

**CHECKLIST OF REFORMS
IMPLEMENTATION OF THE CONSTITUTION 74TH AMENDMENT ACT**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in implementing the 74th Amendment of the Constitution, with the objective of implementing decentralisation measures. The State should ensure meaningful association and engagement of Urban Local Bodies in planning the function of parastatal agencies as well as the delivery of services to the citizens.

1. **CURRENT STATUS**

a. Please indicate the status of implementation of the following as per the Act:

i. Constitution of municipalities

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

ii. Composition of municipal councils

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii. Reservation of seats for women, SCs and STs

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

iv. Constitution of District Planning Committees (DPCs)

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

v. Constitution of Metropolitan Planning Committee (MPCs)

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

vi. Incorporation of Schedule 12 into the State Municipal Act

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Please indicate which of the functions of Schedule 12 have been incorporated into the State Municipal Act and transferred to ULBs:

No.	Functions listed in 12 th Schedule	Yes	No
1	Urban Planning including town planning	--	✓
2	Regulation of land-use and construction of buildings	✓	--
3	Planning for economic and social development	✓	--
4	Roads and bridges – The roads and bridges within the Corporation Limit are maintained by ULB.	✓	--
5	Water supply- domestic, industrial and commercial	✓	--
6	Public health, sanitation, conservancy and SWM	✓	--
7	Fire services	--	✓
8	Urban forestry, protection of environment and ecology	✓	--
9	Safeguarding the interests of weaker sections society including the handicapped and mentally retarded	✓	--
10	Slum improvement and upgradation	✓	--
11	Urban poverty alleviation	✓	--
12	Provision of urban amenities and facilities- parks, gardens and playgrounds	✓	--
13	Promotion of cultural, educational, and aesthetic aspects	✓	--
14	Burials and burial grounds, cremations, cremation grounds and electric crematoriums	✓	--
15	Cattle pounds, prevention of cruelty to animals	✓	--
16	Vital statistics including registration of births and deaths	✓	--
17	Public amenities including street lighting, parking lots, bus stops and public conveniences	✓	--
18	Regulation of slaughter houses and tanneries	✓	--

d. Please indicate whether the transfer of functions has been accompanied by transfer of staff.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. If the DPC/MPC has been constituted, please attach a copy of the Act. - DPC has been constituted

i. If the DPC/MPC has not been constituted, has the legislative process for their constitution been initiated?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

f. Please indicate the status of SFC- have they been constituted? When was the last SFC constituted?

**Third SFC Constituted by Government as per G.O. Ms. No. 573, Finance (FE(iv))
Department, Dated 01.12.04.**

g. Please indicate whether SFCs submitted their recommendations.

If yes, what is the status of implementation?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Many of the recommendations of the SFC have been implemented. Government has issued various orders accepting recommendation of the SFC. Government has formulated a High Level Committee. This High Level Committee will examine the recommendations of the SFC and will suitably advise Government to pass appropriate orders.

2. TIMELINE FOR REFORMS

a. Resolution by Government expressing commitment to implement the 74th Amendment Act (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.) **- Agreed**

b. . If elections to the municipality have not been held, please indicate when this will be held. Elections were conducted to all Municipality and Corporation.

c. Please provide a time schedule for transferring the Schedule 12 functions to ULB	Year1 Year2 Year3 Year4 Year5 Year6 Year7
	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

d. If the answer to 1(e) (i) is no, then please provide a time schedule for constituting the MPC	Year1 Year2 Year3 Year4 Year5 Year6 Year7
	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

e. Please provide timetable for constitution of SFC and implementation its recommendation

Already done

f. Please provide timeline in years of when you plan to complete the following with respect to each of the function.

No.	Functions listed in 12 th Schedule	Gov. Resolution 1st year	Cabinet Approval 2 nd year	Amendment of State/Municipality Act 3 rd year	Implementation
1	Urban Planning including town planning				Partially with the ULBs
2	Regulation of land-use and construction of buildings				Already with the ULB
3	Planning for economic and social development				Already with the ULB
4	Roads and bridges				Already with the ULB
5	Water supply- domestic, industrial and commercial				Already with the ULB
6	Public health, sanitation, conservancy and SWM				Already with the ULB
7	Fire services				To be decided
8	Urban forestry, protection of environment and ecology				Already with the ULB
9	Safeguarding the interests of weaker sections society including the handicapped and mentally retarded				Already with the ULB
10	Slum improvement and upgradation				Already with the ULB
11	Urban poverty alleviation				Already with the ULB
12	Provision of urban amenities and facilities- parks, gardens and playgrounds				Already with the ULB
13	Promotion of cultural, educational, and aesthetic aspects				Already with the ULB
14	Burials and burial grounds, cremations, cremation grounds and electric crematoriums				Already with the ULB
15	Cattle pounds, prevention of cruelty to animals				Already with the ULB
16	Vital statistics including registration of births and deaths				Already with the ULB
17	Public amenities including street lighting, parking lots, bus stops and public conveniences				Already with the ULB
18	Regulation of slaughter houses and tanneries				Already with the ULB

**CHECKLIST OF REFORMS
CITY PLANNING FUNCTIONS**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in the area of city planning, with an objective to assign or associate elected ULBs with “city planning functions”. Over a period of seven years, the Mission aims to ensure that all special agencies that deliver civil services in urban areas to ULBs are transferred and accountability platforms are created for all urban civic service providers in transition.

1. **CURRENT STATUS**

- a. Please indicate whether the ULB has been associated with city planning functions
- | | | |
|--|-------------------------------------|--------------------------|
| | Yes | No |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- b. If a parastatal has been involved with city planning, please indicate whether it has been involved with the formulation of the City Development Plan (CDP)
- | | | |
|--|-------------------------------------|--------------------------|
| | Yes | No |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- c. Please indicate whether the master plan/CDP has been approved by the municipality/ULB
- | | | |
|--|-------------------------------------|--------------------------|
| | Yes | No |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- d. Please indicate whether the city planning has been in accordance with the Metropolitan Planning Committee (MPC)/ District Planning Committee (DPC)
- | | | |
|--|-------------------------------------|--------------------------|
| | Yes | No |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- e. Please state which agency is responsible for the provision of water supply and sewerage services :
- Urban local body (ULB)
 - City-based special-purpose agency
 - State-level special-purpose agency
 - Any other (If so, please specify)
- f. Please state which agency is responsible for the provision of public transport services :
- Urban local body (ULB)
 - City-based special-purpose agency
 - State-level special-purpose agency

- Any other (If so, please specify)

g. Please state which agency is responsible for the provision of Solid Waste Management (SWM) services:

- Urban local body (ULB)
- City-based special-purpose agency
- State-level special-purpose agency
- Any other (If so, please specify)

TIMELINE FOR REFORMS

h. Resolution by Government expressing commitment to transferring **responsibility** of the delivery of municipal services to the ULBs. (Note: This can be done by way of unbundling of services. E.g. parastatals or others may operate, maintain, even own and collect user charges for the production and distribution facilities for these municipal services, so long as they are accountable to ULBs. Service levels should be fixed by ULBs. The ULBs shall ensure the delivery of services at the defined level by the service provider/s through the mechanism of contractual arrangement. This is consistent with the reform being required in the 74th Amendment)

i. Note: Master Plan/ CDP can be prepared by professional body but in consultation and requires final approval of ULB. If the answer to (d) is no, please indicate a timeline of when the city planning will be in accordance with the MPC/DPC

Year1 Year2 Year3 Year4 Year5 Year6 Year7

j. Please indicate timeline for transfer of the following functions in months/years*:

Function	Gov. Resolution	Cabinet Approval	Amendment of State/Municipalities Act	Implementation
City Planning				Implemented.
Water Supply & Sewerage				Implemented.
Public Transport	Not Possible			
Solid Waste Management				Implemented.
Other (Please specify)				

*** These Functions are already with ULB prior to 74th Amendment.**

k. Any other reform steps being undertaken (please use additional space to specify)

Year1 Year2 Year3 Year4 Year5 Year6 Year7

**STATE REFORM CHECKLIST
COMMUNITY PARTICIPATION LAW**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in Community Participation, with the objective of institutionalising citizen participation as well as introducing the concept of the Area Sabha in urban areas. The larger objective is to involve citizens in municipal functions, e.g. setting priorities, budgeting provisions, etc. The Community Participation Law refers to the appropriate provisions that need to be made in the state-level municipal statute(s) for the establishment of such a 3- or 4-tiered structure precisely as described above. These enactments will also need to ensure clear definition of functions, duties and powers of each of these tiers, and provide for the appropriate devolution of funds, functions and functionaries as may be decided by the State Government to these levels.

1. CURRENT STATUS

a. Please provide a list of the current decision-making/advisory platforms in the municipality:

Municipality-level	Municipal Council		
	Other (specify)		
Ward-level	Ward(s) Committee	Number of Wards Committees	4 Committees
		Number of Wards	72 Wards
		Average population/ Wards Committee	2.50 Lakhs.
		Number of Wards Committee members/ Wards Committee	North Zone - 21 East Zone - 16 West Zone - 16 South Zone - 19 TOTAL - 72
		Method of selection of Wards Committee members	Direct Elections by Public
	Any other provision for Ward Committee (specify)		----
Below the Ward Level	Any other Committee below the Ward Level (specify)		Nil
Additional Specific Advisory Committees	(this could be at any level; please specify)		----

b. Please indicate whether there is any formal process for community participation in municipal budgeting. If the answer to question 1 (b) is Yes, please describe the process below (use annexures wherever applicable): Yes No

c. Please indicate if there is any formal process for community participation in city planning activities. If the answer to 1 (c) is Yes, please describe the process below

d. (use annexures wherever applicable):

Yes No

2. TIMELINE FOR REFORMS

a. Resolution by Government expressing commitment to establish a new Community Participation Law (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)

- **Agreed**

Please indicate the changes you propose to make in your JNNURM city and the timeline for these changes:

Year1 Year2 Year3 Year4 Year5 Year6 Year7

i. Number of tiers being established in the municipality

ii. For each tier, please state the composition of the tier:

No	Name	Description	Composition
1	Municipality	Corporation Council	Mayor and Councillors
2	(Intermediary regional platform, e.g. Wards/Borough/Zonal Committee)	Zonal Committee	Zonal Chairman and Councillors
3	Ward Committee	---	---
4	Area Sabha	---	---

b. Proposed Activity-mapping of functions in Community Participation Law (for each of the functions of the Corporation)

No	Municipal Function	Specific activities to be taken at each level below:			
		Corporation	Zonal Committee	Ward Committee	Area Sabha
1	Urban planning including town planning	✓	Consolidation & Involvement	Consolidation & Involvement	Watch dog
2	Regulation of land-use and construction of buildings.	✓	No Role	No Role	Identifiaction of Encroachment & Unauthorised Construction
3	Planning for economic and social development.	✓	Consolidation & Involvement	Consolidation & Involvement	Need Identification
4	Roads and bridges.	✓	Maintenance	Maintenance	- do -
5	Water supply for domestic, industrial and commercial purposes.	✓	Maintenance	Maintenance	Leakage detection
6	Public health, sanitation conservancy and solid waste management	✓	Maintenance	Maintenance	Awareness
7	Fire services	This function is yet to be transferred to ULB Volunteers			Mobilization
8	Urban forestry, protection of the environment and promotion of ecological aspects				Public Participation
9	Safeguarding the interests of weaker sections of society, including the handicapped and mentally retarded	Identification and beneficiaries under various schemes			BPL Verification
10	Slum improvement and upgradation.	✓	Consolidation & Involvement	Consolidation & Involvement	Community Participation
11	Urban poverty alleviation	✓	Maintenance	Consolidation & Involvement	Beneficiary identification
12	Provision of urban amenities and facilities such as parks, gardens playgrounds	✓	Consolidation & Involvement	Consolidation & Involvement	Maintenance
13	Promotion of cultural, educational and aesthetic aspects	✓	Consolidation & Involvement	Consolidation & Involvement	Participation
14	Burials and burial grounds; cremations, cremation grounds and electrical crematoriums	✓	Consolidation & Involvement	Consolidation & Involvement	Community Participation
15	Cattle pounds; prevention of cruelty to animals.	✓	Issue of Birth and Death certificate	Registration of Birth and Death	Monitoring
16	Vital statistics including registration of births and deaths.	✓	Issue of Birth and Death certificate	Registration of Birth and Death	Prompt registration
17	Public amenities including street lighting, parking lots, bus stops and public conveniences	✓	Maintenance	Consultation & Involvement	Suggestive Role
18	Regulation of slaughter houses and tanneries	✓	---	---	Monitoring

Note: the above functions are taken from Schedule XII of the 74th CAA. If the municipality performs additional functions, these should also be included in the list above. See the Model Activity Mapping of functions in Section 4 of this toolkit for reference

c Time schedule for enactment of Community Participation Law or Amendment of existing Municipality Laws:

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d Time schedule for notification of the rules pertaining to the Community Participation Law, or mending Legislation:

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: States will be required to submit documents related to the above to NURM at appropriate milestones in this process, for evaluation of actual compliance for successive disbursement of funds

f. Interim process for Community Participation in Municipal functions while Community Participation Law is being enacted and notified. Please indicate if there are any steps being taken by the Municipality to create opportunities for community participation while the Community Participation Law is being enacted

Complete Community Participation Structure being established	Community participation being encouraged through structures like the Area Sabha and Ward Committee, as envisaged in Community Participation Law	
Partial community participation structures being established	Community participation process done through ward-level processes	
Minimal Community Participation Structures being established	Community participation process being undertaken marginally, or not in any organised manner	

g. Please indicate if Community Participation in CDP/DPR documents being submitted to JNNURM

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(please use additional material to describe the process being followed)

i. Please indicate whether the City Development Plan (CDP) been prepared with community participation

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please indicate the alignment of this community participation process to the proposed Community Participation Law

Complete Alignment	Community participation process done through Area Sabha and Ward Committee structures envisaged in Community Participation Law	
Partial alignment	Community participation process done through ward-level processes	
Minimal alignment	Community participation process done through city-wide process	

**CHECKLIST OF REFORMS
PUBLIC DISCLOSURE LAW**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in Public Disclosure, with the objective that municipalities and parastatal agencies will have to publish various information about the municipality and its functioning on a periodic basis. Such information includes but is not limited to statutorily audited annual statements of performance covering operating and financial parameters, and service levels for various services being rendered by the municipality.

1. **CURRENT STATUS**

- a. Please provide a list of the parastatal agencies and the month in which their budget was formally passed for each financial year

In case of State of Tamilnadu all the utility services and functions laid out in 74th Constitutional amendment Act as scheduled 12 is implemented by ULBs. Hence the question of giving details of parastatal agencies does not arise. As far as the budget of municipal corporations are concerned they are passed during the month of February of previous financial year.

Agency:	2003-04	2004-05	2005-06
Municipal Council	26.02.2003	25.02.2004	04.02.2005
Other parastatal agencies (list each below):			
1. Tax and Finance Committee	20.01.2003	20.01.2004	19.01.2005
2.			
3.			

Under RTI Act public can ask for accounts and audit statements and they can scrutinize all the accounts.

- b. Please provide the latest year for which the accounts statutory audit has been completed.

Agency	Year	
	Accounts	Audit
Municipal Council	2004 – 05	2001 - 02
Other parastatal agencies (list each below):		
1.		
2.		
3.		

- c. Please indicate whether there is any formal provision for public scrutiny of accounts and audit statements of municipality/ other parastatal agencies. If Yes, please highlight the appropriate clauses below:

Yes No

V	
---	--

Since the existing provision in the Madurai Municipal Corporation Act, Coimbatore Municipal Corporation Act, Right to Information Act adequately ensure the disclosure to the public. However, if GOI provide certain guidelines the Tamilnadu Govt. will ensure to initiate the enactment of law.

B. TIMELINE FOR ACTION ON REFORMS:

a. The State/ULB must pass a Resolution to formulate and adopt a policy on public disclosure which would include the financial statements that are to be released, the audits of certain financial statements that are to be carried out, and a timeline for reforms. Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.) - **Agreed**

b. Establishment of the Public Disclosure Law which outlines the which financial statements are to be available for public review, how often the audit of financial statements is going to take place, and the services for which Service Levels information are going to be disclosed. Please indicate which of the following reforms are going to be implemented and the timeline:

i. Financial statements, i.e. Balance Sheet, Receipts and expenditures and cash flow - **Yes**

ii. Audit of Financial Statements
Yes - Anually

iii. Quarterly Audit of Financial Statements **Yes**

iv. Time period for publication of Quarterly Audited Financial Statements (in months after end of each quarter) 45 days

v. Annual Statutory Audit

Yes	No
v	

vi. Time period for publication of Annual Statutory Audit (please indicate the number of months) - **6 Months**

vii. Publication of CDP on municipal website

Yes	No
v	

c. List below the services for which Service Levels information is being disclosed

No.	Service	Type of Service Level information being disclosed
1	WATER SUPPLY / SEWERAGE	New Connections-Tariff-timings-Helpline
2	SOLID WASTE MANAGEMENT	Cleaning of streets- Removal of garbage- Cleaning of drains
3	STREET LIGHT	New Street Lights- Repair of existing Lights.
4	HEALTH CARE	Facilities available- Tariff for use of utilities- Nurseries
6	STORM WATER DRAINAGE	Periodicity of cleaning
7	ROAD	Length of roads- Maintenance of roads
8	PARK	Facilities available- Tariff for use of utilities- Nurseries

(please use additional rows as necessary)

However Quantity of Water being supplied, Area covered, Quality of Water will be disclosed soon.

Regarding SWM Quantity, Frequency, Location of Bins will be disclosed soon.

i) Time Period for publication of Service Levels information

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Time schedule for enactment of Public Disclosure Law as described above:

Year1	Year2	Year3	Year4	Year 5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. Time schedule for notification of the rules pertaining to the Public Disclosure Law:

Year1	Year2	Year3	Year4	Year5	Year6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f. Any other reform steps being undertaken (please use additional space to specify)

d, e, f not applicable

There is provision for disclosure of budget provisions, annual financial statement including details of all schemes and works undertaken by ULB as per the guidelines issued by the State Govt. from time to time. Citizen Charter made compulsory for all ULB. All ULB have prepared its own citizen charter and displayed it publicly. All the municipalities are having website and most of the activities are being hosted in the website.

**CHECKLIST OF REFORMS
REPEAL OF URBAN LAND CEILING AND REGULATION ACT**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in the Repeal of ULCRA with the objective of increasing the supply of land in the market, removing the inefficiencies and in the establishment of an efficient land market.

1. **CURRENT STATUS**

- a. Please indicate if ULCRA has been repealed in the state? Yes No
-

- b. If the answer to 1 (a) is no, then please provide any steps that have been taken in this direction

Tamilnadu urban land ceiling and regulation act 1978 has been repealed by the act 1999(TN Act of 20 of 1998)

2. **TIMELINE FOR ACTION ON REFORMS** - Does not arise

- a. The State must pass a resolution for the repeal of ULCRA within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD. - **Already Implemented**

- | | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| b. The State legislature to pass a resolution in compliance with the repeal of ULCRA Act passed by the Parliament in 1999 | Year1 | Year2 | Year3 | Year4 | Year5 | Year6 | Year7 |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Notification of the above by the State government | Year1 | Year2 | Year3 | Year4 | Year5 | Year6 | Year7 |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| d. Any other reform steps being undertaken
(please use additional space to specify) | Year1 | Year2 | Year3 | Year4 | Year5 | Year6 | Year7 |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**CHECKLIST OF REFORMS
RENT CONTROL**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in Rent Control, with the objective of having a system that balances the rights and obligations of landlords and tenants to encourage construction and development of more housing stock, as well as promoting an efficient and robust rental/tenancy market, so as to improve the availability of housing across all income categories.

1. **CURRENT STATUS**

- a. Please provide a short note on the present Rent Control Legislation, which provides the following details:
 - i. rights of landlord to get possession back
A Landlord is entitled to get possession back of his building in the following cases
 - a) Failure of the tenant to pay rent regularly.
 - b) Transfer to lease to another person.
 - c) Use of the building for a purpose other than that for which it was leased.
 - d) When the building is required for the personal use of the landlord.
 - e) Where the landlord is a retired person from any armed forces.
 - f) Where the landlord is a retired employee of the State/Central Government.
 - g) Where the landlord is a widow, handicapped person or a senior citizen.
 - h) Where repairs, alterations, reconstruction is required for the building.
 - ii. Rights of tenants to continue their tenancy
 - a) When the tenant is engaged in employment notified by the Government as essential services.
 - iii. obligations of tenants with regard to regular rental payments/ maintenance of tenanted property/ adherence to lease agreements, if present.
 - a) Rent shall be paid by the Tenant within 15 days after expiry of the time fixed in the agreement of tenancy.
 - b) Tenant should not commit any act which is likely to damage the building.
 - c) Tenant shall not transfer the lease right if there is no such provision in the agreement.
 - iv. provision for periodic review of rentals, in accordance with market conditions.
 - a) The fair rent can be enhanced up to a maximum of 75% keeping in view the rental values prevailing in the locality during the 12 months prior to 05.04.1944.
 - v. fixing of Standard Rents, periodicity of review, and dispute resolution mechanisms.
 - a) The Rent controller is competent to fix the fair rent keeping.

It is proposed to amend the Tamilnadu buildings (Lease and Rent control) Act 1960. It is expected to amend this act by 2007-2008.

- b. Please indicate whether you have adopted the Model Rent Control Legislation circulated by GOI:

- i. Adopted as is Yes No

- ii. Adopted with modifications. If so, please specify Yes No

- c. Please indicate the number of properties under Rent Control Act
- d. Please indicate whether Rent Control Act applies to new construction & new tenancies
 Yes No
- e. Please indicate whether there are any special provisions for weaker sections of society
 Yes No
- f. Please indicate the number of rent control cases pending in various courts related to NURM cities
- g. Please indicate the annual trend in new cases being filed related to rent control
 2002-03 2003-04 2004-05 2005-06
- h. Is there any mechanism for providing guidelines to fix rents on the basis of market rates for existing tenancies (if yes, please provide a brief description below) Yes No

In G.O MS No 147 MAWS Dated 30.12.2000 guidelines were given to fix the rent on market rates while renewing the lease for the exiting tenants.

2. TIMELINE FOR REFORMS

- a. Resolution by Government expressing commitment to establish new Rent Control system (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)
 Housing and Urban Development has proposed to repeal the existing Tamil Nadu Rent Control Act and bring in a new legislation to suit the present conditions.
- b. Defining the Rights and Obligations of landlords and tenants

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

 - i. rights of landlord to get possession back
 - ii. rights of tenants to continue their tenancy
 - iii. obligations of tenants with regard to regular rental payments/ maintenance of tenanted property/ adherence to lease agreements, if present
 - iv. provision for periodic review of rentals, in accordance with market conditions
- c. Establishing a new Rent Control legislation
 - i. Setting up a Committee/Team to draft/amend legislation

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="text"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
 - ii. Stakeholder consultations

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

iii. Preparation of Draft legislation	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Approval of the Cabinet/ Government	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Final enactment of the legislation by Legislature	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
vi. Notification	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
vii. Preparation and notification of appropriate subordinate legislation	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
viii. Implementation by municipality (ies)	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Next revision of rents/rental value guidance	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Setting up mechanism for periodic review of rents/ rental value guidance	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Establish Dispute resolution mechanism (e.g. Special Tribunals/ Courts etc)	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Any other reform steps being undertaken (please use additional space to specify)	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CHECKLIST OF REFORMS
RATIONALISATION OF STAMP DUTY**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities to rationalise Stamp Duty, with the objective of establishing an efficient real estate market with minimum barriers on transfer of property so as to be put into more productive use.

1. CURRENT STATUS

- a. Please indicate the current Stamp Duty Regime, including surcharge or any other levy on transfer of property

SALE	Stamp duty Including Surcharge of 2% - 8%
-------------	--

- b. Please indicate when the stamp duty rate was last revised and by what percentage.

Reduced from 13% in Corporation area and 12 % in other areas to 8% to all areas with effect from 21.11.2003

- c. Please indicate whether any concessions to particular classes of individuals or institutions are being provided

Type of Concession	Qualifying Institution/Individual
Capping of Rs.10,000/-	Family transactions of settlement and release
Capping of Rs.10,000/- per share	Family partition
Full remission	Any instrument execute by member in favour of co-op society or society in favour of member relating to business of the society.
50% reduction	Purchase by IT Companies
50% reduction	Industrial plots allotted by SIPCOT/SIDCO
Full remission	Transfer between Parent Company and Subsitary Company with certain conditions
75% remission	Purchases of land by S.C./S.T. Women
Reduction to the cost of land alone fixed by the TNHB	To the allottees

d. Please provide the total collection from Stamp Duty over the last 5 years

In Crores.

<u>2001-2002</u>	<u>2002-2003</u>	<u>2003-2004</u>	<u>2004-2005</u>	<u>2005-2006</u>
1128.86	1471.26	1521.28	1612.72	2010.75

e. Please indicate the basis of collection of Stamp Duty, i.e.

- Declared Value
- Higher of the Standard Guidance Value/ Declared Value:- **Guideline value or Market value whichever is higher**
- Any other method (please specify)

Nil

f. Please indicate the use of technology in the following:

- Maintenance of records

Electronic maintenance through STAR and REGINET projects

- Maintenance of guidance values

Electronic maintenance – all guideline values in the web – www.tnreginet.net

2. TIMELINE FOR REFORMS

a. Resolution by Government expressing commitment to reduce Stamp Duty to 5% (or less than 5% if the State so desires) within Mission period. The resolution should provide the timetable for reducing the Stamp Duty in a phased manner, i.e. year-wise (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)

b. Fix the periodicity for revising the guidance value for levy of Stamp Duty	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c. Indicate the time-table for reducing the stamp duty rate to 5%	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Any other reform steps being undertaken (please use additional space to specify)	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CHECKLIST OF REFORMS
PROPERTY TAX**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in Property Taxes, with the broad objective of establishing a simple, transparent, non-discretionary and equitable property tax regime that encourages voluntary compliance. States/cities need to ensure that their desirable objectives for reforms include these reforms, but need not restrict themselves to these items

1. CURRENT STATUS

a. Please indicate if Property tax is currently levied on the following types of properties:

- | | |
|-----------------|---|
| i. Residential | v |
| ii. Commercial | v |
| iii. Industrial | v |

b. Please indicate the Amount of property tax collected for year-ending 2005-06

- | | |
|-----------------|-----------------------|
| i. Residential | 1728.28 Lakhs. |
| ii. Commercial | 644.40 Lakhs. |
| iii. Industrial | 209.00 Lakhs. |

c. Please provide the Method of Property Tax Assessment being followed
(Give short note, if necessary)

- | | |
|--------------------|---|
| i. Self-assessment | |
| ii. Demand-based | v |

d. Please provide the below information on Current coverage – (2005-06)

No.	Type of Property	Estimated no. of properties	No. of properties in the records of the municipality	No. of properties paying property tax	Coverage ratio (3) / (2)	Demand raised in Lakhs.	Demand collected	Collection Ratio
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Residential	143700	121402	111550	85%	2308.27	1728.28	75%
2	Commercial	13181	13181	12584	100%	814.13	644.40	79%
3	Industrial	1835	1835	1110	100%	332.73	209.00	63%
	Total	158716	136418	125244	95%	3454.13	2581.68	72%

e. Please list the Exemptions given to property owners

No.	Type of Exemption	Qualifying institution/ individual	Revenue implication of exemption
1	CHARITABLE HOSPITALS	CHARITABLE HOSPITALS	Rs.2 Lakhs – Aravind Eye Hospital
2	EDUCATIONAL INSTITUTIONS	EDUCATIONAL INSTITUTIONS	Rs.5 Lakhs – College 5Nos, School 215 Nos

f. Please provide the Basis of determination of property tax

- i. Capital value
- ii. Rateable value
- iii. Unit Area
- iv. Other (please specify)

g. Please provide the use of technology in property tax management

- i. GIS of property records
- ii. Electronic database of property records
- iii. Any software for compliance

h. Please describe the Level of discretionary power available with assessing authority

There is no discretionary power available with assessing authority

i. Please provide the last updation of property records and guidance values

- i. Last updation of property records **2005 - 06**
- ii. Last revision of guidance values **01.10.98**
- iii. Frequency of revision of guidance values – As per provisions of MMC Act-1971 it is 5 Years

iv. Please indicate whether information from appropriate authorities on new building construction, or additions to existing buildings is being captured; if so, how (e.g. development authority etc)

- Yes No
-

- v. Please indicate whether information from appropriate authorities on change of ownership and land valuation is being captured; if so, how (e.g. Dept of Stamps and Registration)
Yes No

v	
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THROUGH 'M' NOTICE FROM REGISTRATION DEPARTMENT IS BEING RECEIVED EVERY MONTH THE OWNERSHIP AND THE VALUATION IS BEING ASCERTAINED

2. TIMELINE FOR ACTION ON REFORMS

Please provide timelines for the following action items:

a.	Extension of property tax regime to all properties	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Elimination of exemptions	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	Migration to Self-Assessment System of Property Taxation							
(i)	Setting up a Committee/Team to draft/amend legislation	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii)	Stakeholder consultations	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Preparation of Draft legislation	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv)	Approval of the Cabinet/ Government	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v)	Final enactment of the legislation by Legislature	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi)	Notification	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vii)	Preparation and notification of appropriate subordinate legislation	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(viii) Implementation by municipality (ies)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Setting up a non-discretionary method for determination of property tax (e.g. unit area, etc) (Sub-Steps (i) to (viii) given in para(c) above may be repeated for this step also)

- Already unit area method is adopted.

e) Use of GIS-based property tax system

(i) Selection of appropriate consultant

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(ii) Preparation of digital property maps for municipality

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(iii) Verification of digital maps and preparation of complete data-base of properties

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(iv) Full migration to GIS system

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

f) Next revision of guidance values
Being done every year.

g) Fix periodicity for revision of guidance values

(i) Periodicity to be adopted every year

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(ii) Deadline for adoption - Already adopted

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

h) Establish Taxpayer education programme

(i) Local camps for clarification of doubts and assistance in filling out forms - **Every year** - continuous activity

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(ii) Setting up a website for property tax issues/ FAQs etc

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i. Establish Dispute resolution mechanism

Year1 Already implemented through Taxation appeal Committee

v

b. Rewarding and acknowledging honest and prompt taxpayers

Year1 Year2 Year3 Year4 Year5 Year6 Year7

			v			
--	--	--	---	--	--	--

c. Achievement of 85% Coverage Ratio (see item 1d above)

(Specify target for each year of mission)

Year1 Year2 Year3 Year4 Year5 Year6 Year7

83% **85%** - - - - -

d. Achievement of 90% Collection Ratio (see item 1d above)

(Specify target for each year of mission)

Year1 Year2 Year3 Year4 Year5 Year6 Year7

72% **75%** **80%** **85%** **90%**

e. Any other reform steps being undertaken (please use additional space to specify)

Self Assessment of Property Tax

Year1 Year2 Year3 Year4 Year5 Year6 Year7

	v					
--	---	--	--	--	--	--

CHECKLIST OF REFORMS
E-GOVERNANCE

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in E-Governance, with the objective of having a transparent administration, quick service delivery, effective MIS, and general improvement in the service delivery link

1. **CURRENT STATUS**

a. Please provide a list of services covered by E-Governance applications

Type of Service	ULBs/ Parastatals involved	Remarks
Registration of Births and Deaths	Corporation of Madurai	Online issue of Birth and Death certificates in practice
Public Grievance Redressal	Corporation of Madurai	To be implemented effectively soft ware has been developed
Property Tax Management, including records mgmt	Corporation of Madurai	<ol style="list-style-type: none"> 1. Individual Property tax due through website & touch screen. 2. Individual Property Tax history 3. Property Tax amount wise defaulters list 4. Property Tax top ten defaulters list 5. Property Tax demand generation. 6. Property Tax DCB Report (Overall, Zone wise, Ward wise, Collection centre wise ,for individuals) 7. Property Tax Assessee details (Zone Wise, Ward wise, Collection centre wise, for individual)
Municipal Accounting System	Corporation of Madurai	Finalization of Accounts through Financing Accounting System.
Works Management System	Corporation of Madurai	To be implemented.
E--procurement	Corporation of Madurai	Soft ware to be developed. Will be implemented at 3 rd year.

Personnel Management, i.e. personal information system	Corporation of Madurai	<ol style="list-style-type: none"> 1) Generating pay bill. 2) Issue of pay slip to each employee. 3) Maintaining PF Accounts. 4) Pension Particulars .
Payment of Property Tax, Utility Bills and Management of Utilities that come under the ULBs.	Corporation of Madurai	<ol style="list-style-type: none"> 1) Payment through credit / debit card, mobile van tax collection. 2) Video Conferencing System, online ring road toll collection, online integrated bus stand toll collection, online electronic weighing system, electronic attendance, LAN & WAN connectivity.
Building plan approval	Corporation of Madurai	Online land use information system, online building licence issue to be implemented.

2. TIMELINE FOR ACTION ON REFORMS

a. Appointment of State-level Technology Consultant as State Technology Advisor

- State level Information Technology Specialist is available exclusively looking after Municipal e-governance activities in ULBs.

b. Preparation of Municipal E-Governance Design Document (MEDD) on the basis of National Design Document as per NMMP

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c. Assessment of MEDD against National E-Governance Standards (e.g. Scalability, intra-operability & security standards etc.)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Agreement on Municipal E-Governance Action Agenda

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e. BPR for migration to e-governance

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

f. Appointment of Software consultant(s)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

g. Exploring PPP option for different E-Governance services

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

h. Defining monitorable time-table for implementation of each E-governance initiative that is being taken up

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i. Ongoing implementation of E-governance initiatives, against monitorable time-table

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

j. Online File tracking System

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

k. GIS

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CHECKLIST OF REFORMS
MUNICIPAL ACCOUNTING**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in Municipal Accounting, with the objective of having a modern accounting system based on double-entry accrual principles, leading to better financial management, transparency and self-reliance.

1. CURRENT STATUS

- a. Please provide a short note on the present method of accounting being followed in your city

Modern accounting system based on double-entry accrual principle is being followed with effect from 01-04-2000 onwards

- b. Please provide the status of completion and adoption of accounts, and if they have been audited and published in the last 3 years

Year	Adopted	Audited	Published
2002-2003	Adopted	Audit in progress	Not yet published
2003-2004	Adopted	Audit in progress	Not yet published
2004-2005	Adopted	Audit in progress	Not yet published

- c. Please state whether State/city has drawn up its own accounting manual (**Yes**), State has drawn up its own accounting manual
- d. Please state whether State/city has adopted NMAM

- i. without modifications

- ii. with modifications.

If NMAM has been adopted with modifications, please state these:

State Government developed its own Accounting Manual even prior to NMAM. This Accounting Manual was communicated to the Accountant General and it was accepted by the AG with one suggestion mentioning that in Accounting Manual used by us having four digit code for Major heads of the accounts instead of 7 digit codes in NMAM.

- e. Please state whether State has modified its current appropriate laws and regulations to be in compliance with the double-entry accrual principles. If yes, please provide date of such modification. Necessary G.O. has been issued on-12.01.2001
- f. If applicable, please provide current status of implementation of double-entry accrual system.

Double Entry accrual system of accounting is being implemented in all the ULBs of Tamil Nadu

2. TIMELINE FOR ACTION ON REFORMS

- a. Resolution by Government expressing commitment to establish modern municipal accounting system (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)
-- - G.O has been issued – already under implementation.
- b. GO/Legislation/Modification of rules for migrating to double-entry accounting system - G.O. has been issued during 2001
- c. Appointment of consultants for development of State manual (either based on NMAM or independently) - Completed
- d. Completion and adoption of manual - Adopted
- e. Commence training of personnel - Completed
- f. Appointment of field-level consultant for implementation at the city-level - Completed
- g. Notification of cut-off date for migrating to the double-entry accounting system - Already done
- h. Buisness Process Re-engineering (if required) - Already done
- i. Valuation of assets and liabilities - Already done
- j. Drawing up of opening balance sheet (OBS):
 - i. Provisional OBS - Already done
 - ii. Adoption of provisional OBS
 - iii. Finalisation of OBS
- k. Full migration to double-entry accounting system - Already done
- l. Production of financial statements (income-expenditure accounts and balance sheet) - Already done
- m. Audit of financial statements - Audit in process
- n. Adoption of accounts - Already adopted

Item (a) to (n) - Already implemented successfully

o. Preparation of outcome budget	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

p.	Complete re-vamp of the Public Financial Management (PFM) cycle, which includes internal controls	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="v"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

q. Credit rating of ULB/parastatal (if required) **(LA+(SO))** - Done during 2005 year and rated asLA+(So) by ICRA Limited, Chennai.

r.	Any other reform steps being undertaken (please use additional space to specify)	Year1	Year2	Year3	Year4	Year5	Year6	Year7
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NIL

CHECKLIST OF REFORMS
Internal earmarking for basic services for poor

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in the provision of basic services to the Urban Poor, with an objective of providing security of tenure at affordable prices, improved housing, water supply and sanitation. In addition, delivery of other existing universal services of the government for education, health and social security is to be ensured.

1. **CURRENT STATUS**

- a. Please indicate whether the State has identified all Urban Below-Poverty-Line (BPL) families/beneficiaries Yes No

- b. If the answer to 1(a) is yes, then please indicate what criteria have been adopted in this identification.

The per capita income (per person per month) of Rs 500.94 paise and based on Non-economic parameters as envisaged by GOI under SJSRY scheme

- c. Please indicate the number of individuals/families that have been identified as BPL **106607**

- d. Please indicate how many BPL lists of the Urban Poor are being maintained by ULB/different departments of the State? What is the overlap of BPL families among these lists?

Maintained only by ULB – 106607 Families

- e. Please indicate the percentage of households living in squatter settlements/ temporary structures **18.53%**

- f. Please indicate the percentage of households living in squatter settlements/ temporary structures without access to:

i. Municipal water supply **0 %**

ii. Sanitation **0 %**

A) Sewer **90 %**

B) Drainage **20 %**

C) Community toilets **0 %**

D) Solid Waste Management **20 %**

iii. Primary education **0 %**

iv. Primary Health **0 %**

- g. Please indicate if there is any internal earmarking within the municipal budget. Please provide the total amount earmarked and the percentage of the total budget in the last 3 years.

Year	Amount Budgeted	Actual Amount Spent	% of the total budget
2002-2003	15.00	6.00	40%
2003-2004	4.00	8.00	200%
2004-2005	3.80	8.00	210%

CAO

2. TIMELINE FOR ACTION ON REFORMS

a. The State/ULB must formulate and adopt an overarching, comprehensive policy on providing basic services for the Urban Poor which should include security of tenure at affordable prices, improved housing, water supply and sanitation. Delivery of other existing universal services of the government for education, health and social security should be ensured. This policy document must include the minimum budgetary earmarking in municipal budgets for the provision of these budgets (Note: This policy document should involve stakeholder participation and be released within 6-9 months of signing of MOA under JNNURM and a copy submitted to MOUD/UEPA.)

b. Defining criteria for identification of the Urban Poor	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fresh enumeration based on the above	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Define threshold service levels for the Urban Poor across various services	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Strategic document which outlines the requirements both physical and financial, timeframes, sources of funding and implementation strategies including community participation, monitor able output indicators for each of the services, including outlining convergences, if any	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Periodic impact evaluation by independent agencies appointed by the state government	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Any other reform steps being undertaken	Year1	Year2	Year3	Year4	Year5	Year6	Year7
1) Slum Mapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) City Development Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Slum mapping and a policy to be evolved for minimum allocation of municipal budget every year

**CHECKLIST OF REFORMS
USER CHARGES**

DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities in the levy of User Charges on different municipal services, with an objective of securing effective linkages between asset creation and asset maintenance and ultimately leading to self-sustaining delivery of urban services.

1. **CURRENT STATUS**

- a. Please provide a list of services being delivered by municipalities/ parastatals and the status of user charges being levied for each.

Type of Service	Service Provider	Tariff Structure	Last Revision of Tariff
Water Supply	Madurai Corporation	Water Supply per Month: Residential – Rs.34.30 Commercial – Rs.82.60 Industrial – Rs.122.20	2005
	Sewerage	* Sewerage: Separate Page Attached	2005
Solid Waste Management	Madurai Corporation	** Separate Page Attached	-
Public Transport Agencies	Transport Corporation	Tariff fixed by State Government	2006
Parks and Play Ground	Madurai Corporation	Rs.2/ Head	2004

- b. Please furnish the costs for providing the following services (total cost as well as per unit cost) and the total and per unit user charges collected in 2004-05

Service	Total O&M Cost (Please specify the unit)		Total user charges collected (Please specify the unit)		Revenue Loss due to	
	Per Unit Cost	Total Cost	Per Unit Recovery	Total Recovery	leakage/theft	free supply
Water Supply & Sewerage W.S. Connections – 79189 Drainage Connections - 45613	Rs. 50.28	Rs. 528.90 Lakhs	Rs. 44.28	Rs. 465.00 Lakhs		Rs. 5.99
Solid Waste Management	Rs. 150.00	Rs. 1570.00 Lakhs	Rs.3.30	Rs.35.00 Lakhs	--	Obligation of the ULB
Public Transport Services	--	--	--	--	--	--
Parks and Play Ground	Rs.1.90	Rs.20.00 Lakhs	Rs.4.29	Rs.45.00 Lakhs	--	--

2. TIMELINE FOR ACTION ON REFORMS

- a. The State/ULB must formulate and adopt a policy on user charges which should include proper targeting of subsidies, if any, for all services; ensuring the full realization of O&M cost by the end of the Mission period. (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)
- b. Establishment of proper accounting system for each service so as to determine the O&M cost separately. Please specify the timeline for each service separately

(i) Water Supply and Sewerage	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Solid Waste Management	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Public Transport Services -	Not Applicable.						
iv) Others- Parks & Play Grounds	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. The State/ULB should define service standards and timelines for achieving these.	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. The State/ULB should define user charge structure and time lines for achieving these.	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. The State should set up a body for recommending a user charge structure.	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. The State should quantify/study the impact of subsidies for each service on a periodic basis.	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Time table to achieve full recovery of O&M cost from user charges from Solid Waste Management.	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox" value="5%"/>	<input type="checkbox" value="10%"/>	<input type="checkbox" value="25%"/>	<input type="checkbox" value="40%"/>	<input type="checkbox" value="65%"/>	<input type="checkbox" value="80%"/>	<input type="checkbox" value="100%"/>
H. Other – Parks & Play grounds	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox" value="10%"/>	<input type="checkbox" value="20%"/>	<input type="checkbox" value="30%"/>	<input type="checkbox" value="50%"/>	<input type="checkbox" value="60%"/>	<input type="checkbox" value="80%"/>	<input type="checkbox" value="100%"/>

PROCEDURE FOR APPROVAL MASTER PLAN

The Master Plan preparation is undertaken by the Urban Development Authority under Tamil Nadu Town and Country planning Act 1971. The LPA plan is prepared for a plan period of 20 years and is under examination by the Tamil Nadu Government. After draft plan gets sanctioned proper notification will be published for public objection and suggestions.

PROCEDURE FOR CHANGE OF LAND USE

As per the Tamil Nadu Town and Country planning Act 1971 the owner of Agriculture land has to apply to the LPA Authority and to the Government with a request to change the Land use. After proper Gazette notification to public for objection and suggestions the land use is confirmed through a Government Order. The average time taken for conversion ranges 6 months to 1 year.

PROPERTY TAX

Urban Local Bodies in Tamil Nadu are containing Property Tax assessment list of Buildings and property tax demand Register wherein, Door No locality, Name of the owner, Annual rental value, Property Tax payable particulars of Tax paid entered for DCB of property tax.

At present, all the above Property Tax records are computerized and Billing is done through Online collection. In addition to this Collection through Credit/ Debit card also facilitated. Further change of ownership has been based on the evidence such as registration deed produced by the owner.

GEO PHYSICAL INFORMATION SYSTEM

Property Tax mapping and other utilities above the ground level such as building with floor area, street light are being plotted in the GIS study now undertaken in west zone. The study will continue for the entire area of the Madurai Corporation.

Plan of action for Implementation

S. No	Action	To be completed by
1.	Preparatory work	
2.	Study of Best Practices	
3.	Consultation with other Stake holders	
4.	Administrative decision/Appraisal/Legal vetting	
5.	Cabinet approval	
6.	Issue of Rules	

REFORM – RAIN WATER HARVESTING

Revision of bye-laws to make rain-water harvesting mandatory in all buildings come up in future and for adoption of water conservation measures.

Y1 y2 y3 y4 y5 y6 y7

Time schedule

REFORM – Administrative reforms reduction in establishment by introducing voluntary retirement schemes, non-filling up of posts falling vacant due to retirement etc and achieving specified milestones in this regard.

Y1 y2 y3 y4 y5 y6 y7

Time schedule

PRESENT STATUS

- 1) In Madurai Corporation the expenditure on establishment is around 39% of total revenue.
- 2) The following administrative reforms have been undertaken in the urban sector.
 - A ban has been imposed on creation of new posts in all ULBs
 - Ban on recruitment of posts fallen vacant due to retirement (now revised)
 - Out sourcing partially for the function relating to sanitation, street lights, water supply and computerization.

REFORM – INTRODUCTION OF PROPERTY TITLE CERTIFICATION SYSTEM IN ULBs

In Madurai Corporation already property title certification system is in force.

	Y1	y2	y3	y4	y5	y6	y7
Time schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REFORM – EARMARKING AT LEAST 20-25 PERCENT OF DEVELOPED LAND IN ALL HOUSING PROJECTS FOR EWS/LIG CATEGORY WITH A SYSTEM OF CROSS SUBSIDATION.

REFORM – Bye-laws on reuse of recycled water.

3. PLAN OF ACTION FOR FURTHER ADMINISTRATIVE REFORM

3.1 RATIONALIZATION OF STAFFING PATTERN FOR ALL ULBs

1. Study Completion
2. Discussions with Employees Association
3. Consultations with elected representative of ULBs
4. Proposed staffing pattern
5. Discussion with concerned departments
6. Cabinet approval
7. Preparation of enabling legislation
8. Implementation

Training of all Municipal Functionaries

- Assessment of training needs
- Finalization of modules
- Selection of Agencies
- Conduct of training

Computerization

Operationlisation of following modules :

A)

- | | | |
|------------------|---|-----------|
| 1) Property Tax | } | June 2004 |
| 2) Water Charges | | |

B)

- | | | |
|---|---|-------|
| 3) Vacant Land Tax | } | 05-06 |
| 4) Miscellaneous Collection | | |
| 5) Drainage maintenance Charges | | |
| 6) Under ground Drainage Deposit | | |
| 7) Online issue of Birth & Death certificate | | |
| 8) Pay roll | | |
| 9) Building Plan Approval System | | |
| 10) Electronic Attendance System | | |
| 11) Online Toll collection @ Integrated Bus stand | | |
| 12) Online E-Weighing System @ Compost Yard | | |

- 13) Stores & Inventory system 05-06
- 14) Court cases
- 15) FAS

C)

- 1) GIS
 - 2) Online file tracking System
 - 3) Online vehicle tracking System
- } Apr 2007

REFORM – Structural reform

	Y1	y2	y3	y4	y5	y6	y7
Time schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1) Structural reforms are envisaged in the following areas.

- 1.1 Changes in structure of the departments.
- 1.2 Changes in staffing pattern.
- 1.3 Changes in procedures.

2) Present Status of the Departments :

2.1 Four zonal offices have been constituted in the year 1971 to decentralize administration in the following departments and to monitor the implementation of plan and development schemes, and collection of taxes in Madurai Corporation.

3) Plan of action for introduction of structural reforms

REFORM – Encouraging Public-Private Partnership in Urban Infrastructure

	Y1	y2	y3	y4	y5	y6	y7
Time schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Present Status :

The role of the Private sector in infrastructure projects is inevitable and is now accepted widely in India. All State Government in India are enacting suitable regulatory frame works for promotion of Private - Public Partnerships. In Tamil Nadu it has been created to enable private sector participation in Designing, Financing, Construction, Operation and Maintenance of Infrastructure Projects in the State through Tamil Nadu Urban Infrastructure Financial Services Limited and Tamil Nadu Urban Finance and Infrastructure Development Corporation Limited.

* The Corporation of Madurai has executed the work of laying Outer Ring Road by Financing through issue of Public Bonds.

In order to create proper environment for Private participation in Public Projects at the ULB level following processes are proposed with corresponding time line.

- a) Carry out mandatory reforms such as abolition of Urban Land Ceiling Act, rationalizing of Stamp Duty etc., in next 2 years.
- b) Fast track, single window clearance for important Infrastructure Project – Nodal Agency at state level to be designated as coordinating Body to liaison with various Governmental Agencies for single point interface – by 2nd years.
- c) Improving the financial conditions of ULBs by carrying out mandatory financial reforms – making accounting systems more transparent, accessible to people – instill confidence of Private Sector – by end of 4th year.
- d) Creating Urban Infrastructure Fund – as viability gap fund to support PPP initiatives in grade II & III ULBs – in next 4 years.
- e) Capacity Building of staff at ULB level – acquaintance with various successful PPP models at State/ National level – next 2 years.

f) Confidence Building measures – Joint workshops and interaction with the private sector – to identify areas of common interest and co-operation – by the end of the 3rd year.

g) Identifying projects and preparation of DPRs – by the end of the 4th year.

As per the proposed action plan it would take 4 years to prepare ULBs for undertaking projects under PPP mode.

Plan of action for Implementation

S. No	Action	To be completed by
1.	Study of Existing Models and Preparatory Works for enacting laws.	
2.	Preparation of discussion paper	
3.	Workshop with stakeholders	
4.	Strategic consultations with ULBs	
5.	Finalisation of PPP frame work	
6.	Approval of Officers committee and Cabinet Sub-Committee	
7.	Cabinet approval	
8.	Amendments to relevant loss	
9.	Positioning of Institutions and new Mechanism	

**MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION
GOVERNMENT OF INDIA
“BASICS SERVICES TO THE URBAN POOR”**

Checklist of reforms

Provision of basic services to the poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery of other existing universal services of the Government for education, health and social security.

Phasing and implementation of reforms for Housing

I	At the beginning of the Mission period, has the city development plan made a total inventory of housing stock available for urban poor?	√ Yes
II	Is there any formal housing available for urban poor such as EWS/ LIG/ resettlement housing NOT classified as a 'slum'?	√ Yes
III	If yes, what percentage of the total housing stock does it comprise?	4.2 %
IV	What percentage of the total housing stock is classified as 'slum' by the urban local body?	29.35% %
V	What percentage of the total housing stock is classified as squatters, i.e. not recognizable as slums or legal tenements/ settlements?	18.53 %
VI	What has been the growth rate of housing stock classified as slum and squatters (in percentage) in the overall growth of total housing stock (a) annually over the last decade, and (b) decennially	(a) 1.37 % (b) 14.63 %
VII	Of this, has the city development plan identified all unacceptable housing stock, i.e. that which requires replacement?	√ Yes
A	Does the unacceptable stock include all structures in squatters? If yes, indicate percentage in total unacceptable stock	√ Yes 85.00 %
B	Does the unacceptable stock include dilapidated/ unsafe structures inside slums? If yes, indicate percentage in total unacceptable stock?	√ Yes 80 %
C	Does the unacceptable stock include temporary (kutcha) structures inside slums? If yes, indicate percentage in total unacceptable stock?	√ Yes • 20 %
VIII	At the beginning of the Mission period, has the city development plan made a total estimate of required housing stock for the urban poor within the CDP perspective period, including new stock as well as replacement stock?	√ Yes
IX	What is the required housing stock production capacity required to meet the housing need for urban poor? Indicate in units/ annum	Ist Yr – 1000Nos IInd Year to VI th Yr- 7000Nos VIIth Yr – 14906Nos
X	Assuming that a multitude of agencies are capable of providing housing stock for urban poor, list the required capacities of each:	
A	Own capacity (if ULB is engaged in creation/ replacement of housing stock)	--
B	Development Authority	--
C	Housing Board	--
D	Slum Clearance Board	43906
E	Other public agency (including institutional/ industrial housing)	--
F	Cooperative model (plotted/ flatted)	--
G	Private sector (plotted/ flatted)	--
H	Other JV sector model	--

How the provision of housing stock for the urban poor has been phased over Mission period keeping the need rate constant

Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Housing stock required	1800	7000	7000	7000	7000	14906

Land and building tenure (please refer box on page 7 for phasing and implementation of reforms)

Does the ULB employ any method of assembling land for housing the urban poor, which can be used to subsidize capital costs of tenement for the urban poor (such as land bank, pooling, TDR or plot reconstitution)? If so, please state below:

--NO--

Does the ULB have any taxable/ tax saving bonds or capital market instrument which it can use/ has used to provide housing for urban poor, amongst other assets? If so, please state below:

--NO--

How is the requirement of land for meeting new/ replacement housing stock requirement for urban poor proposed to be met?

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Land requirement (hectares)	--	2.20	15	15	15	15	33
Average subsidy in pricing of housing (%)	100 %	100 %	100 %	100 %	100 %	100 %	100 %

I	Is the ULB responsible for defining tenure of an occupant over a tenement?	✓ No
II	What kinds of tenures are ratified by the ULB as regards housing in slums/ resettlement areas/ housing for urban poor?	
	Ownership through sale	✓ Yes
	Ownership through hereditary title transfer	✓ No
	Leasehold agreement from housing vendor	✓ No
	Tenancy under Rent Control/ Rent Act	✓ No
	Transfer under Power of Attorney	✓ No
III	Is registration of title necessary on (a) hereditary transfer/ natural succession	✓ Yes
	(b) Power of Attorney	✓ No
IV	Does the ULB employ an apartment ownership act for buildings with more than one tenement?	✓ No
V	Does the State offer any concession on stamp duty for property acquired by an urban poor household?	✓ Yes
VI	Does the ULB provide preference to women in being the primary title holder of a land/ tenement awarded under a State/ Central housing scheme?	✓ No
VII	Is prior clearance of the ULB required for selling/ transferring a tenement acquired under a slum improvement scheme, if the tenure has been awarded directly by the ULB (first allottee)	✓ No

Phasing and implementation of reforms for Water

I	What percentage of the households, living within slums receives less than the stipulated supply?	100 %
II	What percentage of the households, living within slums is dependent on piped water supply...	100 %
	For over 80% of their needs?	80 %
	For between 60% to 80% of their needs?	5 %
	For between 40% to 60% of their needs?	5 %
	For less than 40% of their needs?	5 %
	Are not connected at all?	--
III	What percentage of the households, living within slums is dependent on private tankers?	--
IV	What percentage of the households, living within slums is dependent on private bore wells?	--
V	Of the total estimated water demand from the entire slum area of the city, what percentage is provisioned through Municipal supply?	60 %
VI	What is the estimated T&D loss (in percentage)?	30 %
VII	What is the expected per capita capital cost for providing water supply to the entire projected urban poor population?	Rs.571
VIII	What is the O&M cost per kiloliter that is proposed to be recovered from the urban poor?	NIL

Keeping in mind the design and supply thresholds, please indicate the targets earmarked for the Mission period

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Population	103441	10000	100000	--	--	---	---	303341
Design threshold 1 (LPCD)		70	70--	70	--	--	--	--
Design threshold 2 (LPCD)	--	90	90	90	--	--	--	90

Phasing and implementation of reforms for Sanitation

I	What percentage of the households, living within slums is connected to sewerage?	10 %
II	What percentage of the households, living within slums has individual/ septic tanks?	5 %
III	What percentage of the households, living within slums discharge sewage into open drains?	85 %
IV	What percentage of the households, living within slums has individual toilets?	15 %
V	What percentage of the households, living within slums has shared toilets?	85 %
VI	What percentage of the households, living within slums does not have toilets at all?	0 %
VII	What is the expected per capita capital cost for providing a sewer link to the entire projected urban poor population?	Rs.1571
VIII	Is any O&M cost proposed to be recovered from the urban poor?	NIL
IX	Is any EDC (external development charge) proposed to be levied for uplink to trunk sewage systems? If so, how much? Indicate in Rupees/ WC/ month or flate rate/ household/ month	No
X	For households without access to a owned toilet, does the ULB propose to sensitize the people about good hygiene practices?	√ Yes

What kind of provisioning is proposed in the next seven years in terms of coverage of the entire urban poor population by a sewerage network with standard disposal?

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Population	30,000	1,00,000	173141	-	-	-	-	3,03,141

What kind of provisioning would be required in the next seven years in terms of seats to accommodate the population without access to individual toilets?

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Population								
No. of seats (men)	-	1000	1500	1273	-	-	-	3773
No. of seats (women)	-	1000	1500	500	-	-	-	3000
Total	-	2000	3000	1773	-	-	--	6773

Phasing and implementation of reforms for Solid waste management

I	What is the expected output in MT from the areas of the city housing urban poor	135 MT
II	What percentage of the total solid waste generated by the city originates from slum areas?	30 %
III	What is the waste profile in terms of	
	Organic kitchen waste	50 %
	Sharps	10 %
	Inert matter	10 %
	Inorganics/ plastics	25 %
	Hazardous waste including medical/ chemical	5 %
IV	What percentage of waste generated from the areas housing the urban poor require disposal through landfill?	35 %
V	Is this over or less than 50% of the total waste generated from urban poor households?	Yes
VI	Are there adequate landfill sites to accommodate this waste over a period of 20 years?	to be procured
	Are the landfill sites planned and designed accordingly (with liner, leachate removal and LFG extraction)?	√ No
	What is the average projected life of one hectare of landfill site as per	(a) present estimates (b) estimates after implementing waste management techniques
		0.20 years 1.00 years
VII	Is the ULB considering any alternative to disposal through landfill sites	√ Yes
VIII	Does the ULB employ any method of segregation at source	√ Yes
IX	Does the ULB have any proposed/ existing mechanism of involving community to segregate waste (including rehabilitation of rag pickers)? Does this include occupational security (use of gloves, masks, routine immunization and health check ups) for the workers?	√ Yes √ Yes
X	What is the per capita cost of managing (collection, transport and disposal) solid waste in the city (refer CDP)	Rs. 170 /-
	Of this, how much is distributed into: (Say, if per capita cost is Rs. 10/- per month, how is this divided into the following sectors)	_____
	Collection (including manpower)	40 %
	Segregation at source (including manpower)	15 %
	Transport (including manpower)	30 %
	Disposal (including manpower, proportional cost of landfill site or disposal mechanism)	15 %
XI	Does the ULB have any predefined/ proposed sites for vermi composting	
	At ward level	√ No
	At colony level	√ No
	At city level	• Yes √
XII	Does the ULB have any resources for	
	Waste incinerators (also include any privately owned units that may be used by the ULB)	√ No
	Rendering units for visceral waste (also include any privately owned units that may be used by the ULB)	√ No
	Medical waste sterilization units (also include any privately owned units that may be used by the ULB)	√ Yes

Does the ULB have any legislative measures (existing or proposed) in order to minimize waste generation over the perspective period of the CDP (such as restricting use of plastics, clustering use of waste generating units or imposing volume penalty on waste generation)? Please state as below: **--YES--**

The bye-laws were amended in such a way to restrict the use of plastics by imposing penalty. Penalty also imposed on waste generating unit used in a cluster.

Does the ULB commit to adhering the CPHEEO norm that not more than 50% solid waste generated will be disposed through landfill sites? Yes • No

If YES, state the measures that the ULB proposes to take to adhere to this norm

The generated non – Bio degradable waste is being conveyed to the land fill site located at vellakkal compost yard and the Bio degradable waste is proposed to convert into manure by setting up a plant on BOOT basis.

Phasing and implementation of reforms for Convergence

Does the ULB commit to converge all the schemes pertaining to provision of housing, water supply, sanitation and solid waste management, undertaken under the sub-Mission ‘Basic Services to the Urban Poor’ by the end of the Mission period?

Yes • No

Does the ULB commit to converge (make concurrent or co-terminus) all the schemes pertaining provision of primary education, healthcare and social security along with the above mentioned projects pertaining to housing, water supply, sanitation and solid waste management by the end of the Mission period?

Yes • No

Assuming 100% coverage of urban poor population in the city by the end of the Mission period, please state relative coverage plan for the sectors defined below:

Year	2005-06 Existing	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Housing	--	3 %	16 %	16 %	16 %	16 %	33 %	100%
Water supply	80	5 %	5 %	10 %	-	-	-	100%
Sanitation	34 %	25 %	25 %	26 %	--	--	--	100%
Solid waste management	80 %	10 %	10 %	-	--	--	--	100%
Primary education	100 %	--	--	--	--	--	--	100%
Healthcare	100 %	--	--	--	--	--	--	100%
Social security (Insurance)	--	5 %	54 %	10 %	15 %	20 %	45 %	100%

PHASING AND IMPLEMENTATION OF REFORMS UNDER BASIC SERVICES TO THE URBAN POOR

1. Data requested above shall be compiled and presented as part of the GIS-enabled MIS infrastructure by March 31, 2008 and the yearly targets to be set for achieving 100% coverage by the end of the Mission period, i.e. 2011-12.
2. The above targets are desired to be adhered to, but ULBs shall have the flexibility to fix annual delivery targets in a phased manner. However, 100% coverage is desirable by end of the Mission period, i.e. March 31, 2012.