ABSTRACT

Urban Development – Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) - Applications to carryout any development on any land, change of land use and issue of completion certificates any area of State of Tamil Nadu - Online Single Window Portal – Notified – Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 167 **Dated: 28.10.2025**

விசுவாவசு வருடம், ஐப்பசி–11

திருவள்ளுவர் ஆண்டு 2056

Read:

1) The Tamil Nadu Town and Country Planning (Amendment) Act, 2025 (Tamil Nadu Act 38 of 2025)
2) From the Principal Secretary/Member Secretary, CMDA Letter No. CMDA/1992/2025-Comp/e-Gov, dated 18.09.2025.

ORDER:

The Government of Tamil Nadu has taken several measures to promote "Ease of Doing Business" in the State. Implementation of an Online Single Window Portal for Planning and building permission is one such measure. In the reference first read above, the Government have amended the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), so as to enable submission of applications for permission to carry out any development on any land, change of land use and issue of completion certificates in any area of State of Tamil Nadu through an Online Single Window Portal.

2. In the reference second cited, the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority has requested to notify https://onlineppa.tn.gov.in/SWP-web/login as the Single Window Portal for making such applications to the Local Authority / Appropriate Planning Authority, as the case may be, seeking permission to carry out any development on any land, change of land use and issue of completion certificates in any area of State of Tamil Nadu. He has also requested that orders may be issued stating that written offline submissions shall not be accepted after the adoption of integrated portal.

3. The Government after careful examination of the proposal of the Principal Secretary/Member Secretary, Chennai Metropolitan Development

Authority in para 2 above, have decided to accept the same. Accordingly, the Government direct that the notification appended to this order shall be published in the Tamil Nadu Government Gazette Extraordinary dated the 29th October, 2025.

4. The Government further direct that, henceforth, all applications seeking permission to carry out any development on any land, change of land use and issue of completion certificates any area of State of Tamil Nadu shall be mandatorily submitted only through the Integrated Single Window Portal and no written offline applications shall be accepted by any Development Authority, Directorate of Town and Country Planning, Local Planning Authorities, Urban Local Bodies, Rural Local Bodies or any other Competent Authority for the purposes mentioned above.

5. The Government also direct the Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority, Director of Town and Country Planning, Commissioner of Municipal Administration, Director of Town Panchayats and Director of Rural Development and Panchayat Raj to give wide publicity to the Online Single Window Portal and its salient features, which are given below:

(a) This Single Window Portal allows users to apply for permission to carryout any development on any land, change of land use and obtain completion certificates in any area of State of Tamil Nadu.

(b) The portal is fully integrated with all Local Bodies across the State of Tamil Nadu.

(c) The portal is also integrated with all relevant NOC-issuing departments, namely, Chennai Metro Rail Limited, Tamil Nadu Housing Board, Geology and Mining Department, Public Works Department, Water Resources Department, Airport Authority of India, Department of Fire and Rescue Services, Southern Railways, State Highways Department, Electronics Corporation of Tamil Nadu, Indian Air Force, Archaeological Survey of India, National Monument Authority, Tamil Nadu Small Industrial Development Corporation, Tamil Nadu Forest Department, District Collectorates, Agriculture Department and Oil and Natural Gas Corporation Limited.

(d) A self-certification module for residential buildings in plots upto 2,500 sq.ft., with a maximum floor area of 3,500 sq.ft., comprising upto two dwelling units and limited to Ground + 1 floor or Stilt + 2 floors, with overall height not exceeding 10 metres has been integrated into the Single Window Portal.

(e) A self-certification module for Industrial buildings in plot area upto 7,500 sq.ft., and Floor Space Index area upto 5,000 sq.ft., for White and Green categories, upto a maximum height

upto 10 metres including mezzanine floor has also been integrated into the Single Window Portal.

(f) Automated scrutiny engine for review of Building Plans is integrated in the Single Window Portal.

(g) Live tracking facility with automated Short Message Service (SMS) and email notifications to applicants and professionals, enabling them to monitor the real-time status of their applications.

(h) Fees and other charges payable for the issue of Planning and Building Permissions, change of land use and completion certificates are collected through the Single Window Portal, ensuring a secure, transparent, and streamlined transaction process.

(i) Digitally signed approved plans and orders for Planning Permissions/ Building Permissions, change of land use and completion certificates are issued through this Single Window Portal.

(j) Upon the grant of planning permission, a copy of the same is forwarded to the Tamil Nadu Real Estate Regulatory Authority (TNRERA) through this online portal.

(k) E-intimation on commencement of construction / completion of the building is integrated in this Single Window Portal.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press,
Chennai – 600 001.
The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.
The Additional Chief Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.
The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

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The Secretary to Government,
Law Department, Chennai 600 009.
The Director of Town and Country Planning,
Chennai-600 107.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.
Copy to:
The Special Personal Assistant to
Hon'ble Minister (Hg and P&E), Chennai- 600 009.
The Special Personal Assistant to
Hon'ble Minister (HR&CE), Chennai - 600 009.
The Private Secretary to the
Additional Chief Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.
Stock file/Spare Copy.

//FORWARDED BY ORDER//

29/10/25

SECTION OFFICER

29/10/2025

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APPENDIX

NOTIFICATION

Under sub-section (1) of section 47-A of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby notifies 'https://onlineppa.tn.gov.in/SWP-web/login' as the online Single Window Portal for the purposes of the said Act.

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

//True Copy//

29/10/25
SECTION OFFICER

29/10/2025.

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