



ABSTRACT

Urban Development - Amendment to Tamil Nadu Combined Development and Building Rules, 2019 - Non High Rise Building - Increase in maximum permissible building height - Amendment - Notification - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)]DEPARTMENT

G.O.(Ms).No.69

Dated:11.03.2024

சோபகிருது வருடம், மாசி 28,

திருவள்ளூர் ஆண்டு 2055.

Read:

ORDER:

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 11th March, 2024.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA

PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Works Manager,
Government Central Press, Chennai - 600 001.

The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.

The Additional Chief Secretary to Government,
Planning, Development and Special Initiatives Department,
Chennai - 600 009.

The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.

The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.

The Principal Secretary to Government,
Agriculture and Farmer's Welfare Department,
Chennai - 600 009.

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The Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.

The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

The Secretary to Government,
Law (Legislation) Department,
Chennai 600 009.

The District Collector,
Chennai - 600 001.

The Director of Town and Country Planning,
Chennai-600 107.

The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

Copy to:

The Special Personal Assistant to Hon'ble
Minister (Hg&UD), Chennai- 600 009.

The Special Personal Assistant to Hon'ble
Minister (HR&CE), Chennai - 600 009.

The Senior Principal Private Secretary to Chief Secretary to Government,
Chennai - 600 009.

The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.

The Public (SC) Department, Chennai- 600 009.

The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.

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//FORWARDED BY ORDER//

Gov. Secy *Gov. Secy*
11/3/24
SECTION OFFICER.

APPENDIX.

NOTIFICATION.

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 :-

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- (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	Height of the building	Plot Width	SSB
			Upto 7m	Upto 9m	1m on one side
				Above 9m	1m on either side or 2m on one side
			More than 7m upto 14m	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	Height of the building	Rear Setback	
			Upto 7m	Nil	
			More than 7m upto 14m	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;

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- (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 10 m height**" shall be substituted;

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- (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.

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11/3/24
Section Officer.