



# **HOUSING AND URBAN DEVELOPMENT DEPARTMENT**

## **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

### **POLICY NOTE 2023 - 2024**

**DEMAND No.26**

**P.K. SEKARBABU  
MINISTER FOR HINDU RELIGIOUS AND  
CHARITABLE ENDOWMENTS**

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GOVERNMENT OF TAMIL NADU  
2023

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## **Demand No.26**

### **Housing and Urban Development Department**

#### **1. Chennai Metropolitan Development Authority**

#### **Policy Note 2023-2024**

##### **Introduction**

Urbanisation is an integral part of economic development. The economic vibrancy of large urban centres offers diverse employment opportunities and means of livelihood. The share of national income also increases with increased urbanisation since urban areas are major contributors to the Gross Domestic Product (GDP) of any country.

Recognizing the need for comprehensive planning to regulate and ensure the orderly development of the Chennai metropolis, the Government had taken early action to initially

setup the Chennai Metropolitan Development Authority (CMDA), formerly known as the Madras Metropolitan Development Authority (MMDA), as an Adhoc body in 1972, which later became a Statutory Authority on 07.03.1975 under Section 9-A of the Tamil Nadu Town and Country Planning Act, 1971. The jurisdiction of CMDA technically called Chennai Metropolitan Planning Area at the time in 1972 was 1189 sq. km.

Taking into account the fast developments taking place in the areas around the metropolitan area, such as Sriperumbudur, Kanchipuram, Chengalpattu, Thiruvallur, Gummidipoondi, etc., in G.O.(Ms).No.184, Housing and Urban Development Department, dated 21.10.2022, the Chennai Metropolitan Area was extended to 5904 sq.km from 1189 sq.km. by including the contiguous areas of Kanchipuram, Tiruvallur, Chengalpattu, and Ranipet Districts. Chennai Metropolitan Planning Area presently comprises 4 Municipal Corporations (Greater Chennai

Corporation, Avadi Municipal Corporation, Kanchipuram Municipal Corporation, and Tambaram Municipal Corporation), 12 Municipalities, 14 Town Panchayats and 22 Panchayat Unions consisting of 1321 villages. A proposal has been prepared for the merger of the Single Local Planning Authorities viz., Thiruvallur, Tiruttani, Chengalpattu, Arakkonam, Composite Local Planning Authorities viz., Mamallapuram, Gummidipoondi, Kanchipuram and New Town Development Authority viz., Mamallapuram within the Chennai Metropolitan Development Authority. The Regional Strategy Plan will be prepared for the expanded Chennai Metropolitan Area (CMA).

<b>Budget Estimate 2023-2024</b>
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**Rupees in Thousands (Gross)**

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Housing and Urban Development Department, Secretariat	Voted	167,75,95	—	211,50,00	379,25,95
2.	Directorate of Town and Country Planning	Charged	1	—	—	1
		Voted	736,57,66	---	---	736,57,66
3.	Registrar of Co-operative Societies (Housing)	Charged	1	—	—	1
		Voted	14,05,31	---	1	14,05,32
4.	<b>Chennai Metropolitan Development Authority</b>	<b>Voted</b>	<b>50,00,02</b>	<b>2,000,00,03</b>	<b>8,015,00,01</b>	<b>10,065,00,06</b>
5.	Tamil Nadu Housing Board	Voted	32,16,14	1	—	32,16,15
6.	Tamil Nadu Urban Habitat Development Board	Voted	2,727,18,07	4	1	2,727,18,12
7.	<b>Chennai Unified Metropolitan Transport Authority (CUMTA)</b>	<b>Voted</b>	<b>14,56,05</b>	<b>—</b>	<b>—</b>	<b>14,56,05</b>
	<b>Total</b>	<b>Charged</b>	<b>2</b>	<b>...</b>	<b>—</b>	<b>2</b>
		<b>Voted</b>	<b>3,742,29,20</b>	<b>2,000,00,08</b>	<b>8,226,50,03</b>	<b>13,968,79,31</b>

## **1.1 Organisational Set-up**

CMDA is presently chaired by the Hon'ble Minister for Hindu Religious and Charitable Endowments. The Vice-Chairperson, the Member-Secretary and the Chief Executive Officer are the executive functionaries in the Authority. The Authority also consists of the Heads of various stake holding Government Departments, representatives of academic institutions, Trade & Commerce and elected representatives nominated by the Government.

## **1.2 Functions of CMDA**

To discharge the functions of the CMDA the following major units are functioning in this office:

1. Administrative Unit
2. Master Plan Unit
3. Area Development Unit
4. Area Plans Unit
5. Regularisation Unit
6. Road and Rail Unit



## **1.2.1 Administrative Unit**

All establishment matters in respect of all officers/employees of CMDA are dealt with in Administrative Unit.

### **1.2.1.1 CMDA Service Regulations, 2022**

In G.O.Ms.No.210, dated 26.02.1980, the Government under sub-section (1) of section 124 of the Tamil Nadu Town and Country Planning Act, 1971 approved the Service Regulations for the employees of the Authority. CMDA based on current technological requirements drafted a number of changes in the earlier service regulations, and the new CMDA service regulations was approved by the Government through G.O.Ms.No.262 dated 16.12.2022. These service regulations are in effect from 01.01.2023.

### **1.2.1.2 Direct Recruitment**

In 2022, CMDA has recruited 15 Assistant Planners and 15 Planning Assistants Grade-I,

to boost the internal capacity for undertaking planning activities in a more productive manner. These posts were vacant for more than 10 years. This is in view of various projects and studies currently undertaken by CMDA such as the Third Master Plan, ORR development, New Town Development plan, Redevelopment projects, public infrastructure projects, etc.

In 2022, CMDA had recruited 10 drivers including 1 women driver under direct recruitment.

For the recruitment of 13 Assistant Engineers, CMDA has requested Tamil Nadu Public Service Commission (TNPSC) and the recruitment is in progress.

### **1.2.1.3 Thaliragam**

CMDA is one of the first Government agencies to open a crèche in Tamil Nadu. It has been designed for children under five years of age, incorporating the guidelines specified in the

Maternity Benefit Act of 2007. It is a step towards easing the constraints on working parents, especially women, to help them have a better work-life balance. CMDA has appointed two full-time caretakers for the crèche.

### **1.2.2 Master Plan Unit**

Master Plan Unit is one of the important functional units in CMDA. The main functions of this Unit are:

1. Preparation of Master Plan
2. Preparation of Detailed Development Plan
3. Review and proposed amendments to Development Regulations
4. Policy matters relating to Urban Development and Metropolitan Planning referred to by the Government
5. Heritage Buildings/Areas Conservation
6. Implementation and revision of Master Plan

7. Stakeholder engagement for the different subsectors of Master Plan
8. Preparation of Land-use plan using Geographical Information System (GIS)
9. Incorporation of reclassifications in the Master Plan and Detailed Development Plans
10. Preparation of any other spatial plans as may be directed by the Government

#### **1.2.2.1 Preparation of Third Master Plan for Chennai Metropolitan Area 2027-2046**

The First Master Plan (FMP) for CMA (1976–1996) was formulated in 1976, with the primary aim of decongesting the city, focusing on transport and infrastructure to accommodate the growing population. A fairly effective implementation of the FMP laid the foundation for the Second Master Plan (SMP) for CMA (2006 – 2026) which focused on the creation of satellite

towns and new towns to regulate development in peri-urban areas and strategically decongest the city. The SMP also attempted to address other environmental and sustainable development challenges such as flooding risks, pollution and depletion of water bodies, and lack of adequate green cover in the city. The SMP identified ecologically sensitive areas and regulated catchment areas as restricted development zones, curtailing the built density around them. Various development regulations such as premium Floor Space Index (FSI), Transferable Development Rights (TDR), Open Space Reservation (OSR), and regularisation of unauthorised layouts were also incorporated.

As the SMP horizon period of 2026 is fast approaching, CMDA has commenced the preparatory works for the Third Master Plan (2027-2046). Studies to feed into the Third Master Plan (TMP) have commenced under the World Bank-assisted Tamil Nadu Housing and

Habitat Development Project (TNHHDP). The major sectors to be focused in the TMP include economic development, urban housing, social infrastructure, environment, climate change resilience and disaster management, gender equality, heritage and tourism, traffic and transportation, technology & innovation, and urban infrastructure and services.

A study on 'Preparing a Vision document for the Third Master Plan' for CMA (2027-2046) has commenced. Under this study, public consultation meetings in all 15 zones within Greater Chennai Corporation (GCC) and 14 other places outside the GCC area were held between December 2022 to January 2023. The sectoral meetings with various departments will be held shortly. Further, the studies on 'Strategic Institutional Strengthening Assessment and Action Plan for CMDA', 'Land Value & Density Distribution in CMA' and "Review and Recommendations for

Strengthening of Tamil Nadu Combined Development and Building Rules, 2019” are in progress.

Few other studies viz., “Spatial Distribution of Employment and Income Categories and Agglomeration Economies in CMA”, “Demand and Supply Pattern of Housing in CMA”, “Integrating Blue-Green Infrastructure for Flood Disaster and Risk Reduction in Urban Planning and Management in CMA” and “Study on Urban Heat Islands Effect in Chennai” have been proposed to provide inputs for the Third Master Plan.

Nodal Officers have been deputed by various departments to coordinate in the preparation of the Third Master Plan. The collection of survey maps for updating the base map is in progress.

#### **1.2.2.2 Grid of Roads Plan**

CMDA has prepared a Grid of Roads network plan for 201 villages in Chennai Metropolitan Area. This plan gives a hierarchical system of

roads to provide a good transportation network in the undeveloped areas of CMA.

The Tamil Nadu Town & Country Planning Act, 1971, provides for the preparation of Detailed Development Plans (DDPs) at the micro level proposing improvement, alteration of existing roads and streets, provision for new roads and streets, provision for social facilities. Chennai Metropolitan Area (CMA) is witnessing rapid growth and to accommodate the growing traffic, it is essential to provide for good circulation pattern incorporating the hierarchy of roads. Large developments are coming up in the villages adjacent to the Chennai City area and there is an urgent need to ensure a good network of roads and circulation patterns so that the planning precedes development.

In the proposal, road widening for 422 existing roads and 653 new roads have been proposed for formation in the Grid of Roads plan.



In the first phase, a notice calling for objections and suggestions from the general public was published in the newspapers on the 422 road widening proposals of the Grid of Roads Plan. The objections and suggestions received from the general public will be examined and after scrutiny and the same will be incorporated in the Second Master Plan. As part of second phase, the 653 new roads proposed in the Grid of Roads Plan will be taken up for notification shortly.

Based on the Announcement made in the year 2022-23 to widen roads (with right of way 18m and above) within CMA at a cost of Rs.200 crores, in the first phase, 2 new roads near Outer Ring Road have been taken up for development and 3 existing roads running in Marambedu, Sothuppakkam and Malayambakkam villages, connecting to outer ring road have been notified for widening. CMDA has conducted detailed field surveys and the process of preparation of Land Plan Schedule (LPS) is under progress.

Further, the Government has accorded approval in G.O. (Ms). No. 41, Housing and Urban Development Department, dated 30.03.2023.

### **1.2.2.3 Preparation of New Town Development Plans for developing Satellite Towns of Minjur, Thirumazhisai, Thiruvallur, Chengalpattu, Kanchipuram and Mamallapuram**

In order to develop urban growth centres such as Thirumazhisai, Minjur, Thiruvallur, Chengalpattu, Kanchipuram, Mamallapuram, and their respective surrounding areas into satellite towns, separate New Town Development Plans for each will be prepared by CMDA.

#### **a) Minjur New Town**

The area for the development of the New Town at Minjur has been delineated including the 12 contiguous villages around the Minjur village with an extent of 111.62 sq.km. The Authority has resolved to approve the preparation of a detailed economic/business plan and New Town

Development Plan for Minjur New Town considering the overall vision to develop Minjur as an urban growth center.

The Government in G.O. (Ms.) No. 15, Housing and Urban Development Department, dated 07.02.2023 have declared the intention, to notify twelve villages included in the delineation of boundary for the proposed New Town at Minjur and issued a notice on 22.02.2023 in the Tamil Nadu Government Gazette, calling for objections or suggestions from any inhabitant or any local authority or institutions of that area.

### **b) Thirumazhisai New Town**

Thirumazhisai New Town has been delineated including 17 villages of an extent of 34.1 sq.km. The Government issued orders vide G.O.(Ms.)No.209, Housing and Urban Development Department, dated 23.11.2022 declaring the intention to specify the area to be a site for the Thirumazhisai New Town and have

issued a notice on 14.12.2022 in the Tamil Nadu Government Gazette, for calling for any objections and suggestions within two months. The objection/suggestions received in this regard are under scrutiny. A conceptual master plan report has been submitted on 30.12.2022 for Performance-based competition for Central Assistance under the 15<sup>th</sup> Finance Commission.

### **c) Thiruvallur New Town**

The area for the development of the New Town at Thiruvallur has been delineated including 11 contiguous villages with an extent of 37.74 sq.km. The Authority has resolved to approve the preparation of a New Town Development Plan for Thiruvallur New Town considering the overall vision to develop the area as an urban growth center.

The Government in G.O. (Ms.)No. 14, Housing and Urban Development Department dated 07.02.2023 have declared the intention,

to notify 11 villages included in the delineation of boundary for the proposed New Town at Thiruvallur and have issued a notice on 22.02.2023 in the Tamil Nadu Government Gazette, calling for objections or suggestions from any inhabitant or any local authority or institution of that area.

#### **d) Chengalpattu New Town**

The area for the development of the New Town at Chengalpattu has been delineated including 60 contiguous villages with an extent of 136.25 sq.km. The Authority has resolved to approve the preparation of the New Town Development Plan for Chengalpattu New Town considering the overall vision to develop the area as an urban growth center.

The Government in G.O. (Ms.) No. 210, Housing and Urban Development Department dated 23.11.2022, have declared the intention, to notify 60 villages included in the delineation of

boundary for the proposed New Town at Chengalpattu and have issued a notice on 14.12.2022 in the Tamil Nadu Government Gazette, calling for objections or suggestions from any inhabitant or any local authority or institution of that area. Accordingly, the objections/suggestions received in this regard are under scrutiny.

#### **e) Kanchipuram New Town**

The area for the development of the New Town at Kanchipuram has been delineated including 18 contiguous villages with an extent of 62.78 sq.km. The Authority has resolved to approve the preparation of a detailed New Town Development Plan for Kanchipuram New Town considering the overall vision to develop the area as an heritage-based urban growth center.

The Government in G.O. (Ms.) No. 13, Housing and Urban Development Department dated 07.02.2023, have declared the intention,

to notify 18 villages included in the delineation of boundary for the proposed New Town at Kanchipuram and issued a notice on 22.02.2023 in the Tamil Nadu Government Gazette, calling for objections or suggestions from any inhabitant or any local authority or institution of that area.

#### **f) Mamallapuram Satellite Town**

In the Governor's address tabled in the Legislative Assembly during 2023-2024, it was announced that the Government has decided to create a satellite town near Mamallapuram along East Coast Road (ECR). Under the provisions of Tamil Nadu Town & Country Planning Act, 1971, the Mamallapuram Town will be developed as "**Mamallapuram Satellite Town**". Further, the upgradation of East Coast Road as a four-lane road coupled with the development of Mamallapuram satellite town will anchor the future growth of Chennai Metropolitan Area.

### **1.2.3 Area Development Unit**

Area Development Unit in CMDA has been established for planning and implementing projects to give shape to the strategies of the Master Plan for the Chennai Metropolitan Area. The Area Development Unit consists of the following.

#### **(i) Planning Wing,**

The Planning Wing is responsible for the formulation of projects, acquisition of lands, and development of the projects.

#### **(ii) Construction Wing,**

Construction Wing is responsible for executing the projects.

#### **(iii) Estate Management Wing**

The management of lands acquired and marketing of the stocks created in the development project is looked after by the Allotment Division.

#### **(iv) Finance Wing**

Project financing and pricing is the responsibility of the Finance Wing.



The details of the projects handled by the Area Development Unit are presented below:

### **1.2.3.1 New Mofussil Bus Terminus at Kilambakkam**

Considering the prevailing traffic congestion at Chennai Mofussil Bus Terminus (CMBT) the Government allotted about 88.52 acres of land for the construction of a new bus terminus in Kilambakkam for South Bound Mofussil Buses from Chennai. The Government has provided a revised administrative sanction of Rs. 417.80 crore for the project.

The bus terminus is spread over an area of about 44.7 acre. The main terminal building is being constructed with a total built-up area of 60,329 sq.m consists of two basements, a Ground Floor, and First Floor. Parking spaces for about 324 cars and 2,798 two-wheeler parking spaces have been provided in the bus terminal. The Ground and First Floors consist of Multi-Purpose

Hall, 100 Shops, Restaurant, Ticket Counters, Transport Office, Public accommodation and Staff accommodation with toilet facilities.

The proposed bus terminus has been planned to accommodate 153 Government Mofussil Buses, 62 Private Omni Buses, and 50 MTC Buses at 14 acres. Also, facilities such as a repair workshop, fuel filling station, electricity sub-station and toilets have been provided. A park is proposed to be developed for public benefit and environmental protection on 16.90 acres of land within the Archeological site boundary on the Southern side of the bus Terminus. The construction of the bus terminus will be completed soon.

### **1.2.3.2 New Mofussil Bus Terminus at Kuthambakkam**

Due to the increasing number of buses coming from the western part of Tamil Nadu and from the states of Andhra and Karnataka, CMBT

and its surrounding areas are witnessing an increase in traffic congestion. In order to reduce the congestion, the Government has issued approval to construct a new Bus Terminus at Kuthambakkam.

The bus terminus is being built on an area of about 25 acres at a cost of Rs.336 crore and the terminal is being built to accommodate MTC buses, and Mofussil buses along with facilities like bus maintenance workshop, private bus parking, two wheelers and four wheelers parking, sewage treatment plant, electricity sub-station, shops and toilets.

### **1.2.3.3 Bus Stand at Chengalpattu**

In order to reduce congestion in Chengalpattu and also to meet the transport needs of the town in the near future, a new bus stand in an area of about 14 acres has been proposed with modern facilities at Chengalpattu for which land alienation is currently

under process. The estimated cost of the Project is Rs.90 crore. Currently, a Detailed Project Report (DPR) is under preparation.

#### **1.2.3.4 Bus Stand at Mamallapuram**

In order to reduce congestion in Mamallapuram and also to meet the transport needs of the town in the near future, a new bus stand in an area of about 6.79 acres has been proposed with modern facilities at Mamallapuram for which land alienation is currently under process. The estimated cost of the Project is Rs.50 crore. Currently, a Detailed Project Report (DPR) is under preparation.

#### **1.2.3.5 Koyambedu Wholesale Market Complex**

The Wholesale Market Complex at Koyambedu was developed as a part of the First Master Plan strategy to decongest the central business district areas such as George Town Kothawal Chavadi, etc., and is in operation from 1996. It houses the wholesale sellers of

perishable goods and food grains with basic amenities. The market is spread over an area of 86 acres. This market is being administered by the Market Management Committee formed based on the Tamil Nadu Specified Commodities (Regulation of Location) Act, 1996.

In the first phase, 2,358 shops were constructed at a cost of Rs.77 crores. The size of shops varies from 150 sq.ft. to 2400 sq.ft. In addition, various amenities viz., Restaurants, RO water, Toilets, Post Offices, Godowns, Police station, Fire service station, Telephone Exchange, Cold storage, Banks, Petrol Bunks, Truck parking area, etc., are provided in the complex. In the second phase, an additional 321 shops were constructed for the benefit of fruit traders, and 3941 shops are in operation in total.

An Announcement was made for the year 2021-22 to decongest and modernize the Koyambedu wholesale Market Complex. Based on a feasibility study, the following activities were carried out:

1. Electronic boom barriers were installed at Entry No. 14 and 18 of the Market Complex for the entry of vehicles.
2. Modern urinals were constructed at 10 locations in the Market Complex at a cost of Rs. 45 lakh.
3. To explore the possibilities of fulfilling the drinking water needs of the Market Complex, the strength of the existing system was examined and a report was obtained.
4. A committee comprising a retired Regional Transport Officer, Deputy Superintendent of police, and Brake Inspector submitted a report on the decongestion of traffic in the Market Complex. Also, various activities are being carried out to modernize the market.

#### **1.2.3.6 Iron and Steel Market at Sathangadu**

As envisaged in the First Master Plan, Chennai Metropolitan Development Authority developed the Iron and Steel Wholesale Market at Sathangadu in the year 1991 in an extent of 203

acres and at a cost of Rs.17 crore, as a tool to decentralize the iron and steel trading activity from the Central Business District at Mannadi, George town. Besides earmarking a large extent to cater to the needs of Public Sector Undertakings namely i.e., SAIL, VSP, IOCL, and HPCL. Major public sector undertakings namely SAIL, VSP, IOCL, and HPCL were allotted about 50.72 acres of land and they are functioning for the past 30 years. CMDA has developed Industrial Plots in an extent of 152.28 acres. Of the 850 Plots developed for traders, 719 Plots have been allotted. Among them, 535 allottees have registered with Market Management Committee and obtained trade licenses to carry out business. Further, steps are initiated for allotting the remaining 131 unallotted plots. The Market is well connected with Central and Egmore Railway Stations and the Ennore Port. The feeder line from Tondiarpet Railway Station facilitates SAIL, VSP, and other allottees to purchase the Iron and Steel from the manufacturing units such as Bhilai, Rourkela, etc.

As stipulated by the Government in G.O.(Ms).No.91, Housing and Urban Development Department, dated 12.06.2009 under Section 5(1) of the Tamil Nadu Specified Commodities Market (Regulation of Location) Act.1996 (Tamil Nadu Act 24 of 1996), a Market Management Committee has been constituted.

At present the committee is operating under the Chairmanship of Member Secretary, CMDA. An officer at the level of District Revenue Officer has been deputed by Government as Chief Administrative Officer to carry out the administration of the market.

The MMC is providing facilities such as water supply to all the allottees through pipeline distribution, public convenience at free of cost (Toilets and Bathroom facilities), Electrical arrangements, Street Light arrangements, High Mast Lights and other electrical installations, security arrangements to safeguard the Market and traffic regulation, maintenance of roads and



storm-water drains, clean maintenance, garbage removal, etc., the Government is taking necessary steps to augment the facilities and to promote business activities in this market.

### **1.2.3.7 Development of Large public Open Space Parks and Playgrounds**

As per Tamil Nadu Town & Country Planning Act, 1971, 10% Open Space Reservation (OSR) area is to be gifted by the land owners to the concerned local bodies during the issuance of planning permission for buildings and layouts.

Accordingly, so far 626 OSR spaces of 346 acres was received by CMDA from the land owners by way of gift deed from the year 2002 onwards. Out of which 403 spaces of, 227 acres have been handed over to the concerned Local Bodies. For the remaining 223 spaces, it is under progress to hand over to the Local Body concerned.

During the Financial year 2021-22, an Announcement was made for the development of

large public open space parks & playgrounds at Kilambakkam and Porur, and a sum of Rs.30 crore was allocated.

### **a) Development of OSR at Kilambakkam**

The OSR land at Kilambakkam, located adjacent to the New Kilambakkam Bus Terminus is envisaged as a **“Climate Park and Archaeological Interpretation Park”**.

A proposal for the development of Open Space Area at an extent of 16.9 acre as public parks and playgrounds has been taken up. The estimated cost of the Project is Rs.14.98 crore with project components such as Climate Park, Archaeological Interpretation Park, Native landscapes, Blue-green infrastructure, Urban Wetland Park, Nature-based recreation, Native biodiversity and Environmental Education, Urban Infrastructure, Social Amenity, etc. This proposal was approved by the Authority in its 272<sup>nd</sup> Authority Meeting.

## **b) Development of OSR at Porur**

The OSR land at Porur measuring an extent of 16.63 acre is located on the eastern side of Ramachandra Medical Research Institute at Porur within the Valasaravakkam Zone of GCC. Facilities such as Sponge Park, Native landscapes, Blue-green infrastructure, Nature-based recreation, Native biodiversity and Environmental Education, Digital Informatics, Urban Infrastructure, Social amenities, etc., are planned within the development. This proposal was approved by the Authority in its 272<sup>nd</sup> Authority Meeting at a cost of Rs.16.60 crores.

### **1.2.3.8 Construction Wing**

Construction Wing was formed in CMDA in 1983 for carrying out infrastructure development projects formulated by Area Development Unit. Major infrastructure projects such as Koyambedu Wholesale Market Complex, Puratchi Thalaivar Dr.MGR Bus Terminus (Formerly known as CMBT), Office Complexes (I, II & III), Iron and Steel

Market Complex at Sathangadu, Bus & Truck Terminal project at Madhavaram, Developments works in Maraimalai Nagar, Manali New Town, Chennai Contract Carriage Bus Terminus, etc. were executed by Construction Wing.

#### **1.2.4 Area Plans Unit**

The role of the Area Plans Unit of CMDA is to regulate the developments (building constructions and layout) within CMA, by enforcing the land use plan and Development Regulations approved by the Government as part of the Master Plan or Detailed Development Plan. CMDA derives the powers for regulating the development under Section 49 of the Tamil Nadu Town & Country Planning Act, 1971 by way of issuing Planning Permission for Buildings, subdivisions and layout, in accordance with the Development Regulations in force, presently the Tamil Nadu Combined Development and Building Rules, 2019.

CMDA accepts, processes and issues planning permission in respect of Non-High Rise

Buildings (NHRB), High Rise Buildings (HRB), Industrial and Institutional Buildings, Layouts/Sub-divisions, and processes applications for Reclassification of Land Use in respect of the individual site.

In the case of High Rise Buildings, the Planning Permission Applications are scrutinized by CMDA, and placed before the MSB (Multi Storied Buildings) Committee and HRB (High Rise Buildings) Committee. Based on the Recommendations of the HRB Committee, the Planning Permission for HRB Applications are issued by CMDA.

As per the Government order, CMDA has delegated its powers to the Local Bodies for issuing Planning Permission in respect of ordinary/small developments such as Non-High Rise Buildings, certain types of Industries and Institutions, Sub-divisions and Layouts (with restricted area).

Under the Development Control Rules (DCR) of the 1<sup>st</sup> Master Plan period, the permissible FSI

for Special Building was 1.50 and for Multi-storeyed Building (MSB), it varied from 2.00 to 2.50. As per the Development Regulations (DR) of the 2<sup>nd</sup> Master Plan, the permissible FSI for Special Building remained the same and for Multi-storeyed Buildings (MSB) it varied from 1.50 to 2.50. In Tamil Nadu Combined Development and Building Rules (TNCD&BR) 2019, the permissible FSI has been enhanced to 2.00 for Non-High Rise Building (NHRB) & 2.50 to 3.25 for High Rise Building (HRB) respectively.

#### **1.2.4.1 Online Planning Permission System**

CMDA developed a comprehensive web portal - *"Web Enabled Single Window System for Online Submission, Processing and Disposal of Planning Permission Application"* based on TNCDBR Rules which came into force in 2019 and the portal has gone live in May 2022. The Online PPA system facilitates the submission of application through online, provides pre-check facility to check whether the drawing has been made as per norms and integration of payment gateway for the

various charges. Provision has also been made to enable the applicant to check the status of the file online. At present End-to-End processing of the applications is done completely online for all Planning Permission Applications. For easing out the process of obtaining NOC from the line departments NOC integration with the Online PPA portal is under process. All the communications and final drawings are digitally signed by the Architects and officials and forwarded.

Several training programs were conducted by CMDA for Registered Architects, Registered Engineers & Registered Developers on the improved version of the online Planning Permission Application process. Several hands-on training and discussions were also conducted as a part of the awareness program.

The Single Window Clearance system introduced in the year 2022 has been implemented successfully. The quick adoption has been made possible by the constant commitment of the Government to improve the Ease of Doing

Business, with outreach to developers and public awareness programs all enabling the success of the Single Window Clearance System.

#### **1.2.4.2 Transferable Development Rights (TDR)**

The Transferable Development Rights (TDR) is one of the innovative planning tools introduced in the Second Master Plan with the intent to obtain land for the development of public infrastructure/amenities. Presently, the Transferable Development Rights is allowed only for infrastructure projects, including road widening, forming a new road, and urban infrastructure development. So far CMDA has received land by way of gift deed executed by concerned land owners to an extent of 135 acres for road widening using Transferable Development Rights. So far 110 Development Rights Certificates (DRC) have been issued in lieu of land received for road widening. Also, 44 Special Transferable Development Rights have been



issued to Tamil Nadu Urban Habitat Development Board (TNUHDB) for rehabilitating the slum households.

#### **1.2.4.3 Enforcement Cell**

The Enforcement Cell in Chennai Metropolitan Development Authority is taking Enforcement action within Chennai Metropolitan Area, under Sections 56 and 57 of the Town and Country Planning Act, 1971. The functions of the Enforcement Cell are listed below:

- i. CMDA takes Enforcement action on the buildings that have been approved by CMDA alone.
- ii. CMDA has delegated powers to all Local Bodies in Chennai Metropolitan Area to exercise all the Enforcement powers provided under Section 56 & 57 of the Tamil Nadu Town & Country Planning Act, on all types of buildings.
- iii. CMDA is issuing a Completion Certificate for the buildings which have been

constructed as per the approved plan issued by CMDA and also as per the Completion Certificate norms in TNCD& BR, 2019.

- iv. CMDA is issuing a Locking and Sealing & Demolition Notice for the unauthorised/ deviated constructions to the approved plan and also Locking and Sealing is being carried out by CMDA.

### **1.2.5 Regularisation Unit**

#### **a) Regularisation of Unauthorised/Deviated Buildings**

For the regularisation of unauthorised/ deviated buildings, the Government of Tamil Nadu announced a Regularisation Scheme under Section 113-A of the Tamil Nadu Town and Country Planning Act, 1971 for buildings constructed prior to 28.02.1999. So far, 327 number of cases have been regularized and

a sum of Rs.359.15 crore has been collected. Another Regularisation Scheme under Section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 was announced in June 2017 for the regularisation of unauthorised buildings constructed up to 01.07.2007.

In a writ petition filed against this scheme, the Hon'ble High Court of Madras has ordered that CMDA shall receive and process the applications, but not pass final orders on them till further orders of the Court. Accordingly, the CMDA is scrutinising the applications received under this scheme. So far, 2,808 applications have been received and a sum of Rs.35.65 crore has been collected towards the regularisation fee.

**b) Regularisation of Unauthorised Plots/ Layouts – 2017**

The Government has issued orders in the exercise of the power conferred by section 113 of

the Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) for the regularisation of unapproved Plots/Layouts Rules-2017 formed & registered on or before 20.10.2016 eligible to file an application through online registration under this scheme.

While applying regularisation of individual plots there is exemption from the payment of Open Space Reservation (OSR) charges and the OSR area of 10% shall be reserved only for unsold plots. The plots regularized under these rules shall be deemed for residential usage irrespective of the land use zone in the development plans concerned.

Under this scheme, the applications are received online the local bodies shall forward the application along with the inspection report to CMDA. Chennai Metropolitan Development Authority will issue an In-Principle framework on the related unauthorised layout and forward it to the concerned local body for taking further process on the individual plot.

Chennai Metropolitan Development Authority has regularised 6,303 Layout framework and unapproved layouts forwarded by Local Bodies by giving in-principle approval.

### **1.2.6 Road and Rail Unit**

#### **1.2.6.1 Improving the Road Linkage between Old Mahabalipuram Road (OMR) & East Coast Road (ECR)**

CMDA has undertaken a study for "Preparation of Project Report for identification of road linkage between OMR & ECR" through a consultant, in which, 6 links were identified based on various criteria. Of this, one link at Kannagi Nagar - Injambakkam was selected for implementation. Upon further deliberation, it has been decided to implement the project in an integrated manner by strengthening the bunds of the Buckingham Canal by laying roads along the canal on either side and connecting the roads together in 3 locations.

A Detailed Project Report will be prepared to implement the project together with State Highways Department. Further, for this project, a Technical Committee consisting of the Chief Engineer, Department of Highways (Metro), Managing Director, Tamil Nadu Urban Habitat Development Board, Director, Department of Environment, Chief Engineer, Water Resources Department, Chennai Region has been constituted and the order has been issued vide G.O. No. 44, Housing and Urban Development Department, dated 05.04.2023.

#### **1.2.6.2 Development of 50m strip on the Eastern side of ORR**

The Government have announced during the Financial Year 2021-22 whereby the 50m strip of land along the Eastern side of the Chennai Outer Ring Road and the contiguous areas will be developed based on the feasibility study carried out for optimal utilisation of the lands.

In this regard, various projects are being proposed to be developed by CMDA and other departments based on feasibility. Currently, CMDA is planning to develop different projects along the ORR in a phased manner.

#### **1.2.6.3 Master Plan for Outer Ring Road Growth Corridor**

In order to streamline and direct the development along the ORR towards a sustainable high-density corridor, a Master Plan will be prepared for an area of 1 km on both sides along the ORR. This Plan will also explore the feasibility and set the base for land pooling schemes and road grid networks along the ORR to stimulate future development by specifying special development regulations.

#### **1.2.6.4 Special Purpose Vehicle for Outer Ring Road Growth Corridor**

In order to manage the ORR and projects and developments proposed along the ORR, to

focus on revenue generation and expenditure for the projects along ORR, and for coordination with other departments, a Special Purpose Vehicle (SPV) will be formed.

#### **1.2.6.5 MRTS Phase – II Extension**

MRTS Phase II Extension for a stretch of about 5 km from Velachery to St. Thomas Mount at a cost of Rs. 732.89 crore is in the process of implementation. The Government of Tamil Nadu has released its total share of Rs.488.62 crore to Southern Railways towards the implementation of the project. The project is expected to be completed and made operational by December 2023.

#### **1.2.6.6 Development of Central Square**

The Central Square was developed in the space of the Chennai Central Metro Station encompassing the area between the important landmarks of Chennai City such as the Rippon



building, Victoria Public hall, Central Sub-urban station, Chennai Central station, Southern Railway Headquarters building, MMC, RGGH, Park town MRTS station, Park station, and the Ramasamy Mudaliar Choultry, to ensure seamless movement of a multitude of passengers between the different modes of transport.

The salient features of the Central Square include Intermodal connectivity, Connection through subways, Provision for Bus bays, parking facilities, Conservation of heritage buildings, Restoration of Stanley Via-duct & EVR Periyar Salai bridge, etc. CMDA has funded this project cost through direct fund of Rs.120.03 crore for effective implementation.

#### **1.2.6.7 Other infrastructure projects funded by CMDA**

CMDA funded Rs. 3.70 crore towards the implementation of a Foot-Over-Bridge at Alandur, in order to create seamless connectivity to

pedestrian movement and to create access to the Alandur Metro Station and also provided Rs.2.12 crore for integrated Transport system in Chennai Metropolitan Area. Apart from that, CMDA has submitted a proposal to fund the implementation of the Urban Square project at Kathipara, Guindy, and the Improvement of Shenoy Nagar park around Shenoy Nagar Metro Station.

### **1.3 New Initiatives**

#### **1.3.1 Chennai Shoreline Renourishment and Revitalisation Project (CSRR)**

The Government in G.O.(Ms.). No.146, Housing and Urban Development Department, dated 25.07.2022, issued the orders for Chennai Shoreline Renourishment and Revitalization (CSRR) for 30km. (Marina to Kovalam) at an estimated cost of Rs.100 crore by CMDA. The Comprehensive Shoreline Development Plan

(CSDP) for CSRR Project was proposed to take the study under World Bank Funding. The tender for the preparation of the CSDP is being finalised. The CSDP will be a sub-plan of the Third Master Plan (TMP) for Chennai. The Shoreline will be zoned based on the existing characters, user's activity, environmental significance, CRZ regulation, and Environmentally sensitive areas. Further for Planning, implementing, operation, and maintenance of the identified projects from the CSDP study, the Government, vide G.O.(Ms).No.25, Housing and Urban Development Department, dated 15.02.2023 have issued orders to form a Special Purpose Vehicle (SPV) with a dedicated administrative set-up.

### **1.3.2 Development of Lakefront and Waterfront in Chennai Metropolitan Area (CMA)**

The Government in G.O.(Ms).No.8, Housing and Urban Development Department, Dated

12.01.2023 issued orders for the development of lakefront and waterfront within CMA at an estimated cost of Rs.100 crore by CMDA. The Lakes are Perumbakkam, Retteri, Mudichur, Madambakkam, Sembakkam, Ayanambakkam, Velachery, Adambakkam, Puzhal and Kolathur Lake. The proposed development of these lakefronts aims to conserve the lakes and transform them into vibrant public spaces using efficient strategies for conservation and by providing appropriate physical and social infrastructure for recreational activities. CMDA and WRD will have a joint development approach or a partnership model may be adopted where both departments will work closely for developing the lakes. The lakefront design competition brief has been floated on 17.03.2023.

### **1.3.3 Land Pooling Area Development Scheme**

Government of India (GoI) has identified the preparation of Town Planning Schemes for undeveloped areas within the Metropolitan Areas

as a successful green field project that can be replicated in all the cities within the Country. This scheme is similar to the Land Pooling Area Development Scheme. In order to build the in-house capacity of cities for the preparation of these plans, GoI has allocated a grant of Rs. 1.00 crore for each city under AMRUT. The proposal submitted by CMDA to access the grant of Rs. 1.00 crore for a pilot on the preparation of the Town Planning Scheme in the Chennai Metropolitan Area has been approved by GoI. A sum of Rs.60.00 lakh has been released to CMDA.

CMDA is preparing a Land Pooling and Area Development Scheme (LPADS) for an extent of 600 acre of land in Agaramthen, Kovilanchery, and Madambakkam villages in South Chennai following the principles of Land Pooling. An amendment to the Tamil Nadu Town & Country Planning Act, 1971 to provide for Land Pooling and Area Development Scheme is under preparation.

### **1.3.4 Increase in FSI for developments along important transit corridors in Chennai**

FSI is proposed to be increased around the metro rail corridors and major important arterial roads to encourage compact development and allow densification. This is to promote mixed usage, and use of public transport, which in turn reduces the trip length usage of private vehicles, congestion, and pollution

### **1.3.5 B. Plan Program**

In an effort to meet the demand for urban planners, given the increase in urbanization, CMDA along with DTCP has launched Tamil Nadu's first-ever Bachelor's Degree in Planning (B.Plan) in the School of Architecture and Planning, Anna University for the Academic Year 2022-23 based on the recommendations of NITI Aayog. The B.Plan graduates will contribute to shaping better future cities and a balanced urbanisation process

in Tamil Nadu. With increasing urbanization and smart city projects, graduates will have a lot of career options.

As per G.O.(Ms). No.156, Housing and Urban Development Department, dated 23.08.2022, CMDA and DTCP have funded for B. Plan course by providing requisite funds in the ratio of 80:20 to Anna University. CMDA has released an initial seed amount of Rs.8.00 crore to Anna University. B.Plan induction program commenced on 28.10.2022 and 36 students have joined the course.

### **1.3.6 Infrastructure funding of Rs.100 crore for development for the districts of Kanchipuram, Chengalpattu, Thiruvallur, and Arakkonam Taluk in Ranipet District.**

The expansion of CMA includes parts of Kanchipuram, Chengalpattu, and Thiruvallur districts, and Arakkonam Taluk in Ranipet District. The onus of bringing up development in the

expanded area of CMA will rest with CMDA. To spearhead the all-around development of these areas, it is imperative that the infrastructure facilities like roads, bridges, and recreational facilities including parks, playgrounds, etc., need to be developed in these areas. The fund has been allocated by the Authority, district-wise

1. Kanchipuram – Rs. 35 crore,
2. Chengalpattu District - Rs. 32 crore,
3. Thiruvallur District - Rs. 25 crore and
4. Arakkonam Taluk in Ranipet District - Rs. 8 crore.

Of this, Rs. 4.20 crore have been released to Chengalpet District for providing storm water drains in Amudham Nagar, Nemi-Nathan Nagar, and Varadharaja Perumal Nagar in Mudichoor Village Panchayat of St. Thomas Mount Panchayat Union. In the case of Kancheepuram District, Rs.34.95 crore have been released for providing



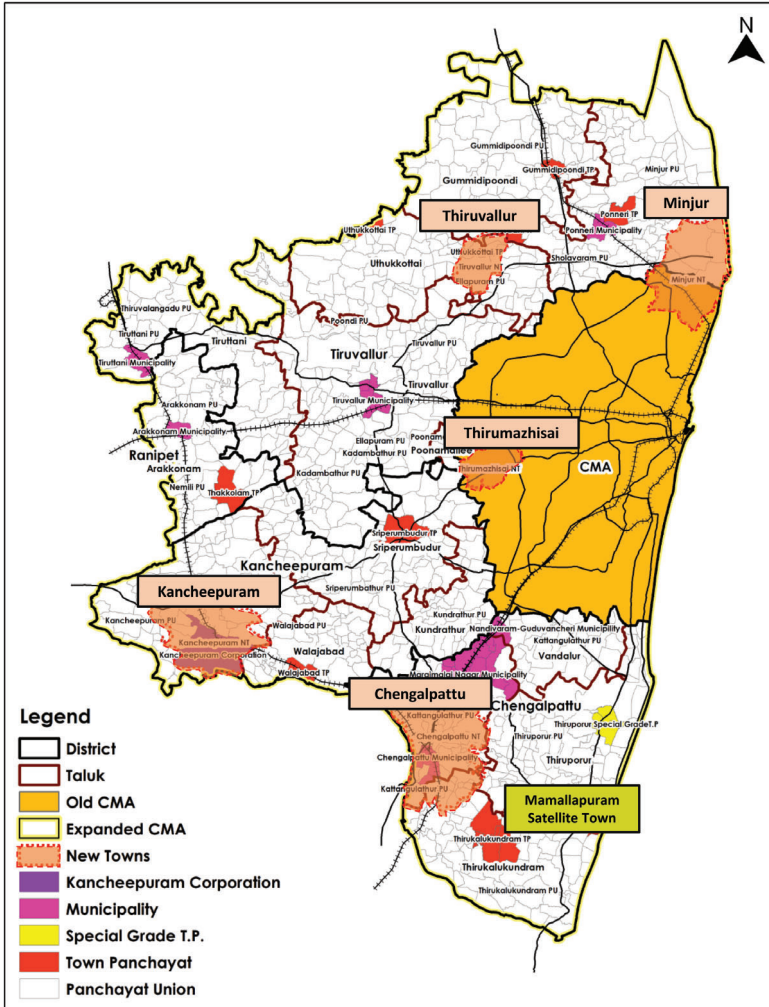
Storm water drainage and road facilities for the villages viz., Kovur, Paraniputhur, Tharapakkam, Thandalam, Varadharajapuram, Kolappakkam, Periyapanicheri, Gerugambakkam, Moulivakkam, Irandam Kattalai and Karappakkam.

## **Conclusion**

Former Chief Minister of Tamil Nadu, Muthamizh Arignar Dr.Kalaignar is rightly called the 'Father of Modern Chennai', because it was his vision to set up Chennai Metropolitan Development Authority (CMDA) in 1975. Under his exemplary guidance, CMDA continues to implement massive schemes with modern technology with perspective planning and a broad outlook. The present schemes and developmental works clearly illustrate the new initiatives and the performance of CMDA.

**“முறைசெய்து காப்பாற்றும் மன்னவன் மக்கட்கு  
இறையென்று வைக்கப் படும்.” – குறள் 388.**

**P.K. SEKARBABU  
MINISTER FOR HINDU RELIGIOUS  
AND CHARITABLE ENDOWMENTS**



Expanded Chennai Metropolitan Area – 5,904 Sq.Km.



Kilambakkam Bus Terminus – Conceptual Design



Hon'ble Minister for Hindu Religious and Charitable Endowments inspected the Terminus site on 10.03.2023.



The Hon'ble Chief Minister laid the foundation stone for 'Archaeological Interpretation Centre' and 'Climate Park' to be developed adjacent to the New Mofussil Bus Terminus at Kilambakkam on 10.04.2023

