



# Project Information Document/ Integrated Safeguards Data Sheet (PID/ISDS)

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Concept Stage | Date Prepared/Updated: 29-Nov-2018 | Report No: PIDISDSC25583

**BASIC INFORMATION****A. Basic Project Data**

Country India	Project ID P168590	Parent Project ID (if any)	Project Name Tamil Nadu Housing and Habitat Development (P168590)
Region SOUTH ASIA	Estimated Appraisal Date Nov 25, 2019	Estimated Board Date Jan 30, 2020	Practice Area (Lead) Social, Urban, Rural and Resilience Global Practice
Financing Instrument Investment Project Financing	Borrower(s) State Government of Tamil Nadu	Implementing Agency Tamil Nadu Slum Clearance Board (TNSCB), Tamil Nadu Infrastructure Fund Management Corporation Limited	

**Proposed Development Objective(s)**

To strengthen the institutional performance of Tamil Nadu's housing sector and improve housing conditions of eligible low-income households in Chennai.

**PROJECT FINANCING DATA (US\$, Millions)****SUMMARY**

<b>Total Project Cost</b>	350.00
<b>Total Financing</b>	350.00
<b>of which IBRD/IDA</b>	245.00
<b>Financing Gap</b>	0.00

**DETAILS****World Bank Group Financing**

International Bank for Reconstruction and Development (IBRD)	245.00
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**Non-World Bank Group Financing**



Counterpart Funding	105.00
Sub-borrower(s)	105.00

Environmental Assessment Category

A - Full Assessment

Concept Review Decision

Track II-The review did authorize the preparation to continue

Other Decision (as needed)

## B. Introduction and Context

### Country Context

- India has witnessed rapid economic growth over the last two decades and is expected to continue this trend in the coming years.** The world’s third largest economy has become the second fastest growing major economy over the past 25 years. An over 8 percent growth per year is likely to lead India achieve a high-middle-income status by 2030. This transition will require, among others, higher levels of private investment, all while sustaining a healthy macroeconomic and fiscal environment.
- India’s urban transformation is associated with economic growth and substantial reduction in extreme poverty.** India’s rate of extreme poverty was more than halved in two decades<sup>1</sup>. Both urbanization and higher labor earnings have significantly contributed to reduced poverty. Through greater integration of the economy, urban growth replaced rural growth as the most important contributor to alleviating poverty. Cities will be the main engine of economic opportunities, generating 70 percent of new employment by 2030. With current urbanization rates, cities will need to accommodate as many as 18 million new urban dwellers per year. Messy urbanization has become a defining feature of many Indian cities, and in the larger cities, population growth has been fastest on the peripheries.<sup>2</sup>
- One of the key challenges of India’s urbanization is access to affordable housing and adequate basic services.** Nearly one quarter of the Indian population lives in slums characterized by precarious and overcrowding conditions and low access to basic services. Findings from a World Bank assessment of living conditions in urban areas in six Indian states<sup>3</sup> showed that slum populations are particularly dominant in more urbanized and economically leading states with higher GDP per capital levels, including Maharashtra and Tamil Nadu.<sup>4</sup> According to the Ministry of Housing and Urban Affairs, India faces a housing shortage of 10 million units in urban areas<sup>5</sup>; over ninety percent of this deficit

<sup>1</sup> Extreme poverty in India decreased from 46 percent in 1993 to 21 percent in 2011 (using the international poverty line of US\$1.90 per person per day in 2011 PPP), and according to World Bank estimates, poverty continued falling in more recent years.

<sup>2</sup> Ellis, P. and Roberts, M. (2016). Leveraging Urbanization in South Asia: Managing Spatial Transformation for Prosperity and Livability. World Bank.

<sup>3</sup> Using data from the 2011 Indian Census (and previous rounds), urban living conditions was measured as a function of three dimensions: (i) tenure, (ii) unit quality, and (iii) infrastructure coverage.

<sup>4</sup> The state of Kerala is an exception, where only 3.7 percent of its urban population lives in slum areas (2011 Census).

<sup>5</sup> Source: MoHUA, November 2017.



is concentrated in the Economically Weaker Section (EWS) and Low Income Group (LIG)<sup>6</sup> population segments.<sup>7</sup> This figure, however, describes only a static image of the housing deficit, which is likely to increase as a result of continuing urbanization trends. Provision of formal affordable housing is very limited and most formally-built housing remains highly unaffordable. Access to service is improving, but there are still huge needs in infrastructure coverage, especially in poorer states.

**4. Addressing supply-side binding constraints will be essential to ensure the provision of affordable housing at the scale needed.** These include, rigid urban regulation which limits the availability of well-located and affordable land with adequate access to infrastructure, limited investments in urban infrastructure upgrading, outdated approval procedures, and dysfunctional housing markets. In Mumbai, for example, land costs can exceed construction costs, representing as much as 60 percent of the total cost of the unit. These types of supply-side constraints are limiting the provision of formal affordable housing in well-located areas and leading both to the formation of slums in urban centers (many of which are located in risk-prone areas) and uncoordinated housing developments in peri-urban areas, which exacerbates social exclusion. (a bulk of low-income housing is being constructed on the peripheries of approximately 4,500 urban areas<sup>8</sup>).

**5. Recent regulatory reforms in the real estate sector and the deepening of housing finance to lower income and informal sectors provide a conducive environment to tackle supply-side constraints.** For example: implementation of the Real Estate (Regulation and Development) Act, 2016 with the overarching objective to govern real estate laws in India; introduction of automated building plan permission system as part of 'Ease of Doing Business Initiatives' under the Atal Mission for Rejuvenation and Urban Transformation (AMRUT), a centrally sponsored scheme launched in 2015; and increase in number and portfolio of affordable housing finance companies (AHFCs) attending to the low-income informal sector have furthered the cause of affordable housing.

**6. The GoI launched the national flagship mission, Pradhan Mantri Awas Yojana-Urban (PMAY-U), to address the rising housing needs of the growing urban population, especially for the lowest-income groups.** This Mission, launched in 2015 with the goal of providing 20 million housing units in urban areas by 2022, is implemented at the sub-national level through four schemes: (i) in-situ slum redevelopment (ISSR); (ii) credit-linked subsidy scheme (CLSS); (iii) affordable housing in partnership (AHP); and (iv) beneficiary-led construction (BLC), each of these targeting qualifying EWS and LIG population through capital or interest subsidies.

## Sectoral and Institutional Context

**7. Tamil Nadu is the leading urbanizing state among the large states in India and an economic powerhouse supporting economic and spatial transformation.** Nearly half (48.4 percent) of Tamil Nadu's population of 72.1 million is urban.<sup>9</sup> Rapid urbanization in the state is expected to raise the urban population to 75 percent by 2026. The majority of GDP is generated in urban areas, reflected in the contribution of the services and industry/manufacturing sectors

<sup>6</sup> EWS households are defined as households with annual income up to INRs. 300,000 (US\$4,285) while LIG households are defined as households with annual income between INRs. 300,001 and INRs. 600,000 (US\$4,286-8,571) by the Ministry of Housing and Urban Affairs, GoI (PMAY-HFA Urban Scheme Guidelines).

<sup>7</sup> The Report of the Technical Group (11<sup>th</sup> Five Year Plan: 2012-2017) on Estimation of Urban Housing Shortage (2011) estimated housing shortage at 18.76 million units in urban areas, of which 96 percent pertained EWS (56 percent) and LIG (40 percent).

<sup>8</sup> Das, C., Karamchandani, A., and Thuard, J. (2018). "[State of the Low-Income Housing Finance Market 2018.](#)" FSG. (Report commissioned by the World Bank and other donors and development agencies).

<sup>9</sup> 2011 National Census Report.



to the state's economy, 58 and 30 percent respectively. Chennai's economic dynamism has made the capital city very attractive to migrants from within and outside Tamil Nadu.

**8. Similar to other rapidly urbanizing areas in India, Tamil Nadu has struggled to meet the increased demand for housing and urban services.** Tamil Nadu's population living in slums amounts to 5.8 million, representing 16.6 percent of the state's urban population. The state faces a housing shortage in urban areas of around 1.25 million units.<sup>10</sup> Based on a recent demand survey, there are 1.39 million registered applications requesting affordable housing units in Tamil Nadu under PMAY-U, of which about 465,000 have been approved. In Chennai, the slum population amounts to 300,000 households. Thousands of these informal settlements have been built along the banks of various waterways passing through the Chennai Metropolitan Area (CMA).

**9. Recent weather events such as severe flooding in 2015 highlighted the extreme vulnerability of low-income households and their livelihood.** The city's high risk for climate-related disasters makes the slums extremely vulnerable to intense rainfall and recurrent flooding given their encroachment of the city's natural drains, which are prone to overflow during heavy rainfall. In 2015, when Chennai broke a 100-year record of rainfall reaching 374 mm in a period of 24 hours, major water bodies filled up and water was discharged into the 3 main rivers, causing them to overflow and inundate low lying regions. Around 492,000 dwellings (most of them in slums) were either damaged or completely destroyed by the flooding.<sup>11</sup> Soon after, the Tamil Nadu High Court ordered the Government of Tamil Nadu (GoTN) to relocate around 50,000 households living in Chennai's high-risk riverfront areas, occupying the banks of the Adyar River, the Cooum River, the Buckingham Canal, and 22 canals and drains linked to the Adyar and Cooum Rivers. To date, the GoTN has provided housing units to about 12,000 of these at-risk households.<sup>12</sup> Aside from river flooding, a large portion of Tamil Nadu's population, especially households living in coastal areas, are repeatedly exposed to extreme weather events such as coastal flooding, storm surge, tsunamis and cyclones.

**10. The GoTN is committed to addressing the state's urban housing deficit, especially for the EWS population.** The Tamil Nadu's "Vision 2023"<sup>13</sup> sets out the provision of housing with infrastructure for all urban slum families in Tamil Nadu and the creation of a slum free state by 2023. The GoTN has established a target of 500,000 urban housing units (US\$ 15,000 cost/unit) by 2023. But based on current fiscal and technical capacity, the government is estimated to deliver only around 25,000 units per year. The state government is also working on multi-pronged strategy and other initiatives to promote affordable housing including drafting a State Urban Housing and Habitat Policy; providing incentives for affordable housing provision such as higher Floor Space Index (FSI); and introducing new technologies for cost-effective construction for more livable housing units. Tamil Nadu Slum Clearance Board has spearheaded GoTN's efforts on provision of formal housing to slum dwellers for the past 40 years. In recent years, the Tamil Nadu Slum Clearance Board (TNSCB) has built over 76,000 tenements through various programs including the Jawaharlal

<sup>10</sup> Report of the Technical Group on Urban Housing Shortage, 2012-2017.

<sup>11</sup> 108<sup>th</sup> report "Disaster in Chennai caused by torrential rainfall and consequent flooding," by the Department-related Parliamentary Standing Committee on Home Affairs, presented to Rajya Sabha Secretariat, Parliament of India, in August 2016.

<sup>12</sup> The Tamil Nadu Slum Clearance Board (TNSCB) has identified the following waterways encroached by slums with remaining households to be rehabilitated in each: Adyar River (5,866), Cooum River (6,529), Buckingham Canal (29,660), 7 canals/drains in Adyar River (3,066), and 15 canals/drains in Cooum River (1,642). As of August 27, 2018, the TNSCB has rehabilitated 11,862 out of a total of 58,625 identified families.

<sup>13</sup> "Vision Tamil Nadu 2023: Strategic Plan for Infrastructure Development in Tamil Nadu." Government of Tamil Nadu.



Nehru National Urban Renewal Mission (JNNURM)<sup>14</sup>, Rajiv Awas Yojana (RAY)<sup>15</sup>, housing for tsunami affected families, reconstruction of dilapidated slum tenements, among others, indicating its capacities to deliver housing units to EWS.

#### Relationship to CPF

11. The Country Partnership Framework (CPF) for India<sup>16</sup>, under its focus area 1 will support sectors and areas that are critical for facilitating growth and poverty reduction while promoting greater resource efficiency. Green, livable, productive and resilient cities are an integral part of this agenda. Furthermore, the CPF recognizes that India could be missing out on the opportunities and gains associated with urbanization due to its ‘messy’ urban growth characterized by rapid urban sprawl, outdated land use regulations, low level of infrastructure investments, and dysfunctional housing markets. Importantly, the CPF calls for the need to address these challenges while leveraging private finance and strengthening public sector institutions; two catalytic areas that will allow the WB to deliver results at scale. The proposed project will aim at delivering much-needed investments in housing within a fast-growing urban area while supporting efforts to enhance state capabilities intended to change the business-as-usual business model towards a more sustainable path. The project is also aligned the CPF’s focus on impact multipliers by promoting increased private sector participation in the affordable housing sector and its potential for replicability in other states facing very similar challenges.

#### C. Proposed Development Objective(s)

12. To strengthen the institutional performance of Tamil Nadu’s housing sector and improve housing conditions of eligible low-income households in Chennai.

#### Key Results (From PCN)

- i. Number of households with improved housing conditions disaggregated by gender.
- ii. New delivery model for sustainable EWS housing program adopted.
- iii. Private capital for affordable housing mobilized.

#### D. Concept Description

13. The proposed Project will support the GoTN’s objectives to improve long-term sustainability, to achieve greater scale and reach in addressing housing needs and to improve the institutional performance of housing sector while addressing the immediate issue of providing adequate housing for the at-risk low-income households. The Project will support the GoTN at three levels: (i) policy, (ii) institution, and (iii) program level.

14. At the *policy* level, the Project will support the GoTN’s vision to gradually transition towards a role as an “enabler” of affordable housing provision, as opposed to sole “provider”. In particular, the proposed Project will support establishing mechanisms to incentivize and enable greater private sector investment in the affordable housing market.

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<sup>14</sup> JNNURM was implemented from 2005 to 2015 by the then Ministry of Urban Development (MoUD) and the Ministry of Housing and Urban Poverty Alleviation (MoHUPA). It had two components: (i) Urban Infrastructure and Governance (UIG) implemented primarily by MoUD, and (ii) Basic Services for Urban Poor (BSUP) implemented primarily by MoHUA; both components were targeted at 63 metro/capital cities.

<sup>15</sup> Implemented in 2009-2014, RAY promoted a slum-free India focused on bringing all existing slums, notified or non-notified to the formal system by assigning tenure rights to slum dwellers, as well as planning and facilitating affordable housing stock.

<sup>16</sup> Country Partnership Framework (CPF) for India for the period FY18-FY22 (Report No.126667-IN) discussed at the World Bank Board of Directors on September 20, 2018.



Given the achievements in regulation for real estate developers and housing finance moving down-market, there is strong potential for private sector to provide housing solutions to LIG group with only partial government support, and/or use cross-subsidization amongst income groups to provide units for EWS. The recent establishment of a Shelter Fund within the Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC) provides an important opportunity to develop innovative financing vehicles to raise private financial resources to complement State efforts. Finally, the proposed project will support the GoTN's current efforts to better integrate affordable housing with land-use planning, promoting re-densification and tapping into inner-city public land for affordable housing, and mixed-income and mixed-use development.

15. At the *institutional* level, the Project will assist the GoTN to strengthen alignment of the institutional set-up and to enhance capacity that responds to the policy goals and efficient implementation. This would entail establishing formal coordination mechanisms between state and municipal-level agencies working on housing and urban development issues. Areas that could benefit from stronger alignment between the two levels of government include land-use planning, land-based financing, O&M of basic services, as well as accountability and citizen engagement, among others.

16. At the *program* level, the Project will support the Government's commitment to move away from one-size-fits-all approach of providing free housing to EWS by introducing a new way of housing delivery model: (i) diversified housing products (e.g. products for different EWS market demand, rental housing, accommodation for women headed households) and targeting of income segment; (ii) improved housing maintenance and operation; (iii) improving community participation in the design and maintenance of buildings; and (iv) incorporating environmental considerations in developments, and adopting green housing construction technology.

17. The following components describe possible options to support the GoTN:

- (i) Sustainable and Resilient Housing and Habitat Development Investments: This component will finance the provision of housing for the EWS and LIG populations in Chennai, particularly those living in slums in high-risk disaster areas. It will support the development of a new and comprehensive assessment and targeting system to determine the eligibility of households to receive improved housing through differentiated solutions.
- (ii) Enabling Private Sector Participation in Affordable Housing Provision: This component will support an equity contribution (seed capital) for the recently established Shelter Fund under the Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC). The project's contribution to seed capital will allow the Shelter Fund to leverage private sector resources from the market to support a larger number of public-private investments for the provision of affordable housing (rental and ownership) in Tamil Nadu.
- (iii) Technical Assistance to Improve Housing Policy and Institutional Capacity for Tamil Nadu's Urban Housing Sector: This component will identify key institutional and policy reforms and strengthening to support a comprehensive and integrated housing agenda in Tamil Nadu at the three levels previously mentioned: (i) policy, (ii) institutional, and (iii) program-level.
- (iv) Project Management (completely financed by counterpart funding).



## SAFEGUARDS

### A. Project location and salient physical characteristics relevant to the safeguard analysis (if known)

The slum population in Chennai is estimated in around 300,000 households. Thousands of these informal settlements have been built along the banks of various waterways passing through the CMA. The city's high risk for climate-related disasters makes these slums extremely vulnerable to intense rainfall and recurrent flooding during monsoon season given their encroachment of the city's natural drains, which are prone to overflow during heavy rainfall. The heavy rainfall event recorded in November-December 2015 caused the damage and destruction of around 492,000 houses. Soon after, the GoTN made a policy decision to relocate around 50,000 households living in Chennai's high-risk riverfront areas. The Tamil Nadu Slum Clearance Board (TNSCB) identified around 58,000 low-income families occupying the banks of the Adyar River, the Cooum River, the Buckingham Canal, and 22 canals and drains linked to the Adyar and Cooum Rivers, and is in the process of relocating 11,862 of these households (as of August 27, 2018). The proposed project is expected to support the provision of housing for additional households living along the river banks.

The social risk associated with the project is recognized as substantial. The project will support the provision of housing for at-risk population. Households will likely relocate to new areas which may lead to: (i) loss of livelihood;(ii) elite capture; (iii) increase abandonment of aged members;(iv) dependency on state government for a long period; (v) increased risks to the safety and security of women and children and of host community due to labour influx at sub-project sites and/or (vi) limited opportunity for consultations with stakeholders.

Environmental risks are mostly related to the selection of relocation sites. Being a coastal city, all the investment locations will be in the plains. There are certain locations which have development controls as these may be in areas with the coastal eco-systems that are natural habitats. Attention will be required to ensure that these natural habitats are avoided, and adequate precautions are taken if the locations are in the vicinity of such areas.

### B. Borrower's Institutional Capacity for Safeguard Policies

Project implementation of component 1 will be carried out by the Tamil Nadu Slum Clearance Board (TNSCB), which reports to the Tamil Nadu Housing and Urban Development Department. The TNSCB is responsible for provision of affordable housing for slum dwellers and economically weaker settlements in the state. The TNSCB will coordinate with other state agencies including: the Chennai Metropolitan Development Authority (CMDA) which is responsible for urban planning and the Chennai Restoration Trust (CRRT) which is responsible for rehabilitating waterways and natural drainage in the Chennai metropolitan region. These institutions have experience implementing World Bank-funded projects and are familiar with the WB safeguard policies. Particularly relevant is the recent experience of the TNSCB implementing the CDRRP project which supported the relocation of households which were affected by the Tsunami.

TNSCB's capacity for implementation will be strengthened further in line with the safeguards procedures in context of this operation to enhance the implementation of due diligence measures and promote sustainable green urban development within the housing sector to make the sector more environmentally sound. An Environmental unit has already been established within the TNSCB to focus on the project. The capacity of the unit is assessed as adequate to support project preparation and will be built over the course of project.

Implementation of component 2 will be carried out by the Shelter Fund, which is part of the Tamil Nadu Infrastructure Fund. Capacity in this agency needs to be assessed but it is likely to need development; which should be in line with the nature and type of sub-projects that will be funded under the Shelter Fund.





**C. Environmental and Social Safeguards Specialists on the Team**

Mridula Singh, Social Specialist  
Parthapriya Ghosh, Social Specialist  
Mokshana Nerandika Wijeyeratne, Environmental Specialist

**D. Policies that might apply**

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	<p>The project aims to promote more sustainable solutions to housing and supports the provision of housing to support EWS population currently living in slums and/or in encroachments within the river banks. This, in coordination with other efforts that are being carried out by the Chennai River Restoration Trust (CRRT) to clear the riverways are expected to contribute positively to manage climate-induced extreme events such as flooding, and thus the project will overall be environmentally beneficial. It also focuses on promoting more environmentally and socially sustainable housing settlements within then city. The housing investments will lead to site-specific and temporary impacts associated with construction work, such as land clearance, dust, noise, vibrations occupational and public health impacts and impacts due to need of construction material such as sand, gravel and metal that are sourced from the environment. It will also involve associated impacts that can arise due to demolition and clearance of existing settlements post relocation, such as those indicated above and will also need to be specifically mitigated.</p> <p>The overall project will be guided by an Environmental Assessment and Management Framework (EAMF), prepared by the project proponent, which will provide the due diligence requirements, nature and process of environmental screening and assessments, technical guidelines and generic terms of references and EMPs for the nature of project interventions proposed. The EAMF will also include a basic assessment of all land parcels (where households are to be relocated to and from). While the exact nature of the infrastructure set up will not be known, this will still allow the EAMF to include site assessments on environmental aspects</p>



and suitability of these sites. At this time, it is expected that all these parcels will be government owned lands. Specific environment safeguards instruments will be prepared once the designs of the housing units are finalized for these sites during implementation.

For all front runner subprojects that have identified sites, once preliminary designs are finalized, either site specific Environmental Impact Assessments (EIAs) or standalone Environmental Management Plans (EMPs) will be prepared, based on the deductions made post environmental screening. It is expected that housing projects at the scale in which is to be financed, will typically warrant standalone EMPs in the context of the regulatory requirements of the State of Tamil Nadu.

Performance Standards for Private Sector Activities OP/BP 4.03

TBD

The triggering of this OP is maintained to be decided as the project will promote increased private sector participation in the housing sector, while the project itself will be implemented in line with government policies and regulations, the nature of exact activities to be undertaken via the shelter fund under Component 2 needs to be clarified as the project progresses with preparation to understand policy applicability.

Natural Habitats OP/BP 4.04

Yes

While it is understood that most of the sites where housing will be provided will be government land in urban areas; it is essential, with Chennai being a coastal city, to ensure that investment locations pertaining to coastal eco-systems and river bank ecosystems, if any, should necessarily be avoided. The due diligence requirements to ensure that all requirements pertaining to OP4.04 will be covered under the screening procedures and other provisions laid out in the EAMF.

Forests OP/BP 4.36

No

No impacts are envisioned due to the proposed project on forests.

Pest Management OP 4.09

No

The policy is not applicable as no project interventions are made where significant use of pesticides and other such substances are utilized.

Physical Cultural Resources OP/BP 4.11

Yes

While no project activities are expected near or expected to affect physical cultural resources, as defined by OP/BP4.11, the policy is triggered as a precautionary measure to ensure tha adequate due



		diligence on physical cultural resources associated with the human settlements being relocated, if any, is adequately exercised. Measures on safeguard chance finds and due processes will be included as part of the mitigation measures defined in EAMF OP/BP 4.01.
Indigenous Peoples OP/BP 4.10	No	This policy is not applicable as the project is not located in scheduled area.
Involuntary Resettlement OP/BP 4.12	Yes	The OP/BP 4.12 is applicable. Even though land may not be acquired, the project will support relocation from vulnerable locations, policy reforms to support the housing of slum dwellers, economically weaker households and sustainable urban development. A social assessment will be carried out to prepare safeguard instruments to address the social risks related to social inclusion, consultations, accountability transparency, grievance management, sustainable livelihood restoration, labour influx, safety and security of women, children and youth and host community at . The safeguard instruments includes Resettlement Action Plan and Social Management Plans for sub-projects to comply with Bank’s Policy on Involuntary Resettlement (OP/BP4.12) and the National and State Laws/policies (such as Rights of Persons with Disabilities Act, 2016) and standalone stakeholder engagement plan and Gender action plan for effective management and monitoring of the social risks.
Safety of Dams OP/BP 4.37	TBD	Selected sites could require building of embankments. Although such chances are small, a clearer determination will be made once a clearer understanding of the sites to be included for project investment are known.
Projects on International Waterways OP/BP 7.50	No	The proposed project activities do not have any impacts to the international waterways and therefore this policy is not triggered.
Projects in Disputed Areas OP/BP 7.60	No	There are no disputed areas where project interventions are undertaken and therefore this policy is not triggered.

**E. Safeguard Preparation Plan**

Tentative target date for preparing the Appraisal Stage PID/ISDS

Oct 30, 2019



Time frame for launching and completing the safeguard-related studies that may be needed. The specific studies and their timing should be specified in the Appraisal Stage PID/ISDS

Social Assessment cum Resettlement Action Plan will cover (a) identification and assessment of the land available for the provision of housing as well as the contour of the target beneficiaries, (b) ensure all risks are identified and mitigated to the extent possible; and (c) site-specific RAPs will clearly identify the investments to be supported by the project and the related land. Specific impacts will be identified once each household is matched to a specific unit during implementation, prior to relocation, and will inform to update the RAP accordingly. Stakeholder Engagement Plan and Gender Action Plan will be prepared. The Draft will be disclosed prior to Appraisal for State level Consultation.

The project will be guided by an Environmental and Assessment Framework (EAMF) which will cover all components and is expected to be cleared by the Bank and disclosed to public both in country and in the Bank's external website prior to appraisal. For all front runner subprojects that have identified sites, once preliminary designs are finalized, either site specific Environmental Impact Assessments (EIAs) or standalone Environmental Management Plans (EMPs) will be prepared, based on the deductions made post environmental screening, prior to appraisal.

## CONTACT POINT

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**APPROVAL**

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