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NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Amendments to the Tamil Nadu Combined Development and Building Rules, 2019.

[G.O. Ms No. 179, Housing and Urban Development (UD4(1)), 7th October 2026, புரட்டாசி 20, பராபவ, திருவள்ளுவர் ஆண்டு–2057.]

No. SRO A- 20/2026.—In exercise of the powers conferred by sub-section (4) of section 32 and section 122 of the Tamil Nadu Town and Country Panning 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:-

AMENDMENTS

In the Said Rules,

(1) in rule 2, after the sub-rule (105-C) the following sub-rules shall be inserted, namely:-

"(105-D) 'Third Party' means an Architect registered with Council of Architecture or Registered Engineer Grade I registered in Tamil Nadu Single Window Portal for Planning Permission.

(105-E) "Third Party Certified Building" means,- (a) a residential building in a plot having floor Space Index (FSI) area up to 750 sq.m, with a maximum height of 14 meters (Stilt +3 Floors or Ground + 2 Floors) and up to 8 dwelling units; or

(b) a Commercial building having Floor Space Index (FSI) area, up to 300 sq.m, with a maximum height of 14 meters (Stilt+3 or Ground+2 Floors); or

(c) White or Green category Industrial building or structure in Industrial Layout developed by SIDCO, SIPCOT and ELCOT or in any other approved industrial layout having Floor Space Index (FSI) area up to 2500 sq .m. with a maximum height of 18.30 meters for which planning permission is sought based on certification by a Third Party.

(105-F) "Third Party Certification" means a joint declaration made by the applicant, along with the Third Party, stating that the documents relating to ownership and other documents submitted along with the application for planning permission for the construction of third party certified buildings are authentic, consistent with the on-ground situation, satisfying with these Rules and Master Plan and that the information and documents submitted through online are accurate.";

(2) in rule 6, after the sub-rule (1-A), the following sub-rule shall be added, namely;

"(1-B) Notwithstanding anything contained in rule 35, for the purpose of obtaining planning permission and building permit for third party certified buildings, the applicant who should be the owner of the land or leaseholder or power of attorney holder and who has right over the land to develop, shall submit the application online through Tamil Nadu Single Window Portal for Planning Permission and the regulations for third party certified buildings shall be in accordance with Annexure XXVIII.";

(3) after Annexure XXVII, the following Annexure shall be added, namely:-

ANNEXURE - XXVIII

[*see* rule 6 (1-B)]
Regulation for Third Party Certification

I. Eligibility. - (1) Any applicant who shall be the owner of the land or leaseholder or power of attorney holder Intending to construct any of the following buildings shall be eligible to submit the building plans under the Third Party Certification Scheme,-

(a) a residential building having Floor Space Index (FSI) area upto 750 sq.m, with a maximum height of 14 meters (Stilt +3 or Ground + 2 floors) and upto 8 dwelling units;

(b) a commercial building having Floor Space Index (FSI) area upto 300 sq.m. with a maximum height of 14 meters (Stilt+3 Floors or Ground+2 Floors);

(c) a White or Green category Industrial building having Floor Space Index (FSI) area upto 2500 sq.m in industrial layout developed by SIPCOT, SIDCO ancl ELCOT or any other approved industrial layout is eligible to submit the building plans under Third Party certification scheme.

(2) For residential and commercial buildings, only the plots in approved layouts or subdivisions, layouts regularised under the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017 and plots registered by a deed executed before 20.10.2016 are eligible to make an application.

II. Non-applicability of Third Party Certification. - This scheme shall not be applicable in the following areas, namely:-

(1) Coastal Regulation Zone Area, the hill areas notified by the Hill Area Conservation Authority, Development prohibited/restricted areas specified in Annexure XVII of these rules, ecologically sensitive areas and any other areas as may be notified by the Government from time to time.

(2) Natham lands and Lands classified as Agriculture, Institutional, special and Hazardous, Industrial (except a White or Green category industrial buildings), Open Space and Recreational, Non-Urban Use Zones and sites falling in street alignment, road widening, roads, areas reserved for public purposes in the Master Plans, New Town Development Plans, Detailed Development Plans and Grid of Roads plans in planning areas.

III. Procedure for Submission of Application under Third Party Certification.-

(1) The plan requirements for submission of an application under Third Party Certification Scheme Building shall be as given in rule 8 of these rules.

(2) The details of applicant, plot and proposed building shall be uploaded in the Tamil Nadu Single Window Portal for Planning Permission along with the following documents;-

(a) Site Photographs (Geo Tagged)

(b) Self-attested registered sale deed documents duly verified and certified by the Third party;

(c) Self-attested Patta/Town Survey Land Register (TSLR) in favour of owner duly verified and certified by the Third-Party;

(d) Self-attested copy of approved layout or approved subdivision plan or layout regularized plan (specific) under Tamil Nadu regularisation of Unapproved Layouts and plots Rules, 2017, or registered deed in proof of registration of plot prior to 20.10.2016, duly verified and·certified by the Third-Party

(e) Building Plan satisfying Part -VI (Development Rules) and Part-VII (Building Rules) of these rules shall be uploaded in .dxf or .dwg format with a copy of successful Plan Document Scrutiny Report generated online along with site inspection report in the Tamil Nadu Single Window Portal for Planning Permission.

(3) The guidelines for submission of an application under the Third Party Certification Scheme available in the Tamil Nadu Single Window Portal for Planning Permission shall be followed.

IV. Declarations.- The Third-Party shall certify the correctness of the information furnished and the documents uploaded online. The Third Party shall also indemnify the competent authority against claims arising out of issuance of permission based on the self-certified records.

V. Responsibilities and Liabilities of Third Party. -

(1) Before obtaining the certification, the Third-Party shall,-

(a) Verify the site by inspection and confirm the availability of public road, width of access road, site dimensions and ownership of the applicant over the plot;

(b) Ensure that Master Plan, zoning regulations and the provisions contained in these Rules are adhered to.

(2) The Third Party shall not certify the building built in plot in respect of which a litigation is pending.

(3) The Third Party shall ensure that he/she do not endorse any misrepresentation of documents or facts.

(4) The Third Party and the applicant shall be jointly and severally responsible for any misrepresentation of facts, deviation, or violation in the building.

(5) The Third Party shall ensure the building is completed in accordance with the approved plan.

(6) The Third Party shall submit a compliance report to the competent authority in following format. If there are any violations, he shall not issue the compliance report.

Format for Compliance Report

Sl. No. (1)	Particulars (2)	Details (3)			
PART - I					
1.	Name of Applicant				
2.	Site Address				
3.	Building Permit No.				
4.	Name of Third Party				
5.	Category of Registered Professional	Registered Architect/ Registered Engineer (Grade I)			
6.	Tamil Nadu Single Window Portal Registration ID of the Third Party				
PART - II					
1.	Date of Completion of Building				
2.	Date of Inspection				
3.	Compliance with Approved Plan	As per Approved Plan		As per Site	
		Front		Front	
		Side 1		Side 1	
		Side 2		Side 2	
		Rear		Rear	
b	Floor Space Index (FSI) area in sq.m.				
c	Parking requirments	Car	Two Wheeler	Car	Two Wheeler
d	Height of the building in meters				
e	Number of floors				
f	Use of Building				
g	Number of dwelling units (in case of residential building)				

I hereby declare the above mentioned building is completed according to the approved plan under these rules.

Name of Third Party: _____

Professional Registration No.: _____

Tamil Nadu Single Window Portal Registration

ID.No: _____

Signature: _____

Date: _____

Place: _____

VI. Planning Parameters and Building Rules for Third Party certification. –

(1) Residential and Commercial Buildings.–

(a) The minimum road width, normally permissible Floor Space Index (FSI) and minimum setback shall be in accordance with clause (a) of sub-rule (1) of rule 35 of these Rules.

(b) The building shall satisfy, rules 28(a)(iv), 51 (2), 52(1) to (7), (9), (10), (12) to (17), 54, 55, 56 and 63 of Part - VII (Building Rules) and parking requirements given in Annexure-IV of these Rules.

(2) Industrial Buildings. –

(a) The minimum road width, normally permissible Floor Space Index (FSI) and minimum setback shall be in accordance with sub-rule (1) of rule 36 of these Rules.

(b) The building shall satisfy, rules 28(a)(iv), 51 (2), 52(1) to (7), (9), (10), (12) to (17), 54, 55, 56 and 63 of Part -VII (Building Rules) and parking requirements given in Annexure-IV of these Rules.

VII. Fees. The applicant shall pay necessary charges or fees at the rates as may be prescribed.

VIII. Sanction. On payment of necessary charges or fees, the approved plan and proceedings along with QR code shall be generated online instantly and will be available for download.

IX. Verification.– The buildings for which permission is issued under this Scheme shall be subjected to random verification of records submitted online. The random verification shall be done in respect of atleast 10% of submitted applications per month, by the competent authority or an official nominated by the competent authority. Selection of these applications shall be system generated to ensure randomization.

X. Inspection. The competent authority reserves the right to check the residential, commercial and industrial building plans and construction at any stage and if any violations are found, the same shall be rectified by the owner. In case the owner fails to rectify the violations, the Competent Authority may take necessary steps to remove the violations.

XI. Validity of permission and renewal.– (1) Permission granted under these rules shall be valid for a period of five years from the date of issue of permission and the construction shall be completed within this period. However, the competent authority may on application made, before the period of expiry, extend the period of permission once for a period of three years

(2) For such permit renewals, fees at the rates as may be prescribed by the competent authority shall be paid by the applicant.

XII. Action for Wrong information.– If the permission accorded is found to be obtained through misrepresentation of facts or fraud by the applicant or the Third Party, then-

(a) Such permission shall be revoked by the competent authority and action shall be taken under sections 56 and 57 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and rules made there under.

(b) An applicant and the Third Party shall be jointly and severally liable for prosecution and punishment under section 236 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Tamil Nadu Urban Local Bodies Act, 1998 (Tamil Nadu , Act 9 of 1999), the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994) and the rules made thereunder and any other law applicable thereto for furnishing false information and wrong certification.

(c) Without prejudice to clauses (a) and (b), the competent authority shall take action against the Third Party to blacklist him and to cancel the registration/license, after giving an opportunity of being heard to the third party.".

R. KIRLOSH KUMAR,
Additional Secretary to Government.

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