

TERMS OF REFERENCE

Selection of Individuals/Experts for the Master Plan Unit (MPU) in Directorate of Town and Country Planning

Directorate of Town and Country Planning (DTCP), Tamil Nadu:

The Directorate of Town and Country Planning (DTCP), constituted under the provisions of the Tamil Nadu Town and Country Planning Act, 1971, operates under the administrative purview of the Housing and Urban Development Department, Government of Tamil Nadu. With its headquarters in Chennai and 37 district offices, DTCP holds jurisdiction over the entire state except for the Chennai Metropolitan Area. As the apex planning authority for the state, it is tasked with the role of planning, development and management of both urban and rural areas across Tamil Nadu.

DTCP is presently spearheading the preparation of 129 GIS-based Master Plans under a combination of Centrally Sponsored Schemes and State-funded programs. These Master Plans are envisioned as dynamic instruments to guide sustainable urban expansion, infrastructure provisioning, land use management, across Tamil Nadu's rapidly evolving urban and peri-urban regions.

About Master Plan Unit:

DTCP in the process of preparing 129 GIS-based Master Plans under different schemes, recognizing the importance and complexity of this initiative, DTCP has strengthened its institutional framework by forming a dedicated Master Plan Unit comprising qualified urban planners, GIS experts, and technical professionals.

The Master Plan Unit is actively involved in evaluating the quality of base map data, land use and socio-economic survey results, zoning proposals, infrastructure strategies, and phasing plans. It ensures that each component aligns with statutory regulations and planning objectives. The Unit also provides technical feedback and corrections at various stages of the planning process to improve the overall quality and relevance of the plans.

In addition to overseeing the preparation of Master Plans, the Unit also contributes to other important urban planning initiatives of DTCP, such as the Land Pooling Area Development Scheme (LPADS), Transit-Oriented Development (TOD) and Local Area Plan (LAP). These activities reflect DTCP's broader vision of institutional reform and capacity building in urban and regional planning. By establishing the Master Plan Unit, DTCP ensures that Tamil Nadu's towns and cities are guided by professionally prepared, GIS-based Master Plans that support orderly growth, infrastructure development, and sustainable urban management.

Minimum/Desired Educational Qualifications:

S.No	Designation	Experience	No. of Position	Time Input (in Months)	Remuneration (Per Month in Rs.)	Minimum Qualifications & Experience
1.	Deputy Team Leader	10 + Years	2	36	2,00,000	Completed Post Graduation in Urban Planning, Transport Planning, Environmental Planning, urban Housing or possess equivalent qualification
2.	GIS Expert	3 + Years	2	36	50,000	Completed Post-Graduate Diploma in GIS and Remote Sensing/ Master's Degree in Geo-informatics, Geography or possess equivalent qualification
Urban Planners						
3.	Senior Urban Planner	4 + Years	4	36	1,00,000	Completed Post Graduation in Urban Planning, Transport Planning, Environmental Planning, urban Housing, Urban Economics, Urban Design, Architecture, Conservation Architecture or possess equivalent qualification
	Associate Planner Grade- I	3 + Years	6	36	85,000	
	Associate Planner Grade- II	2 + Years	6	36	75,000	
	Assistant Planner Grade I	1 + Years	6	36	60,000	
	Assistant Planner Grade II	Freshers	6	36	50,000	
4.	Junior Urban Planner	1 + Years	2	36	35,000	Completed Bachelors in Urban Planning or possess equivalent qualification
Technical Assistant						
5.	Technical Assistant	2 + Years	1	36	30,000	Completed B.Sc/B.C.A./B.Tech/B.E. or PG Diploma or possess equivalent qualification in computer science/Hardware & Networking

Desired Experience:

The above-mentioned experience should pertain to the preparation of Regional Plan, Master Plan, Land Pooling Area Development Scheme, Local Area Plan, City Development Plan, Comprehensive Mobility Plan, etc.

Tenure of Contract:

Appointment to the position to be filled on a contract basis. The duration of the contract for the positions will be 3 years from the date of award of the contract.