



ABSTRACT

Urban Development – Revised Delegation of Powers to the Urban Local Bodies and Rural Local Bodies - Orders - issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No.180

Dated: 08.10.2026

ஸ்ரீ பரபவ வருடம், புரட்டாசி -21,
திருவள்ளூர் ஆண்டு 2057

Read

- 1.G.O.(Ms). No. 154, Housing and Urban Development Department 13.10.2020.
- 2.G.O.(Ms). No. 265, Housing and Urban Development Department 21.12.2022.
- 3.From the Commissioner of Town and Country Planning, letter No.Roc.15898/2026/TCP5 dated 22.07.2026.
- 4.Announcement made by Hon'ble Minister for Housing and Urban Development Department for the year 2026-2027.

ORDER:

In the Government order first read above, Government have issued orders on the delegation of powers to Local Bodies (except Chennai) for grant of Planning Permission to residential building as follows:

S. No	Building Plan for	Total build-up area	No. of dwelling unit	No. of floors
1.	Residential Use	Upto 10,000 sq.ft.,	Upto 8 dwelling unit	Not exceeding 12 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
2.	Commercial use (For other Local Bodies in the state)	2,000 sq.ft.,	-	Upto Stilt + 2 Floors or Ground + 1 floor

2. In the Government order second read above, the Government has accorded orders to amend the power delegation to residential use for the FSI area instead of built up area as follows:

"Building plan for residential use of total FSI area upto 10,000 sq.ft. and upto 8 dwelling units not exceeding 12 meters in height upto Stilt + 3 Floors or Ground + 2 floors."

3. In the letter third read above, the Commissioner of Town and Country Planning has sent the proposal for enhancing the existing delegation of powers to Urban Local Bodies and Rural Local Bodies for approval of building plans in order to empower the local bodies and expedite the processing of applications and strengthen decentralized decision-making. The Commissioner of Town and Country Planning has now requested the Government to issue orders revising the Power of delegation for the Urban Local Bodies and Rural Local Bodies as follows:

S.No	Type of local body	Building plan for	Total FSI area	No of dwelling units	No of floors
1.	Commissionerate of Municipal Administration (Corporation and Municipalities)	Residential use	Upto 1,500 sq.m (16,145 sq.ft)	Upto 16 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,382 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
2.	Directorate of Town Panchayats	Residential use	Upto 1,200 sq.m (12,916 sq.ft)	Upto 12 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,382 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
3.	Rural Development and Panchayat Raj	Residential use	Upto 1,200 sq.m (12,916 sq.ft)	Upto 12 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,382 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors

4. The Hon'ble Minister for Housing and Urban Development Department has made the announcements in the floor of Assembly for the year 2026-2027 as follows:-

"12. குடியிருப்பு கட்டட அனுமதிக்கான கூடுதல் அதிகாரப் பகிர்வு உள்ளாட்சிகளுக்கு வழங்கப்படும்.

மாநகராட்சிகள் மற்றும் நகராட்சிகளில் குடியிருப்பு கட்டட அனுமதிக்கான அதிகாரம் தற்பொழுதுள்ள 10,000 சதுர அடியிலிருந்து 16,140 சதுர அடியாக (1,500 சதுர மீட்டர்) உயர்த்தப்படும்.

பேரூராட்சிகள் மற்றும் கிராம ஊராட்சிகளில் குடியிருப்பு கட்டட அனுமதிக்கான அதிகாரம் தற்பொழுதுள்ள 10,000 சதுர அடியிலிருந்து 12,912 சதுர அடியாக (1,200 சதுர மீட்டர்) உயர்த்தப்படும்.

இதன் மூலம் சிறிய அளவிலான குடியிருப்பு விண்ணப்பங்களுக்கு உள்ளாட்சி அமைப்புகளிலேயே ஒப்புதல் வழங்கப்படும். இதன் மூலம் சிறிய அளவிலான குடியிருப்பு கட்டடங்களுக்கு எளிமையாகவும் விரைவாகவும் அனுமதி வழங்கப்படும்.

13. உள்ளாட்சிகளுக்கு வணிக கட்டட அனுமதிக்கான கூடுதல் அதிகாரப் பகிர்வு.

அனைத்து உள்ளாட்சி அமைப்புகளுக்கும் வணிக கட்டட அனுமதிக்கான அதிகாரம் தற்பொழுதுள்ள 2,000 சதுர அடியிலிருந்து 5,380 சதுர அடியாக (500 சதுர மீட்டர்) உயர்த்தப்படும். இதன் மூலம் சிறு வணிகர்கள் மற்றும் வியாபாரிகள் பயன் பெறுவர்."

5. After careful examination, Government hereby accord approval to the revised Power of delegation for the Urban Local Bodies and Rural Local Bodies as follows:

S.No	Type of local body	Building plan for	Total FSI area	No of dwelling units	No of floors
1.	Commissionerate of Municipal Administration (Corporation and Municipalities)	Residential use	Upto 1,500 sq.m (16,140 sq.ft)	Upto 16 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,380 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
2.	Directorate of Town Panchayats	Residential use	Upto 1,200 sq.m (12,912 sq.ft)	Upto 12 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,380 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
3.	Rural Development and Panchayat Raj	Residential use	Upto 1,200 sq.m (12,912 sq.ft)	Upto 12 dwelling units	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors
		Commercial use	Upto 500 sq.m (5,380 sq.ft)	-	Not exceeding 14 metres in height and upto Stilt + 3 Floors or Ground + 2 Floors

6. The Commissioner of Town and Country Planning and the Member Secretary, Chennai Metropolitan Development Authority are directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

**R. KIRLOSH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Additional Chief Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai – 600 009.

The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai - 600 009.

The Commissioner of Town and Country Planning,
Chennai - 600 107.

The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai – 600 008.

Directorate of Municipal Administration,
75, Urban Administrative Building,
Santhome High Road, MRC Nagar,
Raja Annamalaipuram, Chennai – 600 028.

Directorate of Town Panchayats,
7th & 8th Floor, Urban Administrative Building,
75, Santhome High Road, MRC Nagar,
Raja Annamalaipuram, Chennai – 600 028.

Directorate of Rural Development and Panchayat Raj,
4th & 5th Floor, Panagal Building,
Abdul Razzak Street / Jennis Road,
Saidapet, Chennai 600 015.

Copy to:

The Special Personal Assistant to
the Hon'ble Minister (Hg&UD),
Secretariat, Chennai - 600 009.

The Private Secretary to
the Principal Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.

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(Signature)
08/10/26
SECTION OFFICER
P.M.
8/10/26