ABSTRACT

Urban Development – Creation of Master Plan Unit in DTCP – Administrative sanction – Permission for expenditure of Rs.3,70,00,000/- (Rupees Three Crore Seventy Lakh Only) for compensation for the first year and for obtaining hardware by utilizing the Hosur New Town Development Authority Fund - Committee constituted for engaging professionals – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(2)] DEPARTMENT

G.O.(Ms).No.96 **Dated:27.06.2025**

விசுவாவசு வருடம், ஆனி 13

திருவள்ளுவர் ஆண்டு 2056.

Read:

1. Announcement made by the Hon'ble Minister for Housing and Urban Development Department in the floor of the Legislative Assembly on 07.04.2025.
2. From the Director of Town and Country Planning, Letter Roc.No.8695/2025/TCP3, dated 06.05.2025.

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ORDER:

The Hon'ble Minister for Housing and Urban Development Department has announced the following announcement for the year 2025-2026:-

"நகர் ஊரமைப்புத் துறையில் முழுமைத் திட்ட அலகு (தனி பிரிவு) உருவாக்கப்படும்."

"முழுமைத்திட்டங்கள் மற்றும் இதர நகர்ப்புற திட்டமிடல் சீர்திருத்தங்களை செயல்படுத்துவதற்கு ஏதுவாக முழுமைத் திட்டப்பிரிவினை மேம்படுத்தும் விதமாக நகர் ஊரமைப்புத் துறையில் "முழுமைத்திட்ட அலகு" உருவாக்கப்படும். இந்த முழுமைத் திட்ட அலகானது, நகர்ப்புற திட்டமிடுதலில் சிறந்த அனுபவமிக்க வல்லுநர்கள் மற்றும் இளநிலை நகர திட்டமிடுநர்களை கொண்டு தேவையான மனிதவளம் ஏற்படுத்தப்படும்."

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

- The Directorate of Town and Country Planning (DTCP) is currently engaged in the formulation of 129 GIS-based Master Plans for 136 towns, primarily through the engagement of consultants with prior experience in similar nature of work. These Master Plans are expected to significantly enhance urban development across the state.
- Given the critical nature of this initiative, it is essential to strengthen DTCP's planning capacity by recruiting additional professionals with expertise in urban and regional planning. This enhancement is particularly important during the concurrent preparation of the Master Plans, to ensure technical accuracy and effective implementation.
- In addition, it is proposed to implement institutional reforms aimed at reinforcing long-term and sustainable urban planning capacity within the state. Considering the magnitude and complexity of the work involved, the creation of a dedicated Master Plan Unit, comprising qualified urban planners and technical experts, is essential. The Master Plan Unit would be responsible for reviewing and monitoring the work delivered by consultants, thereby ensuring consistency, quality, and timely completion of the Master Plans. Such a structure will provide a robust foundation for guiding and sustaining the state's urban development effort.
- The preparation of GIS based Master Plans involves base map creation, land use and socio-economic surveys, stakeholder consultations, drafting of vision statements, zoning proposals, infrastructure strategies, and phasing plans. The Master Plan Unit will be involved in assessing the quality and accuracy of the base data, ensuring compliance with relevant planning regulations and guidelines, and providing technical feedback and corrections wherever necessary. Additionally, the Unit may be utilized in other urban planning activities of DTCP like Land Pooling Area Development Scheme (LPADS) and Transit Oriented Development (TOD).
- It is proposed to create a Master Plan Unit which shall consist of 35 professionals, including 30 qualified urban planners, 4 specialists (which includes 2 Deputy Team Leaders and 2 GIS experts) and a technical assistant who may be engaged on a contractual basis for a duration of 36 months. The team members will report to the Deputy Team Leaders who in turn shall report to the Assistant Directors of DTCP, who shall play the role of Team Leaders.

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- In the event of a vacancy within the Master Plan Unit due to unforeseen circumstances, the vacant position may be filled by a candidate from the waiting list, created during process of engaging the professionals, for the remaining contract period in order to ensure the uninterrupted functioning of the Unit.
- The urban planning professionals and the technical assistant of the Master Plan Unit shall be provided with a remuneration, according to their qualification and experience. The remuneration shall be inclusive of all allowances and will be provided on a contract basis for a period of 36 months.
- Furthermore, to promote talent retention, the professionals engaged in the Master Plan Unit shall be granted an annual increment of 10% of their monthly remuneration upon the completion of each year of service. This measure would aid in maintaining consistency in the process of evaluating the Master Plans and other activities pertaining to urban planning at DTCP.
- The total expenditure for providing remuneration to the urban planning professionals of the Master Plan Unit amounts to Rs.10,40,66,400/- (Rupees Ten Crore Forty Lakh Sixty Six Thousand and Four Hundred Only). Further, an amount of Rs.55,62,000/- (Rupees Fifty Five Lakh Sixty Two Thousand Only) may be allotted for obtaining requisite softwares, hardwares and other related expenditures for setting up of Master Plan Unit at DTCP.

3. Hence, the Director of Town and Country Planning has requested the Government to accord Administrative and Financial sanction of Rs.10,96,28,400/- (Rupees Ten Crore Ninety Six Lakh Twenty Eight Thousand and Four Hundred Only) for the creation of Master Plan Unit within the Directorate of Town and Country Planning by utilizing the Hosur New Town Development Authority fund and also request to constitute a committee with the following members for engaging the said professionals :-

1. Director of Town and Country Planning.
2. Chief Planner, Chennai Metropolitan Development Authority.
3. Joint Director of Town and Country Planning.
4. Senior Planner, Tamil Nadu Urban Habitat Development Board.
5. Deputy Director of Town and Country Planning.

4. The Government after careful consideration of the proposal of the DTCP, accord administrative sanction for creation of the Master Plan Unit in the DTCP. The permission is hereby accorded for expenditure of Rs.3.70 crore towards compensation for the 1st year and the

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expenditure towards hardware from the Hosur New Town Development Authority Fund. For the following years, a call for a salary hike and a review of existing man power and work done shall be made. The sanction of the New Town Development Authority shall be obtained before the selection and placement of the required manpower.

Further, a committee with the following members shall be constituted for engaging the professionals for the above Master Plan Unit :-

1. Director of Town and Country Planning
2. Chief Planner,
   Chennai Metropolitan Development Authority
3. Joint Director of Town and Country Planning
4. Senior Planner, Tamil Nadu Urban Habitat Development Board
5. Deputy Director of Town and Country Planning

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

6. This order issues with the concurrence of Finance Department vide its e-file/Special Secretary/Fin(Infra-III), dated 13.06.2025.

(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//

27/06/25
SECTION OFFICER.
27/6/25

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