

**TAMIL NADU INTEGRATED TOWNSHIPS DEVELOPMENT POLICY, 2022**

(DRAFT)



**STATE PLANNING COMMISSION, TAMILNADU**

## **CONTENTS**

### **1.0 PREAMBLE**

### **2.0 NEED FOR A NEW POLICY**

### **3.0 GOALS OF THE POLICY**

### **4.0 STRATEGY PROPOSED IN THIS POLICY**

### **5.0 FACILITATING PRIVATE PLAYERS TO DEVELOP INTEGRATED TOWNSHIPS**

### **6.0 FACILITATING PRIVATE-PUBLIC PARTNERSHIPS (PPP)**

### **7.0 DEFINITIONS AND ELIGIBILITY CRITERIA**

7.1 Definitions

7.2 Validity of this Policy

7.3 Components of Integrated Township

7.4 Eligibility criteria for Integrated Townships

7.5 Eligibility criteria for Specialized Integrated Townships

### **8.0 POLICY INITIATIVES**

8.1 Developers' roles and obligations

8.2 Adherence to Town planning norms by the Developer

8.3 Developers' Responsibility

8.4 Government's role and support

8.5 Green Channel

8.6 Relaxation / Special norms for approved Integrated Townships

8.7 Power Supply and Open Access

8.8 Fiscal Incentives

### **9.0 SIMPLIFICATION OF LABOUR LAWS**

### **10.0 EMPOWERED COMMITTEE AND ITS CHARTER**

## 1. PREAMBLE

- 1.1 Tamil Nadu is emerging as a knowledge-based economy in the New Millennium. With a strong manufacturing sector and a vibrant IT/ITES & Biotech, Tamil Nadu is ideally positioned to emerge as an economic powerhouse in this 21st century. Historically, Tamil Nadu has been in the forefront among Indian states in many indicators like (1) number of operational SEZs, (2) number of factories, (3) number of workers employed and employable talent, (4) skill development, and (5) number of technical universities. Tamil Nadu is the second largest economy in India next only to Maharashtra and a leading state in attracting FDI. Tamil Nadu is ranked as the most Urbanized State in India. In the last 20 years, the rate of urbanization in Tamil Nadu has been rapid. As per 2011, Census, the rate of urbanization in Tamil Nadu was 48.45%. According to latest projections, rate of urbanization in Tamil Nadu has reached 63% in 2021.
- 1.2 According to UN World Population Prospects 2022, Greater Chennai Metropolitan Area is currently ranked 30th largest mega city in the world with a population of over 11.5 million. Also, Chennai is ranked second among metropolitan cities of India with a literacy rate of 90.18%. According to Mercer's 2022 Cost of Living survey, Chennai is one of the cheapest cities in the World and ranked 177 out of 227 cities spread across five continents. However, in terms of Quality of Living Survey 2022, Chennai is ranked 193 out of 248 cities in the World. Coimbatore is ranked 174. Global experience indicates that cities with high quality urban infrastructure act as powerful magnets in attracting investments. Experiences in China particularly in cities like Shanghai, Tianjin, Shenzhen, Guangzhou, etc., with high-quality urban infrastructure have proved to be powerful magnets in attracting MNCs. Chennai has been the most favored investment destination. Greater Chennai has become one of World's largest manufacturing hubs for automobiles & auto components, Electronic Hardware, IT /ITES, etc. Hence, it is necessary to invest in urban infrastructure to make Chennai and other cities of Tamil Nadu as Global Manufacturing Hubs.
- 1.3 Apart of Chennai, there are 21 major urban agglomerates governed by Municipal corporations in Tamil Nadu. Major cities namely Coimbatore, Madurai, Hosur, Tirunelveli, Tuticorin, Tiruppur, etc. have witnessed rapid growth in terms of population. With appropriate policy, planning and regulatory interventions, these urban agglomerates have the potential to become Top 100 cities of the World in terms of population, economic opportunities and quality of living.
- 1.4 Integrated Townships, developed as Smart cities, with high quality social infrastructure will help to improve Quality of Living in our cities and urban clusters substantially. Integrated here means –comprehensive in scope and scale; connected features, services and amenities. These Townships will be largely self-contained, and sustainable where it is possible to walk-to-work, walk-to-school, Live, walk-to-shop, walk-to-Play, Walk-to-Entertainment, walk-to-Health care, etc. Integrated Townships, with comprehensive infrastructure & high-quality living will substantially reduce the pressure on existing urban infrastructure apart from attracting investments from Indian and global companies.

## 2. NEED FOR A NEW POLICY

- 2.1 Higher rate of urbanization in Tamil Nadu is an advantage as it is creating employment opportunities to a wide spectrum of human resources particularly in the fast growing services

sector. Unchecked and unplanned urbanization, however, can be unsustainable. Promotion of development of 'Integrated Townships' is therefore called for. This requires large scale investments which cannot be met only the public sector. Large scale investments for developing a township with modern state-of-art facilities, by the private players need to be aggressively promoted by the state government. Private sector has inherent competition, professionalism, dynamism, efficiency and capacity to mobilize financial resources, which should be tapped to develop 'integrated townships'. With the current policy of economic liberalization and stress on privatization, the government has to increasingly resume the role of a catalyst and "facilitator" in housing sector rather discharging the traditional role of being a "provider". Therefore, there is urgent need 'Integrated Township Policy'.

2.2 To promote Smart Integrated Townships in Tamil Nadu, the State Government has formulated this Tamil Nadu Integrated Townships Policy, 2022 ('the Policy'). The Policy would provide impetus to upgrade the quality of urban infrastructure in the State and make our cities truly world-class. Also, the policy would provide a framework and institutionalize the role of the state government, the private developers, and other state level agencies. Development of Integrated Townships with high quality-built environment would result in the following direct benefits for the State:

- Transform cities in Tamil Nadu as world-class cities
- Make Chennai "Singara Chennai" and achieve the vision of Hon'ble Chief Minister
- Attract FDI and make Tamil Nadu the most preferred Investment destination for Knowledge-based industries;
- Generation of employment opportunities;
- Efficient utilization of existing infrastructure and facilities and planned development of new infrastructure;
- High quality standard of living;
- Make Tamil Nadu as one of the global-market for sourcing of goods and thereby attract business tourism like Dubai;
- Upgrading competitiveness of SME and existing unorganized small business/ Retail units to face globalization by creating a focused space and modus operandi for such small business
- Providing access to customized infrastructure for efficient functioning of business;
- Solution to certain existing problems faced by our cities such as unorganized growth of trade & industry, congestion, traffic, pollution, connectivity, utilities like Water, & power shortage, etc.;
- Creating organized and dedicated world class social infrastructure in urban agglomerates in Tamil Nadu
- Revive the State economy affected by COVID by creating 5.0 lakh employment opportunities

2.3 In order to promote Integrated Townships by attracting Private sector investments and to make Chennai "Sinagara Chennai", the Integrated Township Policy needs to create an Investor-Friendly climate by introducing some Best practices and special norms for faster development apart from Incentives. Therefore, this Policy will supersede existing provisions & regulations

that are in conflict with the intent of this Policy. Therefore, 'Tamil Nadu Integrated Township Policy, 2022' aims to provide a framework to encourage development of Integrated Townships with world-class Infrastructure and to ensure that the such development and implementation happens in an efficient manner. This Policy will be valid for a period of 10 years beginning from the date of its notification.

### 3. GOALS OF THE POLICY

- This policy targets to attract not less than Rs.1,00,000 crore investment in new Integrated Townships and generate employment opportunities to not less than 10.0 lakhs persons.
- In addition, Government of Tamil Nadu aims to create 100 Integrated Townships in various urban clusters which are environmentally sustainable.
- To improve the rank of Chennai (193) and Coimbatore (174) from current positions to make them as one of Top 100 best cities the World in terms of Quality of Living

### 4. STRATEGY PROPOSED IN THIS POLICY:

Consistent with the overall approach of the Tamil Nadu Government of being a facilitator, it is proposed that the development of Integrated Townships be done through two modes namely: 1. Completely Private initiative and 2. Private-Public partnerships. The Government's role will be to support and facilitate the market operations and regulating it only to the extent required to realize public policy objectives.

### 5. FACILITATING PRIVATE PLAYERS TO DEVELOP INTEGRATED TOWNSHIPS

It is important to attract high grade Private Developers with long-term commitment in order to succeed with such unique large-scale infrastructure projects. Therefore, State Government intends to attract the best developers in this field and facilitate them. It will be responsibility of the Private developers to procure the required lands for establishing an Integrated Township. For the sake of contiguity, adjacent Poromboke lands (except objectionable Poromboke lands) will be provided as per prevailing Government Policy. Such Poromboke lands provided to Private Developer shall not exceed 10% of total extent of private lands procured by the Private developer.

### 6. FACILITATING PRIVATE-PUBLIC PARTNERSHIPS (PPP) TO DEVELOP INTEGRATED TOWNSHIPS

Tamil Nadu Housing Board (TNHB) will play a key role in developing Integrated Townships on Private-Public Partnership basis. In this approach, the required land will be provided through TNHB. In addition, the Private Developer can procure the lands privately and Government through TNHB will provide adjacent Government lands for the sake of contiguity. In this mode, the selection of Private partner will be done through transparent process. Detailed norms for such PPP will be notified separately.

### 7. DEFINITIONS AND ELIGIBILITY CRITERIA:

#### 7.1 DEFINITIONS

**"Integrated Township"** means a self-sustained Township planned and developed through a developer containing work place including SME manufacturing, Small Business, IT Parks, etc., (Economic Activity Hub), places of residence including EWS housing (Residential Hub) along with all attendant facilities

like Health care Hub, Education Hub, Entertainment facilities including sports facilities and Trade facilitation Hub. This will minimize travel outside, promote “Walk to work, walk to school, walk to Live, walk to play, etc”

**“Investment”** - shall mean all investment made by the Developers including land (including development costs such as fencing, construction of internal roads, and other basic infrastructure facilities); permanent buildings; plants, indigenous construction machinery & other equipment, imported equipment, computer equipment, material handling equipment, electrical installations; pollution control, quality control and laboratory equipment; fixtures, tubes, pipelines (including pipeline cost paid by the Developer to get water supply from CMWSSB/Metro Water), fittings, and storage tanks, to the extent paid for by the project Developers. Investment shall also mean and include waste treatment facilities, transformers, generators, captive power plants for generating power required by the Integrated Township, etc., and other supportive facilities installed for use in the premises and includes installation charges. Investment will include all investments such as land, building, and plant and machinery. Unless otherwise specified, Investment shall include intangible assets including interest paid during Project construction/implementation period, Contingency, statutory fees paid to Government agencies for obtaining approvals and infrastructure & Utilities support, etc (such Intangibles shall not exceed 20% of Total Investment). Investment shall include loans raised, assets owned /taken on lease provided that the duration of such lease shall be for land not less than 99 years and equipment not less than 21 years.

**“Developer”** means a private or public agency / Development Authority or instruments of Government / firm / company / SPV undertaking the development of Integrated Township Project.

**“Project Implementation Period”** - will be counted from the date of MoU between Government of Tamil Nadu and the Developers of Integrated Township. Investment made within Project Implementation Period will alone qualify.

**“Employment”** - shall include both Direct and Indirect Employment. Direct Employment will be employment provided by all occupants of Integrated Township like IT Park, Logistics & Warehousing, Mall, Supporting Infrastructure facilities, Hospitals, School and other Educational Institutions, etc. Indirect Employment includes Contract Employment, Trainees, and casual/part-time jobs. For Verification purposes, Ratio of Direct to Indirect Employment in Integrated Township shall be counted as 1:1.5.

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## **7.2 VALIDITY OF THE POLICY:**

Since the intent of this policy is to attract Private sector investments in upgrading urban infrastructure to World-class, this Policy will be applicable to both New and on-going Projects (which are yet to be completed) provided such projects satisfy the eligibility criteria. Validity of this Policy will be for 10 years, provided the policy will be reviewed and appropriately amended/modified after five years.

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## **7.3 COMPONENTS OF AN INTEGRATED TOWNSHIP**

Any township project seeking recognition as an Integrated Township under this Policy should necessarily have the following seven Hubs /components listed below:

	<b>Component of an Integrated Township</b>	<b>Hubs to be provided in in Integrated Township</b>
1	SME Hub: Manufacturing, Processing & Servicing	Yes
2	Business and Technology Hub: including Small Business Hub - wholesale & Retail, Logistics, Warehousing, etc. and IT Park, Data center, Research facilities, etc	Yes
3	Housing Hub including Affordable housing	Yes
4	Health care Hub: Multi-Specialty Hospitals	Yes
5	Education Hub: Schools/Colleges/Skill development Training facilities	Yes
6	Entertainment Hub & Sports facilities	Yes
7	Trade Facilitation Hub: Exhibition Hall & Convention centre	Yes

#### **7.4 ELIGIBILITY: INTEGRATED TOWNSHIPS**

A project involving development of an Integrated Township, established by proprietary, partnership or, Private company organizations, etc. should satisfy the following minimum requirement conditions to be eligible for the various benefits available under this Policy. The Developer should be in legal possession of the extent of lands as prescribed below. Eligible developers shall submit their proposals to the Guidance Bureau which will be the Nodal agency for promoting Integrated Townships. Guidance Bureau, after scrutiny of the proposal will place it before the Empowered Committee for approval. After approval by the Empowered Committee, a MoU will be signed between Developers and State Government.

<b>Conditions</b>	<b>Category A</b>	<b>Category B</b>	<b>Category C</b>
Land area usable for Integrated Township development	100 acres or more or 15 Million sq.foot built-up space	50 acres or more or 10 Million sq.foot built-up space	25 acres or more or 4 Million sq.foot built-up space
Fixed capital investment towards development of infrastructure within the Integrated Township (i.e. land, building, plant and machinery, etc.);	INR 5000 crores	INR 4000 crores	INR 1500 crores
Employment generation 1 (Direct +Indirect) @ 1:1.5	50,000	40,000	10,000
Maximum Project Implementation Period to complete the project beginning from the date of approval	10 Years	7 Years	5 Years

The Government of Tamil Nadu through the Empowered Committee will approve Integrated Township and accord “Infrastructure Status” to such Integrated Townships that satisfy the above eligibility criteria.

<sup>1</sup> Includes both direct and indirect employment

Hub	Components	Minimum Built Up Area required		
		Category A	Category B	Category C
Technology Hub	IT, ITES, Data Center, Biotechnology, and R & D Institutions	<b>(36%)</b> 55.0 Lakhs sq. feet	<b>(36%)</b> 36 lakhs sq. feet	<b>(36%)</b> 14.5 lakhs sq. feet
SME Manufacturing/ Processing/ Servicing/ Logistics Hub	Electronic hardware, Gem & Jewelry, Textiles & apparel, food and grains and other light industries, Logistics & transportation of goods (freight handling), Office complexes with ancillary activities.			
Small Business, Retail/Wholesale Business and Mall Hub	Small businesses, Malls, kiosks, hawkers, offices, shops, etc.			
Social Infrastructure Hub	Hospitals/ nursing centers/ Schools, Finishing school/ Colleges/ Research facilities with Hostels/ and related activities, Tourism activities Convention Centre & Exhibition Halls/ Multi-purpose halls, cinema theatres, indoor and outdoor sports, related activities	<b>(12%)</b> 18 Lakhs sq. feet	<b>(12%)</b> 12 lakhs sq. feet	<b>(12%)</b> 4.8 lakhs sq. feet
Residential Hub	Dwelling Units and is contiguous to other Hubs	<b>(20%)</b> 30.0 Lakhs sq. feet	<b>(20%)</b> 20 lakhs sq. feet	<b>(20%)</b> 8 lakhs sq. feet
Affordable Housing including EWS Housing	Dwelling units for affordable housing segment. Affordable housing over here shall mean housing with carpet area of less than 60 Sq. Meter. If sufficient lands are not available, this should be provided within 10 Km radius (For Category A & B)/ 3 Km radius (For Category C & D) of the Integrated Township. (However, this component is not applicable where the Developer has chosen to pay Shelter Fund to Government.)	Minimum <b>10%</b> of residential land area for EWS housing.	Minimum <b>10%</b> of residential land area for EWS housing.	Minimum <b>10%</b> of residential land area for EWS housing.
Others	Supporting utilities such as parking, sub-station, waste management support system, fire-station, captive power, etc.,	<b>(7%)</b> 10.0 Lakhs sq. feet	<b>(7%)</b> 7 lakhs sq. feet	<b>(7%)</b> 2.8 lakhs sq. feet



Hub	Components	Minimum Built Up Area required		
		Category A	Category B	Category C
Misc. Facilities	Misc or above facilities based on market demand	(25%) 38.0 Lakhs sq.feet	(25%) 25 Lakh sq.feet	(25%) 10 Lakh sq.feet
Total		150 Lakhs sq.feet	100 lakhs sq. feet	40 lakhs sq. feet

*A deviation not exceeding  $\pm 10$  percent from the prescribed proportions would be permissible. Where the promoter holds land area in excess of minimum requirement specified in clause 6.1 above or can construct additional built-up area as per DCR over and above the limit prescribed in clause 6.1, he will be at liberty to utilize the excess land or built-up area rights for constructing additional built-up area in any of the above hubs as they deem fit depending on the market conditions.*

### 7.5 ELIGIBILITY: SPECIALISED INTEGRATED TOWNSHIPS

Specialized Townships are common in many countries and they offer more focused infrastructure for that particular type of economic activity. Following will be the eligibility conditions for such Specialized Townships:

- Land area: Minimum of 25 acres or more
- Built-up area: Not less than 40 lakhs sq.feet
- Investment: Not less than Rs.1500 crores
- Employment: (Direct+Indirect): 10,000
- Project Implementation period: 5 years from date of MoU

	Use Category Name	Description	Measurable Parameter	Value
1	Trade Parks Townships	Includes Wholesale & Retail markets with warehousing and ancillary support services including Housing	Includes Proportion of total Built Up Area used for Trade parks and warehousing activities	75% or more
2	Technology Townships	Such as parks of IT, ITES, Biotechnology, Apparel, Gems & Jewelry and other R&D Institutions with Ancillary Housing	Proportion of total Built Up Area used for Economic Activity	70 % or more
3	Education Based Townships	Such as complexes of schools/ colleges/ universities/ research centers with Hostels and Ancillary Housing	Proportion of total Built Up Area used for Education facilities	60 % or more
4	Medical/ Health care Townships	Such as complexes of hospitals/ health resorts/ medical colleges/ medical research facilities with Hostels and Ancillary Housing	Proportion of total Built Up Area used for health care facilities	60 % or more

5	Tourism Related Townships	includes all Tourism related activities with Ancillary Housing	Includes Proportion of total Built Up Area used for Tourism Activity	70 % or more
6	Logistics Parks based Townships	includes all large scale logistics (freight handling) and trading activities (wholesale or retail), with ancillary activities such as office complex, entertainment complex and Ancillary Housing	Includes Proportion of total Built Up Area used for commercial and Logistics activity	70% or more
7	Residential Townships	Where Housing is developed as serviced plots or constructed Dwelling Units and is contiguous to an accessible economic activity.	Proportion of total Built Up Area used for Dwelling Units including not less than 500 EWS Housing units	80% or more

Specialized Integrated Townships will be treated on par with Category C for sanction of fiscal incentives and facilities.

An Integrated Township/Specialized Integrated Township will be 'smart cities' offering smart solutions to bring about sustainable urban development. These Townships will have 24X7 Water and power supply, Rain water harvesting, solid waste management, Waste water recycling, IT & Communication infrastructure, Green Power, Fire safety, Social infrastructure like School, Malls, Recreational & sports facilities, Health care facilities, etc. In addition, the Developers should provide EWS housing to various service providers. Integrated Townships will be environment-friendly with waste recycling facilities.

- The project should be compliant with all other norms relating to Town planning, warehousing, employment etc. related regulations subject to relaxations specifically provided under this Policy. Non-compliance with any of the eligibility criteria would result in disqualification as an Integrated Township.
- Ownership and responsibility of operations and maintenance of the high quality of infrastructure within Integrated Township will be with the Developers;

## 8. POLICY INITIATIVES

The key elements of the Policy are as follows :

### 8.1 DEVELOPERS' ROLES AND OBLIGATIONS

**Developer's Eligibility:** At the time of making an Application for approval for Integrated Township, Developers should fulfill the following Eligibility criteria:

1. Minimum area developed and delivered by promoter must exceed 1000 homes / 1000 units of commercial spaces in Tamil Nadu;
2. At least, one of the completed project of developer must exceed 1 million square feet in Tamil Nadu;
3. In case if the developer is not able to satisfy clause a and b, he should first develop minimum 1 million sq. feet in such proposed Integrated Township before applying for the status of Integrated Township Developer.

4. In last 5 Years, Promoter or his entities must not have been declared as NPA with any Bank or Financial Institution or major NBFC at the time of application.

A MOU would be entered into between the Government of Tamil Nadu and the eligible Developer who fulfills the above eligibility criteria. Integrated Township projects satisfying the definition and eligibility conditions will be approved by the Empowered Committee and would be eligible for the various forms of support under this Policy.

The Developer plays a central role in the realization of the objectives of this Policy. While the intent behind this policy is to facilitate the Integrated Township development process and simplify the related procedures, it also provides a framework of norms and regulations to be complied with by the developer to ensure that the public policy objectives are met and high-quality townships are created. The developers' responsibility in this regard is detailed out in the Policy as hereunder:

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## **8.2 ADHERENCE TO TOWN PLANNING NORMS BY THE DEVELOPER**

Unless otherwise specifically prescribed / relaxed in this policy, DCR and local body / LPA regulations shall apply. The Developers will have to comply with such norms. Integrated Townships will mostly have multi-storied buildings and hence normal applicable FSI shall be 3.25 provided existing road width is not less than 18 Metres for Category A, 12 Metres width for B and C categories, as applicable under Tamil Nadu Combined Development and Building Rules (TNCDBR) 2019. In case of roads of with lesser width, Government must have announced plans to widen the roads to 18 Metres/12 Metres or more within next 4 years. Flexible FSI is permissible so that balance unutilized FSI at one site can be used in some other site within the same Integrated Township. Over and above the FSI as prescribed in TNCDBR 2019, an additional FSI of 0.1 for construction of tenements for EWS in addition to the 10% required under this Policy shall be allowed.

Integrated Townships can be promoted by Individuals, Partnership firms, Company including a subsidiary or an affiliate company in which the parent company/ promoter of the parent company owns more than 50% equity shares/consortium of companies, other forms of Legal entities, etc., who own contiguous lands by joining together to by legal agreements. In large pieces of contiguous lands, wherever land use conversion is needed, such re-classification will be done by Empowered Committee for Integrated Townships to be constituted by State Government. If in exceptional cases contiguous lands are not available, then non-contiguous land within 10 km radius for Category A & B and 3 km radius for Category C project of the non-contiguous land can be considered with approval of the Empowered Committee.

Normally DCR norms will apply to approved Integrated Townships except separate and specific set of town planning norms specified in this Policy. The Developers will have to comply with such norms.

(a) **Project Site:** The area shall be one contiguous, unbroken and uninterrupted. (In case of shortfall, non-contiguous land within 10 km radius for Category A & B and 3 km radius for Category C projects). If Integrated Township Project site is divided by one or more water courses (such as canals, irrigation/drainage channels etc.), existing or proposed roads of any width or by railways, pipeline etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Developer/s shall construct necessary connecting roads or bridges as per site requirements at their

own cost after obtaining necessary permission from competent authorities. The Integrated Township Area shall not include the area under:-

- I. Water bodies like river, creek, major supply canal, reservoir, etc. Swamp areas, Mangroves, Tidal Zone and marshlands.
- II. Quarries.
- III. Notified forest, wildlife corridor and Biosphere reserves.
- IV. Historical and archaeological places notified under the relevant Acts.
- V. Any restricted area.
- VI. Any other area that may be declared as ineligible by the Government from time to time.
- VII. Wet lands not more than 10% of total area of Integrated Township subject to obtaining necessary NoC from Government.
- VIII. No Red category industry / activity shall be permitted within Integrated Township.
- IX. The site shall have an approach road by means of an existing, or proposed road having minimum width of 18 metres for site connectivity.

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### 8.3 DEVELOPERS' RESPONSIBILITY:

- 1) **Land:** The Developer shall individually or jointly or SPV entities possess ownership of contiguous land parcels except Government lands under project (Ownership includes rights accrued vide one or more registered Development Agreement of Power Attorney (PoA) for such development and disposal, on behalf of land owner/owners or Lease agreements provided such Lease period is not less than 99 years).
- 2) **Documentation:** The Developer proposing to develop Integrated Township shall submit the documents and provide clarifications as warranted by CMDA/DTCP/LPA and the High Power Committee.
- 3) **Provision and maintenance of High-quality On-site physical and social infrastructure** to ensure their high quality on 24 X 7 basis
- 4) **Internal roads:** Internal roads width will be as per CMDA and Fire norms. The entire area of township shall be knitted with proper road pattern taking in to consideration the linkages with existing road within the Township and outside as well. There shall be a central spine road of width not less than 24 M upto the length of 1000 M and 30 M width if the length is more than 1000 M. This road pattern shall be incorporated in the Master Layout plan. The Developer shall maintain all the internal facilities. The Developer shall be entitled to create corpus fund / maintenance charges.
- 5) **Street Lighting:** All the internal roads width above 24 Metres shall have a divider as well street poles on the divider having provision for underground cabling. Other roads will have single light poles erected on either side of the road. The distance between street lighting poles should not be more than 30 Metres. The illumination levels of the roads shall be as per the standards of CEIG/TANGEDCO/Local Body/NBC. The Developer shall install solar water heating systems, solar lamp in common areas and LED external lighting.
- 6) **Safety:** The Developer shall provide effective safety & security measures like CCTV surveillance, centralized control, BMS, etc.

- 7) Reliable infrastructure and uninterrupted utilities like power, water, etc
- a. **Water Supply:** The Developer shall develop source for drinking water supply (excluding ground water sourcing) or secure commitment from CMWSSB / TWAD / Local Body including requirement of water for firefighting and gardening. Dual water supply system should be adopted by the Developer – one for fresh water and the other for grey water (treated water) for gardening and flushing of toilet, etc. Water storage capacity shall be at least 1.5 times of actual quantity as by expected population. The Developer should proper internal distribution system and maintenance systems. The Developer should proper Rain water Harvesting system.
  - b. **Power supply:** The Developer shall ensure continuous and quality power supply to Township area. The Developer may draw power from existing system as well as installation of captive power plant with the approval of concerned authority. The developer shall obtain a firm commitment of power for the entire Township area from TANGEDCO. The Developer should hand over land within Township reserved for sub-station in the Master Plan layout to TANGEDCO free of cost to enable the setting up of the Sub-station to meet the power requirements of the Township. The developer shall comply with the norms and rules of TANGEDCO.
  - c. **Green Power:** The Developer shall endeavour to source Green power. The Developer shall be allowed to distribute the Green power within the Integrated Township, as currently done within notified SEZ. The developer is encouraged to provide rooftop based solar/wind/hybrid based renewable energy which will be adjusted for on a net metering basis.
  - d. **Other Amenities:** Other amenities like Broadband connectivity, piped gas supply, communication infrastructure, etc shall be provided by the Developer.
- 8) **EWS Housing:** Provision for EWS Housing for informal service providers: This shall not be less than 10% of residential land area
- 9) **Environment sustainability:** Environment sustainability should be hallmark of Integrated Townships. The Developer shall ensure that the Integrated Township complies with norms and regulations of TNPCB. Real time environmental monitoring of air pollution, noise pollution, etc., shall be observed and mitigated by the Developer.
- 10) **Sewage and solid waste disposal:** The Developer shall follow scientific methods for Solid waste segregation, management and safe disposal. The Developer shall provide separate facilities to safely handle and dispose Hospital Bio-medical waste and e-waste. Water bodies within the Project site such as ponds, channels, canals, etc., shall be developed and maintained in consultation with the concerned authority by the Developer in such a way that the flow of water is not disturbed within the Integrated Township area. The Developer shall be encouraged to beautify the bunds of such water bodies without causing any encroachment or disturb the flow of water.
- 11) **Waste water treatment & recycling:** The Developer shall aim to achieve zero discharge for waste water. The developer should install waste water treatment plant with sufficient capacity as prescribed TNPCB. Treated waste water must be recycled for toilet flushing and gardening.

- 12) **Energy conservation:** The Developer shall comply with Energy Conservation Building Code (ECBC) / Indian Green Building Council (IGBC) norms for all buildings within the Integrated Township.
- 13) **Beautification and Green area:** As part of beautification, the Developer shall develop Green belt as prescribed by SEIAA. All roads shall have plantation on both sides without affecting the traffic. The Developer shall plant indigenous trees subject to a minimum of 100 trees per hectare of the total Green belt area.
- 14) **Fire station:** Dedicated Fire-station on site with land & building gifted by the Developer within such Integrated Townships (Category A & B)
- 15) **Electricity distribution sub-station:** The Developer will provide required land free of cost as per TNERC norms to TANGEDCO for installation of an on-site 230/110/33/11 KV sub-station based on power requirements of Integrated Township.
- 16) **Phasing Development:** In case the development of Integrated Township is proposed in phases, it shall be ensured by the Developer that 100% of the infrastructure and common facilities of the specific phase including sewage treatment plant, Overhead water tanks and water distribution pipelines, EB sub-station are developed before commencing the phased sale of that specific phase. The developer shall tie-up and ensure that all trunk infrastructure services are completed within timeframe laid in the Planning permission for master layout plan issued by the competent authority.
- 17) **Liability of the developer:** The Developer shall endeavour to make the Integrated Township a min-smart city with best-in-class infrastructure. The public transport system available in the nearby area shall be made accessible and integrated for movement of residents outside the Integrated Township area. All areas within the Integrated Township shall be differently abled friendly and easily accessible by all age groups including children and old age.
- 18) **Compliance of RERA Act 2018:** The Developer shall comply all the rules issued under Tamil Nadu Real Estate Regulatory Authority (General) Rules 2018.

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#### **8.4. GOVERNMENT'S ROLE AND SUPPORT:**

State Government will primarily play the role of facilitator in implementing the Policy. Support of Government will be in the form of:

1. Recommend approved Integrated Townships to Government of India for Infrastructure status
2. Provision of Single window clearance mechanism for fast-track approvals;
3. Special Building plan norms for Integrated Townships
4. External Infrastructure support (Roads, Power, Water) and improve connectivity with roads widening and Fly-overs wherever needed
5. Permissions to construct culverts and beautification of Nullahs and exemption from Annual Track rent
6. Permission to retain & OSR by Promoters to develop Sports Infrastructure as permissible for Industries, Institutions, SIPCOT Industrial Parks and SEZ under DCR, 2019. Wherever such OSR land is already gifted to Local Body by Integrated Township Developer, in such cases, Government will return it back free of any cost on lease basis for 99 years to the Developer to develop Sports Infrastructure with public access.

7. Dedicated Water supply line to Integrated Township through TWAD / CMWSSB;
8. Other support: Partnering with TIDCO/SIPCOT to get its support with or without equity support from TIDCO/SIPCOT
9. While the internal drainage system will be provided by the Developers, External drainage system to drain storm water collected by the Internal drainage system will be provided by the State Government
10. Improving the road /bridge connectivity within the city and with other modes of transport such as metro rail, local trains, bus stops, etc.;
11. Implementing strict traffic controls;
12. Enforcing corrective laws for proper sanitation (i.e. waste disposal and collection);
13. Special fiscal incentives & benefits;
14. Macro level planning and regulation of overall development of external infrastructure and Monitoring Mechanisms.
15. The lands under approved Master Layout Plan for Integrated Townships shall be considered as deemed fit for Non-Agricultural use. No separate permission shall be required under the section 47-A of the Tamil Nadu Town and Country Planning Act for the Integrated Townships area falling within non-plan area. However, the extent of wet lands proposed to be included in the Integrated Township area shall not exceed 10% of the total area of Integrated Townships.
16. TANGEDCO will install a 230/110/33/11 KV sub-station within Integrated Township based on power demand forecast of the Integrated Township.

Government may formulate a policy to encourage PPP to encourage private participation in above such infrastructure issues.

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## **8.5 GREEN CHANNEL PROCEDURES**

Green Channel/ Single Window Clearance system would be a facility provided to developers with a commitment to promote ease of operating in Tamil Nadu by streamlining different processes and approvals required to establish and operate a project of the size of an Integrated Township. The Single Window Mechanism is aimed at providing initial and final clearances (all clearances including CMDA for buildings, Completion certificate, statutory clearances of Fire, Electrical Inspectorate, TNPCB, Traffic police, etc.) for all activities in connection with setting up and managing the Integrated Townships in Tamil Nadu. The Government recognizes that procedures for various statutory clearances are time consuming resulting in Project delays and cost overruns for Developers. Under the Policy, the State Government will provide a Green Channel/ Single Window Clearance for ensuring fast clearances through Empowered Committee to be constituted for this purpose. A Nodal officer will be appointed for coordinating with all the departments and Ministries of Tamil Nadu vis-à-vis Central Government and members of industry to facilitate licensing, approvals, development and growth of the township. This mechanism will provide an interface to resolve issues posed by the developers. The nodal officer will co-ordinate with the relevant statutory authorities in the state, on behalf of the developer, so that these licenses/ approvals may be procured faster and more efficiently.

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## **8.6 RELAXATION / SPECIAL NORMS FOR APPROVED INTEGRATED TOWNSHIPS:**

Following relaxations / Special Norms for Buildings will apply for eligible Integrated Townships: Unless otherwise specifically prescribed / relaxed as follows in this policy, DCR and local body / LPA regulations shall apply.

- a) **Single Side Clear Fire Access** in case of High Rise Building annexed to Multi Level Car Park / Podium shall be permissible, as long as width of the High Rise Building is less than 30 Meter for at least for 2/3 of the periphery of the building.
- b) **Internal Setback:** Spacing between two buildings within Integrated Township must be as per prevailing DCR norms. Compound wall within the set back shall be permissible. However, minimum access required for Fire tender must be provided.
- c) **Hospitals Height:** As per National Building Code, Hospitals up to 45th Meter are allowed. However, only Non-Critical functions are allowed above 30th Meter height.  
The following facilities shall be considered as Non-Critical Function:
- a. Testing Laboratories
  - b. Consultation Rooms
  - c. Storage
  - d. Additional Rooms / General Wards for patients other than following:
    - i. Patients undergoing general treatment of life threatening diseases.
    - ii. Patients undergoing treatment of injury affecting his mobility.
- d) **Ramps** will be considered as part of building setback. Adequate driveway for fire tender movement should be provided as per norms and the balance setback area shall be used for constructing the ramps to access both Basement Parking and Multi-Level Car Parking (MLCP).
- e) **Nullah / River / Canal Front Development** -: The Developer shall be allowed to beautify the banks of canal / nullah / river and the Developer will be allowed to construct boundary wall along nullah upto maximum height of 18 feet from the high flood line.
- f) **Premium FSI:** 100% concession on Premium Floor Space Index ('FSI') charges for IT and ITES buildings and 50 % of Guideline value (GLV) of the registration department. Such premium FSI shall be paid at the time of issue of planning permission for building.
- g) **Relaxation in Car Parking Norms** with regard to both FSI and optimum utilization: As per the DCR parking area norms for commercial development, for every 50 sq. meters of development area, one car park is required. In this regard, the mezzanine and storage area are also included for determining the parking requirement that results in excessive parking space as the commercial developments in Integrated Townships do not have significant consumer footfall in mezzanine/ warehouse area. Hence, the mezzanine and warehouse area shall not be included for computing the parking requirement.
- h) **Open Space Reserve ("OSR")** - The developer shall be entitled to retain and maintain OSR and conduct sports activities for the citizens occupying the township (on par with SEZs and Industrial developments as per DCR, 2019), provided that no permanent civil construction of any nature will be allowed. In addition, the Developer shall permit public access to the spots infrastructure.
- i) **Deemed conversion to Non-Agricultural use:** The lands approved under Master Lay-out shall be considered as Deemed Non-Agricultural use. No separate permission shall be required under Sec.47-A of Tamil Nadu Town and Country Planning Act for the Integrated Township area falling within Non-Planning area. However, the extent of wet lands proposed to be included in the Integrated Township area shall not exceed 10% of the total area of Integrated Township. In respect of Integrated Township falling within Master Plan / Detailed Development Plan / New



Town Development Plan area, the competent authority shall vary the land use after following due prescribed.

- j) **Maintenance of Integrated Township:** Since the Integrated Township is expected to have high-quality infrastructure, the Developer will be responsible to maintain the Integrated Township. Hence, Developer can retain and maintain/develop / modify the campus infrastructure based on requirements. UDS for apartments & Houses shall be restricted to the Footprint land of that building only and not entire campus.
- k) **Accredited Architect Certification for Building Plans** should be accepted as sufficient proof of compliance of rules of regulatory authority for Integrated Townships and Deemed approval for Building Plans shall be accorded on submission. This will substantially reduce delays.
- l) **Deferred Payment of Statutory Charges/Fees** - With the introduction of Real Estate (Regulation & Development) Act, 2016, developers can receive payment from customers/ escrow only upon completion of each stage and providing a certificate thereon. In such a scenario, in the case of a project involving such huge values of investments, etc. (as mentioned in the eligibility requirements), the requirement of payment of I&A charges/ development charge for land & building under section 59 of the T&CP Act, 1971/ Security Deposits for building/ Infrastructure Development Charges for CMWSSB/ Shelter Fund/ Building License fees/ Workers Welfare Board fee upfront by the developer may result in additional costs at the initial stages of the project and thereby deter the construction/ development.

In case of large construction projects Approval fees payable to CMDA, CMWSSB and Corporation of Chennai constitute a big burden. Since Developers do not have access to institutional funding, Government will introduce a deferred payment facility to ease the burden of Developers.

- Approval fees linked to CMDA, CMWSSB and Corporation and others will be staggered in following manner:
- 25% at the time of approval of Building plans and
- 75% in 5 interest-free annual instalments or
- 75% at the time of issue of Completion Certificate

As an additional safeguard to protect the interests of CMDA, Developers shall give a Legal Undertaking (LUT) with a Corporate Guarantee as done by Industries department of Government of Tamil Nadu for disbursement of incentives to industrial projects. SIPCOT has the format approved by State Government and State Government can introduce a similar LUT for Developers. Developers will not be able to give Bank Guarantee, as they do not have access to institutional funding. However, this deferred payment facility will be provided only to eligible & approved Integrated Township Developers.

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## **8.7 POWER SUPPLY AND OPEN ACCESS FOR GREEN POWER:**

- TANGEDCO will install an on-site sub-station within Integrated Township on land gifted by the Developers.
- Integrated Townships shall be allowed to have Open to procure Green power from private suppliers.

- Developers of Integrated Townships shall be allowed to distribute Green power to all commercial consumers & IT Park tenants on par with SEZ.
- Approvals for captive power production
- Approvals for private purchase of power;
- Exemption from Electricity Tax for 10 years to Developers for privately purchased power
- License for sub-distribution to various consumers within the project on par with SEZ;

## 8.8 FISCAL INCENTIVES:

The Government of Tamil Nadu will provide fiscal incentive to the investors as under;

Incentive	Category A	Category B	Category C and Specialized Townships
Exemption from payment of Development Charges and Other Charges for obtaining Planning permission	100%	75%	50%
		Balance to be paid under Deferred payment facility proposed in this Policy	
Exemption from Electricity Tax	10 years	7 years	5 years
Stamp duty exemption for land purchase and sale during Project Implementation Period	100%	75%	50%
Property taxes exemption for 5 years from the date of Completion Certificate	50%	40%	30%
5% Interest subsidy	7 years	5 years	4 years
Capital subsidy for Developer	10% subject max.Rs.25 crores	10% subject max.Rs.15 crores	10% subject max.Rs.10 crores

- **Capital subsidy** for SME manufacturers and Service industries like IT/ITeS in relation to investment in plant and machinery / development of infrastructure as provided in Tamil Nadu MSME Policy and Tamil Nadu Information, Communication Technology Policy 2018.
- **Infrastructure & Amenity Charge** to be fixed at Rs. 37.5 per sq. feet instead of Rs. 75 per sq. feet for approved Integrated Townships.
- **Incentives sanction and Disbursal:** Eligible Incentives will be sanctioned by the Empowered Committee and disbursed by SIPCOT subject to fulfillment of Eligibility. Verification of fulfillment of Investment and employment will be done by SIPCOT.
- The prevailing benefits / concessions in respect of activities like Hospitals, Multiplexes, Satr Hotels, etc., shall apply.
- The Empowered Committee may consider any other additional incentives to large Integrated Townships (Category A) on case-to-case basis.

## 9. SIMPLIFICATION OF LABOUR LAWS – RELAXATION UNDER THE SHOPS AND ESTABLISHMENTS ACT

- Simplification of labour laws - Relaxation of rules under the Shops and Establishment Act with regard to working hours, work shifts and employment of women and part-time workers and maintenance of records:

- Wholesale & Retail enterprise /Small Business establishments shall be allowed to stay open every day of the year to cater to the needs of the working class and other class of customers, provided that the employees are given compulsory weekly offs on a preferential basis.
- Wholesale & Retail enterprise dealing in all goods and commodities shall be allowed to conduct Small business, trade & services between 5 am and 11 pm. The enterprises can remain open between 11 pm and 5 am only for logistics and supply purposes.
- Women employees shall be permitted to work up to 10 pm, provided precautions are taken for ensuring their safety during such time and provisions made for dropping them to their respective homes safely in the event they work till late in the night by concerned Management. The decision shall remain with the respective female employee as to whether she chooses to work such shifts or not.
- IT/ITeS Park, SME Manufacturing Hub and supporting infrastructure like Wholesale & retail enterprise shall be exempted from maintaining physical records for attendance and salary. Provision for Wholesale & retail Enterprise to maintain employee-related records required under various labour laws in electronic form, and to accept returns in electronic form will be made in line with the progress of computerization in the Labour Department.
- The Wholesale and retail enterprises shall have an option for self- certification and filing of consolidated annual returns under 13 Acts administered by the Labour Department as below:
  1. The Tamil Nadu Shops and Establishment Act, 1947;
  2. The Minimum Wages Act, 1948;
  3. The Payment of Wages Act, 1936;
  4. The Apprentices Act, 1961;
  5. The Contract Labour (Regulation and Abolition) Act, 1970;
  6. The Child Labour (Prohibition and Regulation) Act, 1986;
  7. The Payment of Gratuity Act, 1972;
  8. The Equal Remuneration Act, 1976;
  9. The Payment of Bonus Act, 1964;
  10. The Employment Exchanges (Compulsory Notification of Vacancies Act), 1959;
  11. The Workman's Compensation Act, 1923;
  12. Inter State Migrant Workman (Regulation of Employment & Conditions of Services) Act, 1979;
  13. The Factories Act, 1948;

Option to employ housewives and students on part-time basis. Wholesale & retail enterprise can offer part-time employment to such individuals, provided the worker is not ready to work full time. For this purpose, the consent of the worker shall be taken before hand. Minimum per hour wage rate shall be proportionately determined in accordance with minimum monthly/ daily wage rate specified under Minimum Wages Act. These part-timers shall be exempted from other laws. The retail unit/Small business cannot engage more than 25% of its employees as part-time employees.

## 10. FORMATION OF AN EMPOWERED COMMITTEE AT THE STATE LEVEL

An Empowered committee will be constituted at the state level to approve and monitor the implementation of this Integrated Township Policy and develop procedures and modalities wherever required. The composition of the Empowered committee will be as follows:

1. Chief Secretary – Chairperson
2. Principal Secretary – (Industries) – Member
3. Principal Secretary – (Housing & Urban Development) – Member
4. Principal Secretary – (Labour) – Member
5. Principal Secretary – (Revenue) – Member
6. Secretary – (Municipal Administration & Water Supply) – Member
7. Chairman, TANGEDCO – Member
8. Member Secretary, CMDA \_ Member
9. Commissioner of DTCP - Member
10. Any other nominee by Government
11. Nominee of the Developers of Integrated Townships in the state – Member
12. MD & CEO, Guidance Bureau – Member Secretary

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### 10.1 CHARTER OF THE EMPOWERED COMMITTEE FOR INTEGRATED TOWNSHIP:

The Empowered Committee will:

- Accord approval for proposals for development of Integrated Townships subject to eligibility and recommend such approved Integrated Townships to Government of India for “Infrastructure status”..
- Accord Single window approvals for Integrated Townships. This will include all statutory approvals to be accorded by State-level Government agencies like CMDA approval for Building Plans and Completion certificate, Fire department safety clearance, Traffic police NoC, Electrical Inspectorate approval, TN Pollution Control Board – Consent to Establish / Consent to operate, Land use conversion under Zoning regulations, etc. within 45 days from date of submission of proposals to Guidance Bureau. If nay approval is not accorded within 45 days, it is deemed to have been approved.
- Will introduce self-certification procedures wherever feasible to improve the ease of doing business
- Will Coordinate and resolve the issues relating to multiple departments/agencies
- Grant Incentives & concessions as per this Policy
- Monitor the progress of already approved Integrated Townships and
- Act as a grievance redressal mechanism in respect of issues/problems relating to the key areas of this Integrated Township Policy.

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