Social Monitoring Report

Project No: 53067-004
Semi-Annual Report (April 2026 – September 2026)
Oct 2026

India: Inclusive, Resilient, and Sustainable Housing for Urban Poor Sector Project in Tamil Nadu

Output 2 (TNIFMC)

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Prepared by the Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC) for the Asian Development Bank (ADB).

Environmental, Social and Governance Management System Semi-Annual Monitoring Report

Reporting Period: April 2026 to September 2026

India: Inclusive, Resilient, and Sustainable Housing for Urban Poor Sector Project in Tamil Nadu

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LIST OF ABBREVIATIONS

ADB	Asian Development Bank
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
ESDD	Environmental and Social Due Diligence
ESG	Environmental, Social and Governance
ESGMS	Environmental, Social and Governance Management System
EWS	Economically Weaker Section
GOI	Government of India
GOTN	Government of Tamil Nadu
GRM	Grievance Redress Mechanism
IH	Industrial Housing
LIG	Lower Income Group
O&M	Operation and Maintenance
PAM	Project Administration Manual
PPE	Personal Protective Equipment
RCC	Reinforced Cement Concrete
RP	Resettlement Plan
SIPCOT	State Industries Promotion Corporation of Tamil Nadu
SPS	Safeguard Policy Statement
TNIFMC	Tamil Nadu Infrastructure Fund Management Corporation
TNSF	Tamil Nadu Shelter Fund
TNWWHCL	Tamil Nadu Working Women’s Hostels Corporation Limited
WWH	Working Women’s Hostel

EXECUTIVE SUMMARY

Financial intermediary agency	Tamil Nadu Infrastructure Fund Management Corporation Ltd (TNIFMC)
Description of financial intermediary	TNIFMC is an asset management company promoted by the Government of Tamil Nadu. The Tamil Nadu Shelter Fund (TNSF) is a Category I Alternative Investment Fund managed by TNIFMC. The fund aims to create positive social impact and reduce the environmental footprint of development by investing in sustainable affordable housing infrastructure. It is a unique platform for various types of investors to help increase the supply of sustainable affordable housing while potentially receiving risk-adjusted returns.
How is the fund meeting the target of affordable housing schemes in India?	• The fund is currently investing in affordable housing projects on both ownership and rental basis. • The fund aims at creating social impact by investing into commercially viable affordable housing projects which are environmentally sustainable, and which adopt measures like new technologies to reduce cost and time, water usage reduction and wastewater treatment, rainwater harvesting, solar power generation, solid waste management, etc. • The projects currently being evaluated for investment include affordable housing complexes, working women's hostels, industrial worker housing and senior living.
ESDDs conducted. (No. of Due Diligences and Environment and Social Categories)	• No new ESDDs were conducted during the reporting period as no new investments were undertaken.
No. of ADB approved projects under monitoring	a. Affordable Housing Project – 1 (Ambur Properties Private Limited) b. Industrial Housing (IH) – 7 (Siruseri, Cheyyar, Shoolagiri, Irungattukottai, Gangaikondan, SIPCOT-Vallam Vadagal and Vidiyal Residency Private Limited) c. Working Women's Hostel – 3 (Phase 1, Phase 2 and Phase 3) d. Senior Living Project – 1 (Kaivalyam Eco Life Private Limited, Pollachi) e. Affordable Housing - Nebula Infraspace LLP is on hold due to the land distribution dispute between landowner and developer
ESG safeguards categorization of TNIFMC	**ESGMS Categorization** **A** – Project has adverse environmental, social and governance risks and is not recommended for investment. **B** – Project has moderate environmental, social and governance risks which are site-specific and reversible. **C** – Project has minimal environmental, social and governance risks.
Unanticipated impacts in projects including change of scope or design	None
Number of site inspections and audits undertaken by safeguards staff from TNIFMC	20
Corrective action required in sub-projects	0

Outstanding corrective action in sub-projects	0
Non-compliances recorded in sub-projects	0
Is GRM functional	Yes
Number of unresolved grievances	0
Number of grievances received	0
Number of grievances resolved	0
Number of grievances still outstanding	0

ESGMS REPORT

Financial Intermediary Name:	Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC)/Tamil Nadu Shelter Fund
Fund employment (Apr 2026 – Sep 2026)	Male: Professional 3 Administrative: Nil Female: Professional 1 Administrative: Nil
Completed by (Name):	TNIFMC
Position and Contact Information:	Investment Consultant
Report Period:	From: April 2026 To: September 2026
Reporting Date:	Oct 2026

Environmental and Social Management System

1. Introduction / overall information on the project

The project will promote access to inclusive, resilient, and sustainable housing and urban development in Tamil Nadu by supporting the state in mobilizing private sector financing to construct affordable housing units for urban poor households, migrant workers from the economically weaker section (EWS) and lower-income group (LIG) and other populations that are underserved by the housing market, which will be implemented following an approach similar to a financial intermediation loan.

The project is aligned with the following impact: permanent shelter with appropriate housing infrastructures and services provided for every affected household. The project will have the following outcome: access to inclusive, safe, and affordable housing infrastructure and services for vulnerable and disadvantaged communities in Tamil Nadu increased.

The project aims to achieve the following output:

Output 2: Affordable housing for urban poor and migrant workers increased. ADB financing for this output will be deployed as GOTN's equity into the Tamil Nadu Shelter Fund (TNSF), which in turn will be leveraged to catalyse private sector investment in TNSF. Utilizing such financing, TNSF will provide risk capital, such as in the form of equity or participating instruments, to specific special purpose vehicles or other entities undertaking affordable housing subprojects that benefit populations underserved by the housing market. Examples of such subprojects include industrial housing and working women's hostels for low-income and migrant workers, resulting in an anticipated additional 500 beds for working women and 5,000 beds for industrial workers. To be eligible for financing, subprojects must be financially and economically viable affordable housing projects that increase the supply of housing for households within EWS and LIG segments and other segments of the population that are currently underserved by the housing market.

2. ESGMS Implementation Process

The Environmental, Social and Governance Management System (ESGMS) framework[1] is being applied for evaluating all proposed investments of the Tamil Nadu Shelter Fund (TNSF) and for monitoring the investments made by the fund.

With respect to application of ESGMS for evaluating the proposals, based on the experience gathered from evaluation and monitoring of projects, the risk rating tool shall be reviewed, updated, and simplified periodically.

We are currently applying the ESGMS to monitoring the investments and are streamlining the same through standardization of monitorable indicators for projects in the O&M phase. We are currently in the process of seeking inputs on the same and internally updating the framework.

3. ESGMS Capacity/Institutional Arrangements for Social Safeguards/Trainings Attended

Institutional Arrangements as per PAM

PAM Requirements	Status
ESG Analyst (Full Time)	An ESG resource has been onboarded. Ms. Claribel is currently engaged in a part-time capacity. Meanwhile, the process to identify and appoint a full-time ESG Analyst is underway.
Environment Expert (Part-Time)	Environment Expert appointed by ADB on a part-time basis.
Senior Social Expert (Full Time)	Will be considered based on the workload in future. Presently, the ESG consultant handles the same.
Governance Expert (Part Time)	In-house expertise (TNSF), including the General Counsel, provides support on governance aspects. Based on the need, external agencies are engaged for conducting detailed due diligence.

4. ESGMS Changes during the Reporting Period

An internal review of ESGMS was conducted during the reporting period. No changes were made to the risk rating tool.

5. ESGMS Monitoring

a) For large projects which require environmental impact assessment (EIA), as per GOI

[1] Inclusive, Resilient, and Sustainable Housing for Urban Poor Sector Project in Tamil Nadu: Financial Intermediary - Environmental and Social Management System Arrangement (adb.org)

guidelines, a separate EIA report is prepared, and clearance obtained. For other projects which require environmental clearance without EIA and for projects which do not require environmental clearance, an Environment Management Plan (EMP) for the construction phase is developed and is followed during construction. The EMP identifies key risks with respect to the environment indicators and risk mitigants are proposed for the risks identified.

b) Development of a stakeholder engagement plan is mandated for every project and semi-annual status on the engagement with stakeholders is closely monitored.

c) A grievance redressal committee is set up for every project and grievances recorded are addressed on a fortnightly basis at the project level/fund level and reviewed by TNSF on a quarterly basis.

During the reporting period, no accidents, litigation, complaints, regulatory notices or fines were recorded against or imposed on the portfolio companies or the fund.

6. Grievance Redress Mechanism

A Grievance Redress Mechanism has been established for Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC). No grievances were reported in the ADB approved projects during the reporting period.

7. ESGMS Reporting Mechanism

ESG reporting is done on an annual basis to the Investment Committee, board of TNIFMC and investors of the fund.

8. Environmental and Social Due Diligence (ESDD) Conducted

No ESDDs were conducted during the period April 2026 to September 2026.

9. Status of contract award and Social Safeguards Documents

One contract was awarded during the reporting period. The ESG due diligence reports that have been reviewed and approved are disclosed on the ADB website.[2] Additionally, as per the PAM requirements, all the reports are published on TNIFMC's website[3].

10. Stakeholder Consultations Conducted

TNSF ESGMS mandates the preparation of a stakeholder identification and engagement plan by portfolio companies. Stakeholder engagement for the following sites has been conducted (Appendices 1 and 2). Across these sites, the consultations involved ~60 men and ~35 women.

1. Working Women's Hostel Phase 1 (Tambaram)
2. Working Women's Hostel Phase 1 (Guduvanchery)
3. Working Women's Hostel Phase 3 (Cuddalore)
4. Working Women's Hostel Phase 3 (Nagapattinam)
5. Industrial Housing Phase 1 – Siruseri
6. Industrial Housing Phase 2 – Irungattukottai
7. Affordable Housing Project – Ambur
8. Senior Living Project – Pollachi

[2] https://www.adb.org/projects/documents/ind-53067-004-sddr
[3] https://tnifmc.com/esg-due-diligence-reports/

11. Civil Work Progress

The following table indicates the level of construction progress across different sites.

Project	Location	Construction Status	% of completion
IH Phase 1	Siruseri	Finishing work in progress	95%
IH Phase 2	Gangaikondan	Completed	100%
IH Phase 2	Irungattukottai	Finishing work in progress	80%
IH Phase 2	Cheyyar	Completed	100%
IH Phase 2	Shoolagiri	RCC work in progress	70%
VRPL	Hosur	Completed	100%
SIPCOT	Vallam Vadagal	Completed	100%
WWH-Phase 3	Chepauk	RCC work in progress	70%
WWH-Phase 3	Taramani	RCC work in progress	70%
WWH-Phase 3	Madurai	Completed	100%
WWH-Phase 3	Coimbatore	Finishing work in progress	90%
WWH-Phase 3	Erode	Finishing work in progress	90%
WWH-Phase 3	Kanchipuram (Sriperumbudur)	RCC work in progress	65%
WWH-Phase 3	Cuddalore	Completed	100%
WWH-Phase 3	Dharmapuri	Completed	100%
WWH-Phase 3	Nagapattinam	Completed	100%
WWH-Phase 3	Theni	Completed	100%
WWH-Phase 3	Sivagangai	Completed	100%
WWH-Phase 3	Karur	Completed	100%
WWH-Phase 3	Ranipet	Completed	100%
Affordable Housing	Ambur	RCC work in progress	70%
Senior Living Project	Pollachi	Finishing work in progress	90%

12. Compliance with Social Safeguards Covenants

Loan Covenants	Status of Compliance
Screening, Categorization and Environment and Social Assessment and Planning	ESGMS is being used to screen and categorize projects based on the significance of the environmental and social impacts associated with the project.
	Pursuant to the SPS, an Environment and Social Management Plan is prepared for each subproject
	All Environmental Assessment Plans and Social Assessment Due Diligence reports are shared with ADB and all the projects are classified as “B” for environmental safeguards and “C” for social safeguards.

Environment Safeguards	Every subproject is compliant with a) All applicable laws and regulations of the borrower and state b) All Environment Safeguards c) ESGMS and ESGMS action plan d) All measures and requirements set forth in the sub project environmental assessment and EMP
Land Acquisition and Involuntary Resettlement	None of the sub-projects approved by TNIFMC have any affected persons and there is no physical or economic displacement. No land acquisition was carried out in anticipation of any of the sub-projects.
Indigenous People	No impacts on Indigenous Peoples were identified in any of the approved sub-projects.
Human and Financial Resources to implement Safeguards Requirements	At present, there is a part-time ESG consultant at TNIFMC who oversees the ESGMS assessments and implementation, and a part-time Environment Expert appointed by ADB to support the ESG consultant.
Safeguards Monitoring and Reporting	Semi-annual Safeguards monitoring reports are submitted to ADB. Any unanticipated environmental/social impacts arising during sub-project implementation are promptly informed to ADB along with detailed description of the event and proposed corrective action plan as set forth in the ESGMS.

13. Summary and Conclusions

The Fund continues to comply with the social safeguard covenants outlined in the loan agreement. No grievances have been recorded for any ADB-approved projects during the current reporting period. No Resettlement Plans (RPs) are applicable to TNSF-funded projects.

Appendix 1: Public Engagement in various locations during the reporting period

IH – Phase 1 (Siruseri) 	**IH – Phase 2 (Irungattukottai)** 
Affordable Housing – Ambur 	**WWH – Phase 3** 
WWH – Phase 3 	**WWH – Phase 1** 
WWH – Phase 3 	**Kaivalyam Eco Life Pvt Ltd** 

Appendix 2: Stakeholder Consultation Discussions

Rental Senior Living – Kaivalyam

As the Kaivalyam rental senior living project is nearing completion, interactions were held with construction workers and nearby stakeholders to understand their concerns and obtain feedback on the project. A lunch was organised for the construction workers to appreciate their efforts and acknowledge their contribution towards the progress of the project. The interactions also provided an opportunity to review labour welfare and site safety practices. No safety incidents were reported during the construction period.

Summary of Key Issues:

- Feedback from nearby stakeholders regarding the project and its nearing completion.
- Welfare and working conditions of construction workers.
- Adherence to occupational health and safety measures at the construction site.
- Proper use of personal protective equipment (PPE) and compliance with prescribed safety procedures.
- Awareness of the Grievance Redress Mechanism (GRM) among workers and nearby stakeholders.

Action Taken:

- Interactions were conducted with nearby stakeholders and construction workers to gather feedback and address any concerns.
- A lunch was organised for construction workers to recognise and appreciate their contribution as the project approaches completion.
- The project team's efforts in maintaining site safety were acknowledged, with no safety incidents reported during the construction period.
- Construction workers were reminded to continue following prescribed safety procedures and using appropriate PPE until all construction activities are completed.
- Workers and nearby stakeholders were informed about the GRM and the procedure for submitting complaints and escalating unresolved issues

TNWWHCL – Phase 1 & 2

As part of the operational phase of the Working Women’s Hostels at Tambaram and Guduvanchery, meetings were held with residents and staff to discuss hostel facilities and address their concerns. Attendance sheets for all meetings have been maintained and enclosed as Annexures.

Summary of Key Issues:

- Awareness of the Grievance Redress Mechanism (GRM) and the process for raising complaints.
- Requirement for gym facilities at the hostels.
- Avoiding unnecessary use of electricity and water.
- Feedback on food quality and menu variety.

- Requirement for shuttle services to improve transportation facilities for residents.

Action Taken:

- Residents were informed about the GRM and the procedure for raising complaints.
- The gym facility at Tambaram has been completed, while work at Guduvanchery is in progress.
- Residents were advised to switch off lights, fans, and other electrical appliances when not in use and avoid wastage of water.
- Feedback on food quality and menu variety was shared with the catering service provider for necessary action.
- The need for shuttle services was discussed, and possible arrangements will be explored based on residents' requirements.

Attendance Sheet – Guduvanchery

Project Name: Working Women's Hostel
Location: Guduvanchery, Chennai
Date: 12.10.2026
Engagement Type: Operational Phase Consultation
Stakeholder Category: (Staff / Residents / Vendors / Facility Management / Security)
Purpose: ESG Stakeholder Engagement & Feedback

SL. No	Stakeholder Type	Name	Role / Designation	Phone Number	Key Concern / Feedback	Signature
1	Staff	Manju Anumaraj	Hostel Manager		Good	
2	Staff	Sagunthala	Housekeeping		Good	
3	Staff	Mallika	Housekeeping		Good	
4	Resident	Kavya J K	Developer		good	
5	Resident	Pon Divya M	Intern		very good	
6	Resident	Prasanna P	IT Employee		Good	
7	Resident	Preshetha A	Ph.D Research Scholar		Good	
8	Resident	Vinatha N K	Developer		with time	

Attendance Sheet – Tambaram

Project Name: Working Women's Hostel

Location: Tambaram, Chennai

Date: 13-10-2026

Engagement Type: Operational Phase Consultation

Stakeholder Category: (Staff / Residents / Vendors / Facility Management / Security)

Purpose: ESG Stakeholder Engagement & Feedback

SL. No	Stakeholder Type	Name	Role / Designation	Phone Number	Key Concern / Feedback	Signature
1	Staff	MUTHU	Warden		Safe and Secure place	K. Muthu
2	Staff	Mallika	Housekeeping		Good	Mallika
3	Resident	Parvathy	Occupant		good	
4	Resident	Paniya	Occupant		good	
5	Resident	H. Sri mazrakshi	Occupant		good.	
6	Resident	Thanuja T	Occupant		good	
7	Resident	Indulekha	Occupant		good	
8	Resident	Roshini	Occupant		good	

Affordable Housing Ambur

As part of the ongoing affordable housing project in Ambur, interactions were held with prospective homebuyers visiting the model house, construction workers, and neighbouring stakeholders to understand their concerns and obtain feedback on the facilities provided. Attendance records for the meetings have been maintained and enclosed as Annexures.

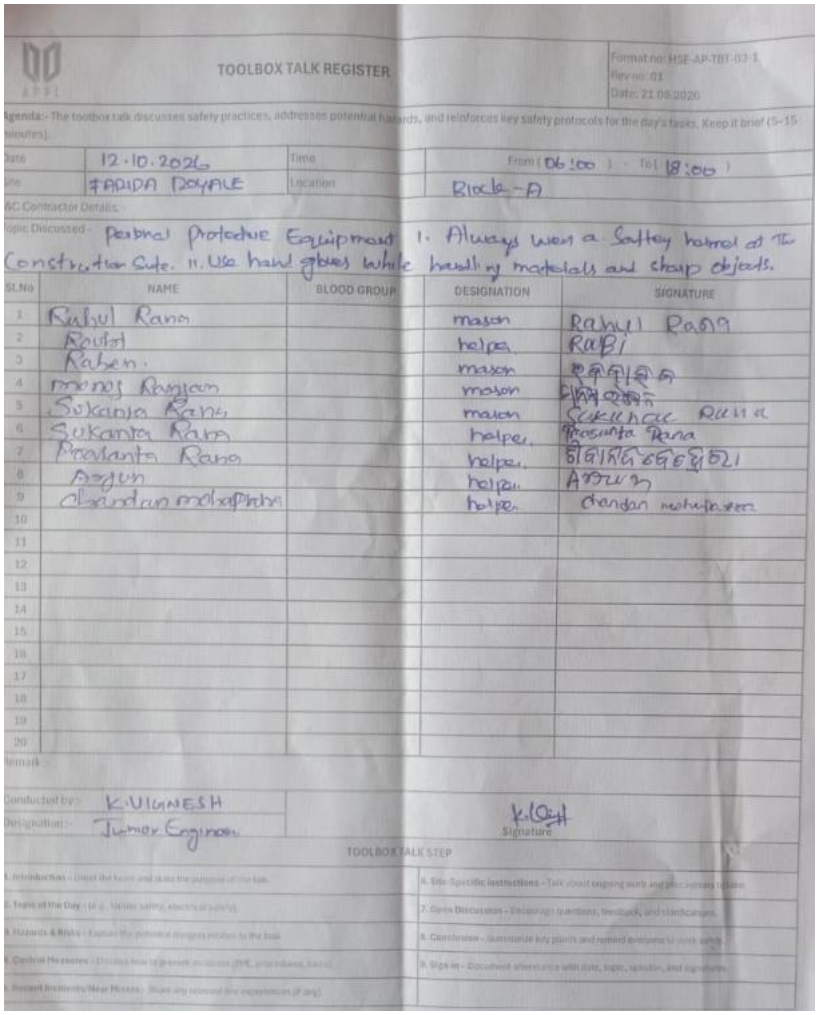
Summary of Key Issues:

- Feedback from prospective homebuyers on the model house and the facilities provided.
- Concerns regarding water supply and drainage facilities in the project.
- Proper maintenance of labour sheds and provision of separate toilet facilities for men and women.
- Importance of safety measures for construction workers.
- Awareness of the Grievance Redress Mechanism (GRM) among homebuyers, workers, and neighbouring stakeholders.

Action Taken:

- Feedback and suggestions received from prospective homebuyers during model house visits were noted for consideration.
- The Government has commenced construction of an overhead water tank to improve water supply to the project.
- Drainage connections have been established to address the drainage requirements.
- Labour sheds are being maintained properly, with separate toilet facilities provided for men and women.
- Construction workers were reminded to follow safety procedures and use appropriate personal protective equipment (PPE).
- Homebuyers, workers, and neighbouring stakeholders were informed about the GRM and the procedure for submitting complaints and escalating unresolved issues.

Attendance Sheet – Ambur



TOOLBOX TALK REGISTER

Format no: HSE-AP-TBT-03-1
Rev no: 01
Date: 21.08.2020

Agenda:- The toolbox talk discusses safety practices, addresses potential hazards, and reinforces key safety protocols for the day's tasks. Keep it brief (5–15 minutes).

Date: 12.10.2026 | Time: From (06:00) - To (18:00)
Site: FARIDA DOYALE | Location: Block-A
AC Contractor Details:
Topic Discussed:- Personal Protective Equipment 1. Always wear a Safety helmet at the Construction Site. 11. Use hand gloves while handling materials and sharp objects.

Sl.No	NAME	BLOOD GROUP	DESIGNATION	SIGNATURE
1	Rahul Rana		mason	Rahul Rana
2	Rahul		helper	RaBi
3	Rabeen.		mason	
4	manoj Rajan		mason	
5	Sukanta Rana		mason	Sukanta Rana
6	Sukanta Rana		helper.	Prasanta Rana
7	Prashanta Rana		helper.	
8	Arjun		helper.	Arjun
9	chandran mahapatra		helper.	chandran mahapatra
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Remark:-

Conducted by:- K.VIGNESH
Designation:- Junior Engineer
Signature

TOOLBOX TALK STEP

1. Introduction – Greet the team and state the purpose of the talk.
2. Topic of the Day – (e.g., Working safely, electrical safety).
3. Hazards & Risks – Explain the potential dangers related to the task.
4. Control Measures – Discuss how to prevent accidents (PPE, procedures, tools).
5. Recent Incidents/Near Misses – Share any relevant safety experiences (if any).
6. Site-Specific Instructions – Talk about ongoing work and precautions to take.
7. Open Discussion – Encourage questions, feedback, and clarifications.
8. Conclusion – Summarize key points and remind everyone to work safely.
9. Sign-in – Document attendance with date, topic, signature, and remarks.

IH – Phase 1 (Siruseri) and IH – Phase 2 (Irungattukottai)

Consultations were conducted with the site team and nearby stakeholders to review construction progress and discuss labour safety, site management, and community-related concerns. Siruseri is nearing completion, with approximately 95% of the work completed, while Irungattukottai is approximately 80% complete. Attendance sheets for all consultations have been maintained and enclosed as Annexures.

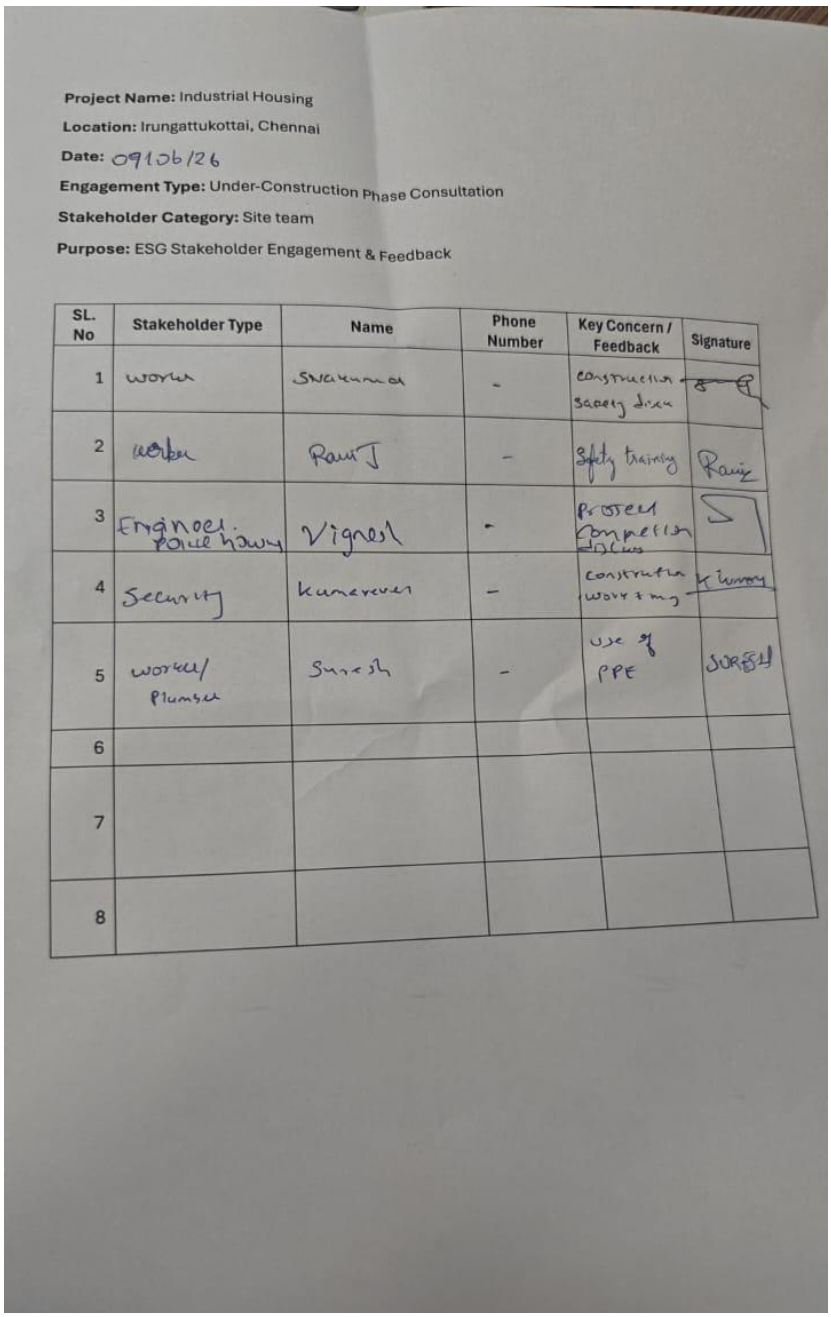
Summary of Key Issues:

- Need to speed up the remaining construction work and complete the project on time.
- Completion of the model room and pending finishing works.
- Adherence to safety procedures and proper use of personal protective equipment (PPE).
- Availability of first aid facilities and awareness of emergency procedures.
- Awareness and accessibility of the Grievance Redress Mechanism (GRM) among workers and nearby stakeholders.

Action Taken:

- The site team was advised to expedite the remaining works and ensure timely completion of the project.
- The progress of the model room and pending finishing works is being monitored.
- Workers were instructed to use appropriate safety equipment, including helmets and safety shoes, and follow site safety procedures.
- First aid facilities and emergency arrangements were reviewed, and workers were reminded to report any injuries or incidents promptly.
- Workers and nearby stakeholders were informed about the GRM and the procedure for raising complaints and escalating unresolved issues.

Attendance Sheet – Irungattukottai



Project Name: Industrial Housing
Location: Irungattukottai, Chennai
Date: 09/06/26
Engagement Type: Under-Construction Phase Consultation
Stakeholder Category: Site team
Purpose: ESG Stakeholder Engagement & Feedback

SL. No	Stakeholder Type	Name	Phone Number	Key Concern / Feedback	Signature
1	Worker	Sivakumar	-	Construction safety issue	
2	Worker	Ravi J	-	Safety training	Ravi
3	Engineer, Police	Vignesh	-	Project completion	
4	Security	Kumaresan	-	Construction work timing	
5	Worker/ Plumber	Suresh	-	Use of PPE	
6					
7					
8					