What approvals do you need to set up a factory in Tamil Nadu?

This guide walks through the key approval areas in setting up a factory, with the authority, the law and when to address each one.

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SITE | CORE APPROVALS | PLANT AND STAFF | COMPLETION

A GENERAL GUIDE

Swipe to see each approval →

01

WHEN TO ADDRESS IT

At the start, before the individual applications

Tamil Nadu Single Window Clearance

Start on the Tamil Nadu Single Window Portal (TNSWP). You register, file one Combined Application Form (CAF) for the unit, and then apply from the portal for the State approvals it covers, such as planning permission, factory plan approval, TNPCB consent, and fire and electrical approvals.

Each approval is still decided by its own department, under its own law. The time limit for each clearance is set in the Rules and runs from a complete application.

AUTHORITY	Guidance Tamil Nadu (State nodal agency) · District Industries Centre
LAW	Tamil Nadu Business Facilitation Act, 2018; Tamil Nadu Business Facilitation Rules, 2017

02

WHEN TO ADDRESS IT

Before you finalise the site

Land Use and Building Approval

First check that the land can be used for industry under its land classification, master plan and zoning. The planning authority then grants planning permission, and the local body issues the building permit.

A factory with a hazardous process may need a Site Appraisal Committee recommendation before the location is finalised.

AUTHORITY	DTCP or CMDA (town planning) · Local body · Site Appraisal Committee
LAW	Tamil Nadu Town and Country Planning Act, 1971; Tamil Nadu Combined Development and Building Rules, 2019 (TNCDBR); Factories Act, 1948, section 41-A; OSH Code, 2020, section 83

03

WHEN TO ADDRESS IT

Before you finalise the design

Airport Height Clearance

If your site is near an airport, your buildings, chimneys, stacks and cranes may need a height clearance No Objection Certificate (NOC) from the Airports Authority of India (AAI).

Apply online through NOCAS before you finalise the design, because the permitted height can change your layout. Where AAI's colour-coded zoning map applies, the local planning authority may clear the height instead.

AUTHORITY	Airports Authority of India (AAI) · Local planning authority, where the zoning map applies
LAW	Bharatiya Vayuyan Adhiniyam, 2024; Ministry of Civil Aviation (Height Restrictions for Safeguarding of Aircraft Operations) Rules, 2015

04

WHEN TO ADDRESS IT

Before you finalise the design and apply to TNPCB

Water Source

Confirm your water source and quantity before you finalise the project design and apply to the Tamil Nadu Pollution Control Board (TNPCB).

Groundwater extraction may need a permission or No Objection Certificate (NOC), depending on the location, the category of the area and the applicable rules. The quantity must match what you declare to TNPCB.

AUTHORITY	Water Resources Department · In the Chennai Metropolitan Area, the authority under the 1987 Act
LAW	G.O. (Ms.) No. 142, Public Works (R2), 23 July 2014; Chennai Metropolitan Area Ground Water (Regulation) Act, 1987; Water (Prevention and Control of Pollution) Act, 1974 (Water Act)

05

WHEN TO ADDRESS IT

Before construction starts

Environmental Clearance

Certain projects listed in the Environmental Impact Assessment (EIA) Notification need Environmental Clearance before construction starts. **This is separate from the Pollution Control Board consent.** Check early whether it applies to you, including for expansions or changes in product mix.

AUTHORITY MoEFCC or SEIAA Tamil Nadu, by project category

LAW

Environment (Protection) Act, 1986 (EP Act); Environmental Impact Assessment Notification, 2006

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WHEN TO ADDRESS IT

Before construction and before production

Pollution Control Board Consents

Most factories need two consents from TNPCB: Consent to Establish (CTE) before construction, and Consent to Operate (CTO) before production.

Eligible White category activities do not need CTE or CTO, but must register an online intimation with TNPCB. Check your activity against Tamil Nadu's own White list.

State your capacity, products, effluent and emissions correctly, because mistakes here can restrict your capacity or products later.

AUTHORITY	Tamil Nadu Pollution Control Board (TNPCB)
LAW	Water Act, 1974; Air (Prevention and Control of Pollution) Act, 1981; EP Act, 1986; G.O. (Ms) No. 91, 13 June 2025

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WHEN TO ADDRESS IT

Before construction and before production

Factory Plan Approval and Licence

Get plan approval from the Directorate of Industrial Safety and Health before construction starts, and the factory licence before production starts. **Your drawings must match those given for planning, fire and pollution approvals.**

AUTHORITY	Directorate of Industrial Safety and Health (DISH)
LAW	Factories Act, 1948; Tamil Nadu Factories Rules, 1950 (Forms 1 and 2); OSH Code, 2020

08

WHEN TO ADDRESS IT

Planning stage and before occupation

Fire Approvals

Address fire safety at the planning stage, because it affects the building layout. **Where applicable, obtain the Fire and Rescue Services NOC for the proposed building and fire plans before construction.**

After construction, install the required fire-protection systems and **obtain the applicable Fire Licence before occupation or operations.**

AUTHORITY	Tamil Nadu Fire and Rescue Services
LAW	Tamil Nadu Fire Service Act, 1985; Tamil Nadu Fire Service Rules, 1990; TNCDBR, 2019

09

WHEN TO ADDRESS IT

As your headcount reaches each legal limit

Labour Registrations

EPF generally applies once you employ 20 people, and ESI once you employ 10.

If you engage contract labour, register as the principal employer and check that each contractor holds a licence, where the law requires them. **Track permanent and contract staff together as you hire.**

AUTHORITY Labour Department · EPFO · ESIC

LAW

Employees' Provident Funds and Miscellaneous Provisions Act, 1952; Employees' State Insurance Act, 1948; Contract Labour (Regulation and Abolition) Act, 1970; Code on Social Security, 2020; OSH Code, 2020

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WHEN TO ADDRESS IT

Before the power is switched on

Power Connection and Electrical Safety

TNPDCL, the State power distribution company, approves your load and gives the connection. For high tension (HT) installations that need inspection, **the Electrical Inspectorate must approve the drawings before work starts and approve energisation before the power is switched on.**

AUTHORITY TNPDCL · Tamil Nadu Electrical Inspectorate

LAW

Electricity Act, 2003; Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2023; Tamil Nadu Electricity Distribution Code, 2004; Tamil Nadu Electricity Supply Code, 2004

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WHEN TO ADDRESS IT

Before the linked licence

District No Objection Certificates

Companies often overlook district-level No Objection Certificates (NOCs). **They can take time and delay the whole project.**

No single district NOC applies to every factory, because the need arises from the licence involved. For example, a new PESO licence for bulk diesel storage generally needs an NOC from the District Authority first, but not every PESO licence does. Identify these dependencies at the start.

AUTHORITY	District Collector, or Police Commissioner in city areas
LAW	Petroleum Rules, 2002, rule 144; other rules depending on the licence

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WHEN TO ADDRESS IT

Before use

Petroleum and Explosives Safety

Factories that store bulk solvents, diesel or industrial gases may need approval from PESO, even if they are not in the oil and gas sector. Small quantities within the exemption limits do not need a licence. Check your storage class and quantities early, because this can affect your layout, and have any licence in place before use.

AUTHORITY Petroleum and Explosives Safety Organisation (PESO)

LAW

Petroleum Act, 1934; Petroleum Rules, 2002; Explosives Act, 1884; Explosives Rules, 2008; Gas Cylinders Rules, 2016; Static and Mobile Pressure Vessels (Unfired) Rules, 2016

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WHEN TO ADDRESS IT

Before use, and at regular intervals

Boilers, Pressure Plant and Lifting Equipment

A boiler must be registered and needs a valid certificate from the Directorate of Boilers. **Boilers come under a separate law, the Boilers Act, 2025, and not under the Factories Act or the OSH Code.**

Pressure plant, hoists, lifts and lifting machines must be examined at regular intervals by a competent person.

AUTHORITY	Directorate of Boilers · Competent person
LAW	Boilers Act, 2025; Indian Boiler Regulations, 2026; Factories Act, 1948; Tamil Nadu Factories Rules, 1950; OSH Code, 2020

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WHEN TO ADDRESS IT

As construction finishes, before service connections

Completion Certificate

Build according to the approved plans. **Rule 20(1) of TNCDBR requires a Completion Certificate for all types of industrial buildings.** Submit the completion report in Form 5, with Forms 6, 7 and 8 (Annexure XIV), to the authority that issued the planning permit.

Power, water and sewerage connections are given only after the Completion Certificate is produced. Before manufacturing starts in a new or extended building, also send DISH a Certificate of Stability from a competent person.

AUTHORITY	Authority that issued the planning permit · DISH
LAW	TNCDBR, 2019, Rule 20(1); Factories Act, 1948; Tamil Nadu Factories Rules, 1950; OSH Code, 2020

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WHEN TO ADDRESS IT

Before operations, and yearly, where applicable

Health and Sanitary Certificate

Check whether your unit needs a sanitation certificate from the Directorate of Public Health and Preventive Medicine. **Under the simplified procedure you apply online with a self-declaration, and the certificate is normally valid for one year.**

A separate public health no-objection applies only to some projects, so check what your licences require.

AUTHORITY	Directorate of Public Health and Preventive Medicine
LAW	G.O. (Ms) No. 276, Health and Family Welfare Department, 23 September 2024

Approval areas at a glance

	APPROVAL AREA	INDICATIVE STAGE
01	Tamil Nadu Single Window	At the start
02	Land use and building	Site selection
03	Airport height clearance	Before the design is final
04	Water source	Before design and TNPCB filing
05	Environmental Clearance	Before construction, if applicable
06	Pollution Control consents	Before construction, production
07	Factory plan and licence	Before construction, production
08	Fire approvals	Planning, and before occupation
09	Labour registrations	As headcount limits are reached
10	Power and electrical safety	Design, and before energising
11	District NOCs	Before the linked licence
12	Petroleum and explosives	Design, and before use
13	Boilers and lifting equipment	Before use, then periodically
14	Completion Certificate	Before service connections
15	Health and sanitation	Before operations, if applicable

INDICATIVE STAGES, NOT A FIXED SEQUENCE. LAW AS ON 3 NOVEMBER 2026.

Getting approvals in the right order matters as much as getting them.

Many of these approvals run in parallel and depend on one another, and some apply only to certain projects. Some industries need more, depending on the materials, processes and risks involved.

See how we can help →

Need help with your project?

The approvals you need, and their order, depend on your process, capacity and location. Send us your project details and we will list the approvals that apply.

AequiRadix Private Limited
Chennai / Tiruvallur

+91 98409 41910

siddharth@aequiradix.com

aequiradix.com →

General information as on 3 November 2026. Not legal advice for any specific project.