ABSTRACT

Urban Development – Grant of Planning permission for religious buildings operating from 04.02.2019 to 06.03.2024 without insisting an NOC from District Collector –Orders –Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No.04 **Dated: 08.01.2026**

விசுவாவசு வருடம், மார்கழி 24,
திருவள்ளுவர் ஆண்டு 2056

Read:

1. Announcement made by Hon'ble Chief Minister of Tamil Nadu in a public meeting at Tirunelveli on 23.12.2025.
2. From the Member Secretary, Chennai Metropolitan Development Authority Letter No. BS/10231/2025, dated 24.12.2025.

ORDER:

The Hon'ble Chief Minister of Tamil Nadu has made the following announcement in a public meeting at Tirunelveli on 23.12.2025:

"2019 முதல் 2024 வரை செயல்பட்டு வரும், தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிமுறைகள் 2019–ன் படி உள்ள, மதச்சார்பான கட்டிடங்களுக்கு மாவட்ட ஆட்சியரின் தடையின்மை சான்றிதழினை (N.O.C.) வலியுறுத்தாமல் திட்ட அனுமதி வழங்கப்படும்.

இக்காலக்கட்டத்தில் திட்ட அனுமதி வேண்டி விண்ணப்பித்திருக்கும் மதச்சார்பான கட்டடங்களுக்கும் இது பொருந்தும்."

2.In the letter second read above, the Member Secretary, Chennai Metropolitan Development Authority has sent a proposal for implementing the above announcement wherein he has stated that the Tamil Nadu Combined Development and Building Rules, 2019 contains a provision wherein it has been stated that the competent authority shall not entertain any building application for construction of buildings in relation to any religious institution unless such application is accompanied with a No Objection Certificate obtained from the District Collector concerned.

3. He had also stated that the Government have issued the Standard Operating Procedure for speedy disposal of applications for such NOC. Since the Standard Operating Procedure was formulated only during 2024, some religious institutions have represented to the Hon'ble Chief Minister to grant approval for religious buildings operating from 2019-2024 without insisting NOC from District Collector.

4. The Member Secretary, Chennai Metropolitan Development Authority has therefore requested to issue necessary orders considering the following:-

a) All buildings operating as religious buildings from 2019-2024 after obtaining valid Planning Permission for other purposes such as residences, halls/multipurpose halls etc., may be considered for grant of planning permission as religious buildings without insisting on NOC from the District Collector concerned, provided they fulfil all the rules of Tamil Nadu Combined Development and Building Rules, 2019 for religious buildings.

b) All religious buildings for which planning permission applications have been submitted from 2019 – 2024 but have been kept pending for want of NOC from the District Collectors, may be considered for grant of planning permission without insisting on NOC from the District Collector concerned provided they fulfil all the rules of Tamil Nadu Combined Development and Building Rules, 2019 for religious buildings.

c) Clause 6 of Annexure XVII of TNCDBR 2019 requiring NOC from the District Collector concerned for religious buildings will be applicable for planning permission Applications from 07.03.2024 i.e., date of issue of Standard operating procedure.

5. The Government after consideration of the above proposal of the Member Secretary, Chennai Metropolitan Development Authority, have decided to accept the same. Accordingly, the Government hereby issue the following orders:-

a) All buildings operating as religious buildings from 04.02.2019 to 06.03.2024 after obtaining valid Planning Permission for other purposes such as residences, halls/multipurpose halls etc., shall be considered for grant of planning permission as religious buildings without insisting on NOC from the District Collector concerned, provided they fulfil all the rules of Tamil Nadu Combined Development and Building Rules, 2019 for religious buildings.

Verified Orders

b) All religious buildings for which planning permission applications have been submitted from 04.02.2019 to 06.03.2024 but have been kept pending for want of NOC from the District Collector, shall be considered for grant of planning permission without insisting on NOC from the District Collector concerned provided they fulfil all the rules of Tamil Nadu Combined Development and Building Rules, 2019 for religious buildings.

c) Clause 6 of Annexure XVII of Tamil Nadu Combined Development and Building Rules, 2019 requiring NOC from the District Collector concerned for religious buildings shall be applicable for the applications submitted from 07.03.2024.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.
The Director of Town and Country Planning,
Chennai-600 107.
All District Collectors.
The Public (L&O) Department,
Secretariat, Chennai 600 009.
The Home Department,
Secretariat, Chennai 600 009.
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.
Stock file/Spare Copy.

//FORWARDED BY ORDER//

08/01/26

SECTION OFFICER

08/01/2026

Verified RealEstate

Verified RealEstate™