ABSTRACT

Urban Development – Simplification of the procedure of processing of planning permission applications in notified Hill Areas – Orders issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1) DEPARTMENT

G.O.(Ms).No. 46 **Dated: 24.02.2026**
விசுவாவசு வருடம், மாசி–12
திருவள்ளுவர் ஆண்டு 2057

Read

1. G.O.Ms.No.44, Planning and Development (TC-II) Department, dated 02.04.1990.
2. G.O.Ms.No.49, Housing and Urban Development (UD2.2) Department, dated 24.03.2003.
3. Government Letter No. 5834/UD2.2/ 2001-2, Housing and Urban Development Department, dated 01.03.2002.
4. Government Letter No. 15535/ UD4(3)/2019-2 Housing and Urban Development Department, dated.18.02.2020.
5. Government Letter (Ms) No. 152/UD4.1/2024-1, Housing and Urban Development Department, dated 19.08.2024.
6. G.O.Ms.No.125, Housing and Urban Development UD3(2) Department, dated 20.08.2025.
7. From the Director of Town and Country Planning Roc. No. 5936/2017/HACA, dated 08.12.2025.

ORDER:

In the Government order first read above, Hill Areas Conservation Authority (HACA) was constituted under which 43 Taluks were notified as areas falling under the purview of Hill Area Conservation Authority. In the same Government order, activities that require prior clearance from the Hill Area Conservation Authority were also notified.

2. In the Government order second read above, a taluk-wise list of hill areas was taken up for review to ascertain actual hill areas and a new list of revenue villages falling under the purview of the Hill Area Conservation Authority was notified. This order superseded the earlier taluk-wise list. This list contains 597 revenue villages in 16 districts.

3. In the Government letter third read above, it was directed that the proposals placed before HACA should be accompanied by the following:

i. Resolution of the local body and local planning authority, whenever applicable.

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ii. Remarks of the concerned District Collector of the proposal after site inspection.
iii. Recommendations of the AAA committee, in the form of a resolution in the case of The Nilgiris, Dindigul and Salem districts.
iv. Remarks of the Department of the Geology and Mining regarding the geo- technical aspects of the proposal.
v. District officers of Agricultural Engineering should get clearance from the Chief Engineer of Agricultural Engineering Department before communicating to the District Collector.
vi. District forest officers should get clearance from the Principal Chief Conservator of Forest before communicating to the District Collector.

4. In the Government letter fourth read above, the Government has issued direction for the simplification of HACA clearance and the delegation of certain powers of HACA to the Directorate of Town and Country Planning.

5. Subsequently, in letter fifth read above, the Government granted exemption for Planning Permission applications falling under the HACA, from getting NOC from Agricultural Engineering Department, since the same parameters being verified by the Geology & Mining Department.

6. The Government in a high level meeting further reviewed the procedures for getting planning permission for development in hill stations and the areas other than hill stations which fall under the purview of the Hill Areas Conservation Authority and decided to simplify the procedures further. According to the decisions taken during the meeting, the Director of Town and Country Planning has sent a proposal in the reference seventh read above as follows:-

- For all the notified Hill Areas, the No objection certificate from Revenue Divisional Officer (RDO) shall be exempted, since revenue details can be verified through the online services of the Government platform.

A. Proposed site located in the Hill stations
(List of villages annexed)

I. Change of land use

The change of land use proposals, upto 2 hectare in urban areas and upto 4 hectare in rural areas shall be processed with similar procedures followed in non-HACA areas. All the other proposals exceeding the limits specified above shall necessarily be sent to the Director of Town and Country Planning for placing before the HACA Committee. NOC from the Forest and Geology & Mines Departments are required for all the change of land use proposals.

II. Layouts

The Layout applications need not be placed before the HACA committee for prior clearance. NOC from the Forest department and Geology & Mines department are required for the proposed developments

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which conform to the land use permissible in the approved Master Plan and similarly such NOC should be obtained for any development intended in non-plan area. Wherever the NOCs have already been obtained for change of land use from the concerned departments, NOCs need not be obtained for layout development again.

III. Buildings

All the building permission applications may be processed with the following revised NOC requirements.

i. NOCs from the Forest department and Geology & Mines department are required for proposed developments which conform to the land use permissible in the approved Master Plan and similarly such NOC should be obtained for any development intended in non-plan area.
ii. NOCs from the Forest and Geology & Mines Departments are not required if the development is proposed in an approved layout.
iii. Wherever the NOCs have already been obtained for change of land use, the same NOCs need not be obtained for building development again.

B. Proposed site located in other than Hill stations.

I. Change of land use

The change of land use proposals, upto 2 hectare in urban areas and upto 4 hectare in rural areas shall be processed with the same procedures followed in the non-HACA areas. All the other proposals exceeding the limits specified above shall necessarily be sent to the Director of Town and Country Planning for placing before the HACA Committee. NOC from the Geology & Mines Department is not required. NOC from the Forest Department is required for all the change of use of land proposals.

II. Layouts

The Layout applications need not be placed before the HACA committee for prior clearance. NOC from the Geology & Mines Department is not required. NOC from the Forest department is required for proposed developments which conform to the land use permissible in the approved Master Plan and similarly such NOC should be obtained for any development intended in non-plan area. Wherever the NOCs have already been obtained for change of land use, those NOCs need not be obtained again for layout development.

III. Buildings

All the building permission applications may be processed with the following revised NOC requirements.

i. NOC from the Geology & Mines Department is not required.
ii. NOC from the Forest department is required for proposed developments which conform to land use permissible in the

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approved Master Plan and similarly such NOC should be obtained for any development intended in non-plan area.

iii. NOC from the Forest Department is not required if proposed site falls in the approved layout.

iv. Wherever the NOCs have already been obtained for change of land use, the same NOCs need not be obtained again for building development.

7. The Government after careful consideration of the proposal of the Director of Town and Country Planning in para 6 above have decided to accept the same. Accordingly, the Government hereby direct that, the procedure enumerated in para 6 above shall be followed while according planning permissions for development in HACA areas. The regulations made for the hill stations as in para 6 above, shall be applicable to the areas covered under the jurisdiction of the local bodies mentioned in Col(4) of the Annexure.

8. The Director of Town and Country Planning is requested to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA

ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning,
Chennai-600 107.
The Additional Chief Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.
The Additional Chief Secretary to Government (FAC),
Natural Resources Department,
Chennai – 600 009.
The Additional Chief Secretary to Government,
Environment, Climate Change and Forest Department,
Chennai – 600 009.

Copy to:

The Special Personal Assistant,
to Hon'ble Minister (Hg and P&E), 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//

24/02/2026

SECTION OFFICER

24/02/2026

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Annexure to G.O.Ms.No.46, Housing and Urban Development (UD4(1)) Department, dated 24.02.2026.

Sl. No.	Name of the District	Local Body Type	Name of Local Body
(1)	(2)	(3)	(4)
1	Coimbatore	Municipality	Valparai Municipality
2	Dindigul	Municipality	Kodaikanal Municipality
		Town Panchayat	Pannaikaadu Town Panchayat
		Village panchayat	**Kodaikanal Panchayat Union**
			Kookkal
			Vilpatti
			Poombarai
			Mannavanur
			Poondi
			Vellakavi
			Adukkam
			Poolathur
			Thandikudi
			Kamanur
			Kilakkuchettiapatti
			Periyur
			Pachalur
			Vadakavunji
			Kodaikanal Village
3	Tirupattur	Village Panchayat	**Jolarpet Panchayat Union** Elagiri Village Panchayat
4	Nilgiris	Municipality	Udhagamandalam
			Coonoor
			Gudalur
			Nelliyalam
		Town Panchayat	Devarshola
			Jegathala
			Ketti
			Hulical
			Kil-Kundah
			Athigaratty
			Naduvattam
			Sholur
			Bikatti
			O'Valley
			Kotagiri
		Village Panchayat	**Udhagamandalam Panchayat Union**
			Kadanad
			Ebbanad
			Hullathy
			Kagguchi
			Thummanatty
			Nanjanad
			Thuneri
			Muligoor

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Sl. No.	Name of the District	Local Body Type	Name of Local Body
			Mel-Kundha
			Balacola
			Doddabetta
			Ithalar
			Kookal
			Coonoor Panchayat Union
			Hubbathalai
			Yedappalli
			Melur
			Burliyar
			Bandishola
			Beratty
			Kotagiri Panchayat Union
			Thengumarahada
			Aracode
			Kadinamala
			Kodanad
			Nedugula
			Denad
			Kengarai
			Konavakkarai
			Naduhatty
			Jackanarai
			Kunjappanai
			Gudalur Panchayat Union
			Cherangodu
			Nellakotta
			Mudumalai
			Sreemadurai
			Masinagudi
5	Salem	Village Panchayat	**Yercaud Panchayat Union**
			Manjakuttai
			Maramangalam
			Nagalur
			Semmanatham
			Thalaisolai
			Vazhavandthi
			Vellakkadai
			Velur
			Yercaud
6	Tirunelveli	Town Panchayat	Manimutharu
7	Theni	Town Panchayat	Highways

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT
//True Copy//

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