



**HOUSING AND URBAN
DEVELOPMENT DEPARTMENT**

**CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY**

POLICY NOTE

2024-2025

DEMAND No.26

**P.K. SEKAR BABU
MINISTER FOR HINDU RELIGIOUS &
CHARITABLE ENDOWMENTS**



Government of Tamil Nadu

2024

Contents

Sl. No	Subject	Page No.
	Introduction	1-4
1.1	Organisational Setup	5
1.2	Major units of Chennai Metropolitan Development Authority	5-50
1.3	New Initiatives	50-66
	Conclusion	67

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Housing and Urban Development Department

1. Chennai Metropolitan Development Authority

Policy Note 2024-2025

1. Introduction

The Chennai Metropolitan Area as the largest urban agglomeration of Tamil Nadu has spearheaded the economic growth of the state for many decades. Urbanization is a key component of economic development that helps increase the economic benefits and enhance the quality of life. Large urban centers provide a wide range of employment opportunities and offer means of livelihood. The share of national income also rises with increased urbanization, as urban areas are significant contributors to the Gross Domestic Product (GDP) of any country.

In order to regulate and ensure the organized development of Chennai Metropolis, the Government established the Chennai Metropolitan Development Authority (CMDA) as early as in 1972. Initially known as the Madras Metropolitan Development Authority (MMDA), it 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, which was then called the Madras Metropolitan Planning Area, covered 1189 sq. km in 1972.

In the year 2022, the Chennai Metropolitan Area was extended to 5904 sq.km from 1189 sq.km. This extension included the contiguous areas of Kanchipuram, Tiruvallur, Chengalpattu, and Ranipet Districts. The Chennai Metropolitan Planning Area presently comprises of 4 Municipal Corporations (Greater Chennai Corporation, Avadi Municipal Corporation, Tambaram Municipal Corporation,

and Kancheepuram 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, Kancheepuram, and New Town Development Authority viz., Mamallapuram with the Chennai Metropolitan Development Authority. A Regional Strategy Plan will be prepared for the expanded Chennai Metropolitan Area (CMA) keeping in mind the rapid development that is taking place in the areas surrounding the Metropolitan area, such as Sriperumbudur, Kancheepuram, Chengalpattu, Thiruvallur, Gummidipoondi, etc.

**Budget Estimate
2024-2025**

Rupees in Thousands (Gross)

Sl. No.	Departments		Revenue	Capital	Loan	Total
1.	Chennai Metropolitan Development Authority	Voted	3	1,04,02	12,020,00,02	12,021,04,07
Total		Voted	3	1,04,02	12,020,00,02	12,021,04,07

1.1 Organisational Set-up

The Chennai Metropolitan Development Authority (CMDA) is presently chaired by the Hon'ble Minister for Hindu Religious and Charitable Endowments. The day-to-day operations are overseen by a team of executive functionaries including the Vice-Chairperson, Member Secretary, and Chief Executive Officer. In addition to this core group, the CMDA also has members from various Government Departments, academic institutions, trade and commerce sectors, and elected representatives chosen by the government. This broad composition ensures that CMDA considers a wide range of perspectives in its work.

1.2 Major units of CMDA

CMDA operates with the following key units to carry out its functions:

- i. Administrative Unit
- ii. Master Plan Unit

- iii. Area Development Unit
- iv. Area Plans Unit
- v. Regularization Unit
- vi. Road and Rail Unit
- vii. Legal Unit

1.2.1 Administrative Unit

The Administrative Unit handles all establishment matters related to the officers and employees within CMDA.

1.2.1.1 Direct Recruitment

Chennai Metropolitan Development Authority requested the Tamil Nadu Public Service Commission (TNPSC) to fill up the vacantposts of Assistant Engineers as CMDA has undertaken a host of infrastructure which includeKalaignar Centenary Bus Terminus at Kilambakkam, Kuthambakkam New Bus Terminus, Chengalpattu New Bus Terminus, Mamallapuram Bus Terminus, Development of Outer Ring Road, Modernization of Iron& Steel

Market at Sathangadu, Modernisation of Koyambedu Wholesale Market Complex, Chennai Shoreline Re Nourishment and Revitalisation etc. Accordingly, TNPSC selected 12 qualified personnel for the posts of Assistant Engineers in CMDA, as part of the Combined Engineering Service Recruitment. Appointment orders were issued on 11.02.2024 for the selected Assistant Engineers in CMDA. It is pertinent to state that these 12 vacancies have been filled after 10 years. Previous recruitment of 2 Assistant Engineers was made by CMDA in October 2013.

1.2.2 Master Plan Unit

The Master Plan Unit is responsible for the following functions:

1. Preparation of Master Plan
2. Preparation of New Town/ Detailed Development Plan
3. Review and amendments to Development Regulations

4. Policy matters relating to Urban Development and Metropolitan Planning referred to by the Government
5. Conservation of Heritage Buildings/Areas
6. Implementation and revision of Master Plan
7. Stakeholder engagement for the different sub-sectors of Master Plan
8. Preparation of Land-use plan using Geographical Information System (GIS)
9. Incorporation of variations 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 Madras Metropolitan Area (presently Chennai Metropolitan Area i.e., CMA) (1976–1996) was prepared in 1976 and focused on decongesting the city through creation of satellite towns and

new towns to regulate development in peri-urban areas focusing on provision of transport, adequate housing and other infrastructure to accommodate the growing population. The demonstrably effective implementation of the First Master Plan (FMP) served as a foundational element for the formulation of the Second Master Plan (SMP) 2006-2026 for the Chennai Metropolitan Area (CMA). The Second Master Plan (2006-2026) sought to realize the concept of a compact city while also addressing a range of environmental and sustainable development challenges. These included mitigating flood risks, reducing pollution, conserving water bodies, and increasing green cover within the CMA. The SMP also incorporated ecologically sensitive areas and framed the regulations for catchment areas and aquifer recharge areas, thereby restricting developments and discouraging high-density development in these areas. The SMP further

incorporated a range of development regulations and tools such as premium Floor Space Index (FSI) and Transferable Development Rights (TDR) to achieve its objectives.

In 2021, the Government permitted the Chennai Metropolitan Development Authority to review the Second Master Plan as per the prevailing rules and to prepare the Third Master Plan for Chennai Metropolitan Area. In light of the approach of the year 2026 which is the horizon period of SMP, CMDA has intensified the preparatory works for the Third Master Plan (2027-2046) for 1189 sq.km., under the World Bank-assisted Tamil Nadu Housing and Habitat Development Project (TNHHDP).

CMDA is also preparing a "Vision Document for the Third Master Plan 2027-2046". In the context of this study, a series of public consultation meetings were convened within all 15 zones under the jurisdiction of the Greater Chennai Corporation (GCC) and in 14 other

locations situated outside the GCC area, during the period of December 2022 to January 2023. The sectoral meetings with the stakeholder departments across 8 major sectors viz., Urban Growth and Housing, Economic Development, Urban Infrastructure & Services, Social Infrastructure, Environment & Climate Change, Traffic & Transportation, Heritage & Tourism, and Technology & Innovation were conducted during October and November 2023. Also, the inputs of the public were received through a city-wide survey across various online platforms.

In addition, CMDA has also taken up 26 technical studies and plans on various sectors like the economy, housing, employment, infrastructure, and environment through various consultants under World Bank assisted TNHHDP. Some of the important ones are as follows:

- a. Review and Recommendations for Strengthening of TNCDBR-2019.

- b. Land value and density distribution in the CMA.
- c. Comprehensive Shoreline Development Plan.
- d. Study on urban heat islands effect in Chennai.
- e. Integrating Blue-green infrastructure for flood disaster and risk reduction in Urban Planning and management in Chennai Metropolitan Area.
- f. Study on demand and supply pattern of housing in Chennai Metropolitan Area for Chennai Third Master Plan 2046.
- g. Spatial distribution of employment and income categories and agglomeration economies in Chennai Metropolitan Area.
- h. Development of a sustainable Economic Growth Strategic Plan for the Chennai Metropolitan Area.
- i. Strategic institutional strengthening assessment and action plan for CMDA

Besides, CMDA has also proposed to take up studies such as Open Space Guidelines,

Urban Design guidelines, Social Facilities Plan for CMA, Neighbourhood Planning in CMA, and Formulation of Gender-Inclusive Third Master Plan for Chennai Metropolitan Area (2027-2046).

In order to examine and consider all the recommendations from various studies mentioned above and to evolve strategies for development in Chennai Metropolitan Area, CMDA has proposed to take up a final analytical study on "Undertaking multi-sectoral analysis and strategy development to support CMDA's multi-sector approach to promote resilient, Green, and inclusive land use planning for Chennai Metropolitan Area (1189 Sq.km)".

CMDA is preparing the base map for 1189 sq.km in GIS platform using high-resolution satellite imagery and survey parcels as the base layers. The base map will also include road networks, railway lines, water bodies, hills, forests, and major landmarks within CMA. This map will serve as the base layer for other

thematic maps to be prepared for the Third Master Plan.

Nodal Officers have been designated from various departments to coordinate with CMDA in incorporating the respective plans and proposals in the Third Master Plan.

1.2.2.2 Grid of Roads Plan

To address the transportation needs of the rapidly growing Chennai Metropolitan Area (CMA), the Chennai Metropolitan Development Authority (CMDA) has prepared a comprehensive Grid of Roads network plan encompassing 201 villages. This plan establishes a hierarchical road system designed to improve connectivity and accessibility within currently under developed areas.

The Tamil Nadu Town & Country Planning Act, 1971, empowers the preparation of Detailed Development Plans (DDPs) at the micro level to propose improvements to existing roads and

streets, proposal of new roads, provision of essential social facilities, etc. Recognizing the urgency of establishing a well-defined circulation pattern before development occurs, the CMDA's Grid of Roads plan aims to integrate seamlessly with future DDPs. This proactive approach ensures large-scale developments springing up in villages adjacent to Chennai City will be well-served by a functional and hierarchical road network.

Specifically, the plan proposes the widening of 422 existing roads along with the proposal of 461 entirely new roads.

To facilitate public participation, CMDA published a notice in newspapers inviting the general public to submit objections and suggestions regarding the proposed widening of the roads as a first phase.

The objections and suggestions of the public were examined and replies were furnished to them. The proposal for road widening and

notification to incorporate the 419 widening proposals of the Grid of Roads Plan as variation to the Second Master Plan under Section 32(4) of Tamil Nadu Town & Country Planning Act, 1971 is under the consideration of the Government.

In the second phase, 461 new roads proposed in the Grid of Roads Plan are to be taken up for notification. Action is being taken to call for objections and suggestions from the general public in this regard.

1.2.2.3 Preparation of New Town Development Plans

The Hon'ble Minister for Housing and Urban Development Department, on the floor of the Legislative Assembly during the discussion on demands for grants has announced that "in order to develop urban growth centres such as Thirumazhisai, Minjur, Thiruvallur, Chengalpattu and Kancheepuram and their respective surrounding areas as satellite towns, separate New Town Development Plans for each will be prepared by CMDA".

1.2.2.3.1 Thirumazhisai New Town

In 2022, the Government declared the intention to specify the Thirumazhisai New Town encompassing 17 villages with a total extent of 34.1 Sq.km. CMDA undertook the project to prepare the "New Town Development Plan for Thirumazhisai 2025-2045". The New Town Development Plan will be prepared in line with the Conceptual Master Plan submitted for the performance-based competition for Central Assistance under the 15th Finance Commission. The Plan will propose appropriate Land Use addressing the Conceptual Plan and other opportunities and potential of the land within the delineated extent of Thirumazhisai New Town.

The New Town Development Plan intends to consider the overall vision for holistic growth in terms of physical, social, economic, and environmental aspects by harnessing the existing potential and providing for a regulated and well-planned neighborhood with better

infrastructure and connectivity. Further, the proposed infrastructure is planned to be developed based on the Land Pooling Area Development Scheme (LPADS).

1.2.2.3.2 Mamallapuram Satellite Town

The Hon'ble Governor of Tamil Nadu in 2023, announced the creation of a Satellite Town at Mamallapuram along East Coast Road (ECR), leveraging the land pooling model by CMDA.

CMDA has delineated Mamallapuram Satellite Town Area including the 25 villages to an extent of 123.48 sq. km. In 2023 the Government issued orders, declaring the intention to specify the area for the Mamallapuram Satellite Town.

A notice has been issued in the Tamil Nadu Government Gazette, on 06.09.2023 for calling for any objections and suggestions from any inhabitant or any local authority or institution of that area. CMDA has undertaken the project of

preparing the “Satellite Town Development Plan for Mamallapuram 2025-2045”. The New Town Development Plan will include the earlier statutory plans, the requirements of the emerging Heritage Tourism sector and conservation of the historical value of the Mamallapuram Area.

1.2.2.3.3 Kancheepuram New Town

In 2023, Kancheepuram New Town has been delineated by the Government including 18 villages to an extent of 62.78 Sq.km.

CMDA has undertaken the “Preparation of New Town Development Plan for Kancheepuram New Town and Detailed Development and Heritage Revitalization Plan for Kancheepuram Town 2025 – 2045”.

1.2.2.3.4 Chengalpattu New Town

The Chengalpattu New Town has been delineated including 60 contiguous villages to an extent of 136.25 sq.km.

CMDA has undertaken the project to prepare the “New Town Development Plan for Chengalpattu 2025-2045” with an overall vision for holistic growth in terms of physical, social, economic, and environmental aspects by harnessing the existing potential.

1.2.2.3.5 Minjur New Town

Minjur New Town has been delineated with 12 contiguous villages around Minjur village, covering 111.62 sq.km. and the intent of specifying the New Town Area has been published by the Government in 2023. As an economic hub for industries, the Authority has decided to approve the preparation of a detailed economic/business plan and New Town Development Plan for Minjur New Town, aiming to develop it as an urban industrial growth center.

The process of engaging a consultant to prepare the plan is currently underway.

1.2.2.3.6 Thiruvallur New Town

The area designated for the development of the proposed New Town at Thiruvallur includes 11 contiguous villages to an extent of 37.74 sq.km. The Authority has decided to approve the preparation of a detailed economic/business plan and New Town Development Plan for Tiruvallur.

In 2023, the Government announced its intention to notify eleven villages which were included within the delineated boundary as the proposed New Town at Tiruvallur. The process of engaging a consultant to prepare the plan is currently underway.

1.2.3 Area Development Unit

Area Development Unit oversees the planning and implementation of projects that fulfill the strategic objectives outlined in the Master Plan for the Chennai Metropolitan Area. The unit comprises the following wings:

i.Planning Wing

The Planning Wing is in charge of the formulation of projects, acquisition of lands, and development of the projects.

ii.Construction Wing

Construction Wing executes all the projects formulated by CMDA.

iii. Estate Management Wing

The Estate Management Wing oversees the management of acquired lands and the marketing of assets generated within the development projects.

iv. Finance Wing

The Finance Wing is entrusted with securing project financing and determining pricing strategies

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

1.2.3.1 Vada Chennai Valarchi Thittam

Historically, North Chennai has been the most important hub of economic activities and human capital of the city. Over the years, it has contributed not just to the economic growth, but also to the rich cultural heritage of Chennai. However, due to increase in congestion, overcrowding, lack of space and absence of comprehensive planning, this area has not grown to its full potential.

Keeping this in mind, for the development of North Chennai, and to ensure equitable and comprehensive growth across Chennai, the Government has planned to implement the “Vada Chennai Valarchi Thittam” at an investment of over Rs.4,000 crore over the next three years. This transformation initiative stems from a meticulous survey conducted by CMDA, in collaboration with various stakeholders, aimed at identifying projects crucial for the balanced growth of North Chennai.

The key projects planned across North Chennai as a part of the development under the **“Vada Chennai Valarchi Thittam”** will span across 11 departments and include affordable housing, creation of skill development centres and ITI for imparting technical education for unemployed youth, upgradation and construction of new bus termini, depots, markets, dhobi-khanas, erecting substations in key areas, establishment of drug addiction rehabilitation centres, dialysis centres, enhancement of security through the installation of cameras, construction of a super-specialty block for women and child health in **Egmore Children’s Hospital**, upgradation of physical infrastructure viz., water supply, sewerage and solid waste management systems, and improvement of social infrastructure viz., model schools, public parks, playgrounds and beaches.

The Hon'ble Chief Minister has launched the "Vada Chennai Valarchi Thittam" and availed it logo on 14.03.2024.

CMDA is funding projects of 10 departments either fully or partially with a total outlay of about Rs. 1,000crs, besides funding its own projects with an outlay of about Rs. 400crs for 28 projects.

1.2.3.2 Kalaingar Centenary Bus Terminus (KCBT) at Kilambakkam

In order to reduce congestion in the city and overcrowding in the Mofussil Bus Terminus in Koyambedu, the Kalaingar Centenary Bus Terminus at Kilambakkam was constructed by CMDA at a cost of Rs. 393.74 crores with world class facilities for the south-bound Mofussil buses. The Kalaingar Centenary Bus Terminus at Kilambakkam was inaugurated by the Hon'ble Chief Minister of Tamil Nadu on 30.12.2023.

This terminal, features advanced transportation facilities and amenities, including provisions for halting 215 buses on bus bays and 320 buses in idle parking. Besides, parking spaces have been provided for 3,146 two-wheelers and 482 four-wheelers. In addition to these, 105 commercial outlets, offices for Transport Corporations, ticket booking counters, and dormitory facilities for 340 bus Crew members and 140 passengers, Toilet facilities for male, female, transgender and differently-abled persons, generators for uninterpreted power supply, sewage water treatment plant, various accessibility related facilities for differently-abled persons and a fountain park have also been established in the bus terminus.

Various measures have been implemented to ensure the safety and convenience of commuters, including a 24*7 free medical centre, emergency ambulance services, battery-operated vehicles for shuttle service, mothers'

feeding rooms, purified drinking water facilities, escalators, lifts etc. pre-paid autos and cab booking counters have also been provided for the passengers.

On an average, 1,100 State Transport Corporation buses and more than 550 private Omni buses are operated in this terminus every day. Apart from this, 698 buses are operated daily by Metropolitan Transport Corporation (MTC) for the last mile connectivity to ensure the convenience of passengers. Approximately, 50,000 commuters use this bus terminus every day. Around 75,000 passengers board from this bus stand during weekends/special days and this number, increases to more than 1.00 lakh passengers during festive seasons.

The following projects have also been carried out for the convenience of passengers at KCBT:

- i. A dedicated storm water drain has been constructed by CMDA at a cost of Rs. 17 crores, for a length of 1200 meters from KCBT to Urappakkam lake, across the GST Road (NH 32) to eliminate flooding caused due to inadequate existing drainage across the GST road.
- ii. A new halt suburban railway station funded by CMDA, is being constructed by Southern Railways at Kilambakkam at about 200 metres from the entrance of the KCBT. This will serve as an affordable and sustainable mode of transport for the passengers to reach Kilambakkam.
- iii. A new skywalk with modern facilities is being constructed by CMDA at a cost of Rs. 79 crores, to connect the upcoming suburban railway station at Kilambakkam with KCBT, for seamless transfer of passengers.

- iv. A new fountain park at a cost of Rs. 12 crore spread across 6 acres and a Climate Park cum Archaeological Interpretation Centre at a cost of Rs. 15.20 crore are being constructed near the KCBT, for the benefit of the passengers and the general public. The former has been completed and opened for public use.
- v. For maintaining law and order and for the safety of passengers in KCBT, a dedicated police station is being constructed by CMDA at a cost of Rs. 14.3 crore, in the premises of KCBT.
- vi. An idle parking station for Omni buses is being developed by CMDA at Mudichur, 5 km away from KCBT, at a cost of Rs. 27 crore, in an extent of 5 acres. This will help the Omni bus operators to efficiently operate from KCBT as it might take some more time for development of private bus parking and

workshops, and will enable a smooth transition from Koyambedu to Kilambakkam.

- vii. An alternate route at a cost of Rs. 7.5 crores in Iyyanancheri – Meenatchipuram road for accessing KCBT has been funded by CMDA and constructed by the Highways Department, to ensure smooth exit of Omni buses from KCBT.

1.2.3.3 New Mofussil Bus Terminus at Kuthambakkam

CMDA is constructing another bus terminus at Kuthambakkam for West-bound mofussil buses. The terminus is being constructed in an area of 25 acres at an estimate cost of Rs.427 crores. The construction of the terminus will be completed by December 2024.

1.2.3.4 New Bus Stand at Chengalpattu

CMDA has commenced the construction of a new bus stand at Chengalpattu, to reduce congestion in the existing Chengalpattu bus

stand. It is being constructed at an estimate cost of Rs. 97 crore in an extent of about 14 acres, with modern facilities.

1.2.3.5 New Bus Stand at Mamallapuram

CMDA is also developing a new bus stand at Mamallapuram, to reduce congestion in the existing small bus stand in the town and to provide a facelift the public transport system in the tourist town. It is being constructed at an estimated cost of Rs. 94 crores in an extent of 6.79 acres with modern facilities.

1.2.3.6 Development of Island Grounds

CMDA has plans to transform the Island Grounds near Fort St. George, into a world class exhibition and events hub with modern amenities such as exhibition hall, public plaza, banquet hall, food court, open air theatre and adequate parking facility as the site is presently used for exhibitions, public events, etc. The project is estimated to be developed at a cost of

Rs. 104 crores and the foundation stone has been laid by the Hon'ble Chief Minister on 27.02.2024.

1.2.3.7 Koyambedu Wholesale Market Complex (KWMC)

Chennai Metropolitan Development Authority (CMDA) established the Koyambedu Wholesale Market Complex in 1996 as a part of the First Master Plan strategy to decongest the central business district areas such as George Town, Kothwal Chavadi, etc., and is in operation since 1996. It is one of Asia's biggest market places for perishable goods, with an area of 86 acres. The administration of this market falls under the purview of the Market Management Committee, established in accordance with the Tamil Nadu Specified Commodities (Regulation of Location) Act, 1996.

This market complex houses a vegetable market (1956 shops), a flower market(472 shops), a fruit market (992 shops) and a food

grain market (492 shops) and the shops have been allotted to wholesale traders on an outright sale basis by CMDA. The Market Management Committee oversees daily activities like solid waste management, electrical maintenance, water supply, sewage disposal, and security arrangements in the market. In addition, various amenities viz., restaurants, Reverse Osmosis plants (RO), toilet complexes, post office, godowns, police station, fire service station, telephone exchange, cold storage facility, banks, petrol bunks, truck bays, etc., are provided within the market complex.

Modernization works of the market has been taken up under which, works such as establishing boom barriers for regulating the entry of vehicles inside the market, traffic signals at vital locations, fountain in the flower market, modern urinals, high mast lights, etc., have been completed.

Also, the following works are being carried out:

- a)Erection of Solar Power Plants of a capacity of 216 KW, to generate green energy and to reduce the carbon footprint.
- b)Establishment of a modern control room surveilling 218 Nos. of CCTV camera feeds to regulate traffic congestion effectively & to expedite action on encroachment. In addition to these, an additional 200 cameras are being added in the shopping areas for better surveillance.
- c) Creation of a dedicated website for MMC.
- d)Development of a park in OSR area adjacent to the flower market to expand city's green cover.
- e)Renovation of the existing clinic at KWMC.

1.2.3.21 Modernization of Iron and steel market at Sathangadu

CMDA has taken up the modernization of the Iron and steel Market complex at Sathangadu, at a cost of Rs. 33.35 crore. This initiative aims to significantly improve infrastructure and amenities for traders. The project encompasses various upgrades including repair of the compound wall, installation of CCTV and PA systems, renovation of the electrical room, provision of a DG set, construction of a backwater canal, establishment of two public toilet blocks, strengthening of roadways, construction of a bus shelter, and debris cleaning in storm water drains, which have been completed. Additionally, the renovation and strengthening of the existing administrative building, establishment of a first aid centre/clinic, road improvements, installation of lighting and CCTV in uncovered areas, modernization of the front arch, development of

park and greenbelt areas, construction of a warehouse and auto workshop, and renovation of water tanks and pump rooms are in progress.

1.2.4 Area Plans Unit

The Area Plans Unit of the Chennai Metropolitan Development Authority (CMDA) is responsible for regulating development (buildings construction and layouts) within the CMA. This function, under the Section 49 of the Tamil Nadu Town & Country Planning Act, 1971 entails enforcing land-use plans and Development Regulations established by the Government as part of the Master Plan or Detailed Development Plans. CMDA fulfills this role by issuing Planning Permissions for various building projects and layouts, ensuring compliance with the current Development Regulations, presently the Tamil Nadu Combined Development and Building Rules, 2019. The CMDA's planning permission process

encompasses a range of development types, including Non-High-Rise Buildings (NHRB), High-Rise Buildings (HRB), Industrial and Institutional Buildings, and layouts/sub-divisions. Additionally, the CMDA handles applications for the reclassification of land use for individual sites

The Planning Permission Applications pertaining to High Rise Buildings are scrutinized by CMDA under the provisions of Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 through an online system, and placed before the MSB (Multi Storied Buildings) Committee. Based on the recommendations of the MSB Committee, the Planning Permission applications for high-rise buildings are submitted to the Government. The Government then issues an order regarding permission. This decision has been welcomed by real estate sector as it reduces the delay caused due to time taken to clear the files by the various committees.

1.2.4.1 Online Planning Permission System

The Planning Permission Application (PPA) process in CMDA has been streamlined through an efficient online application system that went live in May 2022.

CMDA has launched a comprehensive web portal - "Web Enabled Single Window System for Online Submission, Processing and Disposal of Planning Permission Application" which has been operational since May 2022. It offers a host of benefits, including enhanced convenience, time efficiency, and heightened transparency in the approval process. This user-friendly online portal facilitates electronic application submission, pre-verification of drawings to minimize errors, integrated online payment processing, and real-time application status tracking. Notably, the Online PPA system has achieved complete end-to-end online processing for planning permission

applications, enhancing efficiency and transparency.

The Online Planning Permission Portal is integrated with 19 NOC issuing agencies. The departments integrated are viz., Chennai Metro Rail Limited (CMRL), Public Works Department (PWD), Water Resources Department (WRD), Tamil Nadu Housing Board (TNHB), Electronics Corporation of Tamil Nadu (ELCOT), Forest Department, Geology and Mines Department, Small Industry Development Corporation (SIDCO), State and National Highways, Southern Railways, Collectorates (Chennai, Thiruvallur, Kancheepuram and Chengalpattu) , Directorate of Fire & Rescue Services (DFRS), Airports Authority of India (AAI), Archeological Survey of India (ASI), and Indian Air Force (IAF).

CMDA has delegated powers to urban and rural local bodies to issue planning permissions for developments with a total area of less than 10000 square feet and height up to 14m. This

system has also been developed online and CMDA's portal is integrated with the portal of Greater Chennai Corporation (GCC), Commissionerate of Municipal Administration, Department of Rural Development and Panchayat Raj & Directorate of Town Panchayats through Single Window Portal which was implemented in November 2023. By this integration, the applicant can also apply online for the building permission from the local bodies.

In addition, the portal also includes a module where users can verify the genuineness of ownership documents via the Department of Survey and Settlements (DOSS) database and a module for users to check Encumbrance Certificate (EC) and Guideline Values (GLV) against the database of Inspector General of Registration (IGR).

The single window Planning Permission Application (PPA) Portal for Online Planning Permission Application is also enhanced with

CMDA's layout & reclassification and completion certificate module. Since 17.11.2023, the layout module is live, and the applications for layout approvals are being received only through online mode.

Reclassification module of 'Online PPA' has gone live and live file testing is under progress. Completion certificate module for commencement, plinth and completion certificate has been deployed in the live server and is undergoing trial runs.

CMDA also intends to re-engineer the existing workflow and make it simpler, thereby decreasing the time taken for issuing planning permission from 60 days to 30 days and also increasing the number of planning permissions issued.

Through the end-to-end Online Planning Permission system of CMDA, planning permissions are being issued faster, between 30 - 60 days. After the implementation of this

system, the number of applications received has increased by 27% and subsequently issuance of planning permission has also increased by 22%.

In CMDA, under the High-Rise Building (HRB) category, the planning permission usually received per year is 65 whereas, with the Online Planning Permission system, it has increased two-fold, to 135 applications in the last year. In particular, planning permission have been issued for more than 100 High Rise Building applications which is an unprecedented number.

Similarly, for Non-High-Rise Buildings (NHRB) in the year 2022, 641 applications were received out of which 455 planning permissions were issued. In the year 2023, 837 applications were received out of which 605 planning permissions were issued.

CMDA has received a great response for this Online Planning Permission portal. In future, all functions of CMDA will be online and efforts are being taken to implement the same.

1.2.4.2 Transferable Development Rights (TDR)

The Second Master Plan incorporated a novel mechanism known as Transferable Development Rights (TDR) to facilitate the acquisition of land for essential public infrastructure and amenities.

The TDR program is currently applicable only for road widening, construction of new roads, and development of essential urban infrastructure. Till date, the CMDA has successfully utilized TDR to acquire 142 acres of land for road widening projects. This land was secured through gift deeds executed by the respective landowners for whom, CMDA has issued 129 Development Rights Certificates (DRCs) in return. Furthermore, CMDA has leveraged TDR to support social development initiatives by issuing 44 Special Transferable Development Rights to the Tamil Nadu Urban

Habitat Development Board (TNUHDB) to facilitate the rehabilitation of slum households.

1.2.4.3 Enforcement Cell

The Enforcement Cell of the Chennai Metropolitan Development Authority (CMDA) enforces regulations within the Chennai Metropolitan Area, exercising powers under Sections 56 and 57 of the Town and Country Planning Act, 1971. The Functions of Enforcement Cell are:

- Enforcement of Building Regulations pertaining to building plans approved by CMDA.
- Delegation of Enforcement Authority under Sections 56 and 57 of the Town and Country Planning Act, 1971, to all Local Bodies within the Chennai Metropolitan Area.
- Issuing Completion Certificates to buildings that strictly adhere to both the

approved CMDA plan and the Completion Certificate norms outlined in the TNCDBR.

- Enforcement Actions for Unauthorized Construction by issuing Locking & Sealing Notices and Demolition Notices for unauthorized constructions or those deviating from the CMDA approved plans, and by carrying out the Locking and Sealing procedures

In the previous year, the Enforcement Cell in CMDA has issued 363 completion certificate and 97 stop work notices. Also, 32 buildings have been locked & sealed and 4 buildings were demolished by CMDA in 2023.

1.2.5 Regularisation Unit

1.2.5.1 Building Regularization Scheme

During the year 1996, it was estimated that there were more than 3 lakh unauthorized and deviated constructions in Chennai Metropolitan Area. Considering that taking

enforcement action such as demolition against those buildings would render most of the middle and lower income group people homeless, the Government introduced a Regularization Scheme vide Section 113-A of Town and Country Planning Act, 1971.

So far, the Regularisation Unit in CMDA has regularised 373 buildings after ascertaining that the buildings were constructed before 28.2.1999, as per the scheme and the orders of the Hon'ble High Court and demand notices have been issued for 314 cases. A sum of Rs.377.26 crore has been collected in this regard up to April 2024.

1.2.5 Review Team and Appeal Division

The Housing and Urban Development Department has convened 26 Appeal Committee Meetings so far in which 124 individual appeal cases were placed from the year 2021 till date. In the year 2023 - 2024, 9 Appeal Committee Meetings have been held and 46 cases were

placed in the Committee under section 79 of Tamil Nadu Town and Country Planning Act, 1971.

CMDA in co-ordination with the Rural Development and Panchayat Raj Department, has developed the Online Single Window Portal for processing Planning Permission Applications for buildings upto a height of 14.0 meters in 10 Panchayat Unions in the Chennai Metropolitan Area. Delegation of Powers to the Chairmen/ Executive Officers of the Panchayat Unions concerned in Chennai Metropolitan Area (CMA) will be issued shortly for issuance of Planning Permission Applications for building upto a height of 14.0 meters and sub-division approvals. To enable better functioning of the approval process in the 10 Panchayat Unions in Chennai Metropolitan Area, CMDA have empaneled 140 Urban Planners / Engineers for scrutiny and for processing of Planning

Permission Applications received by the Panchayat Unions in CMA.

1.2.6 Road and Rail Unit:

1.2.6.1 MRTS Phase II Extension

The extension of the MRTS Phase II for a stretch of about 5 km from Velachery to St. Thomas Mount at a cost of Rs. 732.89 Crores is in the process of implementation. Government of Tamil Nadu released its total share of Rs. 488.62 crores to the Southern Railways towards the implementation of the project. The project has been undertaken by the Metropolitan Transport Projects (Railways). The construction works are nearing completion. The project is expected to be completed and made operational by December 2024.

1.2.6.2 Master Plan for Outer Ring Road Growth Corridor

The Chennai Outer Ring Road (ORR), conceptualised in the First Master Plan of

Chennai, runs from Vandalur to Minjur for a distance of 62.3 km. In order to develop the area along the ORR into a sustainable high-rise development in a bid to reduce the ecological footprint of Chennai and to cater to the developmental and economical requirements of the city, a Detailed Development Plan (Master Plan) is being prepared for the area falling within 1 km on either side of the ORR. The Plan will also demarcate the roads from the ORR into the one km area on both sides, to enable access to the lands and unlock the development potential of the lands.

CMDA owns a 50-metre-wide strip of land along the Eastern side of ORR reserved for commercial exploitation, to help recoup the costs involved in land acquisition for the development of ORR. To kickstart the development along the ORR, CMDA has allotted lands in the 50-metre strip to TIDCO, TANSIDCO, TIDEL, and Fire Department. CMDA

is also developing 4 fitness parks each at Minjur, Vellanur, Thirunageswaram, and Varadharajapuram in the 50-metre strip, besides constructing an Idle parking for Omni buses at Mudichur.

1.3 New Initiatives

1.3.1 Chennai Shoreline Renourishment and Revitalisation (CSRR) Project

Chennai boasts of a 52-kilometer beachfront from Ennore to Kovalam. The beach stretches are fragmented and access to them is sparse. Other than certain stretches at Marina, Besant Nagar, and Thiruvanmiyur, accessibility is impractical for the elderly, children, and differently abled persons.

CMDA has taken up a new initiative of Renourishment and Revitalisation of the Chennai Shoreline from Ennore to Kovalam, and is preparing the Comprehensive Shoreline Development Plan (CSDP) in this regard. The

project is now being administered by the Chennai Shoreline Renourishment and Revitalization Project Limited (CSRRPL), a Special Purpose Vehicle formed exclusively for this initiative.

As part of the CSDP, 4 beaches - Akkarai, Injambakkam, Kasimedu, and Thiruvotriyur have been identified for revitalization and rejuvenation. The project 'Integrated Coastal Community development for Kasimedu, Thiruvotriyur, Injambakkam & Akkarai' was envisioned as a community development project which would aid in the development of the coastal communities, improve access and safety of the beach users and support the livelihood of coastal communities. The design instils minimal interventions that can support revitalization of the coastal commons. The project components include pedestrian and cycling facilities at Injambakkam & Akkarai and pedestrian facilities

at Kasimedu & Thiruvotriyur, user amenities, and ecologically sensitive landscaping.

The above four projects have been undertaken as pilot initiatives to sensitise local communities, spread awareness, prevent encroachments and degradation of the environment. The projects have been commenced and are in progress with the aim of enhancing the accessibility and amenities along the shoreline, catering to the diverse needs of residents and visitors alike.

Also, development of three other beaches viz., Ennore, Kovalam, and Besant Nagar is being conceptualised and will be commenced shortly.

1.3.1.1 Chennai Shoreline Revitalisation and Renourishment Private Limited

To ensure effective coordination among the various stakeholders involved in shoreline conservation and development, Chennai Shoreline Revitalisation and Renourishment

Private Limited (CSRRPL) was established as a Special Purpose Vehicle (SPV). This organisational structure was established in accordance with Government Order Ms.No.25, issued by the Housing and Urban Development Department on 15.02.2023, and Article 70 of the Company's Articles of Association. The SPV is chaired by the Principal Secretary to the Government of Tamil Nadu, representing the Housing and Urban Development Department, with Member Secretary, CMDA as the CEO and heads of the Ministry of Environment, Forest and Climate Change (MoEFCC), GCC, and Tamil Nadu Tourism Development Corporation (TTDC) as directors, thereby facilitating cohesive governance and implementation of the CSRR Project.

1.3.2 Lake front Development

CMDA in keeping with its commitment to environmental stewardship had launched the

Lakefront Development Project in an effort to conserve and improve Chennai's lakes with a focus on enhancing water quality, avoiding concretization, and adopting sustainable development models. Ten lakes - Perumbakkam, Retteri, Mudichur, Madambakkam, Sembakkam, Ayanambakkam, Velachery, Adambakkam, Kolathur and Puzhal - have been identified for development and the Detailed Project Reports are under preparation.

The proposal aims to transform the lakefronts into vital public spaces that reflect the local community's unique characteristics, addressing stakeholder requirements and site needs. It emphasizes the use of permeable surfaces and landscape elements in urban design, respecting natural contours and preserving the lake's ecology.

The project will ensure comprehensive infrastructure and stakeholder collaboration. This development seeks to enhance water quality,

recharge the groundwater table, and serve as an educational site for children on water preservation and ecology, advocating for a "cement-free" approach. The project will have a demonstrative approach to set standards for the conservation/ transformation of lakes and other waterbodies in the city.

1.3.3 Preparation of Land Pooling Area Development Scheme in Madambakkam Village:

Land Pooling is an urban planning technique used for the development of green field areas by pooling private and public lands to provide roads and public spaces and return a portion of land to the land owners as developed plots. This is an effective alternative to land acquisition as it does not require payment of huge compensation to the land owners. The provision for Land Pooling Area Development Scheme (LPADS) in Tamil Nadu Town and Country Planning Act, 1971 has been amended by the Government and notified

in Tamil Nadu Government Gazette no. 167, dated 05.05.2023 and the same came into force vide Tamil Nadu Government Gazette No.235, dated 22.06.2023. The Rules for the LPADS was approved by the Government in G.O. Ms. No.13, dated 14.01.2024.

In a Land Pooling Scheme, land parcels of various shapes & sized are reconstituted into regular shaped plots and returned back to the owners as developed plots with appreciated land value, after reserving land for public infrastructure viz., roads, neighbourhood parks, public amenities like schools, playgrounds, water treatment plant, sewage treatment plants, solid waste disposal, police stations, fire stations and land to be retained by the Authority as a land bank for commercial development and revenue generation to fund the land pooling scheme.

In this scheme, the land owners get benefitted as a portion of their land to an extent of not less than sixty percent (60%) of the total

area will be returned back to them as developed plots. The value of such plot area (final plot) will increase multifold due to the provision of road access and other infrastructure facilities.

Land Pooling mechanism shall be used in the development of new Satellite towns in the city and in the implementation of other large-scale infrastructure developments for public viz., Multimodal hubs, Metro rail, Outer Ring roads and other public facilities etc.

CMDA has proposed an LPADS to an extent of 242.81 hectares (600 Acres) in the areas within Madambakkam (Tambaram Corporation), Agaramthen, and Kovilancheri villages (St. Thomas Mount Panchayat Union).

Under the amended act on LPADS under Section 39-A, Government in G.O. (Ms.) No. 66, Housing and Urban Development Department, dated 07.03.2024, has accorded approval for notification of declaration of intention. The declaration of intention has been published in

the Chengalpattu District Gazette on 14.03.2024.

The preparation of a draft LPAD scheme for the area is in progress.

1.3.4 Development Projects in MLA Constituencies in CMA

As one of the new initiatives of CMDA, the programme of development projects in each Legislative Constituency in the Chennai Metropolitan Area (CMA), has been taken up in which, projects were identified in consultation with the respective Hon'ble Member of Legislative Assembly of each constituency.

1.3.4.1 Koyambedu Junction Park Development

CMDA is developing Koyambedu Junction Park in an extent of 5 acres at an estimated cost of Rs.8.63 Crores. The proposed junction development seeks to beautify and establish a green space with walking paths, playgrounds,

fitness areas, seating, lighting, physical infrastructure, and other amenities, fostering a vibrant recreational space.

1.3.4.2 Development of Modern Market

CMDA has taken up the development of a Modern Market at Kolathur consisting of 105 shops with good sanitary facilities and parking facilities. These features are designed to optimize functionality, create an attractive display, and ensure vendor convenience. The market will emerge as a vibrant and thriving marketplace, facilitating successful vendor operations and providing customers with an enjoyable shopping experience.

1.3.4.3 Re-Development of Ennore Perishable Market & Community Hall

The redevelopment of Ennore Perishable Market and Community Hall aims to create a functional space that fosters community

engagement, & promote small business and economic development in the Ennore area. The proposed project consists of a Community Hall with dining facilities, and a market block with 68 shops, storage facility and food courts.

1.3.4.4 Playgrounds and Sports Complexes

In order to improve sports amenities and to provide quality leisure facilities in the city, CMDA is creating playgrounds and sports complexes in multiple locations in CMA such as Puzhal, Poonamallee, Kottupuram, T.Nagar, Shenoy Nagar, Pammal, and Vyasarpadi at a total cost of Rs.36.09 crores. The goal is to develop inclusive public amenities with walking tracks, landscaping, children's play areas, indoor sports, gym/fitness equipment, recreation cum play areas, seating arrangements, lighting, drinking water facilities, public conveniences, etc. The proposed developments would include

maximum green cover and porous surfaces, as well as essential user-friendly services and amenities.

1.3.4.5 Modernisation of Bus Stands

In a strategic effort aimed at encouraging the usage of public transport, and to cater to the future transportation requirements of the city, CMDA has taken up modernisation of multiple city Bus Stands in Chennai. The total estimated budget for this project is around **63.67 Crores**, a significant investment aimed at transforming the city's public transportation system. The bus stands being modernised include those located in Tondiarpet, Kannadasan Nagar, Mullainagar, Thiruvika Nagar, Periyar Nagar, and Ambattur. Key features of the project are upgraded bus terminus buildings and common amenities, passenger-centric services, including shops, ATM's, and top-notch sanitation facilities. The bus stands will feature rental shops, private offices, toilets, waiting areas, ticket counters,

and offices for the Transport department, Two-Wheeler Parking, Security office, and more.

1.3.4.6 Puzhal and Avadi School Development

CMDA has taken up development of new school complexes at two schools in the city viz., at Corporation Middle School, Mahalakshmi Nagar, Puzhal, at a cost of Rs.4 crores and Konambedu High School, Annanur, Avadi Municipality at a cost of Rs. 8.02 Crores. The objective is to enrich the educational environment that fosters holistic development and academic excellence among the students. The development components include classrooms, kitchen, toilet facilities, infrastructure requirements based on the demand assessment, universal accessibility, open-space systems, and smart features.

1.3.4.7 Re-Development of Dhobikanas

CMDA is re-developing two dhobikanas each at Chetpet and Purasaiwalkkam, which have been functioning for multiple decades without enhancement in infrastructure and capacity. The objective is to create modern, well-equipped Dhobi Khanas that meet the evolving needs of the community, enhancing operational efficiency, and ensuring quality of laundry services for all users.

The proposed projects consist of washing stations, washer extractors, manual washing stones, along with 10 mechanical dryers, to ensure efficient and timely laundry processing.

1.3.4.8 Puliur Canal Development

CMDA intends to revitalize the Puliur Canal located in Kodambakkam into a vibrant and inclusive public space that promotes pedestrian activity, greenery, relaxation and community engagement, thereby enriching the

urban environment and enhancing the well-being of residents and visitors alike, while also protecting the canal.

A pedestrian-friendly urban corridor along the 0.8-kilometer stretch of the Puliur canal will feature lush plantations, built-in seating areas, LED advertisement signage along the walkway, and a garden plaza.

1.3.4.9 Rehabilitation Centers

For the benefit of the public in the Kondithope and Kolathur areas in North Chennai, two rehabilitation centres are being developed by CMDA, each in Kondithope and Kolathur, at a total estimated cost of around Rs. 33 crores, catering to the diverse medical and rehabilitation needs of individuals with physical disabilities and medical conditions. The rehabilitation centres are planned as multi-storey buildings equipped with state-of-the-art facilities and specialized services proposed to be operated by the GCC/Health Department. They will provide holistic

care, support, and treatment to patients, enabling them to regain mobility, independence, and overall well-being.

1.3.4.10 Development of Water bodies

CMDA is developing the Ranga Nagar Pond and the Seekanan Lake in Mudichur, with the aim of preserving, protecting, and strengthening the water bodies, creating vibrant public spaces, offering various activities, and enhancing public assets.

1.3.4.11 Development of Community Halls

CMDA is developing two community halls each at Alandur and Royapuram. The community halls feature adequate seating capacity, kitchen, dining hall, vehicular parking, and solar power infrastructure.

1.3.4.12 Beautification of Space Underneath Flyovers

The four flyovers located at Irattai Eri, Villivakkam, Padi and Vadapalani in Chennai are

planned to be beautified by Chennai Metropolitan Development Authority at a total cost of Rs.11.2 crores for a total stretch of 3086 meters. The project aims to enhance the urban landscape, foster a sense of civic pride, and create visually appealing spaces that improve the overall quality of life for residents and visitors alike. The project facilities include parking, walking track, landscape structures, pergolas for partial shading, open air theatre and gazebos for people to congregate, railings, ramps, etc.

1.3.4.13 Development of Parks

Three parks viz., the May Day Park at Chindatripet and a park each at Ramapuram and Perumbakkam, has been taken up by CMDA for development, with an aim to develop an intergenerational public amenity that will include walking paths, landscaped areas, children's play areas, gym/fitness equipment, provision of recreation cum play areas, seating arrangements, lighting, drinking water facilities and public conveniences, etc.

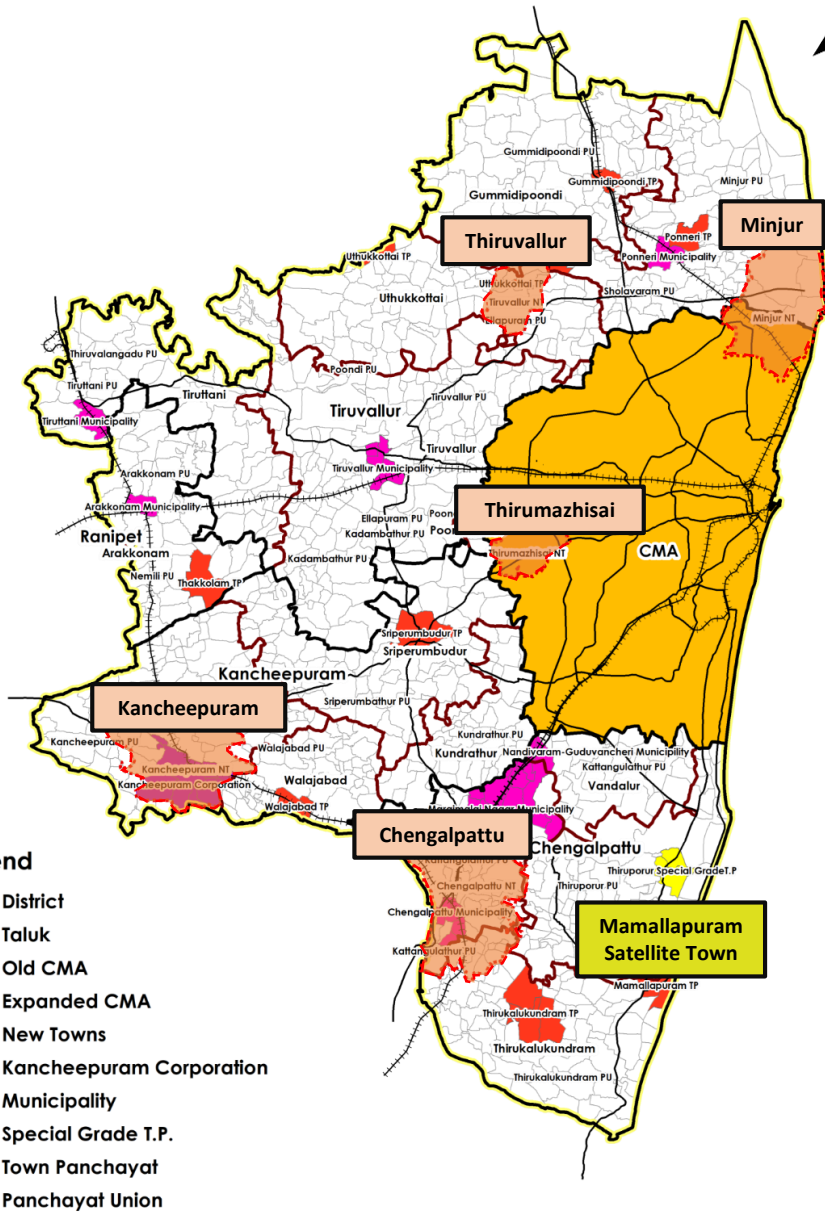
Conclusion

The visionary former Chief Minister of Tamil Nadu, Dr.Kalaingar, created the Chennai Metropolitan Development Authority.











At present, under the guidance of the Hon'ble Chief Minister, CMDA envisions a vibrant, sustainable, and inclusive city with defined policies that aim to harmonize the city with modern infrastructure, green spaces, fostering economic growth while preserving cultural heritage. CMDA is committed to transforming Chennai into a model global metropolis.

**“இயற்றலும் ஈட்டலும் காத்தலும் காத்த
வகுத்தலும் வல்ல தரசு” – குறள் 385.**

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



Legend

-  District
-  Taluk
-  Old CMA
-  Expanded CMA
-  New Towns
-  Kancheepuram Corporation
-  Municipality
-  Special Grade T.P.
-  Town Panchayat
-  Panchayat Union

Expanded
Chennai Metropolitan Area - 5904 sq.km.



Hon'ble Minister for Municipal Administration and Hon'ble Minister for Hindu Religious and Charitable Endowments Department and Chairman CMDA handed over cheque for Rs. 43.05 Crores to Greater Chennai Corporation on 19.10.2023 for upgradation of Madhavaram truck terminal and purchase of 51 Skid Steer Loader vehicle.



Hon'ble Chief Minister of Tamil Nadu Inaugurated the "Kalaingar Centenary Bus Terminal" at Kilambakkam on 30.12.2023



Hon'ble Chief Minister of Tamil Nadu Inaugurated the "Kalaigal Centenary Bus Terminal" at Kilambakkam on 30.12.2023



Hon'ble Chief Minister of Tamil Nadu laid the foundation stone for Urban Development Projects at an outlay of Rs. 150.05 Crore on 15.11.2023



Hon'ble Minister for Hindu Religious and Charitable Endowments Department and Chairman CMDA handed over Rs. 5 Crore to Hon'ble Minister of Forests on 23.02.2024 for development of Urban Green Forest at Siruseri by Tamil Nadu Green Climate Company



Hon'ble Chief Minister of Tamil Nadu laid the foundation stone for Urban Development Projects at an outlay of Rs. 558.45 Crore on 27.02.2024



Hon'ble Chief Minister of Tamil Nadu laid the foundation stone for Urban Development Projects at an outlay of Rs. 203.76 Crore on 07.03.2024



Hon'ble Minister for Hindu Religious and Charitable Endowments Department and Chairman CMDA inspected ongoing works of 2023 – 2024 announcement projects along with Department officials.



Hon'ble Chief Minister of Tamil Nadu launched "Vada Chennai Valarchi Thittam" comprising various Urban Development Projects at an outlay of Rs. 4181.03 Crores on 14.03.2024



Hon'ble Chief Minister of Youth Welfare and Sports Development of Tamil Nadu laid the foundation stone for Development of Urban Development Projects at an outlay of Rs. 10 Crore on 12.03.2024



Hon'ble Minister for Hindu Religious and Charitable Endowments Department and Chairman CMDA inspected ongoing works of 2023 – 2024 announcement projects



Hon'ble Minister for Hindu Religious and Charitable Endowments Department and Chairman CMDA inspected ongoing works of 2023 – 2024 announcement projects



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