

THE JOURNEY TOWARDS JUSTICE: CAMPAIGN TO SECURE LAND TITLES BY RIGHTHOLDERS OF THE WORLD BANK- FINANCED HOUSING PROJECTS IN TAMIL NADU



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INTERNATIONAL
ACCOUNTABILITY PROJECT

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INTRODUCTION

The Government of Tamil Nadu has been receiving loans and grants from the World Bank since June 1958. For more than 4 decades, there have been several projects financed by the World Bank with housing components impacting the lives of the urban deprived communities in Tamil Nadu. The Madras Urban Development (MUDP) and Tamil Nadu Urban Development Project (TNUDP) financed by World Bank between 1977 to 1997 are two such projects with pending issues due to which, the rightsholders [1] of the World Bank-financed projects were continuing to struggle to access the guaranteed entitlements even after 4 decades.

To address these issues, the Information and Resource Centre for the Deprived Urban Communities (IRCDUC) [2] along with other organisations like the International Accountability Project (IAP) [3] launched the ‘Land and Housing Justice Campaign’. As a part of this campaign several citizens’ reports, participatory assessments, and policy briefs were compiled and disseminated followed by engagement with the Government of Tamil Nadu and the World Bank. These strategies have been instrumental in identifying the existing issues/gaps, to propose suggestions for addressing the same in the existing open project/s, and to constantly monitor the progress to avoid any further delays.

This follow-up report is a continuation of the comprehensive report released by IRCDUC and IAP in September 2023 highlighting the delay in availing land titles under the World Bank-financed MUDP and TNUDP projects in Tamil Nadu.[4] This report highlights the struggles of the rightsholders’, the continuing challenges, and the process of engagements and advocacy by IRCDUC and IAP with several stakeholders including the World Bank, the Government of Tamil Nadu and the media that has enabled people to access the guaranteed entitlements - a step closer towards justice.

Through the collective efforts of the rightsholders and civil society organisations, the Land and Housing Justice Campaign was successful in achieving its demands of getting the World Bank and the Tamil Nadu government to create a mechanism to finalise the pending applications for sale deeds and provide land titles to urban communities.

[1] The word ‘rightsholders’ is used instead of ‘beneficiaries’ or ‘allottees’ as under the human rights-based approach communities should be recognized as people who are actors and determiners of their own development, rather than recipients of services.

[2] Information and Resource Centre for the Deprived Urban Communities (IRCDUC) is a community-centric resource hub working on Land and Housing Justice in Tamil Nadu, India. The primary objective of the centre is to enhance the capacities of community leaders and community-based organisations enabling them to assert their right to adequate housing and basic amenities. IRCDUC is a consortium of community-based organisations, civil society formations and like-minded individuals who aspire to make a difference in the lives of deprived urban communities.

[3] International Accountability Project (IAP) is an international advocacy organization that wins policy change, boosts local advocacy efforts, and supports local activists and communities to access and exchange information on development that affects them. By opening space at influential decision-making spaces, IAP seeks to advance development principles and projects that prioritize human and environmental rights.

[4] Implementation of World Bank-financed housing projects in Tamil Nadu – Report, September 2023
<https://accountabilityproject.org/wp-content/uploads/2023/09/World-Bank-Financed-Housing-Project-in-Chennai-Tamil-Nadu.pdf>

As the World Bank completes 80 years, it is important to recognize the campaigns by communities and people's movements that have played a crucial role in holding financial institutions, state and corporate actors accountable. We hope that the learnings from this campaign will serve as an important call for international financial institutions to have stronger policies and mechanisms for 'responsible exit' from their projects and to address ongoing violations faced by communities for closed and legacy projects. We hope no other community has to wait 40 years to achieve justice.

BACKGROUND OF MUDP/TNUDP IN TAMIL NADU

The Madras Urban Development Project (MUDP) and the Tamil Nadu Urban Development Project (TNUDP) were World Bank-financed initiatives aimed at providing secure land tenure and improving housing conditions for marginalized urban communities in Tamil Nadu. Implemented between 1977 and 1997, these projects targeted slum improvement by offering basic infrastructure and land ownership to families in informal and low-income settlements ('slums') across Tamil Nadu. Despite the completion of these projects, the goal of issuing sale deeds[5] and 'patta'[6] to rightsholders remains largely unfulfilled, impacting thousands of families.

MUDP I & II (1977-1988): Focused on upgrading 298 settlements (56 in MUDP I and 242 in MUDP II) in Chennai through the provision of secure tenure, basic services, and infrastructure. 269 settlements were developed under MUDP as per the details available in the official website of the Tamil Nadu Urban Habitat Development Board (TNUHDB)[7] published in 2024.

TNUDP I & II (1988-1997): Expanded the approach to 490 settlements across Tamil Nadu, including urban areas like Coimbatore, Madurai, and Trichy. 457 settlements were developed under TNUDP as per the details available in the official website of TNUHDB published in 2024.

Both projects promised freehold titles to residents under a hire-purchase agreement for land, with the expectation that ownership would be transferred upon completion of payments.

OUTCOME OF ADVOCACY ENGAGEMENTS BY IRCDUC AND IAP

- ✓ In October 2022, the Information and Resource Centre for the Deprived Urban Communities (IRCDUC) released an assessment report on access to land tenure under MUDP. As there was no official and written response from the Government of Tamil Nadu to the petitions sent, IRCDUC along with the International Accountability Project (IAP) sent petitions to the Country Director of World Bank India, Executive Director for the United States of the World Bank Group,

[5] Sale deeds are legal documents that transfers ownership of a property from the seller to the buyer.

[6] In India, patta refers to the land revenue record of the State Government that establishes the ownership of lands.

[7] The Tamil Nadu Urban Habitat Development Board (TNUHDB) is the nodal department under the Government of Tamil Nadu for providing housing for the urban deprived communities and also the nodal department for implementing the MUDP/TNUDP schemes for informal and low income settlements ('slums') in Tamil Nadu.

Vice President for South Asia, World Bank. In August 2023, the Practice Manager - Urban of the World Bank responded to the petition sent to the Vice President of South Asia, World Bank, stating that the specified World Bank projects are closed and that the 'inquiries' are forwarded to the Government of Tamil Nadu to 'ensure that these concerns are not overlooked'. Meanwhile IRCUDUC launched a campaign in the settlements facilitating people to apply for their sale deeds. The challenges in the process were also documented.

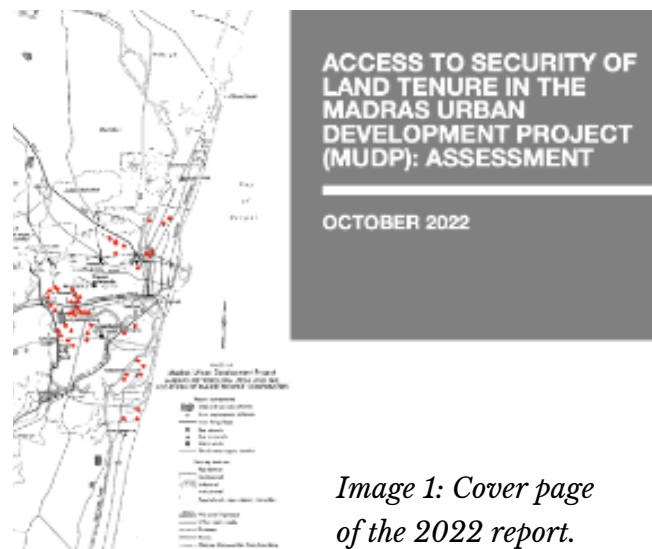


Image 1: Cover page of the 2022 report.

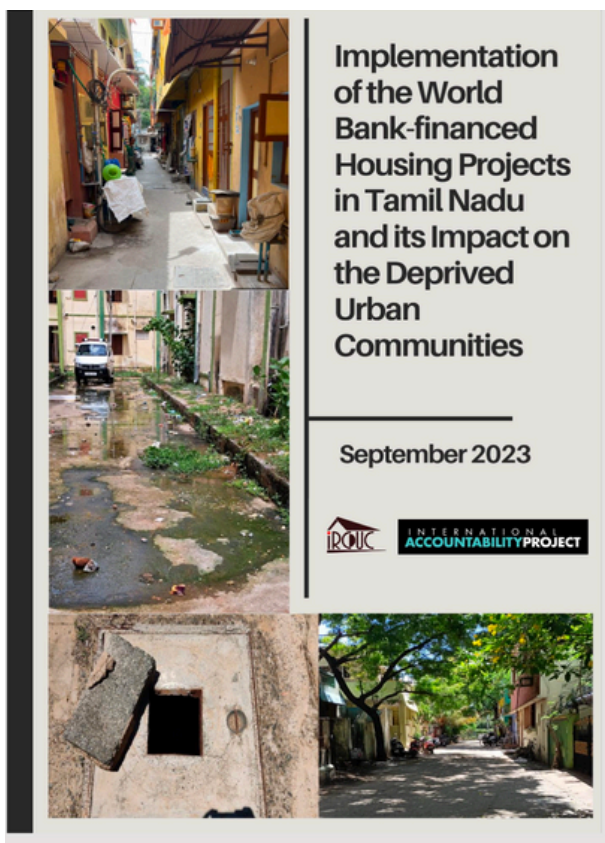


Image 2: Cover page of the 2022 report.

As there was no written response from the Government of Tamil Nadu to any of the petitions, in September 2023, IRCUDUC yet again released a comprehensive report highlighting the issues of availing land titles under the MUDP and TNUDP schemes in Tamil Nadu along with the issues in the other closed and active World Bank-financed projects. Despite sharing the invitation and the published report there was no response to any of the petitions from the Government of Tamil Nadu. To seek restitution for the affected families, IRCUDUC and IAP attended the Tuesdays Group Meeting organized by the Bank Information Centre in September 2023, where the members of the United States (US) Treasury were also present. A member of the US Treasury in the meeting agreed to have a conversation with the Bank to explore if there is something that they could do, regardless of the technical legalities of the case.

- ✓ Again, there was no response to any of the petitions sent by IRCUDUC despite reminders. Because of the delay in accessing 'patta', a petition was sent to the President of the World Bank in November 2023 flagging the issue. In November 2023, The Managing Director of the TNUHDB called for a meeting for NGOs to propose suggestions for the announcement of the Minister, Micro, Small, and Medium Enterprises (MSME) and TNUHDB in the Legislative Assembly for the financial year 2024-2025. The MUDP/TNUDP issue was raised in this meeting but neither the minutes of the meeting nor the official response for the specific suggestions to MUDP or TNUDP was shared.

✓ In January 2024, a one-page story on the issue of land titles under the MUDP/TNUDP issue was published by a national newspaper[8] in Chennai and the same was shared with the World Bank Team in India by IRCDUC for further action. In February 2024, the Government of Tamil Nadu convened a meeting chaired by the Minister of Youth Welfare and Sports Development along with other ministers for issuing 'patta' for settlements in Chennai.

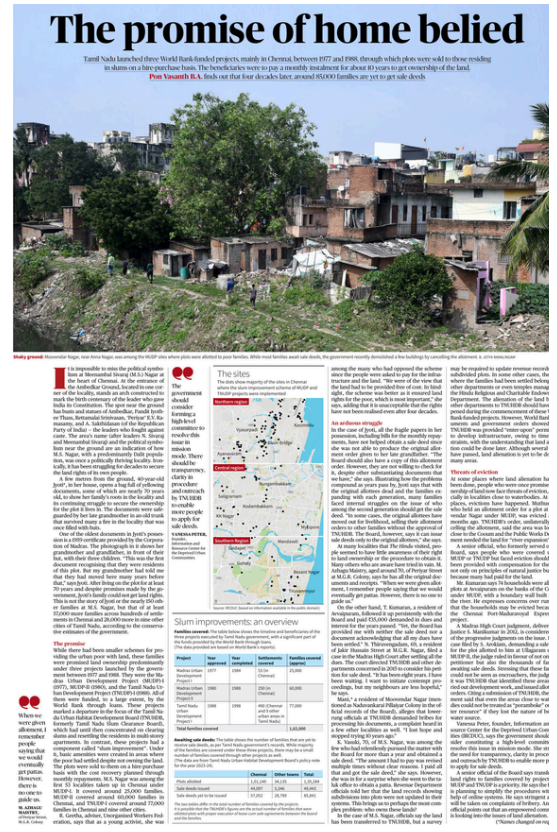


Image 3: One-page story in the national newspaper.

✓ In March 2024, IRCDUC wrote back to the World Bank India and the Government of Tamil Nadu for the formation of a High-Level Committee to address the challenges in issuing land titles.

✓ A social media campaign was taken up during the World Bank Spring Meetings in April 2024 as there was no response from the Government of Tamil Nadu.

✓ Finally in June 2024, the Government of Tamil Nadu formed a high-level committee, and the first meeting was chaired by the Minister for Revenue and Disaster Management, Government of Tamil Nadu. Land titles were issued for settlements including MS Nagar, Chennai[9] in July 2024.



Image 4: The rightsholders displaying the 'transfer of patta' document.

[8] Pon Vasanth B.A., 'For thousands of families in Tamil Nadu the promise of home belied', 13 January 2024, The Hindu, https://www.thehindu.com/news/national/tamil-nadu/for-thousands-of-families-in-tn-the-promise-of-home-belied/article67737019_ece

[9] Meenambal Sivaraj Nagar (MS Nagar) located in Chetpet, Chennai, TamilNadu is one of the settlements where IRCDUC launched the Housing and Land Justice Campaign in November 2022 for availing sale deeds and 'patta'.

- ✓ IRCDUC facilitated the application process for sale deeds and ‘patta’ for 9 families in MS Nagar since November 2024 and with the support from the Member of the Legislative Assembly, Egmore Constituency the grievances were addressed expediting the sale deed process and issuance of ‘patta’. It is also appreciated that the details related to MUDP and TNUDP settlements are also made available in the official website of the TNUHDB recently.

IRCDUC and LAP continues to follow up the issue and this report is compiled to provide the updates related to the MUDP/TNUDP projects, identify the continuing challenges and recommend for suggestions to expedite the process.

**The chronology of events and the details of all the correspondence to the Government of Tamil Nadu and the World Bank are included as an annexure to this report.*

IMPLEMENTATION CHALLENGES RELATED TO NON-ISSUANCE OF LAND TITLES

ISSUANCE OF LAND TITLES WITH ‘CONDITIONS’ IS A CONCERN

In July 2024, after waiting for 4 decades, the families of MS Nagar and a few other settlements, developed under MUDP in Chennai, have availed ‘patta’ for their lands. On reviewing the ‘patta’ documents, the researchers of IRCDUC have identified that the legal title is a ‘conditional darkhast’^[10] issued under TNUHDB as per para 4 (b) (ii) of the Government Order (GO) Number 621 dated 01.10.2021 issued by the Revenue and Disaster Management Department.

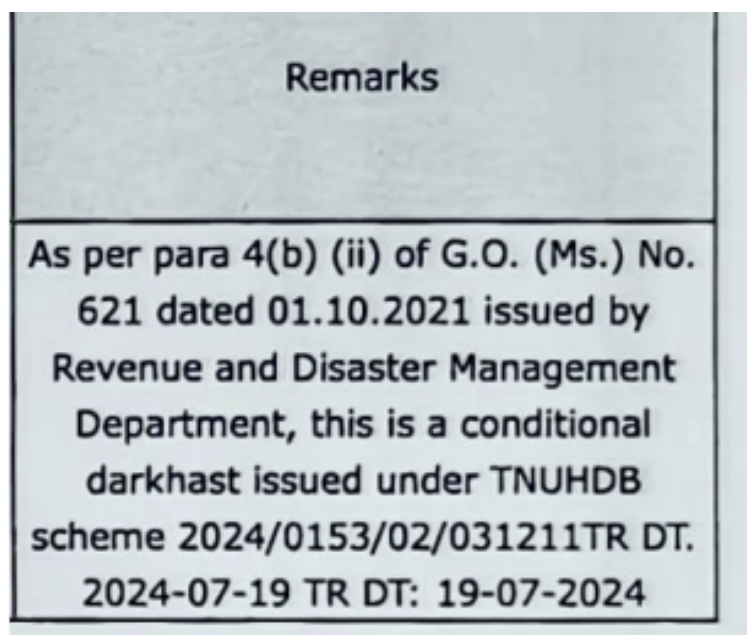


Image 5: The remarks section in the ‘transfer of patta’ document mentioning ‘conditional darkhast’.

[10] ‘Darkhast’ is a land grant system that can have several conditions attached to it including, conditions such as transfer of sales after a specific period or no sales or transfer of lands’

CONCERNS

- ✓ The rightsholders are not aware about the provisions of the 'conditional darkhast'. There was also no attempt to explain the conditions to the rightsholders. The Government Order number 621 (mentioned in the transfer of patta) is not available in the official website of the Government of Tamil Nadu (as of October 2024) where the Government Orders of public interests are made available.
- ✓ IRCDUC had to apply for the same using the Right to Information Act, 2005. After which they were able to avail GO 621. However, the aforesaid GO also does not give clarity to the rightsholders as it only mentions that "Collectors are also authorised to issue darkhast deeds to the beneficiaries for housing purpose upon recommendations of TNUHDB with all conditions specified in earlier Government Orders'. The other GOs referred in Go 621, including Government Order Number 685 dated 1.12.2020 and Government Order Number 199 dated 28.6.2019 issued by the Revenue and Disaster Management Department and the Government Order Number 78 issued by the Housing and Urban Development Department dated 15.6.2018 are not available in the official website of the Government of Tamil Nadu (as of October 2024) for the rightsholders to access. These GOs are also not available in the 'Compendium of Government Orders on Land Issues pertaining to the Urban Local Bodies' as it was updated only till 2011. Therefore, the rightsholders do not know about the conditions of the land titles.

The Government of Tamil Nadu should take efforts to provide information related to the conditions to the rightsholders. The Government Orders related to MUDP/TNUDP should be made public to uphold principles of accountability and transparency.

- ✓ It is also to be noted that since the inception of the MUDP, the rightsholders were never made aware or provided copies of the Government Order 1117 dated 27.6.1979 which also mentions the land will be given to the 'slum dwellers' on a hire purchase basis and issue 'patta based on 'stipulated conditions'. The 'stipulated conditions' are also not mentioned in the aforesaid GO. However, the World Bank documents related to MUDP or TNUDP do not mention any 'conditions'.

The performance audit report of MUDP I of the World Bank mentions that the key policy measures of the project includes 'provision of secure tenure (freehold titles) to the inhabitants of the improved slums and recovery of improvement costs through hire-purchase agreements. The performance audit report of MUDP II mentions issuance of land tenure 'patta' to the rightsholders. The conditions are not mentioned in any of the World Bank's project document available in the public domain.

- ✓ The Government Order 1117 dated 27.6.1979 on MUDP also mentions that, the rightsholders holding 20 sq. metres of land must pay Rs. 17 per month of which Rs. 7 is for the cost of the land, Rs. 8/- for improvement charges, and Rs. 2 to the 'Corporation of Madras' for water supply and additional charges. The Government Order mentions the total cost of Rs. 45 per sq. Metre for the plots will be recovered in 10 years at the rate of Rs. 7 per month. People have also paid an initial down payment of Rs. 89 per sq. metre for this scheme.

The above-mentioned government order highlights that the cost of the land is included under this scheme. People who have availed sale deeds and applied for 'patta' have paid for the lands. Therefore, issuing land titles with 'conditions' for people who have paid for their land is unfair.

- ✓ **Should 'conditional darkhast' be applicable for people who have paid for the land and waited for 3 to 4 decades for their 'guaranteed' entitlements by World Bank?**

Usually 'conditional darkhasts' are issued to prevent exploitations of persons belonging to the Scheduled Castes and Scheduled Tribes to whom the lands are granted by the State Government. In the case of lands 'assigned' to socially disadvantaged groups like the Scheduled Castes (SCs) or Scheduled Tribes (STs) there are restrictions imposed on prohibition of transfer of land for a particular period and to those who are not SCs/STs. This is a policy of the government to protect the socially disadvantaged sections from exploitation and being deprived of their lands.

Such restrictions are usually imposed on lands that are 'assigned' to the communities 'free of cost'. However, in the case of MUDP/TNUDP, the people who have applied for 'patta' have already paid for the land and have availed sale deed. In this case the people are also not informed that the 'patta' transferred to them has 'conditions'.

Though sale deeds are legal documents that affirms ownership of a property from the seller to a buyer, in this case issued by the TNUHDB to the rightholders, this document does not provide complete ownership over the lands as TNUHDB will continue to remain as the owner of the land. However, it is only with the transfer of patta that the land revenue record of the State Government will change to that of the rightsholders. In this case, the transfer of patta has 'darkhast conditions' which restricts the complete ownership rights of the land by the rightsholders.

The rightsholders under MUDP have waited for 40 years to get the sale deeds and in such case should 'conditional' land titles be issued?

It is recommended that - to uphold the principles of Social Justice the families under MUDP/TNUDP should be provided with land titles without conditions. The transfer of 'patta' should be free of any encumbrances and any pending litigation.

DELAY IN ISSUING SALE DEEDS - COMPLEX APPLICATION PROCESS

Despite four decades, a significant backlog of unissued sale deeds remains. Though the TNUHDB is organising sale deed and land title camps in several locations, the application process is cumbersome and bureaucratically entangled. The system requires extensive paperwork, often involving legal heir certificates, penalty payments, and title clearance issues, many of which are opaque and inaccessible to the affected communities. Analysis conducted by IRCUDC in Madurai (where 40 settlements are developed under TNUDP) reveals that 66% of the rightsholders have yet to receive the sale deeds. It is only after receiving the sale deeds that families can apply for 'patta'.

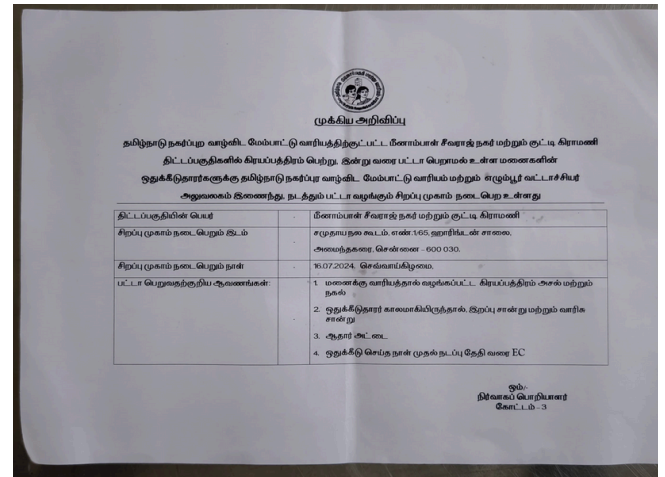


Image 6: The camp for applying 'transfer of patta' organised by the TNUHDB.

Some of the contributing factors due to the delay in issuing sale deeds include mounting penalties for delayed payments, mismanagement of original documents, legal disputes among heirs, and non-cooperation from land-owning departments have significantly stalled the sale deed issuance process.

It is also to be noted that upward revision of prices midway through payment, lack of transparency, and limited access to the right information have deterred people from making the payments on time which has resulted in incurring penalty interest. The penalty amount will increase even for the period between the instalments, this crucial information has not been communicated to the rightsholders by the TNUHDB.

The World Bank's Performance Assessment Report of the first and second Tamil Nadu Urban Development Project mentions, "As a result of the inadequately thought-out recovery scheme in the slum improvement component, the project has placed many low-income beneficiaries, most of whom have an income below the poverty line, under a large debt burden. With the frequent upward revision in price midway through the payment, several beneficiaries have stopped regular payments, incurring penalty interest. By inconsistency and lack of transparency, the project has discouraged beneficiaries from making regular payments and exposed them to exploitation, for example by money lenders, and abuse."[11]

[11] The Performance Assessment of the first and second Tamil Nadu Urban Development Project, 19 June 2007, World Bank.

LAND ALIENATION AND LEGAL AMBIGUITIES

Many of the settlements identified for improvement under MUDP and TNUDP were developed on government-owned land, including temple properties and watercourse poramboke lands.[12] However, the land alienation process was never completed for some settlements, leaving residents in legal limbo.

Analysis of the information available on the official website of the TNUHDB reveals that of the 726 settlements developed in 13 districts, the land alienation process is yet to be completed for 143 settlements (Including MUDP and TNUDP)

District	No. of Settlements Developed		Status of Land Alienation (No. of Settlements)	
	MUDP I & II	TNUDP	Complete	Pending
Chennai	269		235	34
Chennai		130	87	43
Kancheepuram		1	1	
Tirunelveli		2	1	1
Thoothukudi		2	2	
Erode		2	2	

[12]Poramboke lands means the lands which were not assessed in the revenue records and which were outside the revenue accounts. It only means that property which fell outside the tax assessment net was referred to as "poramboke". (WP (MD) No. 6966 of 2023, Dated: 20.06.2024, Madurai Bench of Madras High Court). Government Poramboke lands such as Ponds, Kuttai, Odai, Channels and rivers are called water course poramboke lands.

District	No. of Settlements Developed		Status of Land Alienation (No. of Settlements)	
	MUDPI & II	TNUDP	Complete	Pending
Tiruppur		8	8	
Chengalpattu		15	10	5
Vellore		17	13	4
Tiruvallur		18	16	2
Tiruchirapalli		42	32	10
Coimbatore		50	39	11
Madurai		40	26	14
Salem		130	111	19
Total	269	457	583	143

It is also to be noted that the completion of land alienation process must be followed through. In the case of Navalar Colony in Chennai, families have gone to the office of the TNUHDB office to apply for sale deeds. Their application process was rejected citing non alienation of land. However according to the records available in the public domain the land alienation process for this settlement is complete.

It is therefore important to have continuous follow up and monitoring of the process and set up a robust grievance redress process to expedite issuance of sale deeds.

Rightholders in lands classified as 'objectionable'[13] are now vulnerable to eviction threats despite initial assurances of secure tenure. This is in direct contradiction to the original promises of secure land tenure. Policy decisions related to this issue are pending.

There is an absence of clear policy decisions regarding land alienation for settlements located on 'objectionable', 'banned categories of Government lands', disputed or sensitive lands. In the Government Order Number 1911 dated 28.8.1990 issued by the Revenue Department mentions that the TNUHDB will be permitted to enter upon permission on 'banned categories of government land like watercourse poramboke, grazing grounds poramboke etc.,' and could send specific proposals to Government for reclassification of land for eventual transfer to the TNUHDB to implement TNUDP. Despite this government order till date many of the lands located in 'objectionable' and 'banned categories' are yet to be reclassified and alienated.

INSTITUTIONAL AND POLICY CHALLENGES

✓ Inadequate Inter-Departmental Coordination

Lack of coordination between the Tamil Nadu Urban Habitat Development Board (TNUHDB), land-owning departments, and the Revenue Department has severely delayed the process of land ownership transfers. The formation of the High-Level Committee constituted by the Government of Tamil Nadu, however, is likely to address this issue.

There should be clear-cut timelines for the completion of the land alienation process and a policy decision on the status of 'objectionable lands'.

The details regarding the members of the committee should also be made available in the public domain for communities to appeal when the grievances of the rightholders are not addressed by the bureaucrats.

✓ Ineffective Grievance Redress Mechanisms

The World Bank has classified the unissued sale deeds as a 'legacy issue' from a closed project, recommending affected communities to seek help from state authorities. However, the State Authorities are not replying to any of the petitions submitted by the communities/civil society organisations. This has led to the marginalization of thousands of families from these crucial property rights. The grievance mechanisms currently in place are inadequate, with many complaints from rightholders left unresolved or unaddressed.

A specific Sale Deed/Land Title Cell could be formed in TNUHDB to expedite the process and set up an effective grievance redress process.

[13] The term 'objectionable land' covers areas such as government land, poramboke, canals, waterways and footpaths on which habitations are not permitted. (The Hindu, 31, July 2016, Available at: <https://www.thehindu.com/news/cities/chennai/objectionable-land-dwellers-to-be-identified/article2632328.ece>)

RECOMMENDATIONS

✓ Land titles without conditions and free of all encumbrances

The rightsholders are entitled to 'free hold titles' and 'patta' under MUDP/TNUDP schemes, to uphold the principles of social justice the rightholders should be provided with land titles without conditions.

The transfer of patta should be free of any encumbrances and any pending litigation.

✓ Streamline the Sale Deed Process

There is also an emerging need to establish a special task force or district-level committees with dedicated officers to expedite the processing of sale deeds and land titles. Special attention should be given to vulnerable communities that lack access to legal and bureaucratic resources.

A specific Sale Deed/Land Title Cell could be formed in TNUHDB to expedite the process and set up an effective grievance redress process. A special task force or district-level committees to be formed to expedite the process of issuing sale deeds and for monitoring the progress.

✓ Expedite Land Alienation Process/Address Pending Policy Decisions

Formulate a clear policy on alienating lands that are classified as government or temple properties. These policies should provide for the regularization of land titles for long-standing residents and should include compensation for evicted residents in areas where land cannot be alienated.

As mentioned in the Government Order Number 1911 dated 28.8.1990 issued by the Revenue Department the 'banned categories of Government lands' must be reclassified and the land alienation process should be expedited.

✓ Transparency and Public Engagement

Simplify the sale deed process by making payment and legal documents transparent and publicly accessible. Ensure that all relevant documentation and updates are available in local languages and that there are periodic public reviews of the progress.

All the Government Orders related to land titles, land alienation of MUDP/TNUDP should be available in the official website of the Government of Tamil Nadu.

✓ **Enhanced Grievance Redress Mechanisms**

Implement a robust and accessible grievance redress system to ensure that complaints regarding sale deeds and title applications are resolved in a timely manner.

✓ **Regular Monitoring and Accountability**

The appointed high-level committee should monitor the progress of land title issuance under the World Bank-financed projects of MUDP/TNUDP.

The details regarding the members of the committee should also be made available in the public domain for communities to appeal when their grievances are not addressed by the bureaucrats.

The delay in issuing sale deeds and land titles to residents of MUDP and TNUDP settlements has resulted in persistent housing insecurity for thousands of families. These communities, which were promised secure tenure decades ago, continue to live in uncertainty, with many facing eviction threats and legal challenges. Urgent intervention by the government, supported by transparent policies and strong institutional frameworks, is required to resolve these legacy issues and ensure justice for the affected families.

ANNEXURE

i. Chronology of Events – Engagement with the World Bank and the Government of Tamil Nadu on MUDP/TNUDP

Date	Petition/ Correspondence/ Events/ Publications	Key issues highlighted	Response
Oct 2017	World Bank India by IRCDUC	Eviction threat of rights holders of MUDP in Chennai	The World Bank's association with MUDP ended in 1988 with the closing of the Project. Suggested that the issue of evictions be taken up with the concerned government agency.
Dec 2022	Government of Tamil Nadu (TNUHDB and HUDD)	Land titles for rights holders of MUDP and TNUDP	No formal written response, Only verbal communication with the Principal Secretary, Housing and Urban Development Department who urged IRCDUC to apply for Sale Deeds in settlement for which IRCDUC also facilitated the process in one settlement as a pilot. Support was extended by senior officials of TNUHDB but they only managed to get 6 sale deeds in 6 months because of the complications due to delay.
Dec 2022	Country Director, World Bank India	Letter regarding land titles for rights holders of MUDP and TNUDP	No Response
Feb 2023	Executive Director for the United States, The World Bank Group, Country Director, World Bank India by IRCDUC	Board letter with endorsement from 46 CSOs Land titles for rights holders of MUDP and TNUDP	No Response
Feb 2023	Task Team of TNSUDP and World Bank Officials	Report on the present living conditions of rights holders of TNSUDP	Response stating 'noted'

Date	Petition/ Correspondence/ Events/ Publications	Key issues highlighted	Response
Jun 2023	Vice President for South Asia, World Bank	Board Letter with endorsement from 46 CSOs Land titles for rights holders of MUDP and TNUDP (same as above)	No Response
Jul Aug 2023	Task Team of TNSUDP and World Bank Officials	Reminder about the report stating that the issues have not been addressed	Response by Task Team Leader TNSUDP for the communication in June 2023 to VP, South Asia and Task Team Leader. All these World Bank-financed projects are closed, and it is recommended to contact state authorities with specific suggestions
Aug 2023 Reminder in Oct 2023	Vice President for South Asia, World Bank	Land titles for rights holders of MUDP and TNUDP	Written response from the Practice manager Urban, World Bank stating that the projects are closed. Forwarded our inquires to Government of Tamil Nadu to 'ensure these concerns are not overlooked'. To contact Task Team Leader for queries related to the ongoing projects.
Sep 2023	Government of Tamil Nadu (TNUHDB, HUDD and the Commissioner of Land Administration (CLA) and World Bank India	Release of the Report "Implementation of the World Bank-financed Housing Projects in Tamil Nadu and its Impacts on the Deprived Urban Communities"	No Response
Sep 2023	Tuesday Group Meeting organised by the Bank Information Centre – Members from the United States Treasury and USAID	Land titles for rightsholders of MUDP and TNUDP	Minutes of the meeting shared
Nov 2023	TNUHDB and HUDD during the NGO Consultation on issues related to 'informal settlements'	Land titles for rightsholders of MUDP and TNUDP	Agreed to discuss and revert back. No written response.

Date	Petition/ Correspondence/ Events/ Publications	Key issues highlighted	Response
Nov 2023	President, World Bank, from IAP and IRCUDC	Land titles for rights holders of MUDP and TNUDP	No Response
Dec 2023	Task Team Leader - TNHHDP	Land titles for rights holders of MUDP and TNUDP	The World Bank is no longer involved in the implementation of MUDP and TNUDP projects as these were closed many years back, and that we have been sharing your correspondence and representations with TNUHDB and HUDD for their information and due action.
Jan 2024	The Hindu	For thousands of families in Tamil Nadu, the promise of home belied – The HinduLand titles for rightsholders of MUDP. Formation of High Level Committee for issuance of land titles under MUDP/TNUDP	https://www.thehindu.com/news/national/tamil-nadu/for-thousands-of-families-in-tn-the-promise-of-home-belied/article67737019.ece
Jan 2024	Task Team Leader - TNHHDP	Land titles for rights holders of MUDP and TNUDP – Sharing the report published in The Hindu. Formation of High Level Committee for issuance of land titles under MUDP/TNUDP	Acknowledged the email
Feb 2024	Government of Tamil Nadu – Press Release	On 12 February 2024 meeting chaired by the Minister of Youth Welfare and Sports Development, Tamil Nadu along with other ministers regarding issuance of land titles for settlements in Chennai and neighbouring areas.	

Date	Petition/ Correspondence/ Events/ Publications	Key issues highlighted	Response
Mar 2024	Task Team Leader - TNHHDP	Formation of High Level Committee for issuance of land titles under MUDP/TNUDP	No Response
Mar 2024	Government of Tamil Nadu (HUDD, TNUHDB, CLA) and World Bank India	Formation of High Level Committee for issuance of land titles under MUDP/TNUDP	No Response
Apr 2024	World Bank Spring Meetings	Posters on MUDP/TNUDP released in social media	No Response
Jun 2024	Government of Tamil Nadu	Formation of High Level Committee for issuance of land titles in Chennai and Neighbouring Areas – First meeting conducted 13 July 2024	
Jul 2024	Government of Tamil Nadu	Government issues land titles for some of the MUDP settlement in Chennai after 40 years	
Aug 2024	World Bank Mission Visit	Continuing challenges in the issuance of land titles under MUDP/TNUDP	Awaiting formal response

ii. Media Coverage – Weblinks

Date	Issues related to the Project/ Media	Weblink
28 April 2019	Eviction of MUDP rightsholders – The New Indian Express	https://www.newindianexpress.com/states/tamil-nadu/2019/apr/28/after-35-yrs-govt-decides-land-allotted-to-slum-dwellers-was-mistake-1969857.html
3 October 2022	Sale Deed Under MUDP/TNUDP – The Hindu	https://www.thehindu.com/news/national/tamil-nadu/four-decades-on-world-bank-funded-beneficiaries-in-city-slums-yet-to-get-sale-deeds/article65967630.ece
4 October 2022	Sale Deed Under MUDP/TNUDP – The New Indian Express	https://www.newindianexpress.com/cities/chennai/2022/oct/04/sale-deed-evades-residents-for-35-yrs-in-chennai-2504708.html
4 October 2022	Sale Deed Under MUDP/TNUDP - DT Next	https://www.dtnext.in/city/2022/10/03/75-families-of-mudp-schemes-yet-to-get-documents
24 August 2023	Eviction of MUDP rightsholders – The New Indian Express	https://www.newindianexpress.com/cities/chennai/2023/aug/24/60-families-from-neduvankarai-shifted-to-tnuhdb-tenements-in-thirumangalam-2608218.html
24 August 2023	Eviction of MUDP rightsholders – The Hindu	https://www.thehindu.com/news/national/tamil-nadu/concern-over-eviction-of-families-from-land-allotted-under-the-world-bank-funded-mudp-scheme/article67231894.ece
13 January 2024	For thousands of families in Tamil Nadu, the promise of home belied – The Hindu	https://www.thehindu.com/news/national/tamil-nadu/for-thousands-of-families-in-tn-the-promise-of-home-belied/article67737019.ece