ABSTRACT

Urban Development – Mandating the preparation, approval and adoption of legally valid GIS-based Master Plans, Zonal Plans and Land Use Plans - Establishment of a regulatory framework for standardized methodologies and GIS data layers - Orders Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(2)] DEPARTMENT

G.O.(Ms).No.157 **Dated:11.08.2026**

ஸ்ரீ பராபவ வருடம், ஆடி 26

திருவள்ளுவர் ஆண்டு 2057.

Read:

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

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ORDER:

The Commissioner of Town and Country Planning in the reference cited has stated that the Directorate of Town and Country Planning is vested with the responsibility of preparing Regional Plans, Master Plans, New Town Development Plans to ensure planned and regulated development across urban and rural areas. These plans play a vital role in shaping orderly development and are expected to significantly enhance urban growth and management across the State.

2. The Commissioner of Town and Country Planning has also stated as follows:-

(i) Master Plans serve as comprehensive strategic frameworks that guide the spatial and economic development of urban areas over a 20-year horizon. They address emerging urbanization trends, infrastructure requirements, environmental sustainability, and socio-economic priorities, Institutional and Governance Framework thereby enabling the optimal and efficient utilization of land and resources.

(ii) At present, the Directorate of Town and Country Planning (DTCP) is engaged in the formulation of 123 GIS-based Master Plans for 130 towns. And GIS-based Master Plans for Coimbatore, Madurai, Tiruchirappalli, Hosur, Thoothukudi, and Rajapalayam have already been approved by the Government based on the Tamil Nadu Town and Country Planning Act, 1971. These plans

leverage advanced technologies such as Geographic Information Systems (GIS), Remote Sensing, evidence-based planning and web-based cloud GIS platforms.

(iii) The adoption of such technologies enhances spatial accuracy, supports evidence-based planning, intensive existing situation analysis and strengthens monitoring and implementation mechanisms. The final approved Master Plans and land schedules are published on official websites to ensure public accessibility.

The issues and Challenges are as follows:-

The 123 existing Master Plans were prepared using conventional methods and are not GIS-based Master Plans. The approved plans are not uniformly hosted on official platforms in a user-friendly manner.

The Lack of comprehensive regulatory framework defining methodology, spatial standards, and transparency of the master plan land use and related regulations are contributing to inconsistencies in plan implementation.

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

a. Adoption of legally valid GIS-based Master, zonal, and land use plans.

To institutionalize and standardize these initiatives across all Urban Local Bodies (ULBs), Planning Authorities (UDA) it is proposed to mandate the preparation, approval, and adoption of GIS-based Master Plans, including Zonal Plans and Land Use Plans. All concerned authorities shall be required to follow standardized spatial and attribute structures, obtain statutory approval from the competent authority, and ensure formal adoption under relevant planning laws.

b. All ULBs/Authorities are directed to upload approved GIS based Plans for public access.

Further, all ULBs and UDAs shall be mandated to upload approved GIS-based plans on their official web portals and ensure public accessibility through user-friendly platforms.

c. Regulatory framework shall be established.

It is also proposed to establish a comprehensive regulatory framework defining the methodology, spatial standards and regulations of master plan preparation encompassing the processes such as baseline study with benchmarks, preparation of base map, preparation of existing land use map, existing situation analysis, identification of gaps and demands, stakeholders engagement, development proposals, preparation of proposed land use map, formulating the draft master plan and notifying final master plan using a standard operating procedure to ensure compliance and accountability.

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Spatial Standards are as follows:

- Mapping Scale – Master Plan: 1:4,000; Zonal Plan: 1:2,000; Local Area Plan (LAP): 1:1,000; Site Plan: 1:500
- Horizontal Datum: World Geodetic System 1984 (WGS 84)
- Map Projection: Universal Transverse Mercator (UTM)
- Vertical Datum: WGS 84 Ellipsoidal Height, converted to Mean Sea Level (MSL) using an appropriate Geoid Model.

d. The spatial database shall include comprehensive GIS layers such as administrative boundaries, cadastral parcels (where available), transportation networks, existing and proposed land use, building footprints, water bodies, drainage, contours and terrain, utilities (water supply, sewerage, storm water, electricity, gas, telecommunications), environmental features, heritage assets, public and community facilities, green and open spaces, disaster-prone areas, infrastructure corridors, and demographic and socio-economic attributes linked through spatial identifiers.

e. The implementation of the above measures will result in a standardized, transparent, and legally robust planning system, enabling efficient urban development and improved governance. It will also strengthen public access to planning information and support data-driven decision-making.

4. In view of the above, the Commissioner of Town and Country Planning has requested the Government to issue necessary orders for mandating the preparation, approval, and adoption of legally valid GIS-based Master Plans, Zonal Plans, and Land Use Plans, and directing all ULBs/Authorities to upload the approved GIS-based plans for public access, and for the establishment of a regulatory framework for standardized methodologies and GIS data layers.

5. After careful consideration, the Government hereby accept the request of Commissioner of Town and Country Planning and issue orders mandating the preparation, approval, and adoption of legally valid GIS- based Master Plans, Zonal Plans, and Land Use Plans, and direct all ULBs/Authorities to upload the approved GIS-based plans for public access, and for the establishment of a regulatory framework for standardized methodologies and GIS data layers.

(BY ORDER OF THE GOVERNOR)

R. KIRLOSH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Additional Chief Secretary to Government,
Industries, Investment Promotion & Commerce Department,
Chennai – 600 009.
The Commissioner of Town and Country Planning, Chennai-600 107.

The Member-Secretary,
Chennai Metropolitan Development Authority, Chennai - 600 008.

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 – 600 009.

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11/8/26

SECTION OFFICER.

11/08/2026

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