



# TAMIL NADU GOVERNMENT GAZETTE

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## Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,  
issued by Secretariat Departments.**

### NOTIFICATIONS BY GOVERNMENT

#### HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENTS TO THE TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019.

[G.O. Ms. No. 69, Housing and Urban Development [UD4(1)], 11th March 2024,  
மாசி 28, சோபகிருது, திருவள்ளுவர் ஆண்டு-2055.]

#### No. SRO A- 5(c)/2024.

In exercise of the powers conferred by sub-section (4) of Section 32 and Section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), Section 242 of the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994) and sub-section (1) of Section 198 of the Tamil Nadu Urban Local Bodies Act, 1998 (Tamil Nadu Act 9 of 1999), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Combined Development and Building Rules, 2019:-

#### AMENDMENTS.

In the said Rules,—

(1) in rule 8, in sub-rule (5),

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

“(a) **Non High Rise buildings with height upto 14m.** Registered Architect (RA) or Registered Engineer (RE);”;

(b) in clause (b), for the expression “Non High Rise buildings with height more than 12.0m upto 18.30m”, the expression “**Non High Rise buildings with height more than 14m upto 18.30m**” shall be substituted;

(2) in rule 9, in sub-rule (2), for the expression “For non-High Rise Buildings above 12.0 m in height”, the expression “**For non-High Rise Buildings above 14m in height**”; shall be substituted.

(3) in rule 20, in sub-rule (1) for the expression “upto 12m in height”, the expression “**upto 14m in height**” shall be substituted;

(4) in rule 35, in sub-rule (1),

(a) in clause (a), in the tabular columns,-

(i) in Sl.No.B, against the description "Maximum Height" in Column (2), for the expressions "12m height", "9m height" and "12 m height" in the corresponding entries in Columns (3), (4) and (5) thereof, the expressions "14 m height" "10 m height" and "14 m height" shall respectively be substituted, namely :-

(ii) in Sl.No.E, for (ii) and (iii) in Column (1) and the corresponding entries in Columns (2) (3), (4) and (5) thereof, the following entries shall respectively be substituted, namely:-

(1)	(2)	(3)	(4)	(5)	
(ii)	Side Setback	Nil	<b>Height of the building</b>	<b>Plot Width</b>	<b>SSB</b>
			Upto 7m	Upto 9m	1m on one side
				Above 9m	1m on either side or 2m on one side
			More than 7m upto <b>14m</b>	Upto 6m	1m on one side
				Above 6m, upto 9m	1.5m on one side
	Above 9m	1.5m on either side or 3m on one side			
(iii)	Rear Setback	Nil	<b>Height of the building</b>	<b>Rear Setback</b>	
			Upto 7m	Nil	
			More than 7m upto <b>14m</b>	1.5m	

(b) in clause (b), in the tabular column, in Sl.No.D, for the expression "12m", wherever it occurs, the expression "**14m**" shall be substituted;

(c) in clause (c), in the tabular column, –

(i) for the expression "A. Non High Rise buildings upto 12m height" the expression "A. Non High Rise buildings upto **14m** height" shall be substituted;

(ii) for the expression "B. Non High Rise buildings exceeding 12.0m in height upto 18.30m height or exceeding 16 dwelling units" the expression "B. Non High Rise buildings exceeding **14m** in height upto 18.30m height or exceeding 16 dwelling units" shall be substituted;

(iii) in **Explanation 1**, in item (i) for the expression "non High Rise buildings with more than 12 m height upto 18.30m", the expression "Non High Rise buildings with more than **14m** height upto 18.30m" shall be substituted;

(iv) in **Explanation 2**, in item (i) for the expression "12 m", occurring in the places, the expression "14 m" shall be substituted;

(d) in sub-rule (21), in clause (c), for the expression "upto 12m in height", the expression "upto **14m** in height" shall be substituted;

(5) in rule 39, in sub-rule (12), in clause (c), for the expression "upto 12m in height", the expression "upto **14m** in height" shall be substituted;

(6) in rule 44, in sub-rule (2), for the expression "Non High Rise Buildings more than 12m in height", the expression "Non High Rise Buildings more than **14m** in height" shall be substituted;

(7) in rule 51,

(a) in sub-rule (1), for the expression "In the cases of Non High Rise buildings with height upto 12m", the expression "In the cases of Non High Rise buildings with height upto **14m**" shall be substituted;

(b) in sub-rule (4), for the expression "Non High Rise buildings with height upto 12m", the expression "Non High Rise buildings with height upto **14m**" shall be substituted;

(c) in sub-rule (6), for the expression "Non High Rise buildings with height upto 12m", the expression "Non High Rise buildings with height upto **14m**" shall be substituted;

(8) in Annexure IV, in PART-I, under the heading "(1) Residential", in Note thereunder, in item (3), for the expression, "Non High Rise buildings with height upto 12m" the expression "**Non High Rise buildings with height upto 14m**" shall be substituted;

(9) in Annexure XVII, in Appendix-A, in item (3), for the expression "Non High Rise upto 9m height" the expression, "**Non High Rise upto 10m height**", shall be substituted;

(10) in Annexure XXII, under heading A. Rain Water Harvesting,-

(a) for the expression "a) Non High Rise Buildings - Buildings of height up to 12m", the expression "a) Non High Rise Buildings - Buildings of height up to **14m**" shall be substituted;

(b) for the expression "b) Non High Rise Buildings more than 12m height and upto 18.3m height and Industries and Institutional Buildings", the expression "b) Non High Rise Buildings more than **14m** height and upto 18.3m height and Industries and Institutional Buildings" shall be substituted;

(11) in Annexure XXIII, in item (2), in sub-item(a),-

(a) for the expression "maximum of 12m height", the expression "maximum of **14m** height" shall be substituted;

(b) in the tabular columns, against the entry "Height of the Building" in Column (2), in the corresponding entry in Column (3) thereof, for the expression "does not exceed 12m", the expression "does not exceed 14m" shall be substituted."

KAKARLA USHA,  
*Principal Secretary to Government.*