ABSTRACT

Urban Development – Administrative sanction for the preparation of the Master Plans for Hill Areas at a cost of Rs.10,71,67,212/- (Rupees Ten crore seventy one lakh sixty seven thousand two hundred and twelve only) - Financial sanction for Rs.9,18,06,392/- (Rupees Nine Crore Eighteen Lakh Six Thousand Three Hundred Ninety-Two only) by utilizing the Coimbatore Local Planning Authority fund after utilizing the funds to the tune of Rs.1,76,00,000/- available under Atal Mission for Rejuvenation and Urban Transformation 2.0 scheme – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(2)] DEPARTMENT

G.O.(Ms).No.97 **Dated:27.06.2025**

விசுவாவசு வருடம், ஆனி 13

திருவள்ளுவர் ஆண்டு 2056.

Read:

AD(S)

1. Budget Speech made by the Hon'ble Minister for Finance and Environment and Climate Change for the year 2025-2026.
2. From the Director of Town and Country Planning, Letter Roc.No.7445/25/TCP5, dated 09.04.2025.

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ORDER:

In the Budget speech for the year 2025-2026, the Hon'ble Minister for Finance and Environment and Climate Change has announced that dedicated Hill Area Master Plans for seven towns/cities in Tamil Nadu, would be prepared.

2. In the letter second cited, the Director of Town and Country Planning has stated that the following details:-

- The Hill Area Master Plans aim at the promotion of planned growth with special focus on ecological conservation, disaster management and preparedness, promotion of tourism and sustainable development through the integration of robust climate adaptation strategies with Master Plan preparation process. The details of the towns under Hill Area Master Plans are as follows:

Sl. No	District	Town	Area (in sq.km)
1	The Nilgiris	Udhagamandalam*	160.49
2	The Nilgiris	Coonoor - Kothagiri	129.26
3	The Nilgiris	Gudalur	47.71

..2..

4	The Nilgiris	Nelliyalam	94.28
5	Dindigul	Kodaikanal	488.14
6	Coimbatore	Valparai*	217.87
7	Salem	Yercaud	62.39
	TOTAL		**1,200.13**

**The Hill Area towns from AMRUT 2.0 sub-scheme list of towns have been included under the Hill area Master Plans package*

- In addition to the scope of work in the Master Plan preparation, these plans shall also include additional tasks focusing on study of topographic conditions, geotechnical components, tourism facilities, landslide prone areas, eco-sensitive areas such as forests, channels, and tribal areas. Due to the ecological and environmental sensitivity of the regions, the inclusion of additional tasks in the scope of work and challenges in on-site field works due to the hilly terrain, there is a need for application of specialized equipment, expert consultants and case specific studies leading to a higher unit cost requirement.

- The Hill Area Master Plans are to be prepared using GIS based techniques with the application of drone technology as per AMRUT Design and Standards for Drone/UAV Technology, 2020. In this regard, a cost estimate has been prepared for the Master Plan preparation of the Hill area towns. The unit costs considered for the preparation of Hill Area Master Plans are based on costs calculated for the "Formulation of GIS based Master Plans of Class-II Towns with population of 50,000 – 99,999 as per Reform Agenda. The criteria of unit cost considered for the preparation of Hill Area Master Plan is as follows:

Sl. No.	Classification criteria	Value
A	Unit cost of formulation of GIS based Master Plan [excluding geo-database creation using drone technology]* for towns Coonoor – Kothagiri, Gudalur, Nelliyalam	Rs.70,000/- per sq.km on the basis of area
B	Unit cost of formulation of GIS based Master Plan [including geo-database creation using drone technology]** for towns Udhagamandalam and Valparai	Rs. 88,000/- per sq.km on the basis of area

**For Master Plan preparation excluding geo-database creation using drone technology, the cost is calculated based on Rs.70,00,000/- unit cost of GIS based Master Plan formulation per town and average area of 100 sq.km per town considered for the calculation of unit cost per town..*

***For Master Plan preparation including geo-database creation using drone technology, the unit cost of Rs.18,000/- per sq.km for the*

creation of geo-database using drone technology, excluding vetting and attribute data is considered in addition to the cost of Rs.70,00,000/- for GIS based Master Plan formulation per town and average area of 100 sq.km per town.

- The total financial requirement for the preparation of 7 Hill Area Master Plans considering the unit costs is Rs.10,71,67,212/- (including GST 18%), a sum of Rs.1,76,00,000/- (including GST 18%) of the total approved cost of Rs.49,37,30,100/- is available for the preparation of Hill area Master Plans for the towns Udhagamandalam and Valparai, upto an extent of 100 sq.km under AMRUT 2.0 sub scheme and more than 100 sq.km area for the towns Udhagamandalam and Valparai has to be borne by the state government. In this regard, the balance fund required for the preparation of Hill Area Master Plans is calculated as follows:

S. No	Description	Total price (in Rs)
1	Total amount for the preparation of 7 Hill Area Master Plans for a total area of 1,200.12 sq.km	Rs.9,08,19,671
2	GST (18%)	Rs.1,63,47,541
3	Total amount for the preparation of 7 Hill Area Master Plans for a total area of 1,200.12 sq.km (including GST 18%)	Rs.10,71,67,212
4	Approved fund under AMRUT 2.0 sub scheme for Udhagamandalam and Valparai (upto 100 sq.km) (in Rs) (including GST 18%)	Rs.1,76,00,000
5	Balance fund required for the preparation of Hill area master plans (including GST 18%) (in Rs)	Rs. 8,95,67,212
6	2.5% contingency expenditure on the balance fund required (in Rs.)	Rs. 22,39,180
7	Balance fund required for the preparation of 7 Hill Area Master Plans for a total area of 1,200.12 sq.km (including GST and contingency expenditure)	Rs. 9,18,06,392

4. The Director of Town and Country Planning has therefore requested the Government to accord administrative and financial sanction for the preparation of the Hill Area Master Plans at a cost of Rs.10,71,67,212/- (Rupees Ten crore seventy one lakh sixty seven

thousand two hundred and twelve only). The Director of Town and Country Planning has also requested permission to utilize Coimbatore Local Planning Authority (LPA) fund for the balance fund of Rs.9,18,06,392/- (Rupees Nine Crore Eighteen Lakh Six Thousand Three Hundred Ninety-Two only) (including GST and contingency expenditure) after utilizing the funds to the tune of Rs.1,76,00,000/- available under Atal Mission for Rejuvenation and Urban Transformation 2.0 scheme.

5. The Government after careful examination have decided to accept the proposal of the Director of Town and Country Planning and accord Administrative sanction for the preparation of the Master Plans for Hill Areas at a cost of Rs.10,71,67,212/- (Rupees Ten crore seventy one lakh sixty seven thousand two hundred and twelve only) and Financial sanction for Rs.9,18,06,392/- (Rupees Nine Crore Eighteen Lakh Six Thousand Three Hundred Ninety-Two only) by utilizing the Coimbatore Local Planning Authority fund after utilizing the funds to the tune of Rs.1,76,00,000/- available under Atal Mission for Rejuvenation and Urban Transformation 2.0 scheme, subject to the condition that the permission of LPA must be obtained for utilization of Local Planning Authority funds.

6. The Director of Town and Country Planning is directed to pursue action accordingly.

7. This order issues with the concurrence of Finance Department vide its e-file/Special Secretary/Fin(Infra-III), dated 17.06.2025.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning,
Chennai – 600 107.
The Principal Secretary to Government,
Finance Department, Chennai-600009.
Copy to
The Special Personal Assistant to Hon'ble Minister,
(Housing and Prohibition & Excise), Chennai-600009.
The Private Secretary to Additional Chief Secretary to Government,
Housing and Urban Development Department, Chennai-600009.
The Housing and Urban Development (OP-1) Department,
Chennai-600009.
Stock File/Spare Copy.

//FORWARDED BY ORDER//

27/6/25
SECTION OFFICER.
27/6/25

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