

Chennai Metropolitan Development Authority
Tamil Nadu Housing and Habitat Development Project

TERMS OF REFERENCE

Senior Planning Advisor

Project Implementation Unit, CMDA

I. Introduction

Tamil Nadu (TN) is the leading urbanizing State in India with its capital, Chennai being the sixth most populous city in India. About 35 million people reside in urban areas and account for 9.6% of India's urban population. In terms of urbanization in large states, TN is the most urbanized (48.5%) while in terms of urban population, it is the third largest after Maharashtra (>50 million) and Uttar Pradesh (> 40 million). Urban growth rate, at 27% from 2001 to 2011, outpaced the rural growth rate of 6% during the same period. Urban growth combines net in-migration into urban areas, expansion of city boundaries to accommodate peri-urban growth and natural growth of the existing urban population. Urbanization in TN is widely dispersed and encompasses 21 municipal corporations, 139 municipalities and 490 town panchayats. In addition, 374 Census Towns are identified as areas with urban characteristics but have not formally been notified as urban.

About CMDA

The Chennai Metropolitan Development Authority (CMDA) was constituted as an ad-hoc body in 1972 and became a statutory body in 1974 via the Tamil Nadu Town and Country Planning Act 1971. It is in charge of planning and development of the capital region of Tamil Nadu, the Chennai Metropolitan Area (CMA). The CMA comprises of the Greater Chennai Corporation, Corporations of Tambaram and Avadi, 5 Municipalities, 3 Town Panchayats, and 179 Village Panchayats in 10 Panchayat Unions and falls within three districts and covers an area of 1,189 Sq.km with a population of nearly 8.65 million in 2011.

It is the fourth largest urban agglomeration in India after Mumbai, Delhi, and Kolkata metropolitan regions. The metropolitan area covers the entire Chennai district and parts of the Tiruvallur and Kanchipuram districts. The Chennai district is completely urban. CMDA is the nodal planning agency of Chennai which administers the Chennai Metropolitan Region. As per CMDA's Second Master plan, CMA's population is expected to increase to 14.8 million by 2035.

The CMA region comprises Chennai city and the rest of CMA. Chennai city alone comprised of 74% of the total population of CMA in 1971. In 2021, it is estimated that 46% of the population of CMA resides within the city limits. The Chennai city registered a growth rate of 1.23% in 1991 -2021 to 0.68% during the period 2001-2011, ranked the second least decadal change among the districts. The Chennai City Corporation with an area of 176 sq. km. witnessed a population of nearly 4.65 million in 2011. In October 2011, the City area was revised to 426 Sq.km, with a population of about 6.6 million (2011). The workforce participation rate was 43.3%, indicating that nearly 3.68 million people are employed in CMA. Chennai is a major transportation hub for road, rail, air, and sea transport connecting major cities inland and abroad.

About TNHHDP and PIU

The CMDA is one of the Implementing Agencies of the World Bank assisted Tamil Nadu Housing and Habitat Development Project (TNHHDP). The objective of the project is to strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing. Under this project, finance for technical assistance to strengthen CMDA, analytical and coordination capacities towards preparation of a new master plan for Chennai is allotted. To enable the overall implementation of the project within CMDA, a separate unit called Project Implementation Unit (PIU) has been formed, which operates in tandem with CMDA's Master Plan Unit (MPU).

Support under TNHHDP to CMDA will aim to:

- (i) develop a metropolitan growth vision for CMA;
- (ii) develop a multi-sectoral analytical underpinning that increase affordability of housing by (i) establishing a geospatial platform towards preparation of a base map of CMA, (ii) identify land use planning approaches that allow CMDA to translate its vision into a Master Plan; , (ii) undertake multi-sectoral analytical and big data studies that would input into the master plan preparation process with a focus on land, access and housing; and (iv) develop sectoral layers on the basemap through an integrated information system in coordination with key state and local government institutions; and
build capacity of the institution to coordinate and aggregate multi-sector spatial information towards preparation of the next Master Plan. This would include support to: development of a comprehensive vision for future urbanization of Chennai

plugging into and supporting the proposed Chennai City Partnership program; strengthening of urban planning systems including setting-up a multi-sectoral geo-spatial data system; supporting preparation of guidelines that support the Master Plan process; capacity building towards establishing modern and inclusive land use planning systems; and twinning with an international city on metropolitan planning functions.

The study on development of a comprehensive Vision for the Third Master Plan is currently underway. Studies in pipeline include, inter-alia:

1. Demand/Supply pattern of housing in CMA;
2. Spatial distribution of employment and income categories and agglomeration economies in CMA;
3. Integrating Blue-green infrastructure for flood disaster and risk reduction in Urban Planning and management in CMA;
4. Study on Urban heat islands effect in Chennai; among others.

CMDA is in the process of preparing the Third Master Plan for the period of 2026-2046. The new master plan would differ in several ways from the Second Master Plan. A future master plan needs to take a much broader view of planning to allow for a more integrated land use and infrastructure development schemes. Compatibility of land use, improved accessibility and enhanced quality of life are among the key objectives the new master plan would pursue. The new master plan should also contribute to enhancing the resilience of the CMA by incorporating policies to enable the city in coping with urban risks and climate change mitigation and adaptation. The new master plan can provide the city with the opportunity to reshape itself around infrastructure, allowing for more sustainable urban growth, better distribution and density and the creation of vibrant economic cores that cities need to thrive. With a growing transit network within CMA as described above, a model of development that capitalizes on the connectivity of the city is logical. Transit Oriented Development (TOD), lends itself as an attractive approach to densify the city, optimize utilization of land, capture land value and provide large number of city dwellers with improved access and mobility. Similarly, several areas within Chennai offers high potential for urban regeneration that can provide more housing options and create employment opportunities at the heart of the city. To reflect the current priorities and prerogatives, GoTN has also amended the *Master Plan for Chennai Metropolitan Planning Area Rules 1974* to adopt an integrated land use and infrastructure planning approach to

reduce carbon footprint and incorporate climate resilience measures in the preparation of master plans.

CMDA wishes to procure a Consultant with Indian and international experience in preparing city-scale spatial land use plans (for e.g. Master Plan, zonal plans, integrated landuse and transport plans, etc.) to support and strengthen the PIU in finalizing the approach to master plan preparation process.

II. Scope of Work

The Senior Planning Advisor (the Consultant) is responsible for providing technical advice to the MS of CMDA and the head of the PIU with regard to the planning-related technical activities managed by the PIU under the TNHHDP, including:

- (1) Providing the direction that CMDA should take to steer the planning works within the CMA, including the preparation of TMP towards a more strategic spatial approach to planning that emphasizes resilience, inclusiveness and sustainability;
- (2) Effectively leading the technical team and managing consultants to converge, prioritize, design, develop, quality peer review support, and delivery of these studies undertaken;
- (3) Ensure integration with parallel analytical and big data work being undertaken by CMDA through state funds, by municipal bodies within CMA, other World Bank projects (the Chennai City Partnership project and the proposed Urban Mobility and Spatial Development project), JICA financed studies (drainage master plan), among others;
- (4) Identifying areas of deep-dives/ additional studies/ consultancy assignments required to feed into the master plan, technical studies to contextualize best practices to ensure a resilient, inclusive and sustainable master plan, and proposing other innovative studies to be conducted, among others; and

III. Objective of the assignment

The Consultant will support the PIU in all the planning-related studies under TNHHDP as mentioned above, with the key objective of ensuring the quality and timely output of these studies, and complementing capacity building activities, to inform the preparation of a Third Master Plan of the CMA.

The functions of the Senior Planning Advisor is expected to include, inter-alia, the following within the ambit of achievement of scope of this assignment:

- i. Support CMDA in development of a timeline and action plan that will help it initiate the task of preparation of the new Master Plan in line with defined statutory procedures.
- ii. Prepare, review and/or finalize the ToRs for the various studies/capacity building activities relevant to TMP preparation and provide technical input/advice in the procurement of consulting firms.
- iii. Review vision documents, and spatial studies for the CMA, including the Second Master Plan (SMP) comprising sectoral vision documents, statutory plans and any other local plans for CMA / local units within it, and provide comments and inputs for the same.
- iv. Review ongoing studies such as *Preparing the Vision Document for the Third Master Plan of Chennai Metropolitan Area (2026-2046)* and factor in the findings in the master plan preparation process.
- v. Review the studies related to mobility including the Comprehensive Mobility Plan, Drainage Master Plan, Chennai Climate Action Plan, and other relevant studies identified.
- vi. Review data on economic activities and planned economic development projects in the CMA and provide comments and inputs for the same.
- vii. Lead a technical team at the CMDA PIU to conduct a quick assessment of the status and adequacy of city infrastructure, social and public amenities, with specific emphasis on climate resilience; provide inputs to strengthen the same
- viii. Lead a technical team at the CMDA PIU to review the best practices in integrated land use and transport, efficient utilization of urban land and covering topics like TOD, place making, sustainable and resilient master planning and urban regeneration.
- ix. Lead dialogue with CMDA's community engagement office and safeguards specialists to ensure that social (inclusion, safety, grievance redress, etc.), environmental (disaster and flood resilience, ecology, etc.), and economic factors are adequately mainstreamed into the master plan preparation process;
- x. Support CMDA planning team and guide/supervise the preparation of illustrative/thematic spatial mappings and analysis that reflect the structural elements of land use, urban form, metropolitan corridors and nodes, environmental assets, hazard vulnerability, etc. based on secondary maps and visual assessments.

- xi. Support Member Secretary CMDA and Head of PIU in conceptual level thinking on activities related to sectoral studies and master plan preparation process.
- xii. To liaise with other stakeholder departments, Boards, Local bodies and other Agencies during the studies.

IV. Report and Deliverables

This will be a time-based contract and the Consultant's level of effort towards achieving the scope and objectives of the assignment will be agreed with the Member Secretary, CMDA and the Head of PIU on start of the assignment; these may be converted into a set of deliverables which can be reviewed every 3-6 months. The Consultant will be expected to liaison with the Member Secretary CMDA and the Head of PIU on a daily basis.

V. Qualification

Postgraduation in planning/ town planning/ regional planning/ urban planning/ urban development.

VI. Work experience:

- Minimum of 15 years of professional experience in the field of planning, town planning, regional planning, urban planning or territorial/urban development; International experience (of at least two countries outside India) with engagement on metropolitan planning is critical.
- Minimum of 10 years of combined experience leading planning projects in the fields of: land use planning, sustainable development and placemaking, strategic planning, TOD and Mobility Planning, urban economics, etc., with expert knowledge on urban resilience and participatory planning approach.
- Proven track record of playing a leading or core technical role in preparation of master plans for major metropolitan areas, including roles within consulting teams / Govt. organizations / Boards.

VII. Specific Experience

At least 5 years of experience in preparation of master plan, zonal plans, detailed development plan, execution of urban development projects along with proficiency in relevant data / statistical approaches.

VIII. Competency

The incumbent should demonstrate:

- a) Strong conceptual, analytical skills with clarity of thought process and problem-solving skills.
- b) Ability to work under tight deadlines.
- c) Excellent organizational skills.
- d) Ability to work independently as well as in a team.
- e) Strong communication skills with the ability to clearly and concisely convey necessary information, explain reasoning, and support conclusions using data and facts.

IX. Duration

Appointment to the post will be on contract basis initially for a period of Three years and likely to be extended – on annual basis – based on the performance, and availability of funds under the Project.

X. Reporting Arrangements

The Senior Planning Advisor will report to the Member Secretary, CMDA.