GOVERNMENT ORDER EXPLAINED

G.O. 179

Housing and Urban Development (UD4(1)) Department · 7 October 2026

A third-party certification route to Tamil Nadu planning permission

G.O.(Ms) No. 179 of 7 October 2026 amends the Tamil Nadu Combined Development and Building Rules, 2019 to let eligible homes, shops and white or green category industrial units get planning permission on the certification of a registered Architect or Engineer Grade I.

IN SHORT

01 A new route sits alongside the normal one. A "Third Party" (an Architect registered with the Council of Architecture, or a Registered Engineer Grade I registered on the Single Window Portal) certifies the ownership documents and the building plan.

02 **Eligible buildings:** residential up to 750 sq.m FSI area, 14m, up to 8 dwelling units; commercial up to 300 sq.m FSI, 14m; White or Green category industrial up to 2500 sq.m FSI, 18.30m.

03 **Eligible plots (residential and commercial):** only plots in approved layouts or subdivisions, layouts regularised under the 2017 Unapproved Layouts and Plots Rules, and plots registered by a deed executed before 20.10.2016.

04 **The sanction is instant.** On payment of fees, the approved plan and proceedings with a QR code are generated online and available for download.

05 **The rules do not relax.** Road width, FSI and setbacks still follow rule 35 or rule 36; the building must satisfy the listed Part-VII rules; parking follows Annexure-IV.

06 **Accountability replaces up-front scrutiny.** The Third Party and the applicant are jointly and severally liable. At least 10% of applications are randomly verified every month, and the competent authority may inspect at any stage.

07 **Permission is valid for 5 years,** extendable once by 3 years.

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Read the order: https://tcp.tn.gov.in/storage/app/document/G.o.ms.179%20dated%2007.10.2026.pdf. Effective date not stated in the G.O.

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CHANGE 01 · RULE 2 (105-D TO 105-F), RULE 6 (1-B) AND ANNEXURE-XXVIII

What the order adds

Three new terms, one new route

‘Third Party’

rule 2 (105-D)

An Architect registered with the Council of Architecture, or a Registered Engineer Grade I on the Tamil Nadu Single Window Portal.

‘Third Party Certified Building’

rule 2 (105-E)

A small residential (≤ 750 sq.m), commercial (≤ 300 sq.m) or White / Green industrial (≤ 2500 sq.m) building within the height limits.

‘Third Party Certification’

rule 2 (105-F)

A joint declaration by the applicant and the Third Party that the ownership documents and the plan are authentic and rule-compliant.

Routed through the Single Window Portal — new rule 6 (1-B) and Annexure-XXVIII.

The order adds three definitions and a new, faster route to the TNCDBR, 2019.

What to check

The applicant must be the owner, leaseholder or power-of-attorney holder with the right to develop. The scheme adds the professional's certification on top of the owner's own obligations — it does not transfer them.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Rule 2 (105-D to 105-F), rule 6 (1-B) and Annexure-XXVIII.

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CHANGE 02 · RULE 2 (105-E) AND ANNEXURE-XXVIII, CLAUSE I

Who can use it

Maximum FSI area by building type

Residential — 750 sq.m
≤ 14 m · ≤ 8 dwelling units

Commercial — 300 sq.m
≤ 14 m · Stilt+3 / Ground+2

Industrial — 2500 sq.m
White or Green category
≤ 18.30 m · SIDCO / SIPCOT / ELCOT

The plot must also qualify

Plot rule (residential and commercial): only approved layouts or subdivisions, layouts regularised under the 2017 Rules, or plots registered by a deed before 20.10.2016.

A building qualifies only if it fits one of these categories:

On top of the building category, the **plot** has to qualify. For residential and commercial buildings, only these are eligible:

- plots in approved layouts or subdivisions;
- layouts regularised under the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017;
- plots registered by a deed executed before 20.10.2016.

What to check

The industrial height limit is 18.30m — higher than the 14m for homes and shops. Confirm your plot falls in one of the three eligible categories before counting on this route; an unapproved plot registered after 20.10.2016 does not qualify.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Rule 2 (105-E) and Annexure-XXVIII, clause I.

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CHANGE 03 · ANNEXURE-XXVIII, CLAUSE II

Where it does not apply

Two groups of areas are out of scope

Protected and sensitive areas

Coastal Regulation Zone areas; hill areas notified by the Hill Area Conservation Authority; Annexure-XVII restricted areas; ecologically sensitive areas; and any others the Government notifies.

Excluded zones and reservations

Natham lands; Agriculture, Institutional, special, Hazardous or Industrial (except White / Green); Open Space, Recreational and Non-Urban zones; and sites in street alignment, road widening, roads or public-purpose reservations.

The scheme is switched off in two groups of sensitive and reserved areas.

What to check

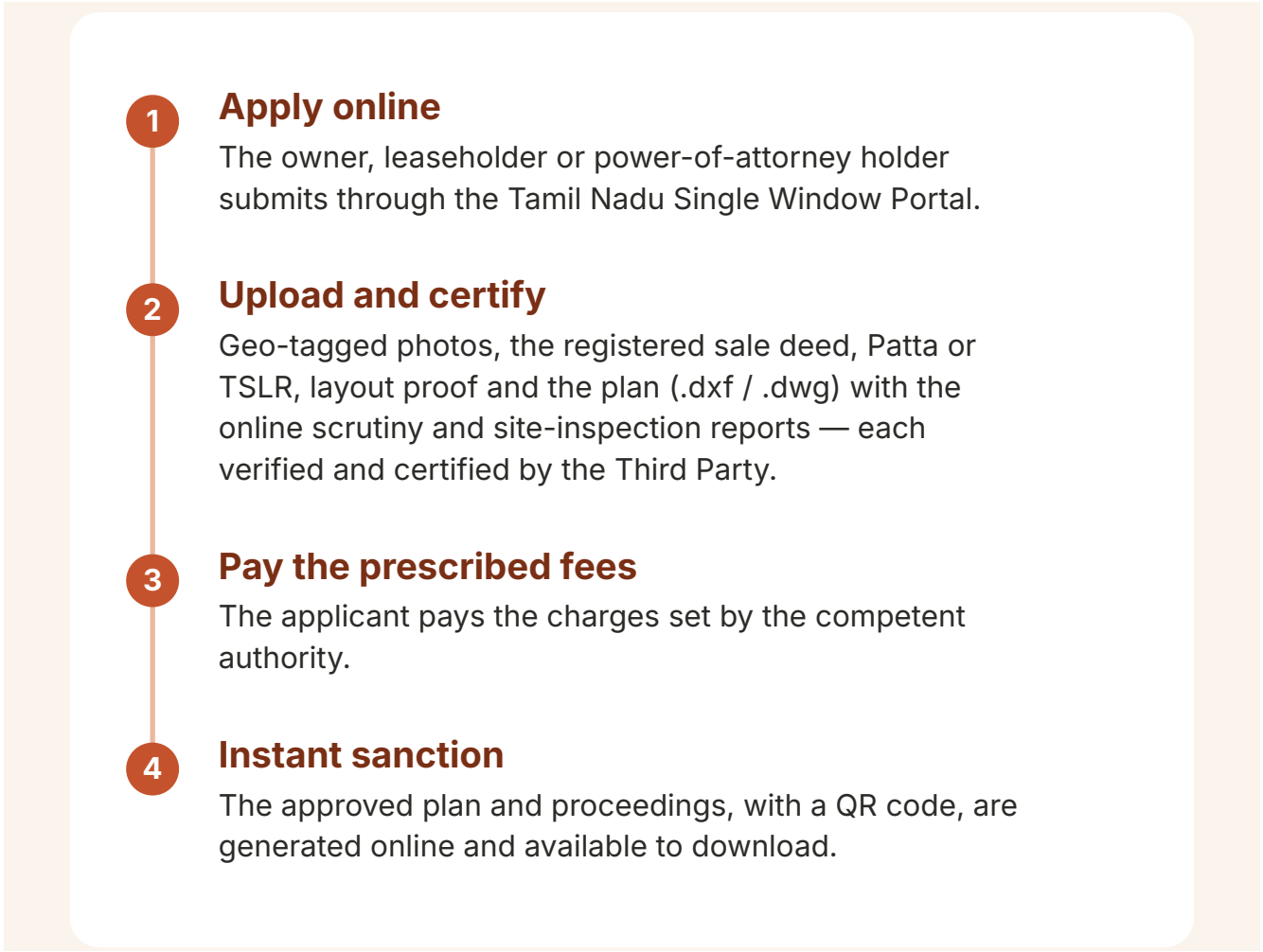
If the site touches a road-widening line, a street alignment or a public-purpose reservation, the third-party route is not available — the plan goes through the normal process.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Annexure-XXVIII, clause II.

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CHANGE 04 · ANNEXURE-XXVIII, CLAUSES III AND VIII

How an application works



The procedure in Annexure-XXVIII is an online, document-first flow:

1. The plan requirements are those in rule 8 of the Rules. 2. The applicant, plot and proposed-building details are uploaded to the Single Window Portal with the documents in the table below. 3. The portal guidelines for the scheme must be followed. 4. **Sanction:** on payment of the prescribed fees, the approved plan and proceedings with a QR code are generated online instantly and made available for download.

What to check

The plan must still pass the online Plan Document Scrutiny Report, and a geo-tagged site photograph and site inspection report are mandatory. The speed comes from removing the manual scrutiny wait, not from removing the checks.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Annexure-XXVIII, clauses III and VIII.

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CHANGE 05 · ANNEXURE-XXVIII, CLAUSE VI

The building rules do not change

What's new

- A Third Party certifies the ownership documents and the building plan.
- The portal issues the sanction instantly, with a QR-coded approval.

What stays the same

- Road width, FSI and setbacks — rule 35 / 36.
- The listed Part-VII building rules.
- Annexure-IV parking standards.

The route changes **who certifies and how fast the sanction issues** — not the design standards.

Our FSI calculator and developer guide to FSI show how FSI and setbacks apply to a plot; see also G.O. 194.

What to check

Design to the same rule 35 / rule 36 and Part-VII limits you would under the normal route. A third-party certified plan that breaches them is still a violation.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Annexure-XXVIII, clause VI.

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CHANGE 06 · ANNEXURE-XXVIII, CLAUSES IV AND V

The Third Party carries real liability

Before certifying, the Third Party must:

- Inspect the site and confirm the public road, access width, dimensions and ownership.
- Ensure the Master Plan, zoning and the Rules are met.
- Refuse to certify a plot where a litigation is pending.
- Not endorse any misrepresentation of documents or facts.
- Issue a compliance report only if the building matches the approved plan.
- Indemnify the competent authority against claims.

Applicant and Third Party are jointly and severally liable.

The order loads the obligations onto the certifying professional, and makes the applicant and the Third Party jointly and severally liable.

What to check

The owner and the professional should agree, in writing, on scope, documents, inspection and indemnity before the application goes in — the liability is shared, so the paperwork between them matters.

Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Annexure-XXVIII, clauses IV and V.

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CHANGE 07 · ANNEXURE-XXVIII, CLAUSES IX, X, XI AND XII

Oversight, and what happens if it is wrong

≥ 10%
of applications verified, every month

Any stage
the authority may inspect the works

5 + 3 yrs
valid, extendable once before expiry

If permission is obtained by misrepresentation or fraud

1. Permission is revoked — action under sections 56 and 57 of the Town and Country Planning Act, 1971.
2. Applicant and Third Party face prosecution under section 236 of the Bharatiya Nyaya Sanhita, 2023, jointly and severally.
3. The Third Party is blacklisted and the registration or licence is cancelled, after a hearing.

Permission is issued fast, but it is checked afterward — and a false certification is costly.

What to check

"Approved instantly" is not "unchecked." Keep the plan and the site identical, because at least 1 in 10 files is pulled every month and inspection can come at any stage.

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Source: G.O.(Ms) No. 179, Housing and Urban Development (UD4(1)) Department, dated 7 October 2026 · Annexure-XXVIII, clauses IX, X, XI and XII.

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