



TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY

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Part IV—Section 1

Tamil Nadu Bills

BILL INTRODUCED IN THE LEGISLATIVE ASSEMBLY OF THE STATE OF TAMIL NADU

Under Rule 130 of the Tamil Nadu Legislative Assembly Rules, the following Bill which was introduced in the Legislative Assembly of Tamil Nadu on 1st September, 2026 is published together with Statement of Objects and Reasons for general information:-

L.A.Bill No. 15 of 2026

A Bill further to amend the Tamil Nadu Town and Country Planning Act, 1971.

BE it enacted by the Legislative Assembly of the State of Tamil Nadu in the Seventy-seventh Year of the Republic of India as follows:—

1. (1) This Act may be called the Tamil Nadu Town and Country Planning (Amendment) Act, 2026. Short title and
commencement.

(2) It shall come into force on such date as the State Government may, by notification, appoint.

Amendment of
section 9-F.

2. In section 9-F of the Tamil Nadu Town and Country Planning Act, 1971 (hereinafter referred to as the principal Act), in sub-section (2),—

Tamil Nadu Act 35
of 1972.

(1) for clause (a), the following clause shall be substituted, namely:—

“(a) a Chairman to be appointed by the Government;”;

(2) in clause (aa), in sub-clause (iv), the expression “of the District within whose limits the majority of the Urban Planning area lies” shall be omitted;

(3) after clause (aa), the following clause shall be inserted, namely:—

“(aaa) the Collector of the District within whose limits the majority of the Urban Planning Area lies;”.

Amendment of
section 47-A.

3. In section 47-A of the principal Act,—

(1) the proviso to sub-section (2) shall be omitted;

(2) in sub-section (3), for the expression “The Collector”, the expression “In the case of wetlands, the Director” shall be substituted.

STATEMENT OF OBJECTS AND REASONS

The Urban Development Authorities under section 9-F of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) are entrusted to undertake and coordinate a wide range of functions relating to spatial planning, infrastructure development, land development, implementation of development schemes and regulation of urban growth. In view of the increasing scale and complexity of urban development, these functions require sustained and dedicated attention and timely decision-making. It is, therefore, considered necessary to strengthen the institutional framework of the Urban Development Authorities by appointing a full-time Chairman and a full-time Member Secretary, so as to ensure greater focus, continuity and accountability in the discharge of their duties and functions, while retaining the institutional role of the District Collector as a member of the Authority to ensure effective coordination with the district administration.

2. Further, sub-section (2) of section 47-A of the Tamil Nadu Act 35 of 1972 mandates that the local authority shall obtain the prior concurrence of the Director before granting permission for development of land in an area other than a planning area. In the case of wet lands, the prior concurrence of the District Collector concerned is also necessary, which in practice, led to avoidable delays in processing and disposal of applications for planning permission. In order to simplify the procedure for permission for development of land, reduce procedural delays and improve the ease of obtaining such permission, the Government have decided to dispense with the requirement of obtaining the prior concurrence of the District Collector for the development of wet lands in non-planning areas, and to entrust the Director with the power to give prior concurrence to the local authority in the case of wetlands.

3. Accordingly, the Government have decided to amend sub-section (2) of section 9-F and section 47-A of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) for the aforesaid purposes.

4. The Bill seeks to give effect to the above decisions.

B. RAJKUMAR,

Minister for Housing and Urban Development.

Secretariat,
Chennai-9,
1st September 2026.

R. SANTHI,
Secretary.