



## **Abstract**

Urban Development – Preparation of Master Plan for areas other than Chennai Metropolitan Area – Preparation of existing land use map using modern techniques in three phases at a total cost of Rs.41 crores – Implementation of first phase at a cost of Rs.4,91,46,400/- Work entrusted to M/s. Bharatidasan University and Exemption u/s 16(f) of TNTIT Act - Orders Issued.

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Housing and Urban Development [UD4(2)]Department

G.O.(Ms).No.23

Dated 29.01.2013

Read:

From the Commissioner of Town and Country Planning letter No.19990/11/MP1, dated 12.6.2012 and 4.9.2012

### **ORDER:**

While moving Demand No.26, for the year 2012-2013, the Minister (Housing and Urban Development) made the following announcement in the floor of assembly.

“To cover all the left out areas of Tamil Nadu under planned development it is proposed to prepare Regional Plan / Master Plan in three phases. In the first phase, 8000 sq.km. comprising of expanded area of existing 27 Composite Local Planning areas, 8 New Town Development areas and newly formed Composite Local Planning areas viz., Dharmapuri, Gobichettipalayam, Rajapalayam, Kovilpatti etc., will be taken up”.

2. The Commissioner of Town and Country Planning has stated the following with reference to the above announcement.

1. Preparation of development plan first involves preparation of existing land use map and then working out the proposed Master Plan report.
2. It has been stated in the announcement that the work of preparation of such plans will be taken up in 3 phases in which 8000 sq.km will be covered in the first phase.

3. The details of area of extent for which plan has to be prepared is tabulated as follows:

|  |                 |
|--|-----------------|
| Total geographical area of Tamil Nadu  | 1,30,058 sq.km. |
| Area of Chennai Metropolitan Area (CMA)  | 1,189 sq.km.    |
| Area under the Jurisdiction of Town and Country Planning Department (T&CP Dept.) (Area excluding CMA)  | 1,28,869 sq.km. |
| Agricultural area  | 58,243 sq.km.   |
| Forest area  | 21,431 sq.km.   |
| Area to be planned by T&CP Dept.   | 49,195 sq.km.   |
| Area already covered by Planning authorities (27 Composite Local Planning Authorities + 88 Single Local Planning Authorities + 8 New Town Development Authorities) | 6,950 sq.km.    |
| Remaining area to be brought under planning area   | 42,245 sq.km.   |

4. Even though, Master Plan for areas which have been covered already under planning area are at various stages of preparation, expansion of each of the planning areas is necessitated in the present day context of rapid development. Therefore, fresh survey of all the planning areas is also felt necessary. Therefore, the remaining area of 42,245 sq.km. and part of 6950 sq.km of existing master plan areas require fresh field survey for preparation of existing land use map and subsequent master plan / regional plan as the case may be.
5. It is assessed that to complete the master planning exercise for the entire area by engaging the staff of the department will be time consuming and is assessed to be about 20 years.
6. At the same time, use of modern techniques like GIS, Remote sensing and using external resources i.e., private consultants including Universities in preparation of plans, would greatly reduce the time and would enable to achieve the announcement early. Therefore, it is felt that it would be appropriate to outsource the work of preparation of existing land use maps and registers, using modern techniques like GIS and Remote sensing by prescribing the Terms of reference for such outsourcing. Once the existing land use map and register is prepared, the proposed

land use map and schedules shall be done by utilizing the department staff.

7. Employing such modern techniques is a new nature of work for the department and therefore it is difficult to work out the actual cost for calling of tenders due to new methods involved as stated above.

3. The Commissioner of Town and Country Planning has further stated that,

- Based on the finalised terms of reference (TOR), expression of interest was received from three institutions and they have quoted the amount mentioned against each of them along with break up details for various components of the projects.

(i) Bharathidasan University } Rs.5440/- per Sq.km

(ii) Institute of Remote Sensing, Anna University } Rs.8125/- per Sq.Km

(iii) School of Architecture and Planning, Anna University } Rs.7995/- per Sq.Km.

- As this is a special kind of work and first of its kind tried by the Department of Town and Country Planning, the Commissioner of Town and Country Planning has requested to consider giving exemption from going for tenders and to entrust the work to Bharathidasan University at the rate of Rs.5440/- per sq.km under section 16 of TNTIT Act, 1998, as they have quoted lowest among the three. It is proposed to take up 8447 sq.km of the area as of now, which has been detailed as below:

| S. No. | Name of the composite local planning area | Existing extent of planning area (sq.km)  | Proposed additional area (Sq.km) | Total area to be covered under the project (Sq.km) |
|--------|---|---|----------------------------------|--|
| 1.     | Coimbatore                                | 1276  | 2331                             | 3607   |
| 2.     | Madurai                                   | Madurai LPA * 721<br>Palkalai Nagar NTDA** 38<br>Tiruppuvanam LPA * 26<br>-----<br>785<br>----- | 409                              | 1194   |

|    |                 |                    |         |        |      |
|----|-----------------|--------------------|---------|--------|------|
| 3. | Tiruchirappalli | Tiruchy LPA *      | 281     | 315    | 804  |
|    |                 | Navalpattu NTDA**  | 208     |        |      |
|    |                 |                    | -----   |        |      |
|    |                 |                    | 489     |        |      |
|    |                 |                    | -----   |        |      |
| 4. | Thoothukudi     |                    | 355     | 113    | 468  |
| 5. | Tiruppur        |                    | 219.90  | 827.91 | 1048 |
|    |                 |                    | say 220 |        |      |
| 6. | Erode           | Erode LPA*         | 80      | 201    | 731  |
|    |                 | Chithode NTDA**    | 25.4    |        |      |
|    |                 | Perunthurai NTDA** | 425     |        |      |
|    |                 |                    | -----   |        |      |
|    |                 |                    | 530.4   |        |      |
|    |                 |                    | -----   |        |      |
|    |                 |                    | say 530 |        |      |
| 7. | Hosur           |                    | 292     | 303    | 595  |
|    | Total           |                    | 3947    | 4500   | 8447 |

\* Local Planning Authority

\*\* New Town Development Authority

- Total cost for the work in first phase would be Rs.4,91,46,440/-.

4. The Commissioner of Town and Country Planning has proposed to meet the above expenditure from Town and Country Planning fund. He has stated that, the balance in this fund as on 31.3.2012 is Rs.71.00 crore and as per section 64(3) of the Tamil Nadu Town and Country Planning Act 1971, money from Town and Country Planning fund could be utilized by planning authorities for preparation of development plan. He has also stated that it would take 9 months to prepare present land use map and land use register as per the Terms of Reference. The penalty of 5% has been proposed to ensure timely completion. After the experience, the rest of the area of the State would be covered within a span of 2 years engaging more number of universities / consultants.

5. The Government after careful consideration has decided to accept the proposal of Commissioner of Town and Country Planning as detailed above. Accordingly, the Government direct the Commissioner of Town and Country Planning to take up the work of preparation of base map for the preparation of Master Plan covering 8447 sq.km as detailed in para 3 above at a total cost of Rs.4,91,46,440/- and entrust the work to M/s. Bharathidasan University at the rate of Rs.5440/- sq.km under section 16 of TNTIT Act, 1998, as they have quoted the lowest among the three Universities who expressed interest for the above project. The above expenditure shall be met from funds available in Town and Country Planning fund. The Government also exempt the above project from notification under 16(f) of the TNTIT ACT 1998.

6. This order issues with the concurrence of Finance vide its U.O.No.1459/Hg/2013, dated 17.01.2013.

(By Order of the Governor)

K. Phanindra Reddy,  
Secretary to Government.

To

The Commissioner of Town and Country Planning,  
Chennai-600 002.

Copy to:

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

The Finance Department,  
Chennai-600 009.

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

The Senior Personal Assistant to Minister (Hg&UD),  
Chennai-600 009.

The Chief Minister's Office,  
Chennai-600 009.

// Forwarded / By Order //

Section Officer.