

Second Master Plan For Chennai Metropolitan Area, 2026

Volume I Vision, Strategies and Action Plans

September 2008

(Approved by the Government of Tamil Nadu in G.O.Ms. No. 190 H&UD dated 2.9.2008. Notification was made in the Tamil Nadu Government Gazette Extraordinary No.266, Part II-Section 2 dated September 2, 2008)



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Acknowledgement

Preparation of Master Plan calls for efforts and energy of titanic proportion. And the fact that it requires enormous data from multifarious sources makes the exercise all the more tedious and difficult. Further the fact that master plan is one of the few documents which impact positively and negatively the entire metropolis, the pool of stakeholders become wide and large thereby making the public consultation process huge and painstaking but at the same time very useful. Nonetheless the sustained collective efforts of the master plan preparation exercise culminated in the documentation of the Second Master Plan.

The preparation of the modified / fresh Second Master Plan started in 2005. The guidance and leadership provided by the past Chairpersons and the present Chairperson, CMDA & Hon'ble Minister for Information Thiru. Parithi Ilamvazhuthi has been immense. It is in the fitness of things to acknowledge the same as well as the support and consultation rendered by the past and present Members of the Authority.

Given the stupendous nature of the master planning task and the intricacy of details involved, providing the right leadership and direction is not an easy one. But the same came in good measure from the past Vice-Chairperson Thiru. R. Santhanam, IAS (from Nov, 2006 to Nov, 2007) and some of his predecessors. Notable among the past Vice-Chairpersons are Thiru. S.A.Subramani, IAS and Tmt. Jayanthi, IAS. The contributions made by the immediate past Vice-Chairperson Thiru T.R.Srinivasan, IAS. and the present Vice Chairperson Tmt. Susan Mathew, IAS are also acknowledged. The day-to-day guidance and support provided and the inputs given by the past Member-Secretary Thiru. Md.Nasimuddin, IAS was of immense help. The contributions made by the present Member-Secretary Thiru.Vikram Kapur, IAS and the past Member-Secretaries, Thiru K.Alaudin IAS, Thiru.M.F.Farooqui IAS, Dr. Niranjan Mardi IAS, Thiru. Vibhu Nayar IAS, Thiru. Rajeev Ranjan IAS, Thiru. V.K. Jeyakodi IAS, Thiru. P.R.Sampath IAS, Thiru. G. Santhanam IAS, Thiru. Malik Feroze Khan, IAS, Thiru. R.N.Choubey IAS and M.R.Mohan IAS are also acknowledged.

It would be unfair if the contributions made by the past Chief Planners of CMDA, Tvl. T.L.Prakasam, A.Damodaran, A.R.Doss, A.R.Ranganathan and N.Dharmalingam, are not duly acknowledged as they had significantly contributed in the preparation of draft Second Master Plan 2011 which in one way or other paved the way of the present document.

As the planning exercise encompassed various sectors, it required the support and positive interaction with many public and private agencies / departments. It would be unfair if their collective contribution and cooperation are not acknowledged. Their support has also been acknowledged at appropriate places in the document.

Uploading the draft Master Plan-II document in the CMDA website and sale of more than 3000 copies of the printed document coupled with the public consultation organised along the length and breadth of the metropolis for over 4 months did provide ample scope for the broadest public participation and brought forth more than 900 letters containing suggestions / objections thereby deepening the scope and content of the Plan document. The media, particularly the print media, have extended their mite by enhancing the quality and coverage of the public participation by debating the contents of the document. Notwithstanding the fact that it required painstaking efforts to skim through all the suggestions and objections and sift doable and tangible suggestions from the maze of ideas furnished individually and as groups, it was indeed a satisfying experience, at the end of the day, to note that the feedback from virtually every segment of stakeholders could be gathered in making the master plan as complete and comprehensive as possible. The contribution by the various committees constituted to examine in detail the suggestions and objections received from the public was not only significant but also laudable given the constraints in which these committees worked. As a mark of acknowledgement of their contribution members of these committees are enlisted elsewhere in the document. The High Court-appointed Monitoring Committee also contributed by way of certain suggestions.

The two-day workshop organised by CMDA which solicited the views and suggestions from the top level officials of various Government agencies, experts, engineers, architects, NGOs etc. has also greatly assisted in enhancing the quality of the document preparation. As for fine-tuning the policy options and future directions of growth for the metropolis, the deliberations at the meetings of the Secretaries of various departments chaired by the Chief Secretary to Government also found very useful.

Guidance provided by Thiru.L.K.Tripathy IAS, Chief Secretary to Government from time to time and the support extended by Thiru.R.Sellamuthu IAS, Secretary to Government, Housing and Urban Development Department are also thankfully acknowledged.

Last but not the least, the untiring efforts made by the study team comprising the entire Master Plan Unit and other support members headed by Thiru C. Palanivelu, Chief Planner despite all odds ensured that the document is prepared meticulously without any compromise on quality or content and submitted to the Government in time.

Contents

	About Chennai	i - ii
	Introduction	i – vii
I	Review of the First Master Plan	1
II	Demography	6
III	Economy	13
IV	Traffic and Transportation	26
V	Shelter	61
VI	Infrastructure	68
VII	Social Facilities	81
VIII	Solid Waste Management	90
IX	Macro Drainage System in CMA	94
X	Disaster Management	99
XI	Environment	103
XII	Spatial Strategy and Land use Planning	110
XIII	Development Regulations	119
XIV	Monitoring and Implementation of Master Plan	121

Acronyms

A/R	Auto Rickshaw
ADB	Asian Development Bank
ATC	Area Traffic Control
BOO	Build, Own & Operate
BOOT	Build, Own, Operate & Transfer
BPL	Below Poverty Line
BSNL	Bharat Sanchar Nigam Ltd.
CAA	Constitutional Amendment Act
CBD	Central Business District
CBDRM	Community Based Disaster Risk Management
CBED	Community Based Environmental Development Programme
CBO	Community Based Organisation
CMA	Chennai Metropolitan Area
CMWSSB	Chennai Metropolitan Water Supply & Sewerage Board
CNG	Compressed Natural Gas
CO	Carbon Monoxide
CoC	Corporation of Chennai
CPHEEO	Central Public Health and Environmental Engineering Organisation
CPT	Chennai Port Trust
Crore	100 lakhs = 1 00 00 000
CRZ	Coastal Regulation Zone
CTH Road	Chennai Tiruvallur High Road
CTP	Chennai Traffic Police
CTS	Comprehensive Transportation Study
CTTS	Comprehensive Traffic & Transportation Study
CUA	Chennai Urban Agglomeration
DCR	Development Control Rules
DDP	Detailed Development Plan
DES	Department of Economics and Statistics
DMRC	Delhi Metro Rail Corporation
DMRH	Director of Medical and Rural Health Services
DoH	Department of Highways
DPHPM	Dept. of Public Health and Preventive Medicine
DR	Development Regulations
ECR	East Coast Road
EIA	Environmental Impact Assessment
ELCOT	Electronics Corporation of Tamil Nadu
EMP	Environmental Management Plan
ETB	Electric Trolley Bus
EWS	Economically Weaker Section
FMP	First Master Plan
FoB	Foot Over Bridge
FSI	Floor Space Index
GIS	Geographical Information System
GNT Road	Grand Northern Trunk Road
GoI	Government of India
GoTN	Government of Tamil Nadu
GST Road	Grand Southern Trunk Road

GWT Road	Grand Western Trunk Road
H&UD Dept.	Housing & Urban Development Department
ha	hectare
HHI	Household Interview
HIG	High Income Group
HOV	High Occupancy Vehicle
HT Line	High Tension Line
HTL	High Tide Line
ICC	Inner Circular Corridor
IL&FS	Infrastructure Leasing & Financial Services
IPT	Intermediate Public Transport
IRR	Inner Ring Road
IT	Information Technology
ITES	Information Technology Enabling Services
JNNURM	Jawaharlar Nehru National Urban Renewal Mission
km	kilometre
KWMC	Koyambedu Wholesale Market Complex
LB Road	Lattice Bridge Road
LC	Level Crossing
LIG	Low Income Group
lpcd	litres per capita per day
LPG	Liquified Petroleum Gas
LRT	Light Rail Transit
LT Line	Low Tension Line
m	million
MBI Road	Marmalong- Bridge- Irumbuliyur Road
MEPZ	Madras Export Processing Zone
Mft3	Million cubic foot
MG Road	Mahatma Gandhi Road
mg.	milligram
MICE Tourism	Meetings, Incentives, Convention and Exhibitions Tourism
µg/m ³	microgram per cubic metre
MIG	Middle Income Group
Million	10 lakhs =100 000
MINARS	Monitoring of Indian National Aquatic Resources
MLD	Million Litres per Day
MMDA	Madras Metropolitan Development Authority
MPC	Metropolitan Planning Committee
MR	Mixed Residential
MRTS	Mass Rapid Transit System
MTC	Metropolitan Transport Corporation
MUDP	Madras Urban Development Project
MVA	Mega Volt Ampere
MW	Mega Watt
NCTPS	North Chennai Thermal Power Station
NGO	Non-Government Organisation
NH	National Highway
NHAI	National Highways Authority of India
NMT	Non-Motorised Transport
Nos./nos.	numbers

OMR	Old Mahabalipuram Road
ORR	Outer Ring Road
OSR	Open Space Reservation
PCE	Passenger Car Equivalent
PCO	Public Call Office
PCU	Passenger Car Unit
PDA	Pallikaranai Drainage Area
PR	Primary Residential
PTCS	Pallavan Transport Consultancy Services
PWD	Public Works Department
RITES	Rail India Technical & Economic Services
rly.	railway
ROB	Road Over Bridge
RSPM	Respirable Suspended Particulate Matter
RTS	Rapid Transit System
RUB	Road Under Bridge
SCAT	Sydney Co-ordinated Adaptive Traffic System
SCOOT	Split Cycle Offset Optimisation Technique
SEZ	Special Economic Zone
SIDCO	Small Industries Development Corporation
SIPCOT	State Industries Promotion Corporation of Tamil Nadu
SMP	Second Master Plan
SPM	Suspended Particulate Matter
sq.km	square kilometre
sq.m	square metre
T/W	Two Wheeler
TDM	Travel Demand Management
TDR	Transfer of Development Rights
TEU	Twenty Equivalent Unit
TIDCO	Tamil Nadu Industrial Development Corporation
TN	Tamil Nadu
TNEB	Tamil Nadu Electricity Board
TNHB	Tamil Nadu Housing Board
TNHSP	Tamil Nadu Health Systems Project
TNPCB	Tamil Nadu Pollution Control Board
TNSCB	Tamil Nadu Slum Clearance Board
TNUDF	Tamil Nadu Urban Development Fund
TNUDP	Tamil Nadu Urban Development Project
TNUIFSL	Tamil Nadu Urban Infrastructure Financial Services Ltd.
TP	Town Panchayat
TPP Road	Tiruvottiyur- Ponneri- Panchetty Road
TSPM	Total Suspended Particulate Matter
TWAD	Tamil Nadu Water supply And Drainage Board
UGD	Under Ground Drainage
ULB	Urban Local Bodies
UMTA	Unified Metropolitan Transport Authority
UNDP	United Nations Development Programme
V/C	Volume-Capacity Ratio
VP	Village Panchayat
WB	World Bank

List of Tables

No.	Title	Page no.
2.1	Growth of Population in CMA	6
2.2	Migration to Chennai City, 1961-01	7
2.3	Migration to Chennai Urban Agglomeration (CUA)* - 2001	8
2.4	Composition of Growth - Chennai City	8
2.5	Sex Ratio in Chennai City & CMA	9
2.6	Literacy Levels in CMA	9
2.7	Age Structure in CMA	10
2.8	Projected Population for CMA and Chennai City	11
3.1	Participation Rate 1991 and 2001	13
3.2	Trend of percentage of occupational structure for the city	14
3.3	Trend of occupational structure for the CMA	14
3.4	Occupational structure CMA _ 1991 and 2001	15
3.5	Employment of organized sector in Chennai, Kancheepuram (including Thiruvallur District)	16
3.6	BPL Population	20
3.7	Employment Projection CMA_2026	21
4.1	Projected Daily Trips by Public Transport	32
5.1	Slum Population in selected Municipalities	62
5.2	Projection of Housing demand in CMA	63
5.3	Estimated New Housing in CMA	66
6.1	Water Supply and Sewer Current scenario in selected Municipalities in CMA	68
6.2	Quality of Water Supplied by CMWSSB in Chennai city	69
6.3	Sources and Availability of water	69
6.4	Salient features of the Sewerage Macro Systems Treatment Units	69
6.5	Estimation of Water requirements for various uses - CMA	71
6.6	Safe yield from different sources	71
6.7	Water Allocation 2026 _CMA	73
6.8	New Sub Stations proposed	75
7.1	Literacy & Educational Infrastructure in the districts covered in CMA	81
7.2	Number of Schools Required 2026	82

7.3	Arrival of Tourists in Chennai	86
8.1	Solid Waste generated daily in CMA	90
12.1	Existing Land use 2006	114
12.2	Proposed Land use 2026	114

List of Figures

2.1	Growth of Population in CMA 1971 - 2001	6
2.2	Migration to Chennai City 1961 - 2001	7
3.1	Participation rate - Chennai City and CMA	13
3.2	Trend of Occupational Structure - Chennai City	14
3.3	Trend of Occupational Structure - CMA	14
3.4	Total export and import - Chennai Port	19
3.5	Import and export receipts at Chennai Airport	20
4.1	Vehicle population in Chennai City (as on 1.1.2007)	28
4.2	Distribution of vehicles by Type - 1984	28
4.3	Distribution of vehicles by Type - 1992	28
4.4	Distribution of vehicles by Type - 2007	28
4.5	Distribution of person trips by mode - 1970	29
4.6	Distribution of person trips by mode - 1992	29
4.7	Distribution of person trips by mode - 2005	29
4.8	Trend of road accidents in the City	31

About Chennai

Chennai situated on the shores of the Bay of Bengal is the capital of Tamilnadu state. It is the fourth largest metropolis in India. It's older name 'Madras' was officially changed to 'Chennai' in 1996.

2. Chennai Metropolis [with latitude between 12°50'49" and 13°17'24", and longitude between 79°59'53" and 80°20'12"] is located on the coramandal coast in southern India and the land is a flat coastal plain. Three rivers viz. Kosasthalaiyar, Cooum and Adyar pass through Chennai Metropolitan Area. These rivers are placid and meander on their way to the sea. Buckingham Canal, a man made canal, is another large waterway which runs north south through this Metropolis. Sholavaram lake, Red Hills lake and Chembarambakkam lake are the three large lakes in the Area.

3. Chennai lies close to the equator and most of the year it is hot and humid. Highest temperature attained in May-June is usually about 40°C (104 °F) for a few days. The coldest time of the year is early January when the temperature is about 20°C (68°F). Predominant wind direction is from South East to North West.

4. Chennai Metropolitan Area comprises the area covered by Chennai City Corporation (Chennai District), 16 Municipalities, 20 Town Panchayats and 214 villages forming part of 10 Panchayat Unions in Thiruvallur and Kancheepuram Districts. It extends over 1189 Sq.Kms, and has a population of 7.04 million as per 2001 census.

5. While majority of people in Chennai are Tamil speaking, a sizeable population is Telugu speaking. Since Madras (presently Chennai) was the capital of the erstwhile Madras Presidency covering most of the areas now under the states of Andhra Pradesh, Karnataka and Kerala it has inherited a mix of languages [viz. Telugu, Kannada, Malayalam]. Chennai has become progressively more cosmopolitan after Independence with people from north mainly Rajasthan, Gujarat and Punjab settling in this Metropolis for business. Theosophical Society and Kalakshetra School of Music and Dance located in southern Chennai attracted foreigners to settle in Chennai. Recently the growth of IT industries in this Metropolis has been attracting a mix of people from other states as well as from abroad.

6. Chennai is famous for its classical dance called Bharathanatyam and the 'carnatic music season' event held every year during December and January is one of the world's longest cultural events attracting people not only from various places in India but also from foreign countries.

7. Chennai has a very heterogeneous mix of architectural style ranging from ancient temples to British colonial era buildings to the latest modern buildings. Most of the buildings constructed during colonial era are of Indo-Saracenic style.

8. Chennai is a major transportation hub for road, rail, air and sea transport connecting major cities inland and abroad.

9. Chennai is one of the major educational centres in India with a number of colleges and research institutions. Recently it has also been emerging as an important health centre with a large number of super specialty hospitals.

10. Chennai is thus emerging as an important metropolis in the South Asian region.

Introduction

The process of modern city planning seeks to steer market forces in the city building towards citizen welfare and public good. Zoning and building byelaws are still among the primary tools of such planning. In addition, master plans seek to lay out a physical pattern of land use and transportation routes for the city or metropolitan area as a whole. Thus master plans serve as a guide for public agencies to tailor their sectoral programming to the plan while facilitating private investments in the same manner.

2. Chennai the fourth largest metropolis in India is the focus of economic, social and cultural development and is the capital of the Tamilnadu state. It is growing at a rapid pace, and there is a demand for integration of the past developments with the future requirements. A co-ordinated and integrated approach among the various agencies involved in urban development is the need of the hour. Participatory process in planning is equally important and review and implementation of the plan at the local body level is a must to achieve the objectives of making this metropolis more livable and of international standard.

3. Though Madras Town Planning Act was enacted in 1920 itself and a few Detailed Town Planning schemes were sanctioned for small areas within the Chennai City, no comprehensive plan for city or metropolitan region was prepared. The Madras Town Planning Act was superseded in 1971 by the Tamilnadu Town and Country Planning Act.

4. The functions of the CMDA as per section 9-C of the Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act No. XXXV of 1972) are (i) to carry out a survey of the Chennai Metropolitan Planning Area and prepare reports on the surveys so carried out; (ii) to prepare a master plan or a detailed development plan or a new town development plan as the case may be, for the Chennai Metropolitan Planning Area; (iii) to prepare an existing land use map and such other maps as may be necessary for the purpose of preparing any development plan; (iv) to cause to be carried out such works as are contemplated in any development plan; (v) to designate the whole of the Chennai Metropolitan Planning Area or any part thereof within its jurisdiction as a new town and to perform the following functions, namely (a) to prepare a new town development plan for the area concerned; and (b) to secure the laying out and development of the new town in accordance with the new town development plan; (vi) to perform such other functions as may be entrusted to it by the Government.

5. Master Plans are broad based plans and they are not meant to serve as 'daily blue-prints'. Taking cue from this Master Plan, detailed sectoral plans have to be prepared and programmes for projects & their execution have to be worked out and implemented by the Departments / Agencies concerned. According to section 17, sub-section (2) of the Act, the Master Plan may propose or provide for all or any of the following matters, namely (a) the manner in which the land in the planning area shall be used; (b) the allotment or reservation of land for residential, commercial, industrial and agricultural purposes and for parks, playfields and open spaces; (c) the allotment or reservation of land for public buildings, institutions and for civic amenities; (d) the making of provision for the national highways, arterial roads, ring roads, major streets, lines of communication including railways, airports and canals; (e) the traffic and transportation pattern and traffic circulation pattern; (f) the major road and street improvements; (g) the areas reserved for future development, expansion and for new housing; (h) the provision for the improvement of areas of bad layouts or obsolete development and slum areas and for relocation of population; (i) the amenities, services and utilities; (j) the provision for detailed development of specific areas for housing, shopping, industries and civic amenities and educational and cultural facilities; (k) the control of architectural features, elevation and frontage of buildings and structures; (l) the provision for regulating the zone, the location, height, number of storeys and size of buildings and other structures, the size of the yards and other open spaces and the use of buildings, structures and land; (m) the stages by which the master plan shall be carried out; and (n) such other matters as may be prescribed.

6. The 74th Constitutional Amendment Act (CAA) mandates the setting up of Metropolitan Planning Committee (MPC) in every Metropolitan area. It redefined the powers, authority and responsibilities of Municipalities etc. As per the Act amendment, subject to provisions of the Constitution, the Legislature of a State may by law, endow – (a) the Municipalities with such powers and authority as may be necessary to enable them to function as institutions of self government and such law may contain provisions for devolution of powers and responsibilities upon Municipalities, subject to such conditions as may be specified therein, with respect to – (i) the preparation of plans for economic development and social justice; (ii) the performance of functions and implementation of schemes as may be entrusted to them including those in relation to the matters listed in the Twelfth schedule, (b) the committees with such powers and authority as may be necessary to enable them to carry out the responsibilities conferred upon them including those in relation to the matters listed in the Twelfth schedule.

7. The CAA also provided that the MPC shall, in preparing the draft development plan, have regard to (i) the plans prepared by the Municipalities and the Panchayats in

the Metropolitan area; (ii) matters of common interest between the Municipalities and the Panchayats, including co-ordinated spatial planning of the area, sharing of water and other physical and natural resources, the integrated development of infrastructure and environmental conservation; (iii) the overall objectives and priorities set by the Government of India and the Government of the State; (iv) the extent and nature of investments likely to be made in the metropolitan area by agencies of the Government of India and of the Government of the State and other available resources whether financial or otherwise.

8. The constitution of a Metropolitan Planning Committee by amending the Tamil Nadu Town and Country Planning Act is under active consideration of the Government of Tamil Nadu. As provided in the respective local bodies' Act, Village Panchayats are expected to prepare Annual Plans for economic development and social justice within their area, and the Corporation and Municipalities are expected to prepare Annual Plans and 5 year Plans for investments; the MPC would prepare perspective plans with 20-25 year perspective with 5 year programmes and annual budgets and forward it to the State Government. In the new situation envisaged under the 74th CAA, CMDA will also act as the Secretariat of the Metropolitan Planning Committee to assist in the formulation and review of the draft Metro-Perspective plan. This draft Metropolitan plan contemplated to be prepared by the MPC is different from the Master Plan prepared under Section 17 of the Tamilnadu Town and Country Planning Act. It is pertinent to note that the Delhi Development Authority has notified the Master Plan for Delhi-2021 recently in Feb 2007. Mumbai Metropolitan Regional Development Authority is in the process of revising their Master Plan for the Mumbai Area prepared in 1995. Bangaluru Development Authority has notified the Master Plan-2015 for Bangaluru Metropolitan Area on 25th, June 2007.

9. The process of preparation of Master Plan for the Metropolis started in 1973, by constitution of an adhoc body viz CMDA in 1973; it became a statutory body by Act amendment in 1974 (Tamilnadu Act 22 of 1974) and notification of the CMA was made in 1975. The draft master plan for CMA consented by Government was notified in Gazette on 5.08.75 and from that date developments are regulated with reference to Master Plan / Development Control Rules. The first Master Plan was finally approved by the Government in G.O.Ms.No. 2395, R.D. & L.A., dated 4.12.76. A review of the implementation of the First Master Plan is given in chapter I.

10. The major agencies involved in the infrastructure planning and development in Chennai Metropolitan Area are listed below.

The Details of Agencies and their Responsibilities			
Sl. No.	Agency	Responsibility	Jurisdiction
Local Government			
1	Chennai Corporation-	Provision of roads, construction of ROBs, RUBs, pedestrian subways etc., streetlights, solid waste collection and management, micro-drainage, parks and play grounds in their area of jurisdiction	Within the local body area
2	Municipalities	Provision of roads, construction of pedestrian subways etc., streetlights, solid waste collection and management, micro-drainage, parks and play grounds in their area of jurisdiction	
3	Town Panchayats		
4	Village Panchayats		
Parastatals Agency			
i	TNHB	Neighbourhood development including provision of plots and ready built houses, Sites and Services schemes.	Tamil Nadu State but focus is more on CMA
ii	MTC	Bus Transport	CMA
iii	Traffic Police (Greater Chennai)	Traffic Management Schemes	Greater Chennai
iv	TNEB	Electricity generation and supply	Tamil Nadu State
v	CMWSSB	Water Supply & Sewerage facilities for CMA	CMA*
vi	TNSCB	Provision of housing, infrastructure and livelihood programs in slum areas	Tamil Nadu State but focus is more on CMA
vii	Highways Department	Major roads within Chennai City, all bus route roads and major district roads, construction of ROBs, RUBs, pedestrian subways etc.	Tamil Nadu State
viii	PWD	Implementation & Maintenance of macro drainage system	Tamil Nadu State
ix	CMDA	Metropolitan Planning, Coordination of project implementation	CMA

* Though CMWSSB has jurisdiction over the CMA as per its Act, its area of operation is limited presently to Chennai City Corporation area and a few adjoining areas such as Mogappair, I.T. Corridor etc. However it has proposal to expand its area of operation covering the entire CMA.

11. The Authority (Board) has representation from the elected representatives of the Urban & Rural Local Self Governments within the CMA. In the preparation of development plans such as Master Plan and Detailed Development Plans, the Local Governments are duly consulted soliciting their views, recommendations and also involving them in the preparation of the plans. CMDA has delegated its powers to various local self-governments within CMA to issue planning permits depending on their status, and availability of technical manpower. Planning permissions for all types of developments are issued through the concerned local bodies only; local bodies also issue building licenses under the Local body Act along with Planning Permissions.

12. Draft Second Master Plan 2011 for CMA was prepared and submitted to Government and the Government gave its consent for the draft in G.O.Ms.No.59 H&UD 30.06.1995. After public consultation it was submitted to Government in December 1995 for approval. In the meanwhile, a Writ Petition was filed in the Hon'ble High Court of Madras against finalisation of the Plan and the Hon'ble High Court had ordered interim injunction confining issue of final notification and the interim order was made absolute on 1.07.1997. The High Court in its order-dated 10.07.2001 in Writ Petition No. 14819 / 95 dismissed the Writ Petition. Government in G.O.Ms. 408 H&UD dated 5.10.2001 had returned the draft Master Plan 2011 to CMDA directing to modify the Master Plan taking into account the recent urban developments, amendments to the DCR made till then, future needs of CMA etc and resubmit the same.

13. While revising the Master Plan, the existing land use plan was prepared based on the high-resolution imageries viz. IKONOS for the years 2001, 2003 and 2004 (1 metre resolution) and also the CARTOSAT for the year 2005 (2.5metre resolution). Latest Census 2001 data were made use of and the demography analysis made. Latest trends in developments including I.T. & ITES developments, automobile and its ancillary unit's developments and electronic industries developments around the CMA were also taken into account. CMDA's Infrastructure Investment Plan implemented since 2003 and the City Development Plan for this Metropolis prepared for JN-NURM were also taken into consideration. Metro rail is another major investment on the anvil to relieve congestion. Latest policies and programmes of the Government in various sectors were considered. Keeping the horizon year for the Master Plan as 2026, future demands were worked out and the Second Master Plan prepared. Developable lands were identified and extents worked out using remote sensing techniques. Taking into account the physical constraints and regulatory constraints also, population distribution and land use distributions spatially over various local bodies within CMA were made. All the maps in the revised Master Plan were prepared in the digital format using computers extensively.

14. The revised draft Second Master Plan was submitted to government by CMDA in December 2005 for approval with a request to give an opportunity to the public and local authorities for giving their suggestions before final approval. The Government in G.O. Ms. No. 331 H&UD department dated 5.12.2006 have returned the draft Master Plan to CMDA with the direction to prepare Master Plan afresh incorporating further developments in the field and submit a proposal for consent under section 24(2) of Tamil Nadu Town and Country Planning Act 1971. This was done in February 2007 and the Government gave its consent on 30.03.2007.

15. Though the Act requires 60 days' time to be given to the public inviting objections and suggestions, CMDA gave more than 140 days. Copies of the draft Master Plan in English and Tamil and the short version of the Plan in English and Tamil were made available to the public. These were also hosted on the official website www.cmdachennai.org so that it can be accessed by the public and downloaded free of cost. CMDA conducted public consultations at 14 centres spread over the CMA between April and July 2007 in which the officials and elected representatives of local bodies within CMA have also participated. Meetings with important stakeholders like the Builders Association and the Architects Association were also held. A separate consultation with the Mayor and the Councilors of Chennai Corporation was held and their suggestions obtained. The proceedings of these public consultations were put up on the CMDA website. A two-day Workshop was organized in the last week of August 2007 in which the concerned Government Departments/agencies, experts in the field, academicians, etc. participated and gave their valuable suggestions. The views / suggestions of different departments of Government were also obtained in a meeting chaired by the Chief Secretary to government on 31.08.2007.

16. More than 900 letters containing objections and suggestions were received from various associations and the general public. To examine the objections and suggestions seven subject-wise Committees (Land Use, DCR, Transport, Environment, Water Supply and Drainage, Solid Waste Management and Housing) were constituted comprising representatives from Government Departments / Agencies, CMDA, experts in the field and representatives from NGOs/CBOs. The Committees' recommendations were placed before the Authority at its meeting held on 28-10-2007 for consideration and the decisions of the Authority have been incorporated in the Second Master Plan.

17. The Vision of CMDA is to make Chennai a prime metropolis which will become more livable, economically vibrant, environmentally sustainable and with better assets for the future generations.

18. The Chennai Metropolis is expected to become one of the Mega Cities in the world with more than 10 million population, in the next 10 years. The Chennai City Corporation with 176 sq.km. area will accommodate about 59 lakh population while the rest of the Metropolitan Area with an extent of 1013 sq.km. will accommodate about 66 lakh population by 2026. For a balanced, planned development, a multipronged approach is recommended for adoption which includes regulation of developments through land use and development regulations, decongestion measures like shifting of certain traffic intensive wholesale activities from congested localities to planned areas,

development of new town / satellite towns and formulation and implementation of integrated urban infrastructure development projects by the agencies concerned.

19. Chennai is a hub for the region surrounding it. There is no declared region in the area for the purpose of planning and in 1975 the Metropolitan Area itself was declared as a region with boundaries limiting the planning process. But the Government have been considering to declare the areas adjoining the CMA as a Region comprising parts of Thiruvallur and Kancheepuram Districts for preparing Regional Plan, considering the developments coming up in the Kelambakkam-Tiruporur, Orgadam-Sriperumbudur and Gummidipoondi-Ponneri areas. When such a large Regional Plan is prepared it should take into account the Master Plan for CMA, for balanced development in the region.