ABSTRACT

Urban Development – Mandating the integration of infrastructure availability and hazard considerations into land use planning and zoning regulations – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No.150 **Dated: 04.08.2026**

ஸ்ரீ பராபவ வருடம், ஆடி-19,
திருவள்ளுவர் ஆண்டு 2057

Read

From the Commissioner of Town and Country Planning, letter No.Roc.22824/ 2025/TCP5 dated 27.07.2026.

ORDER:

In the letter read above, the Commissioner of Town and Country Planning has stated that the Commissionerate of Town and Country Planning (CTCP) is preparing Regional Plans and Master Plans across Tamil Nadu. These plans are expected to significantly enhance urban development across the state. Master Plans constitute comprehensive strategic frameworks that guide the spatial and economic development of urban areas over a 20-year horizon. They address emerging urbanization trends, infrastructure imperatives, environmental sustainability, and socio-economic priorities, thereby enabling the optimal and efficient utilization of land and resources. As mandated under the Tamil Nadu Town and country planning Act -1971, The Commissionerate of Town and Country Planning (CTCP) is preparing 123 GIS-based Master Plans for 130 towns, of which the GIS-based Master Plans for Coimbatore, Madurai, Tiruchirappalli, Hosur, Thoothukudi, and Rajapalayam have been approved by the Government. These plans prioritized scientific sectoral assessments to guide growth by incorporating a vital layer of Infrastructure Planning, ensuring that trunk infrastructure viz., water supply, sewerage, storm water drain systems, energy provision and waste management are assessed for the present and the future requirements before finalizing land use assignments. Furthermore, the sectors related to land use, urban infrastructure, transportation, housing, industrial development, environmental conservation, public amenities, and governance widely covered while preparing the Master Plans.

2. The Commissioner of Town and Country Planning has outlined, the Issues and Challenges as below:

> The approved 123 Master Plans cover the above sectors; however, there is a lack of holistic trunk infrastructure planning (water, electricity, and sanitation) and hazard mapping to identify areas where construction is prohibited due to natural hazards. At present, the absence of uniform provisions integrating infrastructure availability and hazard considerations into planning processes has resulted in unregulated development, increased vulnerability to natural hazards, and strain and disruption of vital services. Therefore, it is essential to establish a comprehensive policy framework that ensures sustainable development through scientifically prepared land use plans and zoning regulations.

3. In order to address the above challenges, the Commissioner of Town and Country Planning has proposed the following measures:

1. **Preparation and enforcement of land use planning and zoning regulations incorporating infrastructure and hazard restrictions.**

> It is proposed that formal land use planning and zoning regulations shall mandatorily incorporate critical parameters such as the availability of trunk infrastructure, including water supply, electricity, and sanitation systems, to ensure that development is aligned with service capabilities. Further, hazard mapping shall form an integral component of planning, identifying areas where development is prohibited due to natural hazards. In addition, hazard maps shall specify minimum separation between residential zones and hazardous occupancies. Accordingly, it is proposed to mandate the preparation and enforcement of land use plans and zoning regulations incorporating mandatory infrastructure requirements and hazard-based restrictions.

2. **Hazard maps shall be formally approved and published with prohibited zones, separation distances, no construction areas**

> Further, hazard maps identifying prohibited zones, minimum separation distances, and no-construction areas shall be prepared, duly approved by the competent authority, and published for public access to ensure transparency and awareness and implementation.

Verified RedEstate

3. Establishing a regulatory framework to define zoning parameters based on availability of trunk infrastructure

There is a need to establishing a regulatory framework that defines zoning parameters based on the availability and adequacy of trunk infrastructure. This framework shall ensure that development permissions are granted only where infrastructure systems are sufficient or planned to meet the projected demand, thereby preventing overburdening of services and ensuring orderly growth.

4. The above proposed measures are expected to result in a scientifically robust and legally enforceable planning system that promotes sustainable development, enhances public safety, protects natural resources, and ensures efficient utilization of infrastructure. It will also improve transparency, strengthen governance, and support informed decision-making.

5. In view of the above, the Commissioner of Town and Country Planning has requested the Government issue necessary orders mandating the integration of infrastructure availability and hazard considerations into land use planning and zoning regulations, approving and publishing hazard maps indicating prohibited zones, separation distances, and no-construction areas, and establishing a regulatory framework to define zoning parameters based on the availability of trunk infrastructure.

6. After careful consideration, the Government hereby, accept the request of Commissioner of Town and Country Planning and issue orders for mandating the integration of infrastructure availability and hazard considerations into land use planning and zoning regulations, approving and publishing hazard maps indicating prohibited zones, separation distances, and no-construction areas, and establishing a regulatory framework to define zoning parameters based on the availability of trunk infrastructure.

(BY ORDER OF THE GOVERNOR)

R. KIRLOSH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Additional Chief Secretary to Government,
Industries, Investment Promotion & Commerce Department,
Secretariat, Chennai - 600 009.
The Commissioner of Town and Country Planning,
Chennai - 600 107.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

Verified RealEstate™

The Managing Director/CEO,
Guidance Tamil Nadu,
Prestige Polygon Towers, 11th Floor
No.471, Anna Salai, Rathna Nagar,
Teynampet, Chennai - 600 035.

Copy to:

The Private Secretary to
the Principal Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.

The Housing and Urban Development
(Budget/OP-1) Department,
Chennai – 600 009

The Law Department, Secretariat, Chennai – 09.

Stock file/Spare Copy.

//FORWARDED BY ORDER//

04/08/26

SECTION OFFICER

04/8/26

Verified RealEstate™