

**Chennai Metropolitan Development Authority (CMDA)  
Tamil Nadu Housing and Habitat Development Project**

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**TERMS OF REFERENCE**  
**Urban Economist**  
*Project Implementation Unit, CMDA*

**I. Introduction**

The Tamil Housing and Habitat Development Project (TNHHDP) is a World Bank financed project of the Government of Tamil Nadu (GoTN). The project development objective is to strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing.

The CMDA, formed in 1975 as the nodal town planning authority for the city of Chennai and its suburbs, is one of the Implementing Agencies of the TNHHDP. Under Component 2: ‘Strengthening of Tamil Nadu’s urban housing institutions for enhanced sustainability’, a total of US\$9 million has been allocated to finance technical assistance and capacity building support to CMDA to improve its institutional performance and capacity, and to enhance the effectiveness of its programs and sustainability.

Technical Assistance (TA) support to CMDA will focus on strengthening its analytical and coordination capacities for the preparation of the Third Master Plan. The support to CMDA will aim to (i) develop a metropolitan growth vision for CMA, (ii) develop a multi-sectoral analytical underpinning by establishing a geo-spatial platform towards preparation of land use planning approaches that increase affordability of housing, and (iii) build capacity of the institution to coordinate and aggregate multi-sector spatial information towards preparation of the next Master Plan.

Through this TOR, CMDA is hiring an Urban Economist to be part of the Project Implementation Unit (PIU) set up at CMDA to support the preparation of the Third Master Plan and provide on-the-job knowledge transfer to the staff of CMDA to strengthen their technical capacity in urban economics.

**II. Scope of Work/Job Responsibilities**

The Urban Economist is expected to be responsible for leading the economic analysis and projection in the preparation of the Third Master Plan and collaborate with other core team members closely to feed into the scenario planning and recommendation of planning schemes. Her/his core responsibilities include the following:

- Review previous planning practice in Tamil Nadu and international best practices in preparation of master plans and strategic plans for a growth metropolitan area, with

particular focus on population projection, economic sector analysis, and economic growth strategies

- Conduct literature survey on the works/ studies done on urban economy, labour market/employment, enterprises, land value etc., specifically for Chennai and generally for the State of Tamil Nadu.
- Supervise a team of analysts to collect socio-economic and demographic data on the growth trend of Chennai Metropolitan Area, including but not limited to population structure, natural growth and migration, economic output by sector, jobs creation and unemployment, fiscal health and public finance, productivity, and competitiveness in doing business environment, etc.
- Lead work on undertaking trends and impact of urban agglomeration in the Chennai Metropolitan Area over the next 5-10 years and design a framework for undertaking real-time agglomeration modelling that can feed into Master Plan and Zonal Plan preparation process.
- Propose methodology and lead/supervise a team of analysts to conduct analyses on demographic trend (projection of trends in population growth, demographic structure, household size, and immigration/migration), economic sector analysis (using location quotient and other measures to depict the sectors with the highest potential to contribute to economic growth and jobs creation), municipal finance performance (robustness of revenue structure and municipal revenue sources, budget and expenditure on capital investments and operational costs, debt services and credit worthiness, execution of budget, financial reporting and auditing, etc.), productivity (economic output vs. land and other natural resources consumed), as well as doing business environment, etc., all of which shall contribute to the database for the preparation of the third Chennai Master Plan.
- Provide value-added analysis to support evidence-based decision-making during the process of the third Master Plan preparation.
- Provide technical inputs to prioritize the infrastructure identified by the sectoral studies of 3rd Master Plan from the economic and environmental perspective.
- Coordinate closely and liaise effectively (including working level interaction) with other team members within the CDMA and other various government agencies and private sector entities working throughout the process of the elaboration of the third Chennai Master Plan to ensure synergy and consistency in scenario planning and recommendations.
- Conceptualize a scheme to create and maintain a database to monitor land values, rents, household income, land use changes, building permits issued, size of developments, building prices etc., linking the database to indicators for diagnosis and action to normalize the indicators.

- Provide knowledge transfer to the staff of CMDA through everyday work and give technical trainings to the team of analysts and perform quality assurance and quality control of their work and deliverables.

### **III. Qualification**

- At least a Master's degree in Urban Economics, Regional Economics, Development Economics, Applied Economics, Public Policy (with Economics training), or other relevant backgrounds.
- At least 10 years of experience working in one of the fields of training/education mentioned above.
- Possess adequate knowledge of sources of economic data useful for the 3rd Master Plan preparation.
- Participated in the process of the development of a strategic plan or master plan for a large metropolitan area in the last five years, with core responsibility similar to that of this task.
- Experience working with a metropolitan government and familiarity with the context of Tamil Nadu would be a plus.

### **IV. Competency**

A successful candidate should demonstrate at least the following:

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

### **V. Work Arrangements**

- The duty station will be the TNHHDP Project Implementation Unit located in Chennai Metropolitan Development Authority, Chennai. She / he will be required to travel frequently within and outside the city and occasionally outside the state for project purposes.
- Appointment to the post will be on contract basis initially for a period of two years (with six-month probation) and likely to be extended to a third year based on client needs and the performance of the consultant.
- The Urban Economist will report to the Head of the PIU, TNHHDP, CMDA / Member Secretary, CMDA.