkatachar, B. SC., B.E. 3. Smt. May George, B.E., A.M.I.E. (Ind.). 4. Sri K. C. Reddy, B.E. 5. Sri L. J. Marthandam, A.M.I.E. (Ind.).
Assistant Engineers.	1. Sri L. Ranganatha Sastri, B.SC., B.E. 2. Sri V. D. Ramakrishnan, L.C.E. 3. Sri A. Ambadoss, Pass in Sec. A & B. of A.M.I.E. (Ind.) 4. Sri K. Ananthapadmanabhan, B.E. (Civil). 5. Sri K. Jeyabalan, B.E. (Civil). 6. Sri S. Krishnavijayam, B.E. (Civil). 7. Sri R. Muthuswamy Pillai. 8. Sri K. Selvaraj. 9. Sri G. K. Sundaram.

GENERAL :

The report covers the period from the 1st of April 1961 till the 31st of March, 1962. From 1-4-1961 to 21-4-1961, the City Improvement Trust continued to function under the Chairmanship of Capt. D. Gnanaolivu, M.A., I.A.S. (Rtd.). On 21-4-1961, with the formation of the State Housing Board, he assumed charge as Chairman of the State Housing Board. On the same day the Madras Housing Unit was also formed and Sri M. Ramachandra Rao, B.A. who was functioning as Secretary of the City Improvement Trust took over from Capt. D. Gnanaolivu as temporary Administrative Officer of the Madras Housing Unit. Sri M. Ramachandra Rao continued to act as temporary Administrative Officer till Sri M. Meeran, B.E., M.I.E. (Ind), M.I. Struct. E., M.ASCE., was appointed as Administrative Officer with effect from 3-5-1961. Sri M. Meeran continued to be the Administrative Officer till the end of the year under report.

There were two meetings of the old City Improvement Trust during the period from 1-4-1961 to 21-4-1961. Subsequently the meetings were held by the State Housing Board.

The members and delegates who attended the 16th Annual Town and Country Planning Seminar inspected the various Housing and Slum Improvement schemes of the Madras Housing Unit on 19-10-1961.

On 25-1-1962, a member and the Chairman of the Trivandrum City Improvement Trust visited the Housing Colonies of the Madras Housing Unit.

On 20-5-1962, Mr. and Mrs. C.D. Deshmukh, accompanied by the Secretary, State Housing Board went round the Housing Colonies of the Madras Housing Unit. They enquired about the Social Welfare activities in the Slum areas.

375 houses were constructed under the First and Second batches of the Low Income Group Housing Scheme at an estimated cost of Rs. 30.00 lakhs. All these houses were handed over to the allottees in the years 1957—58 and 1958—59

During the year 1958—59 the Government of India sanctioned a sum of Rs. 28.64 lakhs to the City Improvement Trust for the construction of 400 houses under the Low Income Group Scheme (Batches III and V). All these houses were handed over to the allottees.

The IV batch of the above scheme is a State Government Housing Scheme. A Sum of Rs. 5 lakhs was sanctioned from State funds for the construction of 56 houses in the Nandanam Extension scheme of the Housing Unit (Pithapuram land). Of these, 48 houses were handed over to the parties with all amenities. The remaining houses will be handed over as soon as the provision of the amenities is completed.

The Union Government sanctioned a sum of Rs. 10 lakhs for the construction of 126 houses under the sixth batch of the Low Income Group Housing Scheme. But only 70 sites were taken up for constructing Low Income Group Housing buildings. Out of this, 39 houses were allotted to the individuals. The remaining 31 houses will be completed in the course of the year under report.

Apart from the 48 houses under Nandanam Extension Scheme, 49 houses in different Scheme areas as detailed below were handed over to the parties with all amenities.

	Houses
West C. I. T. Nagar.	7
Trust Square.	1
Aspiran Garden.	34
Kilpauk Garden Road.	7
	49

MIDDLE INCOME GROUP HOUSING SCHEME.

The Government sanctioned a sum of Rs. 29.4 lakhs for the construction of 122 houses under the Middle Income Group Housing Scheme. 60 houses were completed and handed over in the last year. During the year under report, another batch of 22 houses were completed and handed over. The remaining 40 houses will be completed in the course of the next year (1962—63).

MANDAVELIPAKKAM, RAJA ANNAMALAIPURAM.

All the 305 middle class sites available for allotment in the above scheme were allotted already. 38 plots in the above scheme remain unallotted. These plots lie either partly or fully in the Government land. It is likely that these lands will be handed over to the Board shortly by the Government when allotment of the remaining plots will be finalised.

During the year under review, a sum of Rs. 11,109.64 nP. was realised towards instalments by sale of plots.

SYLVAN LODGE COLONY, KILPAUK.

All the 77 plots in this scheme were sold out long ago. A sum of Rs. 896.31 nP. was realised by way of instalments during the year. The amount so far realised till the end of March 1962 by way of sale of plots in the above scheme works out to Rs. 3,39,109.42 nP.

C. I. T. COLONY, MYLAPORE.

In this scheme all the 193 plots available for sale were sold long ago. During the year under report, a sum of Rs. 20,908.77 nP. was collected by way of instalments for the plots sold out on instalment basis. The amount so far realised by way of sale of plots in this scheme works out to Rs. 14,00,523.71 nP.

C. I. T. NAGAR (EXTENSION), SAIDAPET.

In this scheme, all the 36 plots were sold out. During the year under review, a sum of Rs. 3,997.73 nP. was realised towards instalments, the total amount so far realised being Rs. 1,00,341.98 nP.

TRUSTPURAM (MAJOR AND MINOR), KODAMBAKKAM

In this scheme, all the 79 plots were sold out. During the year under review, a sum of Rs. 6,810.93 nP. was realised towards instalments. The total amount so far realised is Rs. 1,58,013.07 nP.

TRUST SQUARE, AYANAVARAM.

There are 24 plots available and all the plots were sold out. A sum of Rs. 1,252.41 nP. was realised towards instalments during the year under report. The total amount realised by the sale of land in this area upto the end of 31-3-1962 works out to Rs. 97,250.12 nP.

TRUSTPAKKAM, ST. MARY'S ROAD.

All the 5 plots were sold two years ago at a cost of Rs. 17,921/-.

C. I. T. NAGAR, SAIDAPET. (OLD PLOTS)

In this scheme 81 plots available were also sold out. The amount so far realised works out to Rs. 5,14,758.66 nP.

WEST C. I. T. NAGAR, SAIDAPET.

Out of 330 plots, 116 were utilised for the Low Income Group Housing Scheme buildings under the III and V batches and 10 for the Middle Income Group Housing. The remaining 204 plots were sold on hire-purchase system, cost payable in five years. During the year under report, a sum of Rs. 71,003.70 nP. was realised towards instalments, the total amount so far realised being Rs. 2,96,563.97 nP.

EAST ABHIRAMAPURAM, MYLAPORE.

This scheme has 87 plots, 54 plots have been utilised for the construction of buildings under the III and V batches. The remaining plots have been sold as house sites on 5 years instalment basis to the public. During the year under review a sum of Rs. 10,125.76 nP. was realised towards instalments. The total amount so far realised comes to Rs. 2,50,292.93 nP.

NANDANAM EXTENSION SCHEME.

There are 99 plots in the scheme. 73 plots have been utilised for the construction of houses under the Low Income Group Housing and State Government Housing Schemes. Of the remaining 26 plots, construction of houses under the Middle Income Group Housing Scheme has been taken up in 7 plots (including 2 in sold out plots). The remaining 19 plots were sold on hire-purchase system, cost recoverable in five years. A sum of Rs. 49,127.71 nP. was realised during the year. The total amount so far realised in this scheme comes to Rs. 1,21,110.71 nP.

ASPIRAN GARDEN IMPROVEMENT SCHEME, KILPAUK.

Out of 66 plots available in this scheme, 44 have been utilised for the construction of houses under the Low Income Group Housing Scheme. The remaining plots were sold on hire purchase system, cost recoverable in five years. The receipts during the year amounted to Rs. 21,175.25 nP. Till the end of the year, a sum of Rs. 1,07,920.71 nP. was realised from the allottees. Middle Income Group Houses were built on 6 plots including 4 plots already sold out.

KILPAUK GARDEN ROAD AREA IMPROVEMENT SCHEME.

There are 157 plots available for sale and all these plots were sold out. A sum of Rs. 1,05,012.78 nP. was realised by way of sale proceeds during the year.

In addition, 97 plots were utilised for the construction of houses under the Low Income Group Housing and the Middle Income Group Housing Schemes. All the 97 houses were allotted, of which 7 houses in Low Income Group and 16 houses in Middle Income Group were handed over to the allottees during the year under report.

SEETHAMMA COLONY SCHEME.

There are 119 sites in the above scheme of which 85 Low Income Group Houses constructed and allotted in the above scheme, have been handed over to the allottees. A sum of Rs. 58,413.14 nP. was realised towards instalments during the year under review.

RAMAKRISHNA MUTT ROAD SCHEME.

In this scheme, there are 100 plots available for use. Applications were invited from the Public through dailies. 340 applications were received in response to the notification. The Allotment Committee appointed by the State Housing Board dealt with these applications and 98 plots were allotted to the selected applicants and the remaining two were utilised for construction of a rental block. A sum of Rs. 1,16,108.52 nP. was realised by way of collection from the allottees towards the initial deposit (20% advance).

CONSTITUTION OF THE ALLOTMENT COMMITTEE.

The Government enacted the Madras State Housing Board Act (Act 17 of 1961) to provide for the establishment of a State Housing Board with effect from 21-4-1961 and in accordance therewith, the functions hitherto being carried out by the former City Improvement Trust were merged with the State Housing Board. The present Board has jurisdiction throughout the State. An allotment Committee was also constituted to deal with the allotment of sites and buildings to the applicants. This Committee was constituted on 17-7-1961 with the following members:—

1. Capt. D. Gnanaolivu, M.A., I.A.S., (Ret.),
Chairman, State Housing Board,
Madras-35.
2. Smt. Jothi Vencatachellum, M.L.A.
3. Sri R. Balasubramanian, I.A.S.,
Commissioner Corporation of Madras,
Madras-3.
4. Sri M. Meeran, B.E., M.I.E. (Ind.),
M.I. Struct. E., M. ASCE,
Administrative Officer,
Madras Housing Unit, Madras-35.
5. Sri R. Pasupathy, I.A.S.,
Secretary, Board of Revenue,
Madras. (Co-opted in March 1962.)

Five meetings were held by the Committee upto 31-3-1962 during the year under report on the following dates:—

4—9-1961
3—10-1961
12—10-1961
21—11-1961
16—12-1961

COMMUNITY HALLS.

The Unit has constructed Community Halls in the following Schemes areas. The halls are allotted to the residents of the Colonies and the public in the locality for marriages and cultural meetings etc. other than political meetings.

1. Trustpuram, Kodambakkam.
2. Foreshore Estate, Santhome.
3. C.I.T. Nagar, Saidapet.
4. Ramakamathpuram, T.Nagar.
5. C.I.T. Colony, Mylapore.

Another hall has been provided in the Kilpauk Garden Scheme Area.

These halls are getting popular as they are provided with all facilities, like electricity water, furniture, etc. The Trustpuram Community Hall is also provided with cooking and other utensils worth about Rs. 600/- which is very useful to the public for conducting marriages and such functions. The Halls are let out to public on a nominal rent which is very cheap when compared to other private choultries and other Kalyana mandapams in the City. A sum of Rs. 1,150/- was realised during the year under report by way of rent from the Community Halls.

MODEL HOUSES AND OTHER BUILDINGS FOR RENT.

The two number twin-unit houses in the Fourth Main Road, in City Improvement Trust Nagar were completed and let out on rent. Each apartment fetches a rent of Rs. 35/- per month. A sum of Rs. 1,680/- was realised by way of rent from these twin houses during the year. The three units, viz. eight-in-one unit, four-in-one unit and two-in-one unit which provide accommodation for 14 families were all let on rent and a sum of Rs. 645/- is being realised every month.

The restaurant in the first Main Road in City Improvement Trust Nagar was auctioned and it fetched a sum of Rs. 98/- per month by way of rent. In addition to the restaurant, the 17 shops were leased to private parties on rent for a period of three years. The rates of monthly rent collected from the parties are as hereunder :—

3 shops at Rs. 40/- per mensem each.

14 shops at rents ranging from Rs. 15/- to 19 - P.M.

WEST C. I. T. NAGAR, SAIDAPET.

The T.U.C.S. and the Local Library authority continue to occupy the four shops during this year also on the same economic rent of Rs. 25/- per mensem each.

The shops constructed for the use of fish and mutton stalls were entrusted to T.U. C.S. on a monthly rent of Rs. 10/- for the reason that there was no demand for the stalls.

MANDAVELIPAKKAM, RAJA ANNAMLAIPURAM.

8 shops were auctioned and a sum of Rs. 200/- per month was fetched by way of rent. A twin Unit and two storeyed blocks (twelve apartments) on rental basis are under construction.

EAST ABHIRAMAPURAM.

5 shops including vegetable and mutton stalls were auctioned and a monthly rent of Rs. 200/- is being realised.

C. I. T. MOUNT ROAD.

7 shops and a restaurant were completed and they were allotted to parties after conducting auction. They fetched a rent of Rs. 781/- per month. The construction of the Bachelors' quarters is in progress.

C. I. T. FORESHORE ESTATE.

7 shops and 1 restaurant including fish and mutton stalls and vegetable stall were all completed. All these shops and restaurant excepting one shop was auctioned and a sum of Rs. 605/- per mensem is fetched by way of rent.

BACHELORS' QUARTERS: C. I. T. FORESHORE ESTATE.

8 rooms in this area have been let out to persons on an economic rent of Rs. 30/- per mensem.

KILPAUK GARDEN COLONY.

10 numbers of bachelors' quarters, and 5 shops, 3 stalls and one restaurant have reached the completion stage.

PLANNING

PLAN SCHEMES

ACQUISITION & DEVELOPMENT OF LANDS AS HOUSE SITES

A loan of Rs. 19.00 lakhs was sanctioned to the former City Improvement Trust (now Madras Housing Unit of the State Housing Board) under the Second Five-Year Plan during 1958-59 & 1959-60 for the execution of the following two schemes, in addition to which a sum of Rs. 4.00 lakhs was diverted from out of the loan drawn for the construction of Low Income Group houses.

(a) R. K. MUTT (BRODIES) ROAD AREA IMPROVEMENT SCHEME.

This scheme contemplates the development of an area of about 353 grounds out of which about 300 grounds were taken possession by the Madras Housing Unit till the period under review. Acquisition proceedings in respect of the remaining lands are in the final stage. The original estimated cost of the scheme was Rs. 10.76 lakhs with a provision of 167 house sites. During the period under review the Scheme was revised to cost Rs. 13.56 lakhs with a provision of about 100 individual house sites and an area for the construction of 13 blocks of Low Income Group & Middle Income Group hire-purchase flats. About 90 plots have been developed and allotted to the public.

(b) SEETHAMMA COLONY EXTENSION SCHEME :

This Scheme serves as an extension to the Seethamma Colony Scheme, Alwarpet. The area covered by the Scheme is about 220 grounds. This Scheme contemplates the formation and development of 102 plots. The original estimated cost of the scheme was Rs. 5.57 lakhs. Consequent on the increase in the cost of the lands already acquired and acquisition of additional lands, the Scheme was revised to cost Rs. 9.99 lakhs. The major portions of the lands covered by the Scheme have been taken possession of and about 60 plots have been formed and are being utilised by the Madras Housing Unit for the construction of Middle Income Group & Low Income Group houses.

The following Schemes taken up during 1958-59 have almost been completed during the period under review except for the provision of some minor amenities.

- (i) Aspiran Garden Scheme.
- (ii) West City Improvement Trust Nagar Scheme, Saidapet.
- (iii) East Abhiramapuram Scheme.
- (iv) Seethamma Colony Scheme.

PROJECT UNDER THE SLUM IMPROVEMENT/CLEARANCE.

SCHEME TRANSFERRED TO THE MADRAS HOUSING UNIT BY THE CORPORATION OF MADRAS.

Consequent on the formation of the State Housing Board the Government in G.O. Ms. No. 6483 (Housing) Industries, Labour & Co-operation Department dated 13-11-1961 ordered the Corporation to transfer to the Madras Housing Unit of the State Housing Board the schemes mentioned below and to transfer certain officers and staff connected with the preparation and execution of Slum Improvement/Clearance Projects to work under the Madras Housing Unit of the State Housing Board on foreign service terms.

S. No.	Name of Scheme & Dn.	Cost of Scheme.	Ownership of land.	Provision for open plots.	Rehabilitation tenements.
(1)	(2)	(3)	(4)	(5)	(6)
1.	Vazhaippu Colony	34 2,38,750	Private	191	...
2.	Karimedu Colony	9 5,72,600	Government & Corporation.	256	64
3.	Malligaipu Colony	24 2,71,250	Government & Corporation.	217	....
4.	Thandavaraya Chatram	51 14,52,100	Government & Corporation	...	322
5.	Coronation Nagar	21 1,76,900	Government	140	...
6.	Venkatesapuram	32 9,44,800	Corporation	242	136
7.	Grey Nagar Pallam	33 3,56,800	Government	286	....
8.	Karimedu Colony	33 3,50,600	Government	281	....
9.	Goyathope	69 4,51,900	Corporation	..	88
10.	Jaganathapuram	53 1,79,200	Corporation	....	32
11.	Ayanavaram Road	44 4,84,800	Corporation	...	96
12.	Chandra Yogi Samadhi	35 5,28,000	Corporation	....	96
13.	Pensioners Line	24 5,65,600	Corporation	....	112
14.	Osankulam	53 24,18,400	Corporation & Government	....	368
15.	Alandur Road	100 15,68,000	Corporation & Private.	...	280
16.	Pavement dwellers, North Madras Area.	.. 40,00,000	...	3200	...
17.	Pavement Dwellers, West Madras Area.	... 4,52,500	...	338	....
18.	Boopathy Nagar	53 2,94,800	Government	90	22
19.	Bunder Rama Naicker Garden.	12 6,83,750	Corporation	129	95

In addition to the above, the preparation and execution of Slum Improvement Scheme to the following areas have also been entrusted to the Madras Housing Unit by the Corporation of Madras. Detailed schemes in regard to these areas will have to be formulated with the preliminary information furnished by the Corporation.

1. Lock Nagar Part I & II and Sanyasipuram.
2. Mohana Mudali Garden.
3. Kamaraj Nagar—Harbour Area.
4. Teeds Garden.
5. Thandavaraya Chatram Comprehensive Area.
6. Varadarajapuram fire affected Area.
7. Kasi Garden.
8. Thambur Subbraya Chetty Thottam.

9. Jutkapuram.
10. Ranganathapuram.
11. Kannigapuram.
12. Eswarar Koil Hutting Ground.
13. Natesa Nagar.
14. Pulianthope fire affected area.
15. Pavadainaiken Land.
16. Nagappa Nagar.
17. Lime Kiln cheri or Meenambal Nagar.
18. Slums in Tirunavukarasu Gramani Garden Krishpappa Gramani Garden, Seshachala Gramani Garden and Veerabadhra Chetty Thottam.

The stage of execution of the sanctioned schemes is furnished briefly hereunder :—

(1) VAZHAIPU COLONY :—

The scheme provides for housing 191 families in open plots. (98 families in slum site and 93 in the alternative sites in Krishnadass Road, Perambur). 70 families have already been rehoused in the alternative sites—mostly tenements. The acquisition of the private land covered by the slum area has not yet been completed and hence improvement and development of the slum site proper has not been commenced.

(2) KARIMEDU COLONY :

The scheme provides for rehousing of 64 families in storeyed tenements in the slum site and 256 families in open plots in Market Farm near the City's northern limit. 149 families have already been shifted and rehoused in Market Farm and due to the obstructive attitude adopted by the Slum dwellers further shifting could not be done. The construction of tenements can be taken up only if the slum site is cleared of the existing families.

(3) MALIGAIPURAM COLONY:

This scheme provides for rehousing of 33 families in open plots in the sites and 184 families in open plots in the new layout formed to the east of Erukancheri High Road and South of Magazine Road, known as Vyasarpady Colony. The alternate site is fully developed except the provision of public fountains. Development of the slum site could be taken up only after the surplus families are shifted to the alternative site.

(4) THANDAVARAYA CHATRAM :

This scheme provides for the rehousing of 322 families in pucca tenements in the slum site. The Corporation has completed the construction of 162 tenements and the remaining 160 tenements are under construction by the Madras Housing Unit.

(5) CORONATION NAGAR:

This scheme provides for rehousing of all the 141 families in open plots in the slum area itself. The occupants are widely affected by this scheme in which their properties are appropriated without compensation. For this reason they are not anxious and do not want the scheme to be implemented.

(6) VENKATESAPURAM :

The sanctioned scheme provides for rehousing of 242 families in open plots in the slum site and 136 families in storeyed tenements in the nearby layout, east of the Erukancheri High Road and South of Magazine Road known as Vyasarpady Colony. With the approval of the Government the Corporation had taken up construction of single-storeyed twin tenements in the slum site itself in two open plots and 54 such tenements are nearing comple-

tion. 3 families have been shifted to the new layout at Vyasarpadi referred to above and further families will be shifted to the layout abutting Krishnadoss Road, where fully developed open plots are readily available. Construction of storeyed tenements in the new layout at Vyasarpadi will be taken up shortly.

- (7) GREY NAGAR PALLAM }
(8) KARIMEDU COLONY }

The sanctioned scheme for these two areas envisages the clearance of the slum site and rehousing of all the 567 families (286 and 281 respectively) in open developed plots in Vyasarpadi, north of Magazine Road. The acquisition of the lands for the alternative sites has been completed except for a portion on the western end and the plots and roads have been demarcated. The development works have to be undertaken.

9. Goyathope.
10. Jaganathapuram.
11. Iyanavaram Road.
12. Chandra Yogi Samadhi Street.
13. Pensioner's line.
14. Osankulam.
15. Alandur Road.

The Corporation authorities prepared a scheme for the areas mentioned above occupied mostly by sweepers and scavengers employed by the Corporation proposing rehousing all the 1072 families in pucca storeyed tenements. The question of handing over of the slum sites belonging to the Corporation is under correspondence; but however the Corporation has permitted the Madras Housing Unit to proceed with execution of schemes wherever Corporation vacant lands are involved subject to mutual agreement taken.

16. Pavement Dwellers-North Madras Area.
17. Pavement Dwellers-West Madras Area.

On 15-10-1960, the Corporation authorities conducted a regular census of the pavement dwellers living in the city and it was enumerated that 3538 such families live on road sides and pavements. The schemes for rehousing all these families in open plots in the Neighbourhoods, the lands for which are under acquisition, are under preparation.

18. BOOPATHY NAGAR :

The scheme provides for clearing of the slum site and rehousing 22 families in tenements and 90 families in open plots in West Madras Neighbourhood Area. The Government have suggested revision of the scheme providing for open plots for all the families.

19. BUNDER RAMA NAICKEN GARDEN :

This scheme is for rehousing of 95 families in tenements and 129 families in open plots in Vyasarpadi Neighbourhood, the lands for which are being acquired.

Soon after the Thandavaraya Chatram Scheme for the comprehensive area was transferred to the Madras Housing Unit by the Corporation, the scheme was revised providing for 1222 tenements by adopting the economic design of the storeyed building evolved by the expert committee constituted by the State Housing Board with a view to reduce the cost of the scheme and the cost reduced to Rs. 63.00 lakhs as against Rs. 64.05 lakhs as submitted by the Corporation. The revised Thandavaraya Chatram Comprehensive scheme as revised by the Madras Housing Unit has been approved by the Board on 2-3-62 and the same has been submitted to Government for sanction. However works as proposed in the revised scheme are being taken up for execution.

EXPENDITURE STATEMENT

Name of Scheme.	Cost of Scheme.	Expenditure upto 31-1-62 by Corporation.	Expenditure from 1-2-62 to 31-3-62 by the Madras Housing Unit.	Total.
Thandavaraya Chatram	Rs. 14.52 lakhs.	8,49,749	97,500	9,47,249
Venkatesapuram	Rs. 9.44 lakhs.	3,19,277	26,000	3,45,277

NON-PLAN SCHEMES.

1) KILPAUK GARDEN AREA IMPROVEMENT SCHEME :

This is an old Scheme taken up during 1958-59. The area comprised by this scheme lies North of Kilpauk Garden Road and West of New Avadi Road. The area covered by the scheme is 597 grounds. The revised scheme costing Rs. 15.17 lakhs was sanctioned by the Government in 1960. The scheme contemplates the provision of 292 plots of which about 220 plots have been formed and developed.

2) NANDANAM EXTENSION SCHEME :

This scheme provides for the formation and development of about 100 plots. The targetted number of plots have been formed and developed. The revised scheme costing Rs. 9.25 lakhs is pending sanction of the Government. But for the construction of a lagoon for the sewage system the scheme can be taken as completed.

3) TRUSTPURAM, KODAMBAKKAM (PULIYUR) SCHEME :

Parts I & II of this scheme have already been completed. The D. D. in respect of the lands required for Part III of this Scheme has been approved by the Government during the period under review.

The revised cost of the entire scheme works out to Rs. 17.90 lakhs, and the scheme will be submitted to Government for sanction after following the statutory procedural provisions.

4) STATE RENTAL HOUSING SCHEME FOR LOWER MIDDLE CLASS PEOPLE

The original cost of the Scheme was Rs. 3.13 lakhs for the construction of houses in City Improvement Trust Nagar & Nandanam Extension for persons belonging to Lower Middle Class. Under this Scheme 18 houses have been constructed in the City Improvement Trust Nagar and in view of the decision to construct multi-storeyed rental flats in Nandanam Extension, the scheme is under revision.

5) N. G. G. Os' SCHEME, NANDANAM EXTENSION :

This scheme provides for the formation of 14 plots and construction of 112 houses. The total area covered by the scheme is 282 grounds. The revised scheme costing Rs. 22.66 lakhs is pending sanction with the Government. During the year under review 31 houses have been completed and the remaining houses were under various stages of construction.

MIDDLE INCOME GROUP HOUSING SCHEME :

The first batch for the construction of 122 houses in the different scheme areas of the former City Improvement Trust (now Madras Housing Unit of the State Housing Board) was taken up during 1959-60. Upto the end of the period under review 65 houses have been completed and the rest were under various stages of construction.

During the year under review, six schemes were framed for the construction of 110 individual Middle Income Group houses, 72 Middle Income Group rental flats and 60 Middle Income Group flats for sale on hire purchase basis. Work on the construction on 126 flats was in progress during the period under review. The execution of the remaining houses will be carried out during 1962-63.

SLUM IMPROVEMENT/CLEARANCE SCHEME.

The various Slum Improvement/clearance Schemes under execution by the Madras Housing Unit during the year under review (1961-62) were :—

1. Namasivayapuram.
2. Kamarajapuram-cum-Pushpanagar.
3. Government Channel Lane Hutting Ground Area.
4. Gajapathy Lala area slum.
5. Rajupillai Garden Scheme.
6. Kanniappa Nagar.
7. Ellisapuram.
8. Kamarajapuram Extension, Trustpuram, Kodambakkam.
9. Ramakamathpuram.
10. Omnibus Scheme, Kodambakkam-Pudoor.
11. Scheme for housing 200 Last Grade Government Servents.

1. NAMASIVAYAPURAM SLUM IMPROVEMENT SCHEME :

There were about 539 families residing in the area. The scheme envisages the re-housing of 364 families in the existing slum area and its adjacent areas and the surplus 175 families are proposed to be rehabilitated in the alternate plots at Trustpuram. The Government have since revised the scheme in G.O. Ms. No. 3469 (Housing), Industries, Labour & Co-operation Department dated 15-7-1960 providing for 539 plots at a cost of Rs. 7,12,350/- to re-house all the 539 families residing in the area.

PART I : All the plots were developed and allotted. The provision of all amenities contemplated under the scheme have been completed excepting the following :

Proposal for 400 rft. of random rubble revetment has been made and it will be provided by the end of this financial year. Earthen drain and construction of 20 numbers of culverts will be done by the end of this year. Metalling of roads, I, II & III has been completed and black-topping will be done by the end of this year.

PART II : All the 175 plots at Trustpuram were developed and the scheme completed.

2. KAMARAJAPURAM-CUM-PUSHPANAGAR :

The slums are situated in the Nungambakkam tank area on Government lands. There are about 219 huts and 225 families occupying an extent of 30 grounds. The Government have reduced the revised estimate for Rs. 3,13,000 to Rs. 2,98,200 in their Memo No. 42737/ SIII/59-II, Industries, Labour & Co-operation dated 1-8-59, by omitting the provision of roof over bath & F.O.L. and by reducing the number of public fountains from 40 to 30.

In the Kamarajapuram area all the 40' roads have been formed. All amenities have been provided for all the plots. Black topping of the 40' road will be completed during the end of this financial year.

In the Pushpanagar area all amenities for 53 open developed plots have been provided except giving sanitary connections to the bath & F.O.L. Metalling of all the 40' roads has been completed. 32 one-roomed, two-storeyed tenements in 4 blocks of 8 in-one-unit are all proposed to be constructed here. 3 blocks of tenements are under construction and the construction of 4th block will be started shortly.

3. THE GOVERNMENT CHANNEL LANE HUTTING GROUND AREA :

This slum lay on Government lands in Mylapore Division in an area of 51 grounds. The revised estimate for Rs. 1,71,200/- was sanctioned by the Government in G.O.Ms. No. 917 (Housing), Industries, Labour & Co-operation Department dated 28-2-1959. The area proposed for housing lies in the Nungambakkam Lake comprising the lands reserved for the Park under the T.P. scheme. All the plots were formed and duly allotted. All roads have been formed. Provision of amenities contemplated under the scheme has been completed except metalling and black topping of roads.

4. GAJAPATHY LALA AREA SLUM :

This slum is situated on Government lands along the side of the Buckingham Canal and east of V.R. Pillai Street. The original scheme for developing 63 plots at an estimated cost of Rs. 85,000/- as approved by the Government of India was revised for developing 69

plots at a cost of Rs. 93,100/- and was sanctioned by the Government of India. In the meanwhile, the owners & lessees of the land filed writ petitions in the High Court objecting to the acquisition of the land, and the further work on the scheme has been suspended during these years.

5. RAJUPILLAI GARDEN SCHEME :

A scheme for the improvement of the Raju Pillai Garden Slum in Pulam N. 875 of Puliur Shortium Village at Kodambakkam by the provision of 115 open developed plots at a cost of Rs. 1,60,495/- was sanctioned by the Government in G.O.Ms. No. 2611 (Housing), Industries, Labour & Co-operation Department dated 1-7-1959. The land required for the scheme was also handed over by the Revenue Department on 9-2-1960. Execution of the scheme commenced after the issue of the orders of Government in their Memo No. 111293/ SIII/60-14, Industries, Labour & Co-operation Department dated 16-3-1961, negating the request of Sri Ganapathypuram Co-operative House Site Society Ltd., to hand over the lands acquired for this scheme to them for purposes of the aforesaid society.

Out of 115 families, about 77 families, have been rehabilitated in the area. Gravel soling of all the roads has been done. Street lights have been provided for all the roads. Provision of sewer main will be taken up by the Corporation of Madras shortly.

6. NEW KANNIAPPANAGAR :

A scheme for re-housing the 1,200 families of the Kanniappanagar at Kodambakkam-Pudoor at an estimated cost of Rs. 15,90,000/- was sanctioned by the Government in G.O.Ms. No. 5049 (Housing), Industries, Labour & Co-operation Department dated 28-12-59. The lands required viz., about 320 acres were also taken over and the execution of the scheme commenced. So far 750 numbers of bath and F.O.L. have been constructed and out of this, connections were given to 300 numbers. Hutting materials have been issued to about 1,000 families and about 1,050 plots have already been allotted. Cash payments have been made to about 450 families. A shop of standard design is being constructed and others will be taken up very shortly. Earth supply has been made to about 300 families.

7. ELLISPURAM :

A project for the improvement of the Ellisapuram slum situated near the Round Tana, Mount Road, contemplates the construction of three-storeyed one roomed tenements for re-housing 30 families in the existing area and the provision of open developed plots for re-housing the surplus of 32 families in the alternative site at Trustpuram, Kodambakkam. The cost of the project as approved by the Government in G.O.Ms. No. 160 (Housing), Industries, Labour & Co-operation Department dated 12-1-1960 is Rs. 2,11,000/- i.e., Rs. 1,71,000/- for the construction of tenements and Rs. 40,000/- for the provision of 32 open developed plots. The lowest tender received for the construction of 30 single-roomed tenements under Part I of the scheme was approved by the Government. But the contractor has lapsed since he submitted his tender and that the prevailing market rates are higher in comparison with the rates quoted by him therein.

Further, it was found that there are actually 84 families residing in 28 huts in this slum as against 62 based on which the scheme was framed. Hence, the scheme has been revised to provide for alternative accommodation to 54 surplus families in open developed plots at Trustpuram, Kodambakkam, at an estimated cost of Rs. 76,500/- and for the construction of the 30 one-roomed tenements. The Housing Board design No. 14/62 has been proposed to be adopted for construction of tenements and the revised cost of the tenements works out to Rs. 2,70,500/-. The revised scheme is being placed before the State Housing Board for its sanction. In Part II area of the scheme, 54 plots have been developed and out of this 32 have been allotted.

8. KAMARAJAPURAM EXTENSION :

The scheme costing Rs. 1,65,450/- was sanctioned by the Government in G.O.Ms. No. 1166, Industries, Labour & Co-operation Department dated 5-3-1960 for re-housing 106 surplus families of the Kamarajapuram-cum-Pushpanagar scheme. The roads in the area have been formed. Out of 106 plots developed, 100 were allotted.

9. RAMAKAMATHPURAM :

This slum is situated in T.Nagar occupied by 290 families and the land is owned by the Ex-C. I. T. (donated by the late Dr. Ramakamath). A scheme for the construction of 72 tenements and for the provision of 40 open developed plots in this area and 111 plots at

The provision under the scheme is to construct 72 tenements of 9 blocks (8 tenements in one unit). Tenders have been called for 4 blocks of 32 tenements and has been accepted. Tenders for the remaining 40 tenements (5 blocks) have been called for. The work for the construction will be taken up shortly.

The Trust Board in its resolution No. 29 dated 6-5-60 approved the Omnibus Scheme at a cost of Rs. 9,47,750.- and this was submitted to Government for sanction. The Government in G. O. Ms. No. 2928 (Housing), Industries, Labour & Co-operation Department, dated 14-6-1960 sanctioned the scheme for Rs. 10,41,500 - (for 830 families) after including the 75 families from the Varadarajapuram and requested the Trust to submit revised estimates. Later, as the Corporation of Madras had provided accommodation for the residents of the Varadharajapuram, they requested the Trust to include the residents of the Green Belt area in the 'OMNIBUS' Scheme. As the Trust has already provided for these families (these being the same as the residents of Giriappa Road) 30 families from the Kakkan Colony and 65 families from the Ramakamathpuram have been included in this scheme. The revised Scheme has been submitted to Government at a cost of Rs. 14,42,950.-.

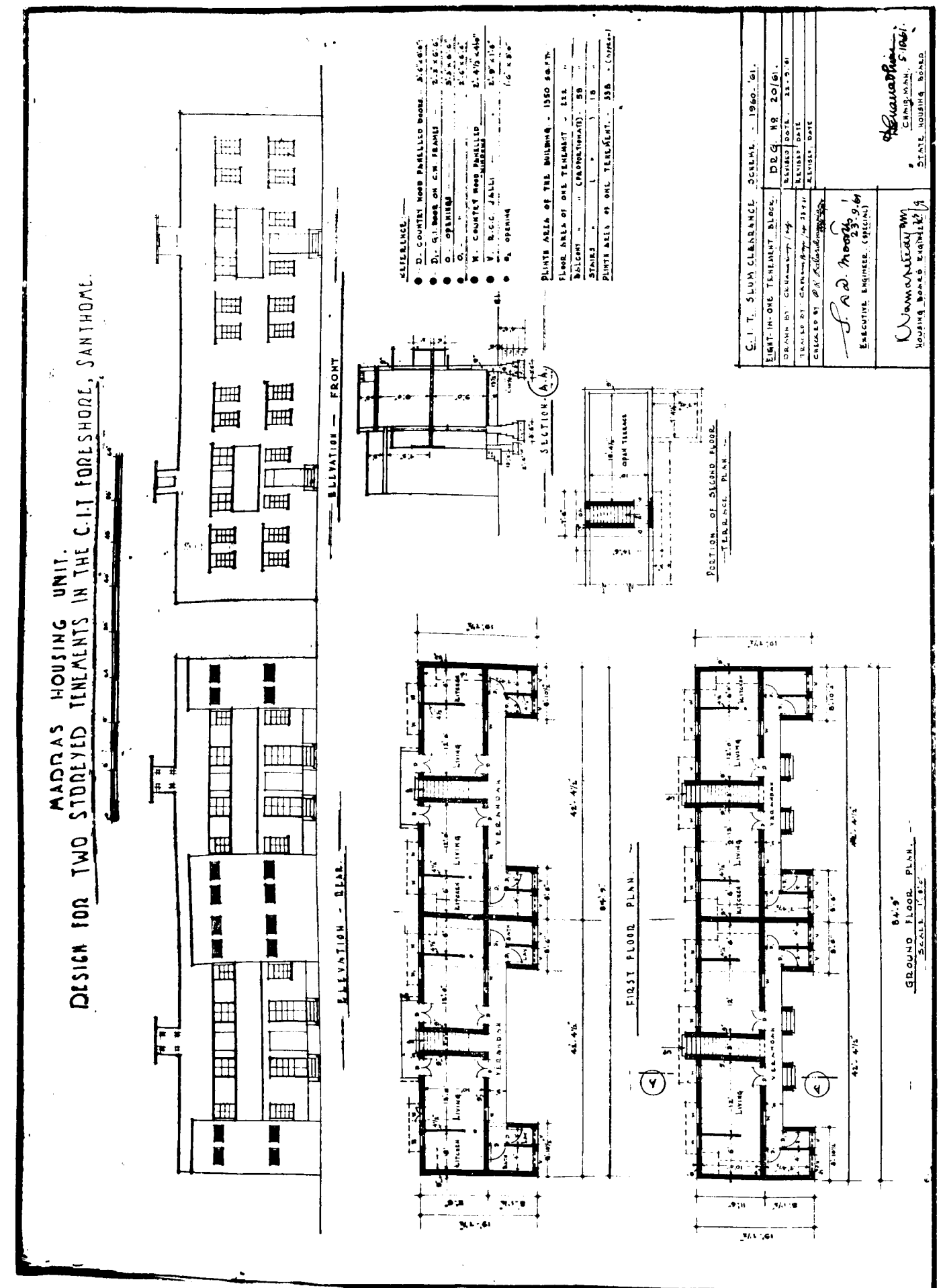
1.	Rehabilitating of the slum dwellers near T. Nagar Bus stand and other places such as Kilpauk Garden etc. at Kodambakkam-Pudoor.	425	families	Rs.	6,84,000
2.	Rehabilitating the slum dwellers from the Giriappa Road, T. Nagar (Green Belt) at Kodambakkam-Pudoor.	80	families	Rs.	1,60,900
3.	Rehabilitating the surplus families from Kamarajapuram-cum-Pushpanagar at Kodambakkam-Pudoor.	160	families	Rs.	2,77,000
4.	Rehabilitating the families from Seethamma Colony at Trustpuram, Kodambakkam.	60	families	Rs.	96,800
5.	Rehabilitating the surplus families from Namasivayapuram at Kodambakkam-Pudoor.	30	families	Rs.	58,000
6.	Rehabilitating the surplus families from the Ramakannathpuram at Kodambakkam-Pudoor further extensions.	65	families	Rs.	1,13,750
7.	Rehabilitating the surplus families from Kakkan Colony at Kodambakkam-Pudoor further extension.	30	families	Rs.	52,500

Total 850 families Rs. 14,42,950

1. Families from Kanarajapuram-cum-Pushpanagar Area.	119
2. Families from Kakkam Colony & Government Channel Lane Hutting families.	25
3. Namasivayapuram surplus families	31
4. Urur families included under Omnibus Scheme.	3

$$\begin{array}{r} 119 \\ 25 \\ 31 \\ 3 \\ \hline 178 \end{array}$$

Hutting materials have been issued to 175 families. 190 numbers of Baths & F. O. Ls. have been constructed of which connections were given to 160 numbers. 30 Nos. of level pits are under construction. Cash payments have been made for 140 families. One well has been newly sunk. 3 numbers of wells have been renovated in this area. Earth supply has been made to 120 families. 20 numbers of street lights have been provided. 4 Nos. of shops have been constructed. 40' and 30' roads and access ways have been formed and an over head tank is also under construction.



11. SCHEME FOR THE HOUSING OF 200 LAST GRADE GOVERNMENT SERVANTS.

The Government in G. O. Ms. No. 220 (Housing), Industries, Labour & Co-operation Department dated 18-1-1960 requested the Trust to frame a project for the housing of 200 last grade Government servants in the lands under acquisition in the Kodambakkam-Pudoor on the same pattern as the slum clearance scheme of the Government of India. A scheme was prepared at an estimated cost of Rs. 2.89 lakhs and submitted to Government for sanction. The Government in G. O. Ms. No. 1950 (Housing), Industries, Labour & Co-operation Department dated 3-4-1961 sanctioned the scheme for Rs. 2.75 lakhs.

About 40 baths & F. O. Ls. are nearing completion, and 80 numbers are under construction.

12. SIVARAJAPURAM:

This slum is located in Triplicane. There are 136 families. After allowing a 30 feet road on the canal side and a 20 feet road on the other side as suggested by the Public Works Department, it is possible to provide only 18 plots. Hence, it was suggested to Government that the entire number of families may be shifted to an alternative site either in the Foreshore, Urur, or in Kodambakkam-Pudoor. The scheme will be framed after lands for providing accommodation for the slum dwellers is settled.

In G. O. Ms. No. 1822 (Housing), Industries, Labour & Co-operation Department dated 28-3-1961, the Government have sanctioned an amount of Rs. 16,07,203/- being 50 per cent of loan portion as per ceiling cost for the following 9 schemes. The stages of each of the scheme are also noted against each of them:

1. KOTTUR AREA SLUM CLEARANCE SCHEME:

The scheme submitted by the Madras Housing Unit envisages the housing of 171 families in open plots at a cost of Rs. 3,52,260/-. The Government sanctioned the scheme in G. O. Ms. No. 1966 (Housing), Industries, Labour & Co-operation Department dated 4-4-1961, and an amount of Rs. 2,13,750/- was sanctioned on the basis of the ceiling cost and the Government directed that revised detailed estimates & plans be submitted for sanctioning the excess over the ceiling cost, if any. The scheme is being revised.

2. SUBEDAR GARDEN:

The scheme as submitted by the Madras Housing Unit costs Rs. 3,85,000/- and provides for the development of 200 open developed plots. The Government in G.O.Ms. No. 2064 (Housing), Industries, Labour & Co-operation Department dated 10-4-61 sanctioned the scheme at a cost of Rs. 2,50,000/- based on the ceiling cost and requested the Madras Housing Unit to prepare and submit detailed revised estimates and plans for the sanction of excess over ceiling cost, if any. As the lands are under acquisition, execution of the scheme was not taken up.

3. KAPALEESWARAR KOIL LAND:

The scheme provides for the development of 220 open developed plots and construction of 80 tenements at a cost of Rs. 8,79,250. The revised scheme submitted has been returned by the State Housing Board, for providing tenements for 25 per cent of the families and the rest in open developed plots. The lands are under acquisition.

4. VISALAKSHIAMMAL ESTATE:

The scheme as submitted by the Madras Housing Unit provides for the construction of 120 tenements and 330 open plots at a cost of Rs. 12,68,400/-. The scheme was sanctioned by the Government in G.O. Ms. No. 1839 (Housing) Industries Labour & Co-operation Department dated 28-3-61 and they have also sanctioned an amount of Rs. 9,64,500/- as per the ceiling cost. The Government have also requested to submit revised detailed estimates and plans for sanctioning the excess cost. The scheme is being revised. The lands are also under acquisition.

5. URUR-PARTS I & II:

The scheme as submitted envisages the provision of open developed plots for 576 families. The Government in G.O.Ms. No. 1967 (Housing), Industries, Labour & Co-operation Department sanctioned the scheme at a cost of Rs. 7,20,000/- on the basis of the ceiling cost and requested that detailed revised estimates and plans be submitted for sanctioning the excess cost, if any. The scheme is being revised. Only a portion of the lands in Urur-Part I has been handed over and works have also been started on them. Tenders have been called for, for certain works.

6. VENKATAPURAM:

The scheme as submitted by the Madras Housing Unit costs Rs. 7,43,000/- for the construction of 60 tenements and for the provision of 190 open developed plots. The lands are under acquisition.

7. KANNIKAPURAM:

The Madras Housing Unit submitted a scheme for the improvement of the Kannikapuram slum at a cost of Rs. 2,62,500/- for the provision of 150 open plots. The scheme was sanctioned by Government in G.O.Ms. No. 2063 (Housing), Industries, Labour & Co-operation Department, dated 10-4-61 for Rs. 1,87,500/- on the basis of the ceiling cost. The Government requested to submit detailed estimates and plans for the sanction of the excess cost. The lands are under acquisition.

8. APPAVU NAGAR:

The scheme provides for the construction of 40 tenements and development of 350 plots at a cost of Rs. 9,65,000/-. The lands are under acquisition.

9. MAMBALAM TANK BUND:

1450 tenements are proposed to be constructed in the existing slum area at a cost of about Rs. 72,55,000/-. The surplus 800 families are proposed to be rehabilitated in the alternate site at Kodambakkam-Pudoor, Part II. The revised layout is awaited from the Director of Town Planning.

FORESHORE ESTATE, SANTHOME.

The construction of 500 apartments (25 blocks) under Part I of the Foreshore composite Housing Project was completed by the end of March, 1961. These 500 apartments were declared open for occupation by the Hon'ble Chief Minister on 13-4-1961. The inauguration of the Estate by the Chief Minister on 13-4-1961, marked the completion of Part I of the Project comprising of 500 apartments together with all the development works including the independent sewage and water supply scheme.

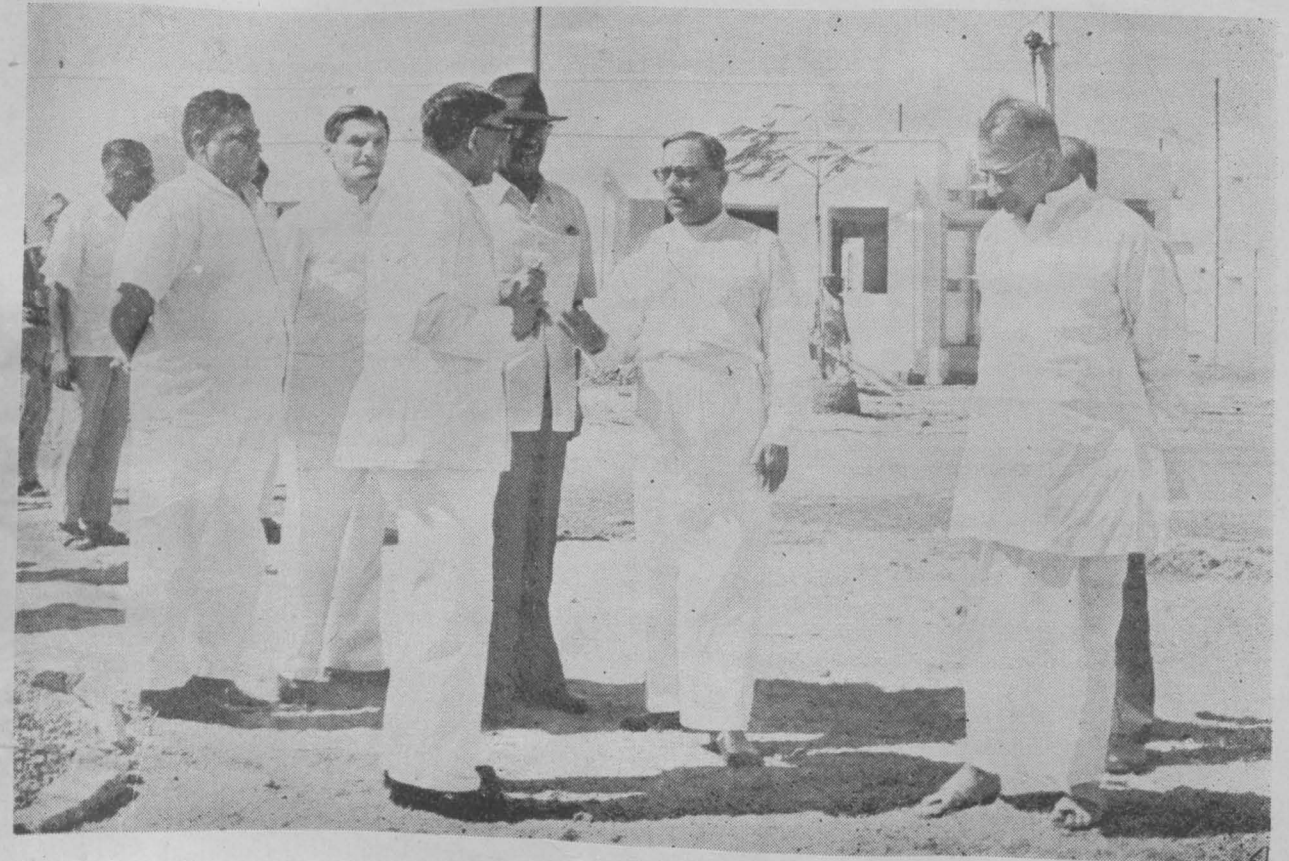
In accordance with the instructions contained in Government Memoranda No 1578-H.B. I/60-1 I.L. & C. dated 21-3-1960 and No. 50451/S/III/60-7 dated 13-5-1961, 200 apartments consisting of 10 additional blocks (20-in-1) were taken up for construction in addition to the 500 apartments in Part-I, thus making a total of 700 apartments. Under further instructions of Government, all the 500 apartments in Part-I of the Project were taken over to the Rental Scheme for low-paid Government Servants of the State. This was in supersession of the earlier orders of Government (vide Memo. No. 176823/S/60-1, I.L. & C., dated 4-3-1960 transferring only 260 apartments to the Rental Scheme). Further, owing to revision of design of the apartmental blocks to 8-in-1 under instructions from Government, the layout of the Project had also to be revised and consequently the total number of apartments got reduced to 168 as against 200.

Of the 168 apartments forming the second stage of the Project, the buildings were in various stages of construction. 80 apartments of the above project are of the original (20-in-1) design, 80 of the revised (8-in-1) design, and 8 of the revised (4-in-1) design.

In addition to the 668 apartments, the Government instructed to build Middle Income Group houses in the reclaimed southern part of the Estate, but later the Government instructed that three storeyed flats on hire-purchase basis should be built. Under further instructions from the Government, the Scheme was modified to Middle Income Group Rental flats (54 flats of Middle Income Group 'A' type and 18 flats of Middle Income Group 'B' type). The buildings are in various stages of construction.

The Government have since ordered in G. O. Ms. No. 6035 I.L. & C. dated 22-11-1961 that the 168 apartments under construction forming Part II of the Project, may also be transferred to the Rental Scheme and allotted to the low-paid employees of the State Government.

Thus the Foreshore Housing Project which was originally a Slum Improvement Project for the Foreshore Slums, viz., Mullikuppam, Nochikuppam, Dommingkuppam and Srinivasapuram has finally evolved into a composite Housing Project, comprising (a) Rental Housing Scheme for low-paid State Government Employees (cost Rs. 45.80 lakhs) (b) Middle Income Group Rental Housing Scheme (72 flats-Cost Rs. 18.36 lakhs) and (c) One Middle Income Group Rental house (T. D. No. 14.) with all amenities including an independent water supply scheme, an independent sewage scheme, drinking water supply scheme, street lighting, roads, etc. It also provides a Community Hall, a Shopping Centre, a Restaurant, Vegetables, Mutton and Fish stalls and Bachelors' Rooms under "Remunerative Enterprises", besides a school building to serve the educational needs of the children in the Estate.



Sri. K. C. Reddy, Union Minister for Works, Housing & Supply, Sri. R. Venkataraman, State Minister for Industries & Housing, and Sri. T. T. Krishnamachari, M.P., during their visit to the 668 apartments in the C. I. T. Foreshore Estate, Santhome, for low-paid State Government servants-19-1-1961. (Total cost of the Scheme: Rs. 45.80 lakhs).

ROADS AND MAINTENANCE.

All the black topped roads of the Scheme areas have been handed over to the Corporation as per section 61 of the Madras State Housing Board Act.

The number of trees planted so far in the various scheme areas is 7533.

C.I.T. NAGAR, SAIDAPET :

All important roads in this scheme area have been handed over to the Corporation for future maintenance. Metalling work of cross streets was in progress. The number of trees planted during the year is 686.

C.I.T. NAGAR EXTENSION, SAIDAPET :

All the roads of the Scheme have been tarred except the road between C. I. T. Nagar and C. I. T. Nagar Extension. Metalling of this road was in progress. Total number of trees planted in the Scheme area is 80.

WEST C.I.T. NAGAR, SAIDAPET :

Revetting the drainage channel and the metalling of roads in the Scheme area has been completed. Dustless surfacing of the roads will be taken up after sewer mains to the scheme are provided by the Corporation. Total number of trees planted in the scheme area is 400.

NANDANAM COLONY :

The roads of this Colony have already been handed over to the Corporation for future maintenance. Hence there was no necessity to maintain the roads by the Madras Housing Unit during the year under review.

NANDANAM EXTENSION :

Almost all the roads and streets have been metalled and the dustless surfacing of 10th and 11th streets have been taken up. Street sewers have been provided and the construction of Lagoon was completed and it is functioning properly. The number of trees planted in the Scheme area is 243.

TRUSTPURAM, KODAMBAKKAM :

All the roads of the Scheme area have been tarred and are being handed over to the Corporation except the Vanniar Street which was recently taken over by the Madras Housing Unit from the Corporation for improvement. Action has been taken to improve the Vanniar Street also.

TRUSTPAKKAM, ST. MARY'S ROAD :

Roads have been black topped and are being handed over to the Corporation for future maintenance.

TRUST SQUARE, AIYANAVARAM :

Roads have been tarred and will be handed over to the Corporation. Total number of trees planted in the Scheme area is 57.

SEETHAMMA ROAD AREA IMPROVEMENT SCHEME :

Metalling and dustless surfacing of roads are in progress. 10 trees have been planted during the year, increasing the total number of trees planted to 300.

EAST ABHIRAMAPURAM :

Dustless surfacing of roads was over and the roads are to be handed over to the Corporation.

ASPIRAN GARDEN AREA IMPROVEMENT SCHEME :

Dustless surfacing of all the roads in the Scheme area was completed except the approach road to Otteri Nullah and RR and SS road. Total number of trees planted in the scheme area is 142. The work of providing revetment to the channel was over.

KILPAUK GARDEN SCHEME AREA :

Metalling of the roads is being taken up and will be completed in time. Revetment of the Channel is nearing completion. Total number of trees planted during the year is 600.

C.I.T. COLONY :

All the roads in the Scheme area have been tarred and are being handed over to the Corporation. Total number of trees planted is 496.

R.K. MUTT SCHEME :

Total length of road to be formed is about one mile. About 4 furlongs of road has been formed and laterite work has been completed in these roads. About 150 avenue trees have been so far planted.

MANDAVELIPAKKAM SCHEME :

About 24331 rft. of road work has so far been completed, out of which 20,936 rft. of road has been tarred and 3,935 rft. of road has been metalled. Action has been taken for preparing estimates for tarring of the remaining roads.

SEETHAMMA ROAD EXTENSION SCHEME AREA :

About 2,000 rft. of laterite roads have been formed. The number of avenue trees planted is about 200. Since the sewer mains are to be laid by the Madras Housing Unit in the scheme area, metalling work can be taken up after the sewers are laid. Also some roads come in the land where writ petitions have been filed and hence the roads have to be formed later after the writs are disposed of by the High Court.

HOUSING.**C.I.T. NAGAR :**

1. During the year under review, the construction of one small hut with Jax Board roof on plot No. 24-E, loop road, and another small house has been completed.
2. The constructions of the following works are in progress :
 - (a) Bachelor's quarters over shops and stalls near the office building.
 - (b) Two Nehru special.
 - (c) Two low cost twin-houses on II Main Road.
 - (d) One house, D-6 on plot No. 47 with pile foundation at Playground area.
3. The proposal to construct Rental blocks I & II consisting of 4 flats each has been approved and the work has been taken up.

C.I.T. NAGAR-WEST:

The construction of Community centre has been taken up and the work is in progress.

MANDAVELIPAKKAM, R.A. PURAM:

The constructions of the following buildings have been completed.

- (a) Twin building, carriage type on plot No. 75.
- (b) Rental block No. 1, consisting of 4 flats.

The construction of Rental Block II consisting of 4 flats, has been taken up and the work has come up to roof level of the 1st floor.

The proposal to construct II floor over Rental Block I & II has been approved and the work will be taken up shortly for execution.

The construction of Milk depot has been taken up and the work is nearing completion.

SEETHAMMA ROAD:

The construction of the following works have been completed.

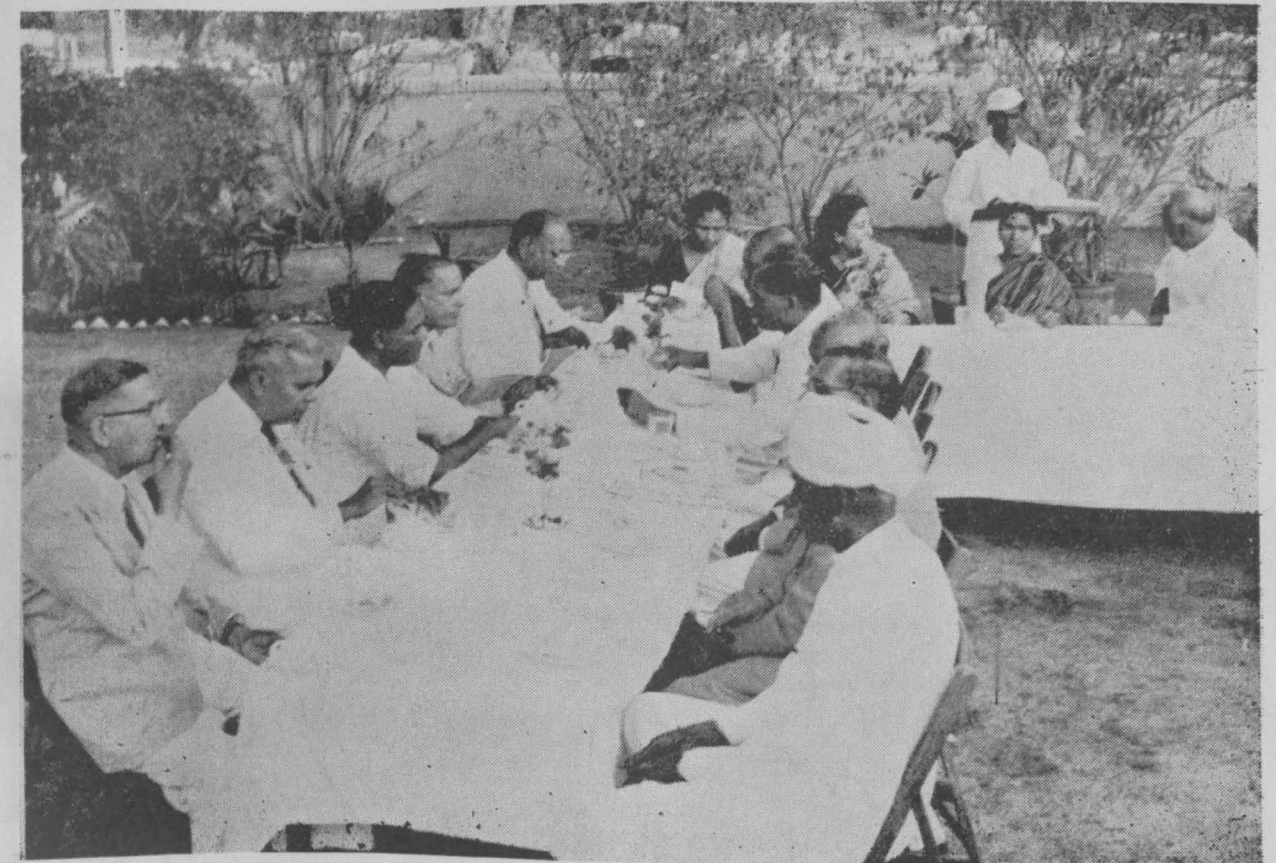
- (a) Milk Depot.
- (b) Shops and T.K.'s Room.
- (c) Restaurant.
- (d) Shops and Mutton Stalls with F.O.L.

ASPIRAN GARDEN:

The construction of shops and stalls on plot No. 15 has been completed.

KILPAUK GARDEN:

The following works have been completed.



Tea Party given by the Chairman, former City Improvement Trust to the Trustees, on his appointment as Chairman of the newly-formed State Housing Board-10-4-1961.

West Madras	125	houses
Kodambakkam Pudoor-Part I	75	"
South Madras	75	"
North Madras	50	"
Total	325	

It is not proposed to take up any project for land development under this scheme.

M.I.G.H. SCHEME :

In addition to completing the different projects taken up under this scheme during 1961-62, it is proposed to construct 80 houses in the Neighbourhood area and in Turnbolls Road area during 1962-63. It is also proposed to construct multi-storeyed rental flats in the Turnbolls Road area under this scheme.

RENTAL HOUSING SCHEME :

The Rental Housing Scheme for State Government low - paid employees (Batch I) at Kilpauk could not be completed during 1961-62 due to various extraneous reasons. It is proposed to restrict the programme for 1962-63 to the completion of this Project.

NON - PLAN SCHEMES :

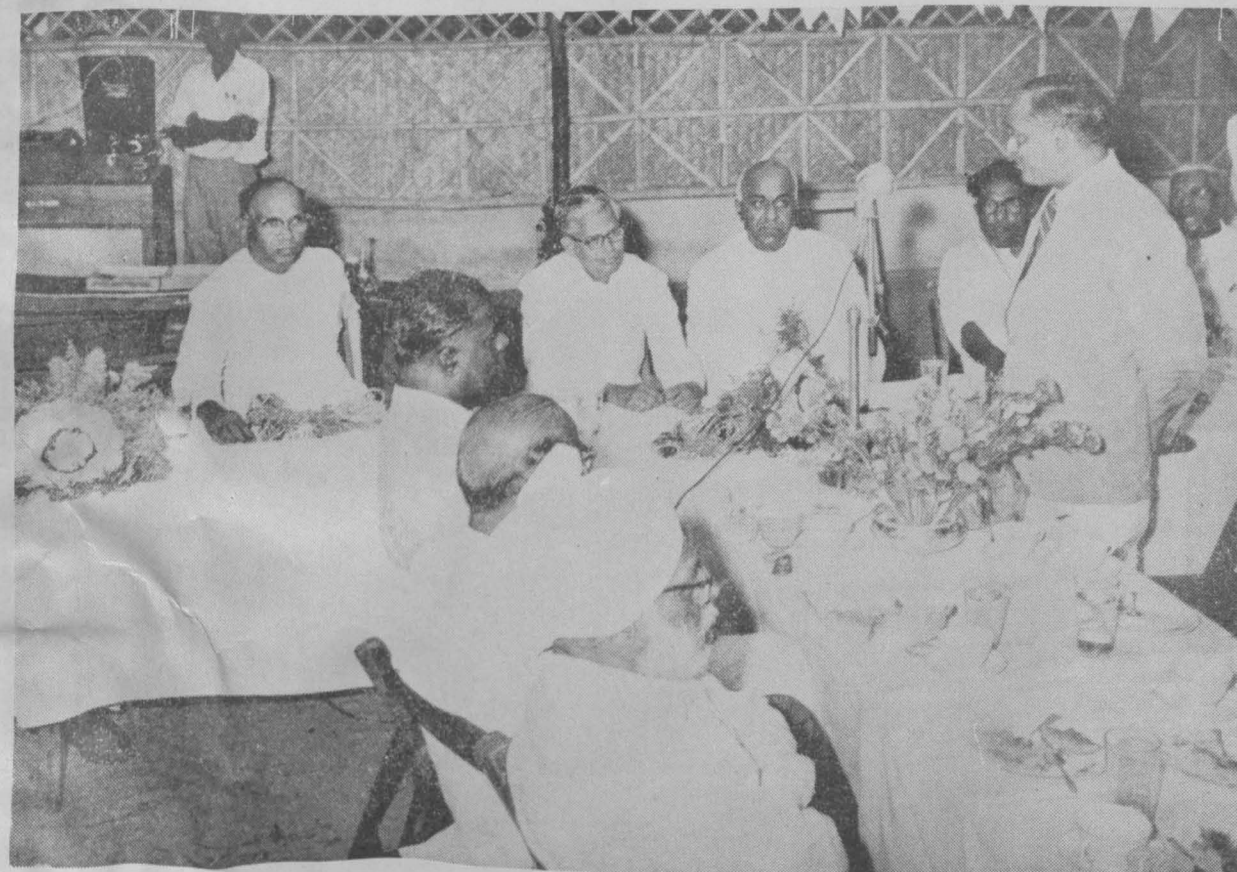
The Schemes taken up during 1961-62 and the previous years will be completed during 1962-63.

In addition, one more land development scheme viz., Turnbull's Road Area Land Development scheme has been taken up for execution during 1962-63 and pushed through as far as possible.

Under the Lower Middle Class Housing Scheme it is proposed to construct Rental Blocks in Mandavelipakkam, C.I.T. Nagar, Nandanam Extension and R. K. Mutt Scheme areas at a total cost of about Rs. 13.00 lakhs.

The forecast of expenditure on all the housing schemes (except Slums) to be taken up during 1962-63 will be about Rs. 80 lakhs..

(Sd.) M. RAMACHANDRA RAO,
Administrative Officer,
Madras Housing Unit,
Madras.



Farewell given by the C.I.T. Staff Recreation Club to the Chairman, former C.I.T., on his appointment as Chairman of the newly-formed State Housing Board - 16-4-1961.

33 houses have already been completed. The remaining 3 houses have been completed during the year under review.

Rs. 12.95 lakhs for the construction of 165 houses were sanctioned by the Government in G.O.Ms. No. 1091 (Housing) dated 31-3-1960. All the 165 houses have been taken up for execution and are at various stages as shown below :--

Total	165
-------	-----

3. L.I.G.H.-VI BATCH :

Out of 70 houses 56 houses have been taken up for execution as shown below :--

C.I.T. Nagar West	5
Trust Square	1
Pudoor, Kodambakkam	8
Aspiran Garden	3
Kilpauk Garden	23
Seethamma Extension	16
Total	56

(a) handed over to the contractor for execution	2
(b) upto basement level	3
(c) upto lintel level	5
(d) upto roof level	12
(e) nearing completion	15
(f) completed	19
Total	56

4. L.I.G.H.-VII BATCH:

Tenders have been invited for all the 75 houses, out of which 37 houses have been taken up for execution and are at various stages as shown below :—

Total	37
-------	----

The architectural drawings include the following elements:

- FRONT ELEVATION:** Shows the main facade of the building with a central entrance and multiple windows.
- REAR ELEVATION:** Shows the back facade of the building with multiple windows.
- SECTION ON A-B:** A vertical section showing the internal structure and floor levels.
- FIRST FLOOR PLAN:** Shows the layout of the ground floor, including rooms, corridors, and a central staircase.
- SECOND FLOOR PLAN:** Shows the layout of the upper floor, including rooms, corridors, and a central staircase.

The construction on the remaining 38 houses will be taken up in due course.

5. L.I.G.H.-VIII TO XI BATCHES.

It was proposed to construct houses under L.I.G.H. VIII to XI batches as shown below :---

BATCH No.	S.H.B. Res. No. & date	Loan in lakhs	No. of houses	Area
L.I.G.H. VIII Batch	398 daetd 2-12-1961	4.80	18 42	R.K. Mutt Seethamma Extension.
			Total 60	
L.I.G.H. IX	398 dated 2-12-1961	4.40	55	Pudoor, Kodambakkam.
L.I.G.H. X	400 dated 2-12-1961	4.80	60	Pudoor, Kodambakkam.
L.I.G.H. XI	401 dated 2-12-1961	4.96	62	Urur (Adyar)

NOTE :
L.I.G.H.- VIII BATCH.

The construction of 18 flats at R.K. Mutt has been taken up and the work is in progress.

The tenders for 7 houses out of 42 houses proposed to be constructed at Seethamma Extension have been invited and the work will be taken up in due course.

The remaining 35 houses will be taken up after the land is acquired and taken over.
L.I.G.H.- IX BATCH.

Tenders have been invited for all the 55 houses, but not yet decided.

L.I.G.H.- X BATCH

Tenders have been invited for all the 60 houses.

L.I.G.H.- XI BATCH.

Tenders have been invited for all the 62 houses.

MIDDLE INCOME GROUP HOUSING SCHEME.

The M.I.G.H. Scheme of the Union Government is a non-Plan scheme financed by the Life Insurance Corporation. The first batch of the scheme for the construction of 122 houses, in different scheme areas at an estimated cost of Rs. 20 lakhs is nearing completion. The second batch, at an estimated cost of Rs. 9.40 lakhs, providing for the construction of 59 houses in different scheme areas, was framed and submitted to Government for sanction during the last year. But subsequently, it was decided to cancel this scheme and replace it by another scheme for the construction of 54 flats at R.K. Mutt Road, Mylapore, at an estimated cost of Rs. 16.62 lakhs. Another scheme for the construction of 72 Rental flats at Fore-shore Estate has been formulated under the third batch of the M.I.G.H. Scheme, at a cost of Rs. 18.36 lakhs. Both the second and third batches have been taken up for execution, pending sanction from Government.

In addition to the above Schemes, which are under execution, four more schemes have been prepared and are being submitted to the Government, for sanction. The fourth batch provides for the construction of 6 flats at R.K. Mutt Road and 20 houses at Urur, Adyar at a cost of Rs. 6.77 lakhs. The fifth batch contemplates the construction of 30 houses at Urur costing Rs. 7.49 lakhs. The sixth batch envisages the construction of 30 houses at Kodambakkam Pudoor and its cost is estimated at Rs. 7.49 lakhs. The seventh batch is a scheme for the construction of 20 houses at Kodambakkam Pudoor and 10 houses on sold out plots at a cost of Rs. 7.59 lakhs.

PROGRAMME FOR 1962-63.

L.I.G.H. SCHEME :

Under the L.I.G.H. Scheme, it is proposed to construct 325 houses during 1962-63, in the various Neighbourhoods, as detailed below :

APPENDIX-1

MADRAS HOUSING UNIT

Leasing of plots to poor people in Regular Layouts

Year	Name of the Scheme	No. of Plots	Annual lease rent	Remarks
			Rs. nP.	
1948—49	Nil	Nil	Nil	
1949—50	Nil	Nil	Nil	
1950—51	C.I.T. Nagar (Mambalam, South Scheme)	68	1,632 00	
1951—52	Nil	Nil	Nil	
1952—53	Nil	Nil	Nil	
1953—54	C.I.T. Nagar	200	4,800 00	
1954—55	Mandavelipakkam	62	1,116 00	
1955—56	Mandavelipakkam	180	3,240 00	
1956—57	Mandavelipakkam (4 ground sites)	56	672 00	
	Ramakamathpuram	231	173 25	
	(Six nP lease rent per plot)			
	Korukkupet	87	65 25	
	(Six nP. lease rent per plot)			
1957—58	C.I.T. Nagar	5	120 00	
	Mandavelipakkam	5	90 00	
	Namasivayapuram—Part II	87	3,132 00	
1958—59	C.I.T. Nagar	6	144 00	
	Mandavelipakkam	8	144 00	
	Namasivayapuram—Part I	124	4,464 00	
	Namasivayapuram—Part II	38	1,368 00	
	Saidapet (North)	19	456 00	
1959—60	C.I.T. Nagar	4	96 00	
	Mandavelipakkam	10	180 00	
	Namasivayapuram—Part I	210	7,560 00	
	Namasivayapuram—Part II	85	3,060 00	
	Saidapet (North)	45	1,080 00	
1960—61	Ramakamathpuram	59	44 25	
	Trustpuram	48	1,428 50	
	Korukkupet	14	10 50	
	Kamarajapuram	152	5,472 00	
	Kamarajapuram Extension	19	684 00	
	Government Channel Hutting Road	102	3,672 00	
1961—62	Namasivayapuram Part I	20	1080 00	
"	G.C.L.H. Gd. Area	2	72 00	
"	Kamarajapuram	4	144 00	
"	Kamarajapuram Extension	75	2700 00	
"	Raju Pillai Garden (New scheme)	79	2844 00	
"	Trustpuram Block IV	32	1152 00	
"	Vannan Thorai Road Slum	171	6156 00	
"	Karemeducherry market farm	130	4680 00	
"	Vazhaippucheri	70	2520 00	

APPENDIX-2

Madras Housing Unit

Slums Cleared or Improved. (from 1948 - 49 to 1961 - 62)

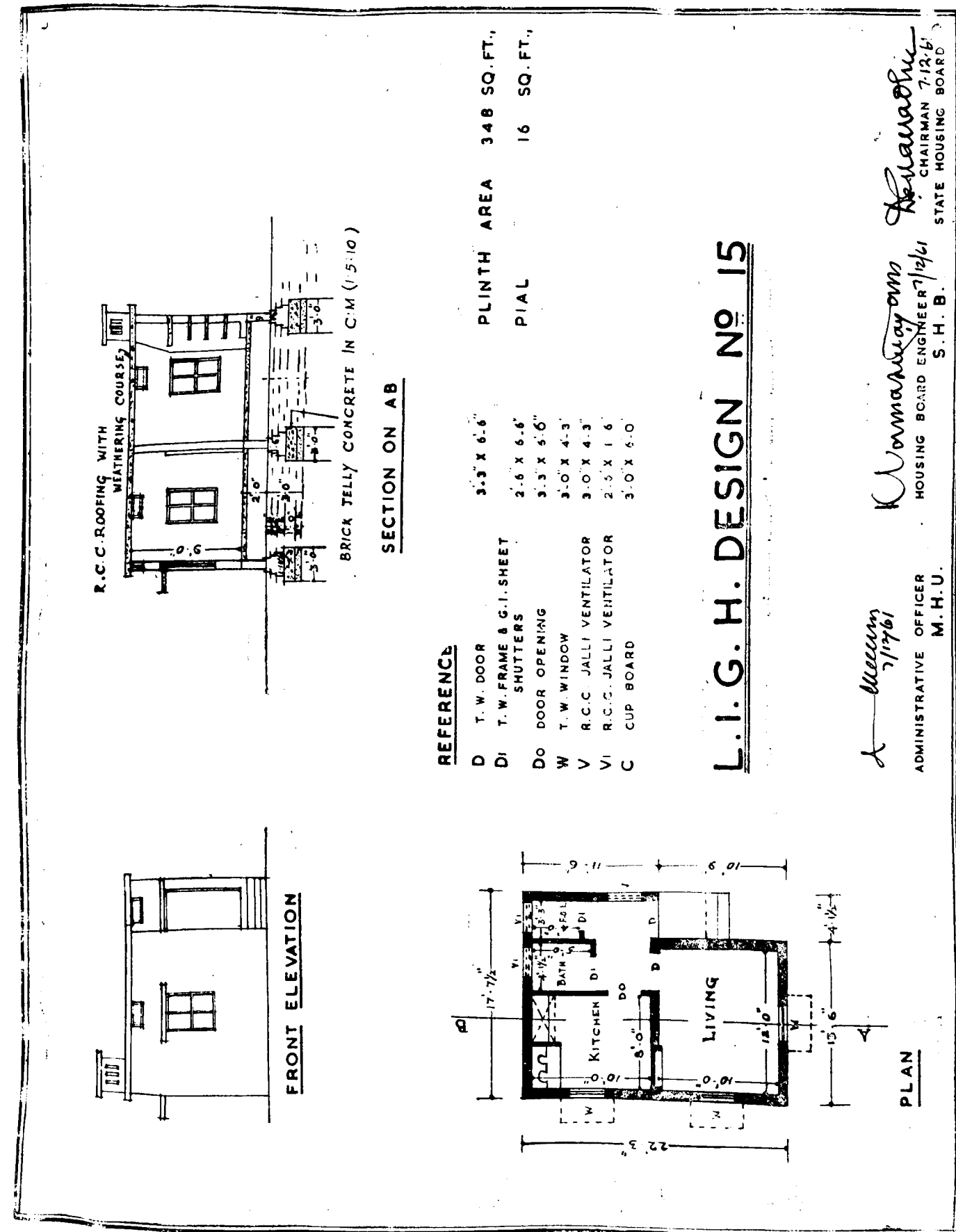
Year	Name	Extent of the Scheme Area	Number of families rehabilitated	Remarks
1	2	3	4	5
1948-49	Nil	...	...	
1949-50	Nil	..	..	
1950-51	Sakthi Ganapathipuram Slum, C.I.T. Nagar (Mambalam South Schemes) and part of Cox Square (ex-Cox Cheri)	65 Grounds	100	About 40 families rehoused in Kodambakkam.
1951-52	(Mandaveli Scheme area- Now known as Mandaveli-pakkam.)	1,000 Grounds	250	All the families were rehabilitated.
1952-53	(a) (Sreerampet slum in Mambalam South Schemes area-Now known as C.I.T. Nagar).	250 Grounds	300	All the amenities were provided.
	(b) Soorsha Makkan Scheme	...	...	do.
1953-54	(Masthan Garden Slum- Mambalam South Scheme area-Now known as C.I.T. Nagar.)	250 Grounds	300	—
1954-55	Cox Colony (ex-Cox Cheri)	...	40	—
1955-56	Cox Colony (ex-Cox Cheri)	...	40	Out of 80 families only 40 had been rehoused during the previous year. The remaining 40 were rehoused during the year.
1956-57	Namasivayapuram	325½ Grounds	539	This Scheme is the first of the ten slums on Government land to be improved under the Union Government's Scheme. The layout plan financial estimate, etc. pertaining to the Scheme were sanctioned by the Union Government, in their letter No. H11-19 (40) '57 dated 18-2-57. The Scheme which was also submitted to the Government under Section 52 (1) of the Trust Act was sanctioned in G. O. Ms. No. 1251, (Department of Industries, Labour & Co-operation) dated 2-4-57.
	Ellisapuram	6 Grounds	84	The area had been declared as a slum and the lands were being acquired by the Collector of Madras under the provisions of the Madras Slum Improvement (Acquisition of land) Act, 1954. Notices under Section 3(2) of the Slum Improvement Act were issued to the persons concerned. The proposal is to construct tenements for the slum-dwellers.
	Kattukoil Cheri	...	84	The area was declared as a Slum and the lands were being acquired by the Collector of Madras under the provisions of the Madras Slum Improvement (Acquisition of land) Act, 1954. It is proposed to improve the Area.
	Ramakamathapuram	62 Grounds	288	An Improvement Scheme was being framed for the area in accordance with the provisions of the Trust Act. The execution of the proposed improvements will be commenced after the Scheme is sanctioned by the Government.

1	2	3	4	5
1957-58	Namasivayapuram	325½ Grounds	532	The development work was started during the year both in the Namasivayapuram and in the adjoining Trustpuram areas measuring in all 322 grounds
	Nochikuppam - Cum - Domingkuppam Mallikuppam- cum - Srinivasapuram. (Construction of tenements at Foreshore Area).	200 Grounds	900	The decision to acquire the Peyandi Amman Temple lands near the Foreshore for the purpose of rehabilitating all the slum-dwellers on the foreshore was arrived at, and necessary action taken for revising those two Schemes. The proposal is to construct about 900 tenements housing hut-dwellers of Nochikuppam, Domingkuppam, and Mallikuppam and Srinivasapuram.
	Kamarajapuram-Cum-Pushpanagar	30 Grounds (Slum area)	239	It was proposed to provide developed open plots to the slum-dwellers.
	Government Channel Lane Hutting Ground.	51 Grounds (Slum area)	102	It was proposed to provide developed open plots to the slum-dwellers.
	Gajapathi Lala Area	...	69	The acquisition of land for the Scheme was under progress
	Ellisapuram Ramakamathapuram Kattukoil Cheri Raju Pillai Garden	...	...	Action was initiated to frame Schemes in these slum areas during the year.
1958-59	Namasivayapuram	325½ Grounds	522	The development work of the Scheme was almost over and almost all necessary amenities have been provided.
	Foreshore Tenements.	200 Grounds	900	In the Scheme area, 500 tenements were taken up for execution and the work is in full swing. Provision of amenities was also commenced.
	Kamarajapuram-Cum-Pushpanagar	...	239	Execution work was commenced and the Scheme was in rapid progress. Amenities were being provided in the Scheme area.
	Government Channel Lane Hutting Ground.	...	102	As the Scheme site was very low-lying the whole area was suitably raised so as to enable the Corporation to lay water-mains. The development work was started and was in progress.
	Gajapathi Lala Area	...	69	The lands required for the Scheme is under acquisition by the Collector of Madras and the work is to be commenced as soon as the lands are taken possession by the C.I.T.
	Raju Pillai Garden	...	...	The Government in their G.O.Ms. No. 2611 (Housing), L. & C. dated 1-7-59 have sanctioned this scheme for providing 115 developed plots. The required land for the Scheme is under acquisition.
	Kattukoil Cheri	...	84	Residents of the slum protested against the proposal of the C.I.T. to construct tenements. The matter was referred to the Government for a final decision.
	Velappanayagar Thottam	...	1,48	As majority of the people in the slum is against the Scheme proposed by the C.I.T., Government have since deferred the Scheme and have ordered not to take up the Scheme for improvement during the 11nd Five-Year Plan period.
	Sivarajapuram	...	...	The Government have been addressed for decision whether open plots are to be developed or tenements to be constructed for this Scheme. Orders of Government are awaited.
	Ellisapuram	...	...	The Scheme is awaiting sanction of Government.
1959-60	Namasivayapuram	...	...	Almost all the amenities contemplated under the scheme have been provided. All the dehouseed families have been rehabilitated in developed plots.

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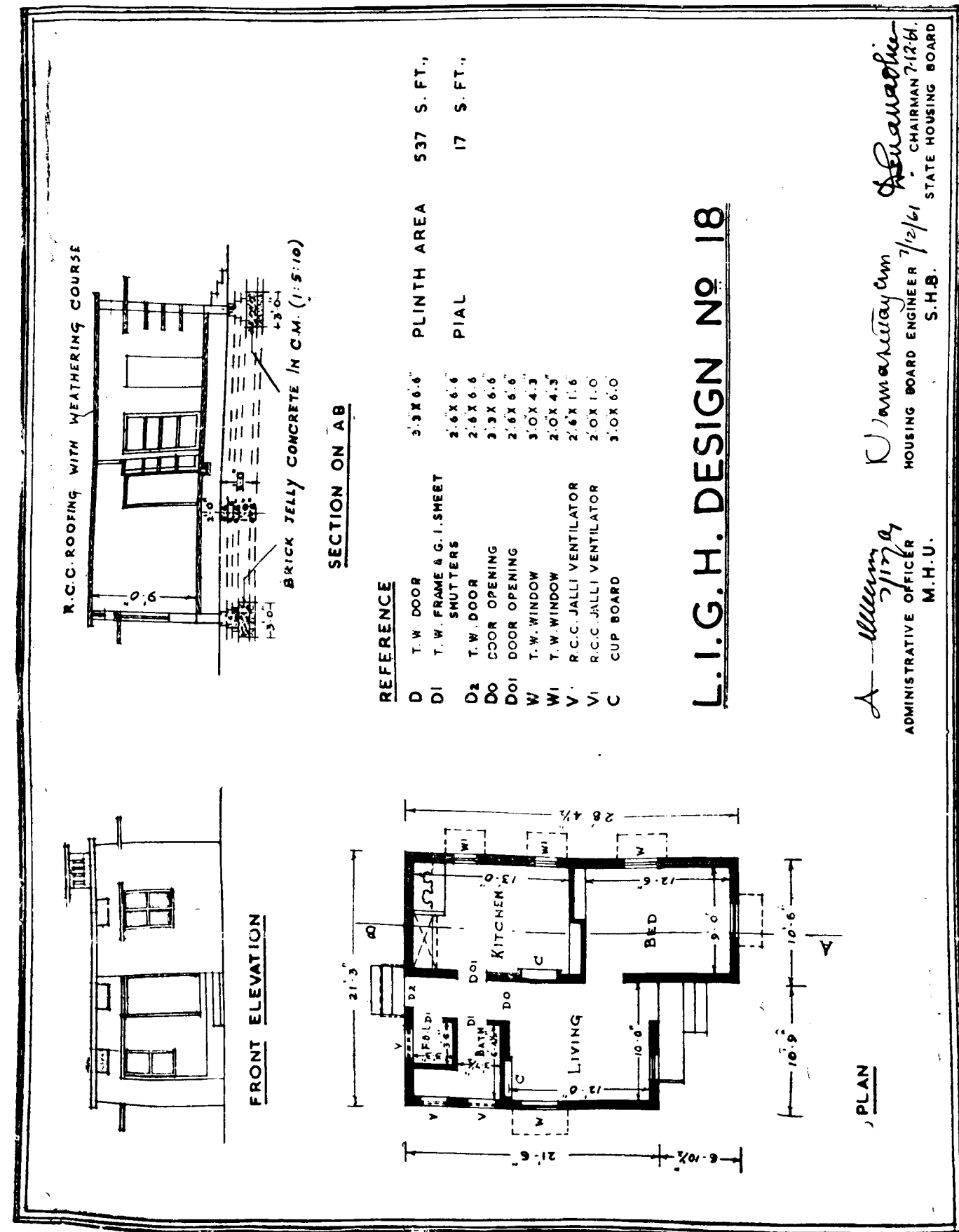
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N63

1	2	3	4	5
Kamarajapuram-cum-Pushpanagar	...	...	The progress of the scheme was impeded by the numerous encroachers who have built up huts covering the entire vacant space. Steps have been taken to evict the unauthorised encroachers with the assistance of the Police. The road works have been completed in Kamarajapuram area.	
Government Channel Lane Hutting Ground Area.	...	...	Provision of amenities contemplated in the Scheme is almost completed.	
Gajapathi Lala Slum	...	...	When a portion of the land required for the scheme was handed over to the C.I.T., the owner and the lessees of the land have filed writ petition in the High Court objecting to the acquisition of land and the matter is pending in the High Court. The development work will be commenced after the entire land is taken possession of.	
Raju Pillai Garden Scheme	...	...	The land required for the scheme was handed over to the C.I.T. on 9-2-60. As the hut dwellers of the area represented that they wanted to form a house-site co-operative society they have been given time upto 15-6-60 to obtain the orders of Government.	
Kanniappa Nagar Scheme	...	...	Steps to invite tenders for the work of constructing baths and F.O.Ls. are being taken	
Ellisapuram	...	...	Tenders received for the construction of tenements have been submitted to Government for approval.	
Kamarajapuram Extension (Trustpuram, Kodambakkam)	...	...	Execution of the scheme has been commenced.	
Ramakamathpuram	...	...	The execution of the proposed improvements will be commenced after the scheme is sanctioned by Government.	
Kattukoil Cheri	...	...	As the slum dwellers have not taken advantage of the improvement scheme the orders of the Government are awaited. (Since dropped)	
Sivarajapuram	...	...	As only 18 plots can be provided against 156 families after allowing roads on either side it was suggested to Government that the entire number of families may be shifted to alternative site either in the Fore-shore, Urur or at Kodambakkam-Pudoor, after additional 200 acres are acquired.	
1960-61 Namasivayapuram	...	537 (revised)	All the de housed families have been rehabilitated in developed plots and all the amenities contemplated have been completed except the metalling and tarring of roads.	
Kamarajapuram-cum-Pushpanagar	...	239	In Kamarajapuram 90% of street lighting and laying of water mains have been completed. Out of 159 baths and F.O.L. III have been completed and only about 10 families have yet to be rehabilitated. In regard to Pushpanagar the site has been cleared, levelled and work on the formation of roads, bath and F.O.L. have been commenced. Government have ordered that a few tenements may also be constructed in Pushpanagar.	
Government Channel Lane Hutting Ground Area.	...	102	Provision of amenities contemplated under the scheme has been completed except two public fountains and giving connections to two sets of bath and F.O.L.	
Gajapathy Lala	...	96	Only a portion of the land required for the scheme has been handed over to the Trust. The execution of the scheme could not be taken up due to a stay order by the Court on the petition of the owners and lessees.	



1	2	3	4	5
	Raju Pillai Garden.	....	115	Execution of the scheme could not be commenced as the people wanted to form a House-site Co-operative Society and Government gave them time upto 15-9-60. Now the Government in their Memo. No. 111293-SIII/60-14 (I.L. & C.) dated 16-3-61 have ordered the C.I.T. to go ahead with the execution of the scheme. The work will be commenced shortly.
	Kanniappa Nagar.	...	1,200	20 sets of bath and F.O.L. have been completed. The Corporation have been addressed to furnish estimates for street lighting and water supply. 160 families have been shifted from Kanniappa Nagar to Kodambakkam-Pudoor.
	Ellisapuram	...	62	The contractor has originally refused to take up the work for the construction of the tenements. The matter has not yet been settled. In part II, public fountains have been erected and 6 sets of bath and F.O.Ls. have been completed. (since entrusted).
	Kamarajapuram Extension, Trustipuram	....	106	The formation of laterite roads has been completed and out of 106 Nos. of bath and F.O.L. 63 Nos. have been completed. So far 72 families have been allotted with plots.
	Omnibus Scheme	....	830	The forming of laterite roads for a portion of the scheme has been completed and low lying areas filled-up. The scheme for rehabilitating 160 families from Kamarajapuram-cum-Pushpanagar has been taken up first
	Ramakamathpuram	...	288	The scheme has been sanctioned already and the execution will be commenced shortly.
	Vannanthurai Road Slum Improvement Scheme	...	171	Submitted to Government for sanction.
	Subedar Garden	...	200	
	Urur, Parts I & II	....	576	
	Venkatapuram	....	250	
	Kannikapuram	....	150	
	Appavu Nagar	....	390	
	Mambalam Tank Bund	....	2,200	
	Visalakshiammal Estate	....	450	
	Kapaleeswarar Koil land	..	300	
	Kattukoil Cheri	... Dropped	....	
	Sivarajapuram	....	....	It is proposed to rehabilitate the 136 families in Urur, Part II for which a scheme has already been framed.
1961-62	Namasivayapuram	...	539	Provision of amenities contemplated under the scheme has been completed excepting metalling of road under revetments. These works are also in progress.
	Kamarajapuram	....	221	Development of open plots completed. Construction of 24 OPD tenements at Pushpanagar just started.
	Government Channel Lane .. Hutting Ground area.		140	Metalling of roads in progress.
	Gajapathy Lala	...	96	Due to a stay order of High Court on petitions filed by the lessees objecting the acquisition of the lands, work could not be taken up.
	Raju Pillai Garden	....	115	Orders of Government negating the request of the House site Co-operative Society received. Execution has started. 50% of the plots developed. Gravel soling of all roads done. Street lights provided.

1	2	3	4	5
Kanniappanagar	..	1,200	750 Nos. of baths & F.O.Ls. constructed. Out of which connections were given to 300 Nos. Hutting materials have been issued to about 1000 families and about 1050 plots have already been allotted. Cash payments have been made to about 450 families. A shop of standard design is under construction. Earth supply to about 300 families has been made.	
Ellisuram		84 54 OPD 30 Ten	54 plots developed and 32 allotted. Construction work of tenements could not be pushed through as the contractor requested for the withdrawal of his tender. The scheme is being revised adopting 62-63 rates.	
Kamarajapuram Extension	...	106	Out of 106 plots developed 100 were allotted. Metalling of roads in progress.	
Omnibus		830	192 Nos. of baths & F.O.Ls. constructed and of these 175 Nos. given connection. 177 plots have been allotted and hutting materials for 170 families issued. Cash payments made to 160 families. A shop has been constructed. 40' and 30' roads formed. An oveahead tank is under construction.	
Ramakamathpuram		288 151 OPD 72 Ten	Tenders for the construction of 4 blocks of 32 tenements accepted and works will be started soon. Tenders for 5 more blocks called for. The Community Centre in the area has been completed.	
Vannanthurai Road	...	171	Works could not be started as all the lands are under	
Subedar Garden	...	200	acquisition and not yet handed over to Madras Housing	
Urur, Parts I & II	...	576	Unit. Only a portion of land in Urur, Part I has been	
Venkatapuram	...	250	handed over and works are in progress in that aerea.	
Kannikapuram	...	150		
Appavu Nagar	...	390		
Mambalam Tank Bund	...	2,200		
Visalakshiammal Estate.	...	450		
Kapaleeswarar Koil Land	...	300		
Sivarajapuram	...			



APPENDIX-3
SLUM IMPROVEMENT SCHEMES—SANCTIONED & UNDER EXECUTION
(Year-war expenditure from the Commencement of the scheme & stage)

S. No.	Name of Slum	No. of plots/ tenements.	Appd. cost	Amount spent					Total expenditure on the scheme upto date	Work done
				1956-57	1957-58	1958-59	1959-60	1960-61		
			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.		
1.	Namasivayapuram	539 OPD	7,12,350	8,000	1,74,784	1,94,352	1,71,139	55,251	66,290	Rs. 6,69,816
2.	Kamarajapuram-cum-Pushpanagar	221 OPD 24 T	2,98,200	...	18,955	43,207	40,138	52,568	81,231	2,36,099
3.	Government Channel Lane Hutting Ground	104 OPD	1,71,200	...	14,465	9,547	53,533	24,455	1,04,303	1,06,303
4.	Area (revised) Gajapathy Lala area Improvement scheme	69 OPD	93,100	...	2,630	4,522	465	...	...	7,617
5.	Raju Pillai Gardens	115 "	1,60,495	...	...	...	43,164	...	16,531	59,695
6.	New Kannappanagar	1,200 "	15,90,500	...	...	...	8,709	13,946	6,19,711	6,42,366
7.	Ellisuram (revised)	30 T 54 OPD	2,11,000	...	...	...	52,856	8,763	9,196	70,815
8.	Kamarajapuram Extension	106 OPD	1,65,450	...	...	...	36,000	47,746	28,310	1,12,056
9.	Omnibus scheme	850 OPD	10,41,500	...	...	...	...	58,235	6,54,065	7,12,300
10	Vannanthorai Road	171 OPD	2,13,750	...	...	...	...	...	1,35,717	1,35,717
11	Urur Parts I & II	570 OPD	7,20,000	...	...	...	...	...	28,218	28,218

The provision of all amenities contemplated under the scheme completed excepting metalling of roads, which is also nearing completion.

Only construction of tenements remains to be done. The construction is also in progress.

All 104 plots have been formed. Metalling of roads under progress.

Due to a stay order by the Court, the execution could not taken be up.

Nearly 50% of the plots have been developed. General soling of roads being done.

750 Nos of baths & F.O Ls. constructed. Out of this 300 were given connection. Hutting materials for about 1000 families issued. 1050 plots have been allotted. Cash payments for 450 families made. Earth supply made to 300 families.

54 plots developed and 32 allotted. Scheme revised as there was no response to tenders.

106 plots developed. Metalling of roads under progress.

270 plots have been developed. 192 Baths and F.O.Ls. constructed. Cash payments made to 160 families. A shop constructed. 30' & 40' roads formed.

170 plots have been developed.

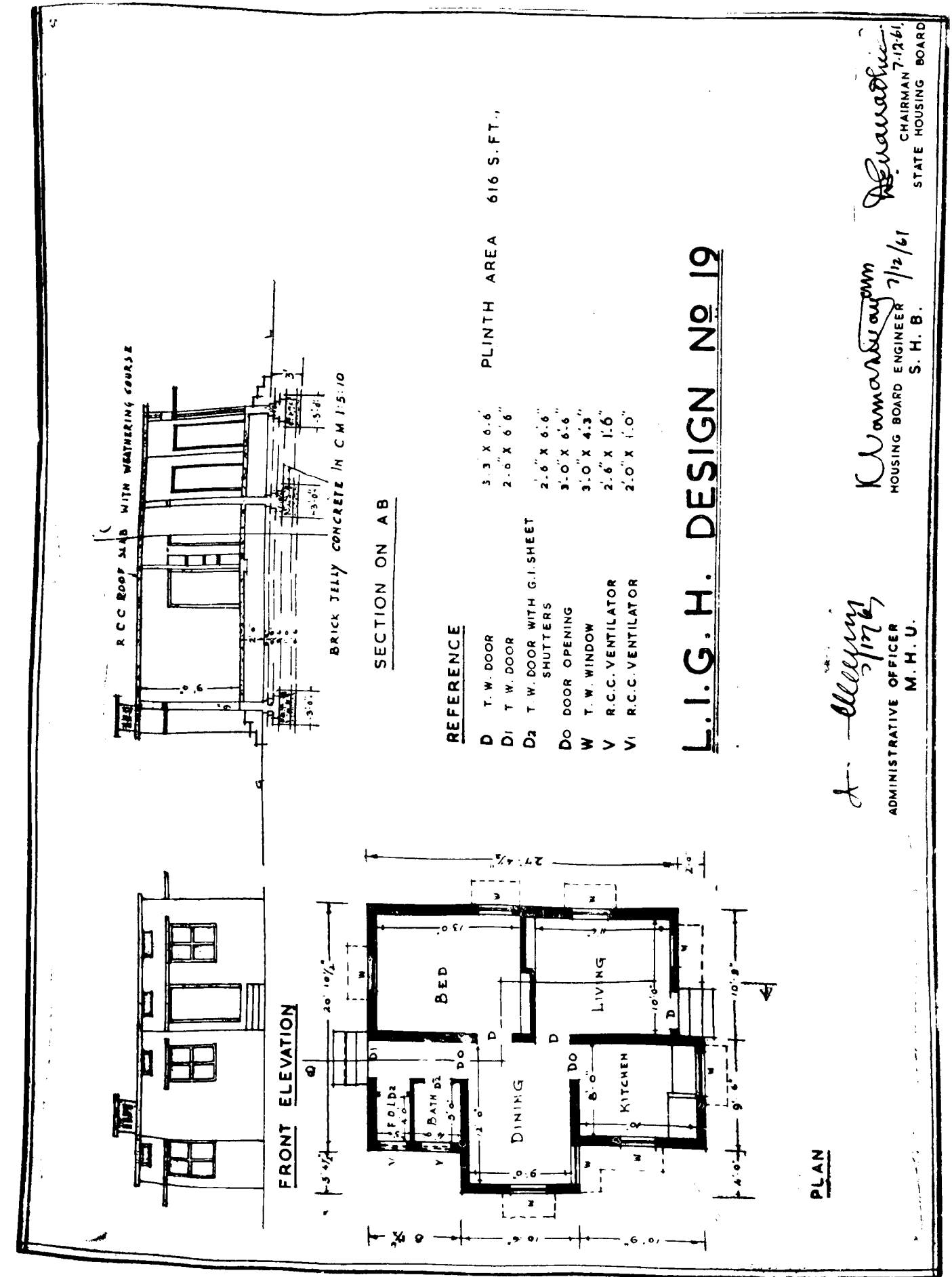
Only portion of lands Part I handed over. Tenders for certain works called.

APPENDIX-4

Madras Housing Unit

Slum Improvement Scheme-Programme for 1962 - 63

S. No.	Name of Scheme and No. of plots and tenements.	Physical target	Financial target in Rs. lakhs
1	Nsmasivayapuram. 530 plots.	Provision of the remaining amenities and completion of the scheme	0.62
2	Kamarajapuram-cum-Pushpanagar, 221 plots and 24 tenements.	Provision of amenities, development, of 221 plots and construction of 24 tenements.	1.11
3	Gajapathy Lala Area, 69 plots.	Acquisition of remaining lands, provision of amenities and completion of the scheme.	0.60
4	Govt. Channel Lane Hutting Ground, (Alternate site at Nungambakkam) 102 plots.	Provision of the remaining amenities and completion of the scheme.	0.12
5	Raju Pillai Garden, Kodambakkam, 115 plots.	Provision of amenities and development of plots.	0.95
6	Kanniappa Nagar, Kodambakkam Pudoor, 1200 plots.	Provision of amenities and development of plots.	3.50
7	Ellisapuram, 54 plots and 30 tenements.	Provision of amenities, development of plots and construction of tenements.	1.50
8	Kamarajapuram Extention Area, Trust-puram, Kodambakkam, 106 plots.	Provision of amenities and development of plots.	0.26
9	Ramakamathpuram, 151 plots and 72 tenements.	Provision of amenities, development of plots and construction of tenements.	4.00
10	Omnibus scheme, Kodambakkam, Pudoor, 850 plots.	Provision of amenities and development of plots.	2.05
11	Kottur area Slum clearance Project (Vannanthurai Rd. Slum Improvement Scheme), 171 open plots.	Provision of amenities and development of plots.	0.81
12	Subedar Garden, 200 open plots.	Acquisition of the lands and provision of amenities and development of plots.	0.13
13	Kapaleeswarar Koil land Slum Improvement Scheme, 220 open plots and 80 tenements.	Acquisition of lands, provision of amenities, development of plots and construction of tenements.	1.43
14	Visalakshiammal, Estate, 330 open plots and 120 tenements.	Do	1.50
15	Urur, Parts I and II, 576 open plots.	Acquisition of lands, provision of amenities and development of plots.	1.70
16	Kannikapuram, 150 open plots.	Do	
17	Venkatapuram Slum Improvement Scheme, 190 open plots and 60 tenements.	Acquisition of lands, provision of amenities, development of plots and construction of tenements.	3.25
18	Appavunagar Slum Improvement scheme, 300 open plots and 40 tenements.	Do	2.00
19	Mambalam Tank Bund Road, 140 open plots and 700 tenements.	Do	10.00
20	Foreshore Slum.	Construction of 1100 tenements.	4.00



APPENDIX- 5

MADRAS HOUSING UNIT

Progress of Tree planting work in the Scheme Areas

(Trees planted by the Corporation of Madras have not been included)

S. No.	Scheme Area	Trees planted upto				
		March 61	June 61	Sept. 61	Dec. 61	March 62
GENERAL SCHEMES.						
1.	C. I. T. Nagar, Mambalam South	650	650	650	650	650
	Issued to tenants	36	36	36	36	36
2.	C. I. T. Nagar Extension	80	80	80	80	80
3.	C. I. T. Colony, Mowbrays Road	490	490	490	490	490
	Issued to tenants	6	6	6	6	6
4.	Nandanam Colony	211	211	211	211	211
	Issued to tenants	32	32	32	32	32
5.	Cox Square	18	18	18	18	18
6.	Mandavelipakkam, R. A. Puram.	800	800	800	920	920
	Issued to tenants	20	20	20	20	20
7.	Sylvan Lodge Colony	170	170	170	170	170
	Issued to tenants	2	2	2	2	2
8.	Office compound	44	44	44	44	44
9.	Fruit trees planted in the office compound and Nandanam	100	100	100	100	100
10.	Trustpuram, Major	680	680	680	680	680
11.	Trustpuram, Minor	120	120	120	130	130
12.	Trustpakkam, St. Mary's Road	70	70	70	70	70
13.	Trust Square, Ayanavaram	65	65	65	65	65
14.	Kilpauk Garden Road	-	100	600	600	600
15.	North Saidapet	15	15	15	15	15
16.	East Abhiramapuram	150	230	230	240	240
17.	West C. I. T. Nagar	400	400	400	400	400
18.	Nandanam Extension	105	130	130	201	201
19.	Seethamma Road	225	250	250	290	290
20.	Aspiran Garden Scheme	100	100	100	142	142
21.	Seethamma Colony, Extension Scheme	200	200	200	200	200
22.	Ramakrishna Mutt Road Scheme	75	75	75	75	125
23.	N. G. G. Os' Nandanam Extension Scheme.	35	35	35	35	75
Slum Improvement Schemes.						
24.	Namasivayapuram (Part I)	385	385	385	385	435
25.	Namasivayapuram (Part II)	230	230	230	230	255
26.	Kamarajapuram	90	90	90	90	125
27.	Kamarajapuram Extension	-	-	-	140	180
28.	Government Channel Lane					
	Hutting Ground (Alternative site)	90	90	90	90	120
29.	New Kanniappa Nagar, Kodambakkam Pudoor.	-	-	-	140	140
30.	Omnibus Scheme Kodambakkam Pudoor.	-	-	-	250	250
Total		5,694	5,924	6,424	7,247	7,517

The trees in Sylvan Lodge Colony have been handed over to the Corporation of Madras.

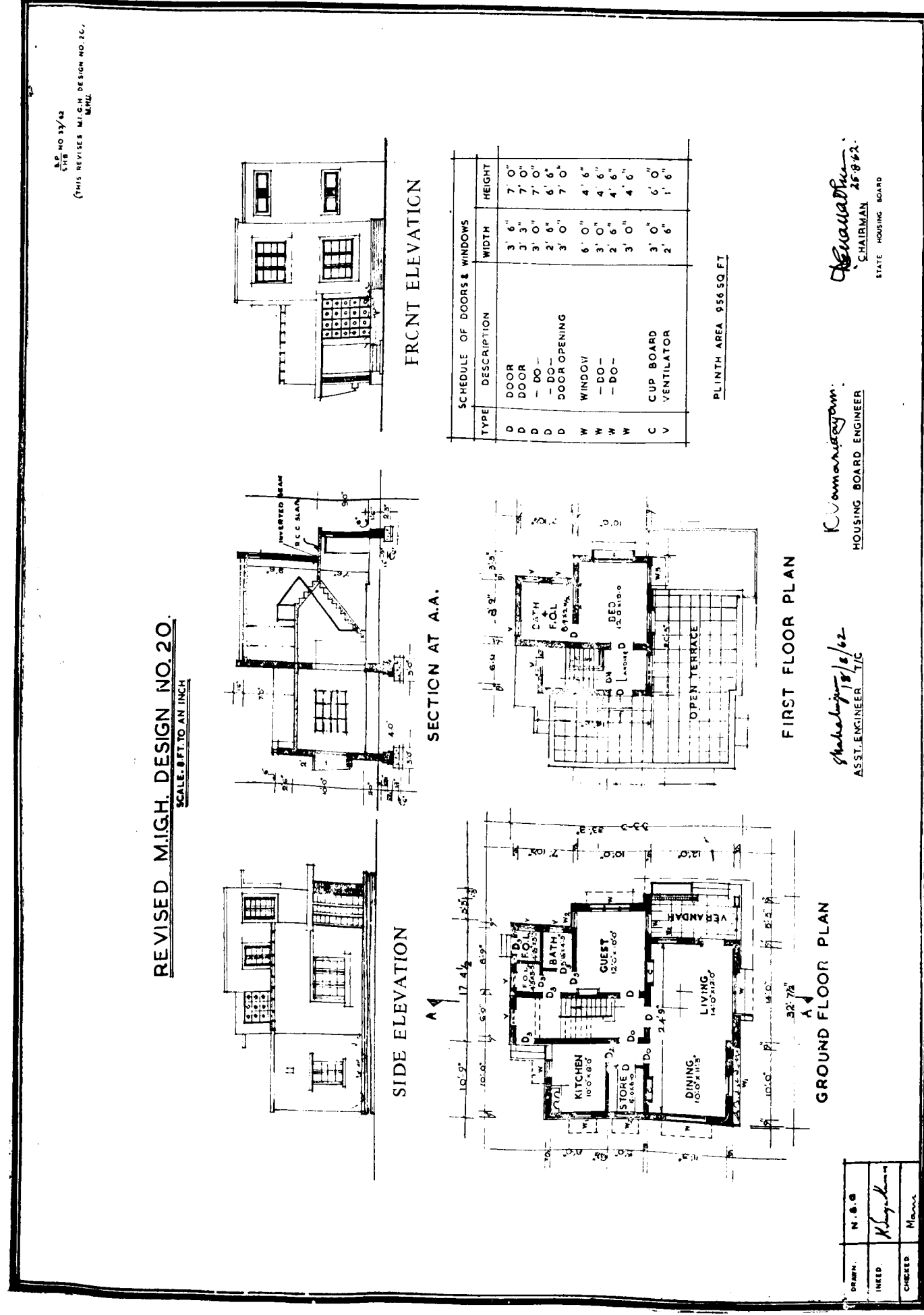
Madras Housing Unit

L. I. G. H. Scheme - Acquisition and Development of Lands.—for the period ended 31st March 1962.

S. No.	Name of the Scheme and the agency for the execution	Particulars of target			No. of Land acquired and plots developed	No. of tenements constructed upto plinth/roof level	No. of tenements completed with amenities	Total expenditure on the scheme upto 31-3-62	Approximate value of works done during the year	Expenditure incurred during the year	Remarks
		Plots/Financial	3a	3b							
1	2	3a	3b	3c	4	5	6	7	8	9	11
MADRAS HOUSING UNIT											
		Rs. (in lakhs)						Rs.	Rs.	Rs.	
1.	R. S. No. 65 of Kilpauk (Aspiran Garden)	69	4.13		150 grds.	69	—	—	4,13,969	40,541	40,541
2.	R. S. Nos. 4/1, 4/2-A, of Mambalam (West C. I. T. Nagar Scheme)	221	11.81		455 grds.	221	—	—	10,50,111	1,17,273	1,17,273
3.	R. S. No. 3581, etc., of Mylapore (East Abhiramapuram Scheme)	91	5.22		198 grds.	91	—	—	5,13,000	58,662	58,662
4.	R. S. Nos. 3763, 3765 etc. of Mylapore, Seethamma Road Area Scheme, Alwarpet.	119	6.69		281 grds.	108	—	—	6,68,862	nil	nil
5.	Seethamma Road Extension Scheme	98	23.40*		378 grds.	147	—	—	2,10,786		
6.	Ramakrishna Mutt (Brodies) Road Scheme	167			Lands are Still und-er acquisition				18,00,654	8,11,440	8,11,440
Total		765	51.25		1462	636	—	—	46,57,382	10,27,916	10,27,916

*Represents only the total loan so far sanctioned for the schemes. The schemes are under revision.

***Represents only the total loan so far sanctioned for the schemes. The schemes are under revision.**



APPENDIX-7

Madras Housing Unit

Progress Report for the period upto March 1962 - III Batch - L.I.G.H. Scheme
The scheme was sanctioned by the Government in G. O. Ms. No. 4561 (Housing) dt. 26-11-58

I. Rs. 12.89 lakhs == 179 houses

II. Rs. 2.80 lakhs == 36 houses

S. No.	Scheme Area	Number of tenders invited (houses)	Sites handed over	Basement level	Lintel level	Roof level Roof slab laid	Plastering white washing fixed up shutters completion etc.	Completed	TOTAL
I. Rs. 12.89 lakhs == 179 Houses.									
1.	C.I.T. Nagar	2	—	—	—	—	—	2	2
2.	C.I.T. Nagar, Extension	18	—	—	—	—	—	18	18
3.	C.I.T. Nagar, West	50	—	—	—	—	—	50	50
4.	C.I.T. Colony	2	—	—	—	—	—	2	2
5.	Mandavelipakkam	16	—	—	—	—	—	16	16
6.	Sylvan Lodge	3	—	—	—	—	—	3	3
7.	Trust Square	7	—	—	—	—	—	7	7
8.	East Abhiramapuram	36	—	—	—	—	—	36	36
9.	Aspiran Garden, Kilpauk	16	—	—	—	—	—	16	16
10.	Seethamma Road	29	—	—	—	3	—	26	29
Total ...		179	—	—	—	3	—	176	179
II. Rs. 2.80 lakhs - 36 Houses									
1.	Seethamma Road ...	36	—	—	—	3	5	28	36
Total....		36	—	—	—	3	5	28	36

Madras Housing Unit

The Scheme was approved by the Board on 25-4-1959.
Rs 5.00 lakhs = 56 houses.

NOTE; (I) Against the State Government loan sanctioned of Rs. 5.00 lakhs, the expenditure actually incurred upto 31-3-1962 amounts to Rs. 6,44,400 (including 15% supervision charges to be credited to the Revenue Account). The expenditure in excess of Rs. 5.00 lakhs, is being recovered from the allottees. The Scheme is completed.

Madras Housing Unit

Rs. 12.95 lakhs = 165 houses.

NOTE: All the 165 houses have been taken up for execution. 156 houses have been completed and 9 houses are in different stages as shown above.

NOTE: All the 165 houses have been taken up for execution. 156 houses have been completed and 9 houses are in different stages as shown above.

M.I.G.H. DESIGN NO 21

FRONT ELEVATION

SECTION ON A-B

PLAN OF GROUND FLOOR

PLAN OF FIRST FLOOR

REFERENCE

D	T.W. DOOR	3.0 2.4 4
D1	DO	3.3 3.0 4
D2	DO	3.0 1.8 4
D3	DO	2.8 1.8 0
D4	DO	4.0 1.4 0
W	T.W. WINDOW	3.0 2.4 4
W1	DO	3.0 2.4 4
W2	DO	4.0 2.4 4
V	SMALL TYPE T.W. VENTILATOR	2.8 1.4 4
V1	T.W. VENTILATOR	3.3 1.4 6
C	CEILING BOARD	3.0 2.4 0
C1	DO	3.0 2.4 0

PLINTH AREA

1012.5 FT.

J. William
Architect
100 W. 42nd St. New York 36, N.Y.

Consulting Engineer
100 W. 42nd St. New York 36, N.Y.

Guaranteed
100 W. 42nd St. New York 36, N.Y.

APPENDIX - 10

Madras Housing Unit

Progress report for the period ending March 1962 - VI Batch L.I.G.H. Scheme.

The Scheme was sanctioned by the Government in G.O. Ms. No 5341 (Housing) dated 18-18-1960

Rs. 10.00 lakhs - 126 houses.

S.No.	Scheme Area	No. of tenders invited	Sites handed over	Base-ment level	Lintel level	Roof slab laid Roof level	Plastering white washing fixing up of shutters furnishing completion etc.	Completed	Total
1.	C.I.T. Nagar, west	5	5	—	—	1	—	4	5
2.	Nandanam Extension	2	—	—	—	—	—	—	—
3.	Trust Square	1	1	—	—	—	—	1	1
4.	Aspiran Garden	3	3	—	—	—	—	3	3
5.	Kilpauk	23	23	5	—	8	—	10	23
6.	Kodambakkam, Pudoor	8	8	—	—	—	—	8	8
7.	Seethamma Extension	16	16	—	—	8	—	8	16
8.	Trustpuram	12	—	—	—	—	—	—	—
Total :		70	56	5	—	17	—	34	56

NOTE: Total number of tenders invited in March 1961 — 65

Total number of tenders being invited in April 1961 — 5

Total: 70

Out of 70 houses, 56 houses have been taken up for execution, 34 of which have been completed and the rest are at various stages as shown above.

APPENDIX - 11

Madras Housing Unit

Progress report for the period upto 31st March 1962-N.G. GOs' Scheme.

The Scheme was approved by Government in G.O. Ms. No. 1036 (Housing) dated 29-2-1960.

Rs. 22.66 lakhs = 112 houses.

S.No.	Scheme	Area	Number of tenders invited.	Sites handed over	Base- ment level	Lintel level	Roof level/ Roof slab laid	Plastering white washing fixing of shutters, finishing completion etc.	Completed (Houses)	Approximate value of work done	Expenditure
										Rs.	Rs.
1.	Nandanam Extension		112	59	20	8	2	7	22	5,07,124	5,07,124

APPENDIX - 12

Madras Housing Unit

Progress report for the period ending 31st March 1962 - L.I.G.H. scheme VII Batch-Sanctioned in S.H.B. Resolution No. 364 dated 21-11-61

Rs. 9.06 lakhs = 75 houses

S.No.	Scheme	Area	No. of tenders invited	Sites handed over	Basement level	Lintel level	Roof level	Finishing Completion	Completed	Total
1.	Kadambakkam Pudoor.		75	32	17	15	—	—	—	32

Total No. of tenders invited upto March 1962 = 75

Out of 75 houses, 32 houses have been taken up for execution during December 1961 and are in various stages.

APPENDIX - 13

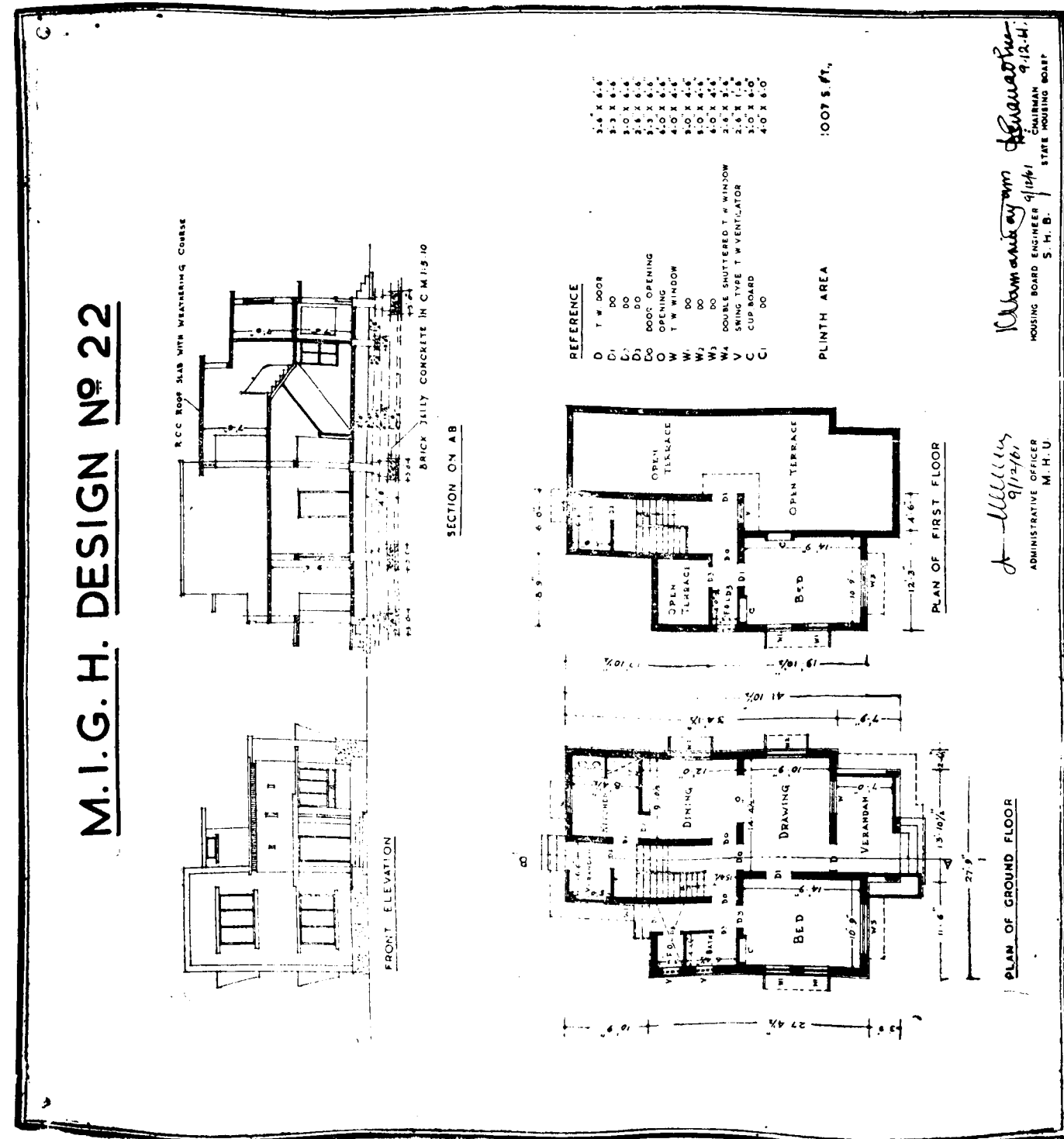
Madras Housing Unit

Progress report for the period upto March, 1962 - Rental Housing Scheme. The Scheme was sanctioned by the Government in G.O. No. 552 (Housing) dated 21st February, 1961.

Rs. 11.13 lakhs = 16 blocks of 96 apartments.

S.No.	Scheme	Area	Number of tenders Invited.	Sites handed over	Base- ment level	Lintel level	Roof level/ roof slab laid	Plastering white washing finishing completion etc.	Completed Houses	Approximate value of work done	Expenditure
										Rs.	Rs.
1.	Kilpank Garden		16 Blocks	16	—	9	3	1	3	4,37,600	3,29,300

Note: All the 16 blocks have been taken up for execution and are at various stages as shown above.



APPENDIX - 14

Madras Housing Unit.

Special progress report for the period upto 31-3-1962 L.I.G.H. Schemes.

1. Rs. 12.89 lakhs } The Scheme was sanctioned by the Government in G.O.Ms. No. 4561 (Housing) dated 26-11-1958
2. Rs. 2.80 lakhs }
3. Rs. 12.95 lakhs } The Scheme was approved by the Board on 24-7-1959.
4. Rs. 5.60 lakhs } The Scheme was approved by the Board on 3-6-1960.

S. No.	Agency of execution.	Particulars of the Schemes.	Particulars of target.		Number of houses progress up to date		No. of houses up to date	No. of houses completed	Total expenditure in the Scheme (including super-vision charges)		Approximate expenditure in the value of work done during the year	
			Physical (Houses)	Financial (Rs. in lakhs)	Plinth level (Houses)	Roof level (Houses)			Scheme (inc- done)	including super-vision charges	done	the year
1	2	3	4	5	6	7	8	9	10	11		
1.	Madras Housing unit.	L.I.G.H. III Batch.	179	12.89	—	—	179	15,09,900	15,09,900	2,13,871		
2.	-do-	-do-	36	2.80	—	—	36	3,39,000	3,39,000	37,198		
3.	-do-	V Batch	165	12.95	2	7	156	14,38,073	15,65,417	1,61,037		
4.	-do-	VI Batch	70	5.60	5	17	34	3,10,798	3,38,674	2,44,545		
5.	-do-	VIII Batch	75	9.06	15	17	—	82,495	1,38,000	82,495		
						(Basement)						

Note: 1. Rs. 12.89 lakhs: (a) All the 179 houses have been completed.

(b) Against the Government loan sanctioned for Rs. 12.89 lakhs, the expenditure actually incurred upto 31-3-1962 is Rs. 15,09,900 (including 15% supervision charges to be credited to the Revenue Account) and The expenditure in excess of Rs. 12.89 lakhs, is being recovered from the allottees.

2. Rs. 2.80 lakhs: (a) All the 36 houses, have been completed.

(b) Against the Government loan sanction for Rs. 2.80 lakhs, the expenditure already incurred upto 31-3-1962 is Rs. 3,39,000 (including 15% supervision charges to be credited to the Revenue Account)

(a) The expenditure in excess of Rs. 2.80 lakhs is being recovered from the allottees.

(b) All the 165 houses have been taken up for execution. 156 houses have been completed and 9 houses are in different stages.

3. Rs. 12.95 lakhs: (a) Tenders for 70 houses have been invited upto March 1962.

(b) Out of 70 houses 56 houses have been taken up for execution 34 of which have been completed and the rest are at various stages as shown below:

1. Roof level 17 houses
2. Basement level .. 5 houses

Total 22 houses

5. 9.06 lakhs:

47

THE ADMINISTRATION REPORT

FOR

1961 - 62

OF

The Madurai Housing Unit

OF

(THE MADRAS STATE HOUSING BOARD)

ADMINISTRATION REPORT

FOR

1961-62

OF

THE MADURAI HOUSING UNIT

OF

(The Madras State Housing Board)

GENERAL.

This Report covers the period from the 21st of November, 1961, till the 31st of March, 1962.

The State Housing Board, constituted under the provisions of the Madras State Housing Board Act, 1961, (Madras Act 17 of 1961), at its meeting held on 3.5.61, resolved to establish a Housing Unit at Madurai, and the proposal was approved by the Government in G. O. Ms. No. 5612, (Housing), I. L. & C., dated 20-6-61.

Captain D. Gnanaolivu, M.A., I.A.S. (Rtd.), was the Chairman of the State Housing Board, Madras, and Sri M. Sanjiva Talwar, B.A., B.L., retired Regional Inspector of Municipal Councils and Local Boards (and lately Municipal Commissioner, Madurai), was appointed temporarily as Administrative Officer of the Madurai Housing Unit for nine months on Rs. 800 plus a motor car allowance of Rs. 100/- p.m., in the proceedings of the Chairman State Housing Board in B.P. No. 69, dated 14-11-1961.

The office of the Madurai Housing Unit of the State Housing Board started functioning in a rented building in Melur Road, Madurai-2, with a nucleus staff of one Superintendent, one Upper Division Clerk, one Lower Division Clerk-cum-Typist, three peons, and one Watchman, to work under the Administrative Officer in charge of the Madurai Housing Unit.

The jurisdiction of this Unit extends over the districts of Madurai, Ramanathapuram, and Tiruchirapalli. The district of Tirunelveli also has since been included, as recommended by the State Housing Board, and approved in Government Memo. No. 3365/Hg. Spl./62-3, I. L. & C., dated 13-4-1962.

On 18-1-1962, Sri R. Venkataraman, Minister for Industries and Housing visited this Office, and spent some time, when the Administrative Officer explained to him the various Housing Schemes that have been sponsored by the Unit.

Captain D. Gnanaolivu, Chairman, State Housing Board, accompanied by Sri N. Krishnaswami, Executive Engineer (Construction), State Housing Board, visited this Unit on 29-1-1962, and again on 30-1-1962 accompanied by Sri K. Namasivayam, Housing Board Engineer, and Sri N. Krishnaswami, Executive Engineer (Construction), and discussed various housing schemes and office procedure. The Chairman, again in the month of March 1962, visited the office on the 30th and 31st, and discussed revised proposals for acquisition of lands in the neighbourhood of Madurai. Besides, the Chairman has been maintaining close contact with this Unit by issuing frequently useful instructions in D. O. letters for guidance and planning.

RENTAL HOUSING SCHEME FOR LOW-PAID EMPLOYEES OF THE STATE GOVERNMENT:

The Government desired that a minimum of fifty rental houses should be constructed during the year 1961-62, at the Headquarters of all the districts, for low-paid employees of the State Government (drawing Rs. 500 and less p.m.) under the Rental Housing Scheme of the Union Government, and requested the State Housing Board to prepare urgently a scheme in consultation with the Collectors of districts. Hence, all the Collectors were addressed by the Chairman to send detailed proposals suggesting sites where quarters may be put up, and the extent of lands (private or preferably Government lands) available for the purpose.

When the Madurai Housing Unit started functioning in November 1961, the Administrative Officer approached the Collector regarding this subject. There was a layout prepared by the Public Works Department, for the construction of quarters for Non-Gazetted Government Officers at Madurai in the vacant Government site at the junction of the Race Course Road and New Natham Road, and in another Government land about six acres behind the Municipal park and south of DeNobili Press in the Race Course. 112 houses in 28 blocks and 48 houses in 12 blocks were proposed to be constructed according to the layout prepared. The collector agreed to the construction of fifty rental houses by the Housing Unit to begin with in the above sites under the proposed scheme.

In his letter Roc. No. 70636/G-61-B. 10, dated 1-2-1962, to the Secretary, Board of Revenue, Madras, the Collector suggested that the lands at T. S. No. 842 may be placed at the disposal of the State Housing Board first and later the lands at T. S. No. 816/1.

The Collector of Ramanathapuram suggested that, with a view to relieve scarcity of housing accommodation felt by low-paid employees of the Ramanathapuram district working at Madurai, the construction of fifty rental houses for his district may be undertaken in Madurai itself. In his letter No. Roc. B4/61790/61 dated 26-12-1961, he said that if there are Government lands available at the site selected for Madurai district, the fifty houses for Ramanathapuram district can also be located there. Then, as desired at a conference of the Collectors of Madurai and Ramanathapuram districts along with the Chairman of the Board, one hundred houses were proposed to be constructed at Madurai for the Madurai and Ramanathapuram districts, and that T. S. Nos. 842 and 816/1 may be got alienated for their construction. The matter is under correspondence, and is understood to have been discussed at a departmental conference at Madras. Orders are awaited.

As regards Tiruchirapalli, the Collector of Tiruchirapalli was addressed to know whether the lands adjoining the C. L. C. compound, or lands elsewhere, are available for this purpose. The Chairman discussed further with the Collector during his camp at Tiruchi. The Collector agreed, and the State Housing Board resolved in its resolution No. 157, dated 3-4-1962, to address the Government to place ten acres of Government land at Tiruchi at the disposal of the Housing Board. The Collector has been addressed by the Chairman, and this matter was also considered at a Departmental Conference of Secretaries to Government, and the Chief Engineer. P. W. D. Orders are awaited.

FINANCE:

The Chairman, State Housing Board, had addressed the Government and the Accountant General sufficiently early for the opening of a separate account for the Madurai Housing Unit in the Madurai Treasury. But the account could not be opened within the year under report, as the orders of Government and the instructions from the Accountant General were received late. (since opened).

All payments towards the cost of tools and plants, salary of the staff, house rent of the office etc., were made by the State Housing Board itself. A total sum of Rs. 20,700/ has been incurred towards the preliminary expenses of this Unit.

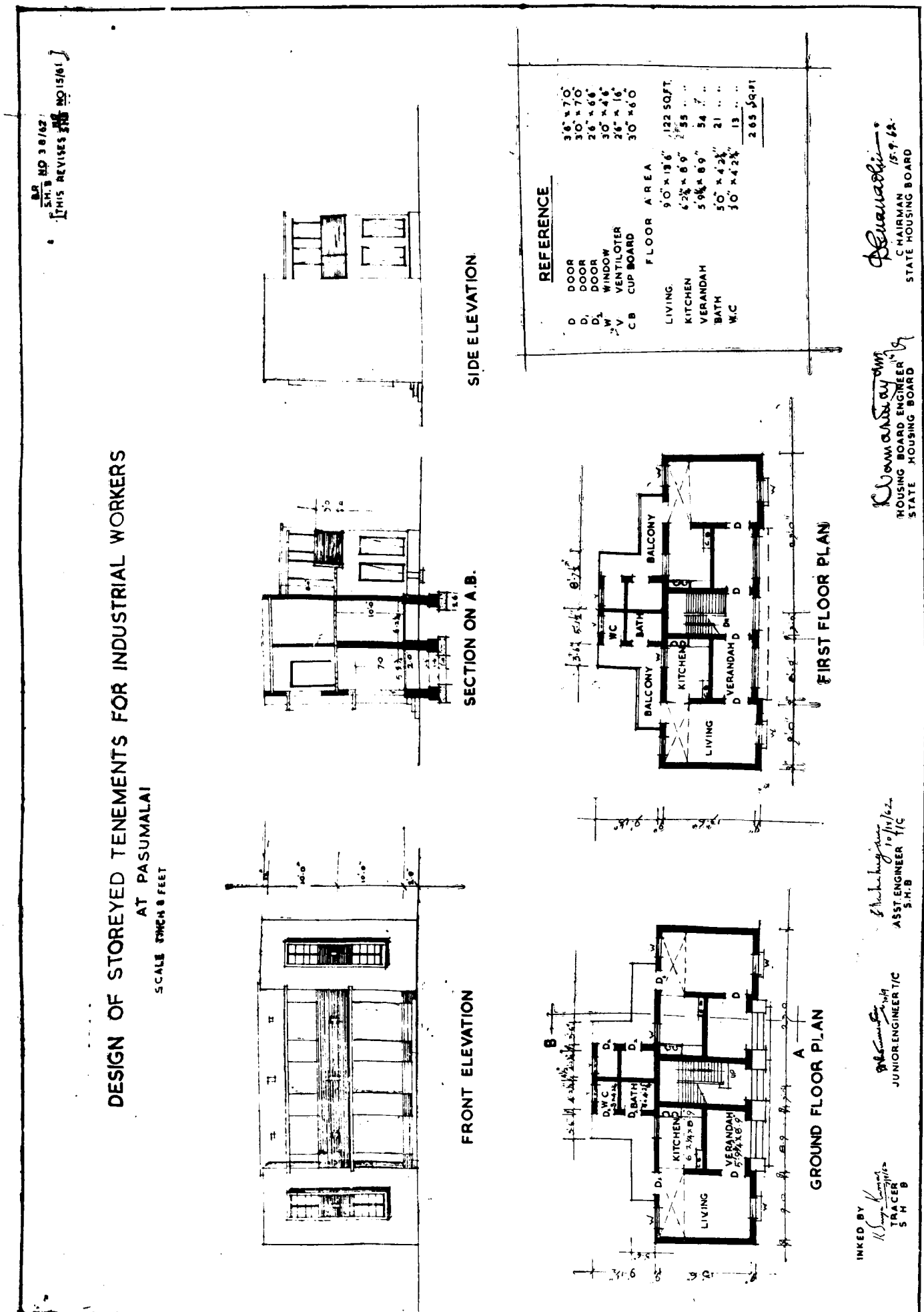
PLANNING PLAN SCHEMES

LAND ACQUISITION AND DEVELOPMENT SCHEMES IN AND AROUND MADURAI TOWN:

In pursuance of a decision arrived at the State Consultative Committee held in December, 1958, under the Chairmanship of the Chief Minister, it was proposed to acquire 1,200 acres of land in and around Madurai City for Housing and Development Schemes. In 1960, the Union Government also announced a scheme for the same purpose in the Third Plan. Bulk acquisition proposals in the Unit were initiated in January, 1962. At first the Board, in consultation with the Joint Director of Town Planning, proposed to acquire 650 acres in the villages of Tallakulam, Sathamangalam, and Madakulam villages under Phase-I, and another 550 acres in Madakulam village under Phase-II. Necessary particulars in respect of the above 650 acres, were collected, and acquisition proposals were sent to the Revenue Department. Subsequently, instructions were issued by the Board in consultation with Government to restrict the acquisition proposals to about 250 acres under Phase-I. Accordingly, revised proposals for about 260 acres in Tallakulam and Sathamangalam villages have been sent to the Government, and to the State Housing Board. There is a provision of Rs. 55 lakhs in the budget for the year 1962-'63. It is probable that within about six months' time these acquisition proposals will get finalised, special staff appointed, and the valuation statements received. So, the acquisition is likely to be completed, and development work taken on hand by the end of 1962-'63.

ACQUISITION OF LANDS IN AND AROUND TIRUCHIRAPALLI:

The place was inspected by the Chairman and the Administrative Officer, and in consultation with the Joint Director of Town Planning and the Collector of Tiruchirapalli, it has been decided to acquire 220 acres of land at Dharanallur village under Phase - I, and about 280 acres in Devadanam village under Phase-II. The required particulars to push through acquisition proposals are being gathered.



**SUBSIDISED INDUSTRIAL HOUSING SCHEME.
CONSTRUCTION OF 200 TENEMENTS NEAR PASUMALAI IN MADURAI :**

In G. O. Ms. No. 3873, (Housing), Industries, Labour & Co-operation, dated 8-8-1960, the Government sanctioned a Housing Project for the construction of 200 tenements at Madurai under the Subsidised Industrial Housing Scheme for the benefit of the industrial workers of the locality, and the Chief Engineer, P. W. D., (General), was requested to execute the work. In the meanwhile, the Madurai Housing Unit of the Madras State Housing Board started functioning from 21-11-1961. Hence, as requested by the Chairman, State Housing Board under section 35 (2) of the State Housing Board Act, 1961, and as resolved by the Board at its meeting held on 3-5-1961, the execution of the Housing Project for the construction of 200 tenements near Pasumalai at Madurai, has been transferred from the Chief Engineer, P. W. D. (General), to the Housing Board in G. O. Ms. No. 6822 (Housing), dated 6-12-1961. The Madurai Housing Unit is, therefore, carrying out the work. The Housing Board Engineer made some alterations in the plan, and the estimates already prepared by the Executive Engineer (Special Buildings), Madurai, were therefore revised, and the total estimated amount now comes to Rs. 12,15,000. The tenements proposed will be of storeyed type as per plan B. P./S. H. B. No 15/61. The scheme provides for the construction of 50 blocks, each having two tenements in ground floor and two in first floor. A front verandah, a bed room, kitchen, bath, and water closet room, with a floor area of 250 square feet in ground floor and 280 square feet in first floor, are proposed in each tenement. Provision has been made for internal sanitary fittings, water supply, electrification etc.

A sum of Rs. 1,46,984.37 nP was remitted towards the cost of land acquisition, and 8.44 acres of land were taken possession of on 7-4-1962. Tenders were called for, for the work and two were received. A sum of Rs. 9.50 lakhs has been provided in the Budget for this item in 1962-'63.

100 TENEMENTS AT RAJAPALAYAM :

This project is estimated to cost Rs. 5 lakhs, and a provision of Rs. 1 lakh has been provided in the Budget for 1962-'63. This amount will be required for acquisition of about ten acres of land as suggested by the Commissioner of Labour. It is hoped that the land required will be acquired during 1962-'63.

MAINTENANCE OF TRANSFERRED COLONIES :

Under the Subsidised Industrial Housing Scheme, the P.W.D. constructed houses in the places as per details given below:-

Name of District.	Place.	No. of twin Houses.	No. of tenements.	For the workers of
1. Ramnad.	Sivakasi.	33 Units.	66	(Coronation Phase i)
"	"	13 "	26	Simco (Phase ii)
"	"	32 "	64	Gopuram (Phase iv)
2. Tiruchi-rapalli.	Vellalur	203	406	Cauvery Mills.

These two housing colonies were handed over to the State Housing Board by the P. W. D., on 22-9-1960 and 25-2-1961 respectively. These are now under the control of and maintained by the Madurai Housing Unit from 1-3-1962.

The allotment of the houses to workers is in charge of the Labour Department as usual. The colonies are provided with water supply, drainage arrangements, electric lighting, and sanitary amenities.

Water supply is made available by pumping water from the wells constructed or existing in the respective colonies, to overhead tanks, from where it is distributed to the houses by taps. Water supply arrangements are adequate in the Coronation Colony, Sivakasi, but in Simco and Gopuram Colonies it is not sufficient, as the existing wells are not yielding enough supply. Estimates have therefore been prepared for the deepening of the wells, and this work will be executed in 1962-'63.

There is copious supply of water from the well in the Vellanur Colony, but, due to the varying level of the ground, a portion of the colony suffers. This is due to the fact that houses are supplied by a single distributing system connected from the over head tank. To provide sufficient supply, another delivery main from the over-head tank is to be provided, and the work will be taken on hand in 1962-'63.

Each house is provided with a flush-out lavatory and bath room. They are connected to the underground drainage system, with a collecting well from which it is pumped to a series of septic tanks, and the effluent got collected in an Oxidation Pond, whereas, in other colonies, the sullage is disposed of through septic tanks and dispersion trenches.

There is a live hedge in each house in front and a pucca masonry wall in the rear. The roads are properly maintained. The streets in Coronation colony, Sivakasi, being within the Sivakasi Municipal limits, are to be handed over to the Municipal Council for maintenance.

Necessary maintenance and annual repairs have been done in the above colonies at a cost of Rs. 18,926-25 during the year under report.

The housing colony under the Subsidised Industrial Housing Scheme at Virudh-nagar, has been recently transferred to this Unit, and it was taken over on 5-5-1962.

SLUM IMPROVEMENT SCHEMES:

The following Slum Improvement Schemes sanctioned by Government are pending execution by the respective Municipal Councils.

Name of the Municipality.	No. of Schemes sanctioned.	Amount.
Madurai Municipality	Two	Rs. 2,70,000.
Tiruchirapalli Municipality	Two	Rs. 5,98,976.
Tirunelveli Municipality	Five	Rs. 3,83,113.

Of these, the Tiruchirapalli Municipal Council has resolved to hand them over to the State Housing Board for implementation, and the orders of Government are awaited.

Plan Scheme

LOW-INCOME GROUP HOUSING SCHEME:

Proposals have been started for acquisition of lands at Madurai. A scheme will be formulated for construction of houses after the lands are acquired. A sum of Rs. 0-50 lakhs has been provided for 1962-'63. The Board has decided to take over from the Madurai Municipality, for execution through the Madurai Housing Unit, a project for the construction of 32 low-income group houses at an estimated cost of Rs. 3-13 lakhs, and to buy the lands in Gnanaolivupuram from the Municipality at rates fixed by the Collector.

Non-Plan Schemes

MIDDLE INCOME GROUP HOUSING SCHEME:

It is proposed to construct 100 houses under the Middle Income Group Housing Scheme in Madurai, Kodaikanal, and Dindigul, and to spend Rs. 16 lakhs under this scheme. Five houses are proposed to be constructed in Kodaikanal, 10 in Dindigul, and 85 in Madurai. The construction in Madurai is proposed to be made in the lands under bulk acquisition in Tallakulam, Sathamangalam, and Madakulam, after the layout therefor is approved by the Director of Town Planning, and schemes will be formulated in 1962-'63. A sum of Rs. 1-00 lakh is provided in the Budget Estimate for 1962-'63.

There is a proposal to construct 40 houses under the Middle Income Group Housing Scheme in Tiruchirapalli at an estimated cost of Rs. 6.40 lakhs, and the matter is under correspondence with the Collector of Tiruchirapalli; also for the construction of rental houses and flats under the Middle Income as well as the Low-Income Group Housing Schemes on the vacant lands west of the Tiruchirapalli Collector's Bungalow.

NON-MECHANISED BRICK KILN:

In view of the fact that several housing schemes are formulated by this Housing Unit, the feasibility of opening a non-mechanised brick kiln in Madurai is being examined as required by the Chairman in his Memo. No. 5739/D3/ 62-1, dated 9-3-1962.



Photo taken on the occasion of the visit of the Chairman, State Housing Board, to the new Madurai Housing Unit-30-3-1962. (Jurisdiction of the Unit - Kanyakumari, Tirunelveli, Ramanathapuram & Madurai districts).

OTHER HOUSING SCHEMES:

KODAIKANAL: In 1961, the Chairman of the Board visited Kodaikanal on 12-5-1961 with a view to explore the possibility of constructing houses at Kodaikanal by the Township and / or by the proposed Housing Unit at Madurai, and requested the District Collector, (Chairman, Kodaikanal Township Committee) to take such action as he deemed fit.

Later, when the Housing Unit started functioning at Madurai, the Administrative Officer visited the following sites at Kodaikanal as instructed by the Chairman:-

1. Township site in Old Convent Road.
2. Government poromboke lands near Fern Hill Road, i.e., Sivanadi Road.
3. French Land (Township site).
- & 4. Turnerpuram (Township site).

The Chairman, has issued instructions to the Administrative Officer, to negotiate with the Executive Officers, Kodaikanal Township, to take over the entire 'French Land' for construction (by this unit) of houses under Rental Housing Schemes, and to ascertain whether they will hand over to the Board free of cost the land required, and also to ascertain the conditions under which the Township Committee would part with it.

(Sd.) M. Sanjiva Talwar,
Administrative Officer,
Madurai Housing Unit.

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THE ADMINISTRATION REPORT

FOR

1961 - 62

OF

The Coimbatore Housing Unit

OF

(THE MADRAS STATE HOUSING BOARD)

ADMINISTRATION REPORT

FOR
1961—62
OF
THE COIMBATORE HOUSING UNIT
OF
(The Madras State Housing Board)

ESTABLISHMENT AND JURISDICTION.

Under section 21 of the Madras State Housing Board Act, 1961, the Government in their Order Ms. No. 6883, (Housing) I.L. & C., Department, dated 11-12-1961, established the Coimbatore Housing Unit with jurisdiction over Coimbatore and Salem Districts. Subsequently, the Government in their Memorandum No. 6296 Hg. Spl./62-2, I.L. & C. Department, dated 13-2-1962, brought the Nilgiris District also under its jurisdiction.

PERSONNEL.

Sri S. Muthuramalingam, formerly Regional Inspector of Municipal Councils & Local Boards, and Selection Grade Municipal Commissioner, was appointed as Administrative Officer of the Coimbatore Housing Unit in Proceedings No. 91, dated 15-12-1961, of the Chairman, State Housing Board. He assumed charge as Administrative Officer on 4-1-1962 forenoon, and continued as such. The Unit began to function from 4-1-1962 with a nucleus staff, in a rented building on Rs. 250/- per mensem.

Sri M. A. Hafizkhan assumed charge as Executive Engineer of this Unit on 12-3-1962 as per Proceedings B.P. Ms. No. 56, dated 27-2-1962 of the Chairman, State Housing Board, and continued as such.

ORGANISATION.

During the year under report, the Chairman State Housing Board, and the Housing Board Engineer visited this office on 10-1-1962 and gave detailed instructions with regard to various schemes and projects to be undertaken by this Unit.

The requisite spade work was attended to in organising the office, and putting up proposals for housing and land development schemes as detailed below.

The Unit had no Bank transactions during the year.

NOTE: In Memorandum No. 2734/F/61-5, dated 21-4-1962, the Chairman, State Housing Board authorised the Administrative Officer to open separate accounts in the Coimbatore Treasury, and transactions are being made from 1-4-1962 onwards.

SCHEMES.

MIDDLE INCOME GROUP HOUSING SCHEME:

COIMBATORE:

Proposals have been submitted to the State Housing Board for the alienation of 12.86 acres of the Government vacant lands available in the officers' bungalows in Race Course area, and 8.15 acres of land in Red Fields area in Coimbatore. The places were inspected by the Chairman, the Housing Board Engineer and the Town Planner, and they have reported that the lands are suitable for Middle Income Group Housing Scheme. The District Collector has also recommended the utilisation of the lands for putting up rental housing under the Middle Income Group Housing Scheme. The proposals have been approved by the Board, and are now under consideration of the Government.

RENTAL HOUSING SCHEME FOR LOW-PAID EMPLOYEES OF THE STATE GOVERNMENT.

Proposals have been submitted to get the Government vacant land S.F. No. 49/2, 49/3, 52 (part) to an extent of 13.01 acres in Kavandanpalayam Village of Coimbatore District just outside the Municipal limit. The Board has approved the proposals for alienation of these lands and the proposals are now under consideration of the Government. The layout plan is under preparation.

Another proposal has been submitted to get the Government vacant site T.S. No. 1670 (1) and (3) to an extent of 33,244 sq. ft. and 4,255 sq. ft. respectively within the Municipal limit. This proposal has also been approved by the Board and is now under correspondence with the Revenue Department.

On a request to the Municipal Council, Coimbatore, the Council has resolved to place at the disposal of the Coimbatore Housing Unit the following Municipal lands at reasonable price. It is proposed to utilise the sites for the purposes noted against each.



- | | |
|---|--|
| (1) T. S. No. 1190 R. S. Puram 53 cents | Construction of Office building for Coimbatore Housing Unit. |
| (2) T. S. No. 1005 (Part) R. S. Puram 13 cents | Construction of single person quarters, stalls etc. |
| (3) T. S. No. 124 & 125 R. S. Puram 30/26 cents | Construction of rental houses under Middle Income Group Housing Scheme. |
| (4) T. S. No. 626 R. S. Puram 30 cents. | Construction of rental houses under the Low Income Group Housing Scheme. |

The District Collector has been requested to fix up a fair price for these lands and pending fixation of the price, the lands were taken possession.

NEIGHBOURHOOD SCHEME ("TOWNSHIP" SCHEME).

Proposals have been submitted for acquisition of lands in bulk in and around the Coimbatore City. The proposals are under consideration.

SUBSIDISED INDUSTRIAL HOUSING SCHEME.

TIRUPPUR :

The Government have asked the State Housing Board to take steps to prepare necessary plans and estimates for the construction of 100 tenements in S. No. 69/1, 69/2 and 69/3, measuring about 5.33 acres of lands in Velamapalayam Village near Tiruppur, pending transfer of the lands to the Labour Department.

PEELAMEDU :

In their Memorandum No. 116605 S. 11/61-6, I.L. & C. Department dated 19-1-62 the Government have ordered the Peelamedu Industrial Workers' House Construction Society to place at the disposal of the Coimbatore Housing Unit, the 2.72 acres of land in its possession for construction of 96 one-roomed, double-storeyed tenements. The type design has been received, and the estimates are under preparation.

SINGANALLUR :

There are proposals to put up 100 tenements for the Industrial workers. Prior to the formulation of necessary proposals, it is proposed to ascertain the water supply position at the project site. An estimate for Rs. 29,100 - has been sanctioned by the Board for digging a bore well of 10" dia. to serve the needs of the proposed tenements. Quotations have been called for, for this work. Estimates are also under preparation for construction of tenements basing on type design No. 20.

SLUM IMPROVEMENT SCHEME.

COIMBATORE :

In their order Ms. No. 1965 (Housing) I.L. & C. dated 29-3-1962, the Government have issued orders for execution of three Slum Improvement Schemes at Coimbatore sanctioned at an estimated cost of Rs. 18,48,750/- subject to mutual agreement between the State Housing Board and the Municipal Council. The matter is under correspondence regarding the terms and conditions to be agreed to by the Board and the Council.

SALEM :

The Government in their order Ms. No. 2048 (Housing) I.L. & C. Department dated 3-4-1962 have issued orders for execution of the scheme sanctioned at an estimated cost of Rs. 5,17,400/- subject to mutual agreement between the State Housing Board and the Municipal Council. The work will be taken up soon after the agreement is executed.

RENTAL HOUSING SCHEME (L.I.C. Funds).

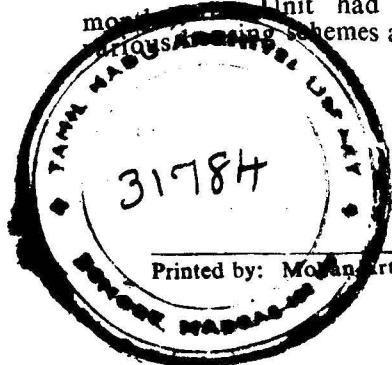
THE NILGIRIS DISTRICT :

There are proposals for construction of 50 rental houses for low-paid employees of the State Government at Coonoor and Ootacamund under the Union Government Rental Housing Scheme.

GENERAL.

During the year under report, within a short period of its establishment (three months) the Unit had reached the important stage of preparing plans and estimates for various housing schemes at Coimbatore, Singanallur, Tiruppur, and Peelamedu.

(Sd.) S. MUTHURAMALINGAM,
Administrative Officer,
Coimbatore Housing Unit.



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Sri K. Kamaraj, Chief Minister, examining model of a domestic servant's tenement. Photo taken on the occasion when Sri K. Kamaraj, Chief Minister, came to lay the corner stone for the "Community Hall" in the Hamilton Bridge (Lloyd's Road) Improvement Scheme Area - 21-4-1962. (cost of 120 M.I.G. Rental flats - Rs. 19.68 lakhs; cost of 204 Union Govt. Rental flats - Rs. 16.53 lakhs; 96 domestic servants' tenements - Rs. 5 lakhs; Community Hall-Rs. one lakh).