Tamil Nadu issues two Government Orders on building permits

Tamil Nadu · 8 October 2026 · https://www.shanmugamiasacademy.in/current-affairs-english/2026/10/08



News

The Housing and Urban Development Department issued two Government Orders. G.O. (Ms) No. 179 (07.10.2026) allows permits through 'third-party certification' for buildings up to set sizes. G.O. (Ms) No. 180 (08.10.2026) raises the floor-area limits up to which local bodies themselves can approve buildings. Both were announced in the 2026–27 Assembly demand for grants.

Key facts

Department	Housing and Urban Development
GO 179 – residential	Up to 750 sq m (8,070 sq ft) floor area – third-party certificate
GO 179 – commercial	Up to 300 sq m (3,230 sq ft)
GO 179 – factories	Up to 2,500 sq m (26,900 sq ft) in SIDCO, SIPCOT, ELCOT estates
Certifier	Architect registered on the Single Window portal / Grade-I engineer
GO 180 – corporations, municipalities	Residential: 10,000 → 16,140 sq ft (1,500 sq m)
GO 180 – town / village panchayats	Residential: 10,000 → 12,912 sq ft (1,200 sq m)
GO 180 – commercial	All local bodies: 2,000 → 5,380 sq ft (500 sq m)

Background

- Third-party certification: without visiting the local body office, a registered architect or engineer inspects the site, checks documents and rule compliance, and issues an electronic certificate.
- Constitution: the 12th Schedule added by the 74th Amendment (1992) lists 'urban planning including town planning' and 'regulation of land use and construction of buildings' as municipal functions. The 73rd Amendment added the 11th Schedule (panchayats, 29 subjects).
- Tamil Nadu bodies: the Tamil Nadu Town and Country Planning Act 1971; the Chennai Metropolitan Development Authority (CMDA); the Directorate of Town and Country Planning (DTCP); the Tamil Nadu Combined Development and Building Rules 2019 (TNCDBR).
- Industrial agencies: SIPCOT – State Industries Promotion Corporation of Tamil Nadu (1971); SIDCO – Small Industries Development Corporation (1970); ELCOT – Electronics Corporation of Tamil Nadu (1977).
- Unit conversion: 1 sq m ≈ 10.764 sq ft, so 750 sq m ≈ 8,070 sq ft and 1,500 sq m ≈ 16,140 sq ft.
- Economy: under 'Ease of Doing Business', faster approvals save time and cost for home builders, small traders and entrepreneurs.

Tamil Nadu link: GO 180 follows the announcement of 'more devolution of powers to local bodies'. Factory builders in SIPCOT, SIDCO and ELCOT estates need not visit district offices.

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