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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

AMENDMENT TO THE TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019

[G.O. Ms.No.194, Housing and Urban Development [UD4(1)], 26th October 2026, ஐப்பசி 9, பராபவ, திருவள்ளுவர் ஆண்டு–2057.]

No. SRO A-19(b)/2026.

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 namely:-

AMENDMENT.

In the said Rules. —

(1) in rule 2, in clause (58), for the expression “18.30m”, the expression “19.50m” shall be substituted;

(2) in rule 8, in sub-rule (5), in clause (b), for the expression “more than 14m upto 18.30m”, the expression “more than 14m upto 19.50 m” shall be substituted;

(3) in rule 16, for sub-rule (6), the following sub-rule shall be substituted, namely:-

“(6) In areas designated for Residential and Primary Residential Use zone in the Master Plan or Detailed Development Plan, sites abutting and gaining access from roads of width 12m and above shall be deemed to have been zoned for Commercial use zone.”;

(4) in rule 17, in the tabular column, against Serial Number 2, in column (3), for item (i), the following item shall be substituted, namely:-

“(i) sites abutting and gaining access from roads of width 12m and above shall be deemed to have been zoned as Commercial use zone for Chennai Metropolitan Area and sites abutting and gaining access from roads of width 9m and above shall be deemed to have been zoned as Commercial use zone for rest of Tamil Nadu.”;

(5) in rule 35, (i) in sub-rule (1),-

(a) for the expression “18.30m” the expression “19.50 m” shall be substituted;

(b) in clause (b),-(i) for the expression “upto 18.30m” the expression “upto 19.50 m” shall be substituted;

(ii) in the tabular column,-(a) against the serial number B, for the expression “18.30 m” in columns (3) and (4), the expression “19.50m (upto a maximum of stilt +5Floors / G + 5 Floors)” shall be substituted;

(b) in Serial Number D(ii), “against the description Side Set back / Rear Set back” in column (2) for the expression “More than 16m. upto 18.30m”, in column (3), the expression “More than 16m. upto 19.50 m” shall be substituted;

(c) in clause (c), for the expression “B. Non High Rise buildings exceeding 14.0m in height upto 18.30m height or exceeding 16 dwelling units”, the expression “B. Non High Rise buildings exceeding 14.0m in height upto 19.50 m height or exceeding 16 dwelling units” shall be substituted;

(d) in Explanation 1, for clause (i), the following clause shall be substituted namely:-

“(i) The qualifying road width shall be available continuously for a length of 100m from any one side of the site or combined on both sides, and shall be calculated excluding the plot frontage of the site. There shall be a road intersection within the said 100m stretch; where there is no such intersection, the qualifying road width shall be available continuously for a minimum length of 250 m in areas falling within the Chennai Metropolitan Area and the Municipal Corporations and for a minimum length of 100m in all other areas. The prescribed road stretch abutting the site may be straight or curved, zigzag or a combination of the above.”;

(e) in Explanation 2, in clause (i), for the expression “upto 18.30m” the expression “upto 19.50 m” shall be substituted;

(f) in Explanation 2, in clause (iii), for the expression “shall not exceed 18.30m” the expression “shall not exceed 19.50 m” shall be substituted;

(g) in Explanation 2, for clause (vi), the following clause shall be substituted, namely:-

“(vi) The minimum road width shall be as given below for the following categories of buildings:

(a) 12m for conference halls and exclusive multi storeyed parking lots and Air-conditioned cinema theatres (single screen)

(b) 15m for exhibition halls, community halls, Kalyanamandapams in Municipal Corporations and Municipalities and 12m in Town Panchayats and Village panchayats; and

(c) 18m for Star Hotels and Multiplex(multi-screens) or Malls”.;

(ii) in sub-rule (24);-

(b) after clause (b), the following clause shall be added, namely:-

“(c) Open kitchen provision may be permitted as per rule 52 (6) (d).”;

(6) in rule 36,-

(i) in the tabular column, against Serial Number B, for the expression “18.30 m” in columns (3), (4), (5) and (6), the expression “19.50” shall respectively be substituted;

(ii) in the Note thereunder, for the expression “shall not exceed 18.30 meters”, the expression “shall not exceed 19.50 meters”shall be substituted;

(7) in rule 37,-

(i) in the tabular column, in Serial Number B, for the expression “18.30 m” in columns (3) and (4), the expression “19.50m (upto a maximum of stilt+5floors/ G+5floors)” shall be substituted;

(ii) in the Note there under, in clause (iii), for the expression “shall not exceed 18.30 meters”, the expression “shall not exceed 19.50 meters” shall be substituted;

(8) in rule 38, in the tabular column, in Serial Number B, for the expression “18.30 m” in column (3), the expression “19.50 m” shall be substituted;

(9) in rule 39,-

(i) in sub-rule (3),-

(a) for the Table, following TABLE shall be substituted, namely;-

"TABLE

S.No. *(1)*	*Description* *(2)*	*All areas* *(3)*		
A.	Minimum road width	12m	15m	18m
B.	Maximum FSI	2.0	2.5	3.25
C.	Minimum Setback all around and spacing between blocks in case of more than one block	Height of the building above ground level	Minimum required setback space from the property boundary	
		Up to 30m	7.0m	
		Above 30m to 36m	8.0m	
		Above 36m to 51m	9.0m	
		Above 51m to 57m	10.0m	
		Above 57m to 63m	11.0m	
		Above 63m to 69m	12.0m	
		Above 69m to 75m	13.0m	
		Above 75m to 81m	14.0m	
		Above 81m to 87m	15.0m	
		Above 87m	16.0m	

";

(b) in Explanation 1, in clause(i), for the expression "with more than 18.30m", the expression "with more than 19.50 m" shall be substituted;

(ii) in sub-rule (23),-

(b) after clause (b), the following clause shall be added, namely:-

"(c) Open kitchen provisions may be permitted as per rule 52 (6) (d).";

(iii) in sub-rule (26), the paragraph beginning with the expression "In case of Hotels and Lodges" and ending with the expression "radius of premises shall be omitted;

(iv) after sub-rule (26), the following sub-rules shall be added namely:-

"(27) In cases of Hotels and Lodges, a dormitory with 1 (one) bed space (with moving area around the bed) for each car parking space required for the guest rooms in such Hotel/Lodge along with 1 (one) separate toilet and 1 (one) separate bathroom for every 8 (eight) beds or part thereof attached to the dormitory shall be provided exclusively to provide accommodation to the drivers of the guests. The dormitory may be provided either within the premises of the hotel or lodge or within a distance of 250 meters radius of the premises.

(28) Podium- A podium upto a maximum height of 15.0m shall be permitted, with High-Rise Building Blocks provided along the boundary of the podium, subject to maintaining the minimum required setback and, if used for parking, it shall conform to the standards prescribed in the Annexure–IV.";

(10) in rule 43, in clause (d), in sub-clause (ix), after item (d) the following items shall be added, namely;-

"(e) A wash basin shall be provided with a minimum clear floor space of 900 mm (width) × 1200 mm (depth), with a minimum clear space of 480 mm beneath the wash basin for knee clearance. The top edge of the wash basin shall be fixed between 750 mm and 850 mm above finished floor level.

(f) On both sides of a toilet, a grab bar (whether drop-down or fixed to the wall) shall be provided at a distance between 300 mm and 350 mm from the centre line of the toilet.";

(11)in rule 51, in sub-rule (7), in clause (a), for the expression “with more than 18.30m” the expression “with more than 19.50 m” shall be substituted;

(12)in rule 52, in sub-rule (6), after clause (c), the following clause shall be added namely;-

“(d) An open kitchen shall mean a kitchen opening directly into an adjoining living, dining, or other habitable space, with no physical separation between the cooking and living areas.”;

(13)in rule 64, in sub-rule (3), for the expression “which are of 18.30m” the expression “which are of 19.50 m” shall be substituted;

(14)in Annexure-IV, under the heading Parking Requirements”,-

(i) in PART I, for clause (9), the following clause shall be substituted, namely:-

“(9) IT Offices, IT Enabled Services and Bio Informatics Centres:

1 car space for every 75 sq.m of floor area or part thereof and 1 two-wheeler space for every 50 sq.m of floor area or part thereof.”;

(ii) in PART II, in clause (I), for sub clause (i), the following sub-clause shall be substituted namely:-

“(i) For residential buildings, except buildings up to 14 m height, upto eight dwelling units or 750 sq. m of built-up area, adequate electrical infrastructure (including conduits for cabling, panel capacity, and metering) shall be provided to enable installation of a charging point for Electric Vehicles at each required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, such infrastructure shall be provided to enable installation of fast charging points for a minimum of 50% of the car and two-wheeler parking spaces earmarked for visitors.”

(iii) in PART III,-

(a) in clause (A)Location of Multilevel Parking Lots, for the expression “18.30m” wherever it occurs, the expression “19.50m” shall be substituted;

(b) in clause (B)Setbacks, for the expression “18.30m” occurring in, the expression “19.50m” shall be substituted; two places

(15) in Annexure – IX, in regulation (2), in clauses (i) and (ii), for the expression “18.30 meters” the expression “less than 19.50 meters” shall respectively be substituted;

(16) in Annexure-XIII, in clause (2), in sub-clause (a), in item (ii), for the expression “upto 18.30m” the expression “upto19.50 m” shall be substituted;

(17) in Annexure-XVII, in Appendix-A Regulation for developments in Aquifer Recharge Area,-

(i) for clause (3) the following clause shall be substituted, namely:-

“(3) In the Restricted Development Zone, Non-High Rise Buildings up to 14.0m height with six dwelling units residential and commercial buildings, institutional and other Non High rise building shall be permitted only for the following purposes and accessory uses:-

Permissible Developments:

(i) Any Non-High Rise Building upto 14.0m height with six dwelling units residential building including dwelling, detached, semi-detached, tenements or flats and service apartments;

(ii) Professional consulting offices and incidental uses thereto occupying a floor area not exceeding 40 sq.m. and G+2 floors in height;

(iii) Schools of Commerce including Tutorial Institutions not exceeding 100 sq.m. in floor area and G+2 floors in height;

(iv) Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, etc., tea stalls, bakery, confectionary, retail shops, mutton stalls, milk kiosk, cycle repair shops, tailoring shops etc. occupying a floor area not exceeding 40 sq.m. and G+2 floors in height;

(v) Nursery schools, Primary Schools, High Schools, Higher Secondary Schools, Libraries and reading rooms;

(vi) Parks, play grounds, farms, gardens, nurseries, including incidental buildings thereon;

(vii) White industries listed in Annexure - V (with number of workers not exceeding eight and electric machineries not exceeding 5 H.P.) with G+2 floors in height;

(viii) Storage of domestic cooking gas cylinders not exceeding 300 sq.m in floor area subject to the conditions prescribed in G.O.M.s. No.329 dated 24.2.1977 viz. necessary the Applicant should obtain clearance from the Director of Fire and Rescue Services and from the Dept. of Explosives of the Government of India;

(ix) Hostels and dormitories not exceeding 500 sq.m. in floor area and G+2 floors in height;

(x) Working women's hostel / old age homes with G+2 floors in height;

(xi) Assembly halls, welfare institutions not exceeding 300 sq.m in floor area and 19.50m in height (upto crown level in case of leaned roofs;

(xii) Government/Semi Government Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, Tamil Nadu Co-operative Milk Producers Federation Limited, etc. occupying a floor area not exceeding 300 sq.m. and G+2 floors in height;

(xiii) Daily or weekly markets serving local needs not exceeding G+2 floors;

(xiv) Transport depots bus terminals and railway stations;

(xv) Service industries serving the local needs such as flourmills, repair shops, service workshops with installations not exceeding 15 HP, 300 sq.m in floor area and G+2 floor in height;

(xvi) Public Utility Buildings like sewage-pumping stations, water works, Fire stations, Telephone exchanges not exceeding 19.50m in height;

(xvii) Restaurants not exceeding 300 sq.m. in floor area with G+2 floors in height provided the width of the abutting road is minimum 10 metres;

(xviii) Clinics, Nursing Homes, Dispensaries and other Health facilities not exceeding 300 sq.m. in floor area with G+2 floors in height provided the width of the abutting road is minimum 10 metres;

(xix) Departmental stores with a floor area not exceeding 100 Sq.m and with G+2 floors in height provided the width of the abutting road is minimum 10 metres;

(xx) Fuel filling stations and service stations with installations not exceeding 5 HP and with G+2 floors in height provided the width of the abutting road is minimum 10 metres;

(xxi) Swimming Pools attached to residential activity in a plot;

(xxii) Air-conditioned Cinema Theatres and open-air theatres not exceeding 19.50m in height abutting minimum 12 m, wide road;

(xxiii) Burning burial grounds, crematoria and cemeteries;

(xxiv) Religious buildings not exceeding 300 sq.m. in floor area;

(xxv) On plots/sites not less than 1 Hect. in extent:-

(a) Beach cottages, hotels and tourism-based developments as may be decided by the Authority not exceeding 19.50m in height;

(b) Recreational activities not exceeding 19.50m. in height;

(c) Educational, technical and research institutions not exceeding 19.50m in height.";

(ii) for Clause (5), the following clause shall be substituted with the following, namely: -

"(5). The extent of the site, plot coverage, FSI, Set back, etc. for the developments shall be regulated as given below:-

(i) Non High Rise Buildings upto 14.0m height Residential / Commercial Buildings and Other Small developments:

a) Non High-Rise building upto 14.0m height residential / predominantly residential, clinics, Dispensaries, Nursing homes stated above;

b) Working women hostels stated above;

c) Service apartments stated above;

d) White industries (with number of workers not exceeding eight and electric machineries not exceeding 5 H.P.) stated above

e) Nursery schools, primary schools not exceeding 300 sq.m;

f) Reading rooms, libraries, post office, EB office, telegraphic office, Local body maintenance offices not exceeding 300 sq.m;

g) Government, semi-Government office stated above;

h) Religious building stated above;

Sl.No	*Planning Parameter*	*Natham/ declared EWS areas / EWS plots*	*Other Areas*	
(1)	*(2)*	*(3)*	*(4)*	
1.	Minimum plot extent	80 sq.m.	220 sq.m.	
2.	Maximum FSI	1.0	0.80	
3.	Maximum Plot coverage	50%	40%	
4.	Maximum height	14.0m (G+2 or Stilt +3 floors)	14.0m (G+2 or Stilt +3 floors)	
	Minimum set back: In accordance with rule 8, where street alignment and building lines have not been specified, it shall be as given below:-			
	Minimum Front set Back (FSB)	1.5m	*Abutting road Width*	*Min. FSB*
			Upto 9m	1.5m
			Above 9m but less than 18.00m	3.0m
			Above 18m but less than 30.5m	4.5m
			Above 30.5m	6.0m
	Side Set Back (SSB)	NIL	2m on either side	
	Rear Set Back (RSB)	NIL	2m	

Note:

(a) Other parameters such as Parking, width of corridor etc shall be regulated as provided elsewhere in these rules.

(b) For New sub-divisions and layouts, plot extent shall be minimum as prescribed above.

(c) In cases of earlier approved layout plots or approved sites, it shall be as per the approved layout plan or approved site plan and no further sub division shall be allowed or recognised after the date of coming into force of these rule unless it satisfies the regulations applicable for development in Restricted Development Zone. Further even in such approved layout plots or approved sites construction for which permissions sought shall comply with these rules applicable for developments in Restricted Development Zone.

(d) In the rear setback of residential premises structures like lavatory, lumber room, garage, etc. not intended for human habitation and servant quarters may be permitted provided that such structures do not occupy more than one-third of the rear width of the site and 6 m from the rear boundary; provided further that the height of such structures do not exceed 4 m measured from the ground level of the site.

(ii) Other large institutional developments such as Religious Buildings, Higher Educational, Technical and Research Institutions shall be regulated with reference to the planning parameters given in rule 37 subject to a maximum FSI of 0.80 and maximum plot coverage of 40%. Assembly halls and other assembly buildings /places of public assembly shall have minimum set back of 6 m all around.

(iii) Service industries stated in (3) (xiv) above shall be regulated with reference to the planning parameters given in rule 36 subject to maximum FSI of 0.80 and maximum plot coverage of 40 %.

(iv) Beach cottages, hotels, tourism-based developments and recreational activities stated in sub rule (3) (xxv) (a) and (b) and also daily or weekly markets and other commercial activities stated above shall be regulated with reference to planning parameters given in rule 35, subject to a maximum FSI of 0.80 and maximum plot coverage of 40%.";

(iii) in clause (6), the expression "and frontage" shall be omitted;

(18)in Annexure-XX-Swimming Pool and Pool, in rule (14),-

(i) for sub-rule(1), the following sub-rule shall be substituted, namely: -

"(1) In case of swimming pools in single dwelling unit, the minimum requirement is 1.2m wide deck area around the pool and the deck area shall have a setback of at least 1.0m, from any adjacent structure or boundary of the site. For all other type of buildings, pools shall have a deck that is at least 3.0 m in width on the longer side and at least 1.2m in width on the shorter side of the pools other than necessary structural supports, or appurtenances such as perimeter overflow systems, starting blocks, handrails, stand having life jackets, stand for life guard etc and the deck area shall have a setback of at least 1.0m, from any adjacent structure or boundary of the site. A clear, unobstructed walkway of at least 1.10m in width shall be maintained at the place of such obstructions or interruptions. The setback space shall have a level difference of not less than 10cm and not more than 15cm below the level of the deck area";

(ii) for sub-rule (3), the following sub-rule, shall be substituted, namely:-

"(3) The deck between two adjacent swimming pools shall be at least 3.0m wide. All decks and walkways shall have an unobstructed overhead clearance of at least 2.0 m.";

(19) in Annexure-XXII, under the heading "Water Conservation", under the sub-heading "A.Rain water Harvesting"; in clause (b) for the expression "upto 18.3m", the expression "upto19.50 m" shall be substituted;

(20) in Annexure-XXIII, in clause (2),-

(i) in sub-clause (a), in the tabular column,-

(a) against Serial Number 3, in column(3), for the expression "does not exceed 18.30m", the expression "does not exceed 19.50 m" shall be substituted;

(b) after Serial Number 13 and the corresponding entries thereof, the following Serial Number and entries shall respectively be added, namely:—

"

14.	Compliance with provisions for differently abled persons, elderly persons and children	Provisions for differently abled, elderly and children, as per rule 43, in compliance with the applicable accessibility requirements, shall be completed and verified before issue of the Completion Certificate.

";

(ii) in sub-clause (b), -

(a) for the expression "upto 18.30m" the expression "upto 19.50 m" shall be substituted;

(b) in the tabular column,-

(i) against Serial Number 3, in column(3), for the expression "does not exceed 18.30m" the expression "does not exceed 19.50 m" shall be substituted;

(ii) after Serial Number 18 and the corresponding entries in columns(2) and (3) thereof, the following Serial Numbers and the entries shall, respectively, be added namely:—

"

19.	Compliance with the provisions for differently persons abled, elderly persons and children	Provisions for differently abled persons, elderly persons and children, as per rule 43, in compliance with the applicable accessibility requirements shall be completed and verified before issue of the Completion Certificate.
20.	Compliance with the provisions for differently persons abled, elderly persons and children	Provisions for differently abled persons, elderly persons and children, as per rule 43, in compliance with the applicable accessibility requirements shall be completed and verified before issue of the Completion Certificate.

";

R. KIRLOSH KUMAR,
Principal Secretary to Government.

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