

**வீடு, ஆபீஸ் கட்டுறீங்களா? வாங்குறீங்களா?**

**தமிழ்நாட்டில் வந்தது பெரிய விதி மாற்றம்!**

**இதை நோட் பண்ணுங்க.**

சென்னை: தமிழ்நாட்டில் வீடு மற்றும் அலுவலகம் கட்டுபவர்களுக்கான விதிகளை மாற்றி தமிழ்நாடு அரசு முக்கிய உத்தரவுகளை பிறப்பித்துள்ளது.

தமிழ்நாடு மாநில அரசு தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகள், 2019 இல் திருத்தம் செய்து அறிக்கை வெளியிட்டு உள்ளது. இதன் மூலம் எட்டு குடியிருப்பு அலகுகளைக் கொண்ட கட்டிடங்களுக்கு நிறைவுச் சான்றிதழ் தேவையில்லை என்று கூறும் சட்டத்தை அறிமுகப்படுத்தியுள்ளது.

அதோடு 3500 சதுர அடிக்கு கீழ் கட்டப்படும் வீடுகளுக்கு, கட்டிடங்களுக்கு அனுமதி தேவையில்லை. முன் அனுமதி பெற்று இதில் கட்டிடம் கட்டம் தேவையில்லை என்று தமிழ்நாடு தெரிவித்துள்ளது.

மேலும் ஸ்டில்ட் + 3 தளங்களின் அதிகபட்ச அனுமதிக்கப்பட்ட உயரத்தை 12 மீட்டரிலிருந்து 14 மீட்டராகவும், ஸ்டில்ட் + 2 தளங்களை 9 மீட்டரிலிருந்து 10 மீட்டராகவும் உயர்த்தியுள்ளது.

புதிய சட்டம்; தமிழ்நாட்டில் குடியிருப்பு கட்டுமானம் தொடர்பான விதிகள் மாற்றப்பட்டு வருகின்றன. மாநில வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித் துறையானது, தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகளில் திருத்தம் செய்து, உயரம் இல்லாத கட்டிடங்களின் அதிகபட்ச அனுமதிக்கப்பட்ட கட்டிட உயரத்தை 14 மீட்டராக உயர்த்தி, எட்டு குடியிருப்பு அலகுகள் அல்லது 750 சதுர மீட்டருக்கு மிகாமல் உள்ள கட்டிடங்களுக்கு விலக்கு அளித்துள்ளது.

இதற்கு நிறைவு சான்றிதழ் அவசியம் இல்லை என்றும் அறிக்கையில் கூறி உள்ளனர். சட்ட திருத்தத்தின்படி, உயரம் இல்லாத கட்டிடங்களின் அதிகபட்ச அனுமதிக்கப்பட்ட கட்டிட உயரம் 12 மீட்டரிலிருந்து 14 மீட்டராக அதிகரிக்கப்பட்டுள்ளது.

தற்போது, மூன்று குடியிருப்பு அலகுகள் அல்லது 750 சதுர மீட்டருக்கு மிகாமல் உள்ள கட்டிடங்களுக்கு, சம்பந்தப்பட்ட ஒழுங்குமுறை ஆணையத்தின் நிறைவுச் சான்றிதழ்களில் இருந்து விலக்கு அளிக்கப்பட்டுள்ளது. நிலத்தின் அளவு மாறாமல் இருந்தாலும், குடியிருப்பு அலகுகள் மூன்றில் இருந்து எட்டாக மாற்றியமைக்கப்பட்டுள்ளன.

கட்டுமானப் பயனாளிகள் மின் இணைப்பு, குடிநீர் மற்றும் கழிவுநீர் இணைப்புகளை நிறைவுச் சான்றிதழைச் சமர்ப்பிக்காமல் எளிதாகப் பெறவும் இந்தத் திருத்தங்கள் உதவும். முன்னதாக, 12 மீ உயரம் வரையிலான கட்டிடம் அல்லது 750 சதுர மீட்டர் பரப்பளவில் உள்ள மூன்று குடியிருப்புகள், புதிய மின் இணைப்பு

பெறுவதற்கான நிறைவுச் சான்றிதழைச் சமர்ப்பிப்பதில் இருந்து விலக்கு அளிக்கப்பட்டது.

சாலைகள்; அதேபோல் தமிழ்நாடு முழுக்க லேஅவுட்களுக்கான குறைந்தபட்ச சாலை அகல விதிமுறையை தளர்த்த மாநில அரசு முடிவு செய்துள்ளது. இதன் மூலம் பல ஆண்டுகளாக முறைப்படுத்தப்பட்ட நகரம் மற்றும் கிராம பஞ்சாயத்துகளில் அங்கீகரிக்கப்படாத லேஅவுட்களில் உள்ள மனைகளை விரைவாக திட்ட அனுமதி பெற வசதியாக லேஅவுட்களுக்கான குறைந்தபட்ச சாலை அகல விதிமுறையை தளர்த்த மாநில அரசு முடிவு செய்துள்ளது.

2019 ஆம் ஆண்டு தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகளில் திருத்தம் கொண்டு, லேஅவுட்களுக்கான குறைந்தபட்ச சாலை அகல விதிமுறை நகராங்களில் 7 மீட்டரில் இருந்து 6.5 மீட்டராகவும், கிராம பஞ்சாயத்துகளில் 6 மீட்டராகவும் குறைக்கப்படும் என வீட்டுவசதித்துறை செயலர் வெளியிட்டுள்ள அரசாணையில் தெரிவிக்கப்பட்டுள்ளது. சென்னை பெருநகரப் பகுதி, பேரூராட்சி கிராமப் பஞ்சாயத்துகள், மாநகராட்சிகள் மற்றும் பேரூராட்சிகள் ஆகியவற்றில் குடியிருப்பு தளவமைப்புகளுக்கான அகலத் தேவை ஏழு மீட்டராகத் தொடரும் என்று உத்தரவில் தெரிவிக்கப்பட்டுள்ளது.

தமிழ்நாடு முழுக்க இப்போதுவரை மொத்தம் 27,690 அங்கீகரிக்கப்படாத லேஅவுட்கள் முறைப்படுத்தப்பட்டுள்ளன. ஆனால் இந்த லேஅவுட்களில் பல ஏழு மீட்டருக்கும் குறைவான சாலை அகலத்தைக்

கொண்டுள்ளன. இதுபோன்ற முறைப்படுத்தப்பட்ட லேஅவுட்களில் உள்ள சாலைகள், அவற்றின் அருகே புதிதாக அமைக்கப்பட்ட லேஅவுட்களுக்கான அணுகுச் சாலைகளாகச் செயல்படுவதால், புதிதாக அமைக்கப்பட்ட இந்த லேஅவுட்களுக்கான திட்டமிடல் அனுமதியும் தாமதமானது.

**தகவல் தொகுப்பு:**

**ந.பழனிச்செல்வம்,**

**முதுகலை ஆசிரியர் (வணிகவியல்),**

**அரசு மேல்நிலைப் பள்ளி,**

**ஹைவேவிஸ் - 625519**

**தேனி - மாவட்டம்**



**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

சோபகிருதுவருடம்,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 11<sup>th</sup> 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.

..2..

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.

Stock file/Spare Copy.

**//FORWARDED BY ORDER//**

  
11/03/24  
**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 :-

..2..

(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;

..3..



..3..

- (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;

..4..

..4...

- (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.**

**//True Copy//**

  
11/3/24  
**Section Officer.**



No. 100] CHENNAI, MONDAY, MARCH 11, 2024  
Maasi 28, Sobakiruthu, Thiruvalluvar Aandu-2055

## 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,-

2 TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

(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.*



**ABSTRACT**

Urban Development - Amendment to Tamil Nadu Combined Development and Building Rules, 2019 – To increase the number of dwelling units for exemption from obtaining Completion Certificate- Amendment – Notification – Orders – Issued.

**HOUSING AND URBAN DEVELOPMENT [UD4(1)]DEPARTMENT**

G.O.(Ms).No.70

Dated: 11.03.2024

சோபகிருதுவருடம், மார்சி 28,  
திருவள்ளூர் ஆண்டு 2055.

Read:

**ORDER:**

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 11<sup>th</sup> 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.

..2..

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

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

Stock file/Spare Copy.

**//FORWARDED BY ORDER//**

*(Signature)*  
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 20, in sub-rule (1), for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted;
- (2) in rule 35, in sub- rule (21), in clause (c), for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted;
- (3) in rule 39, in sub -rule (12), in clause (c), for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted;

**KAKARLA USHA  
PRINCIPAL SECRETARY TO GOVERNMENT.**

//True Copy//

*C. H. B. S.*  
11/3/24  
Section Officer.





No. 101] CHENNAI, MONDAY, MARCH 11, 2024  
Maasi 28, Sobakiruthu, Thiruvalluvar Aandu-2055

## 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. 70, Housing and Urban Development [UD4(1)], 11th March 2024,  
மாசி 28, சோபகிருது, திருவள்ளுவர் ஆண்டு-2055.]

No. SRO A-5(d)/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,—

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- (2) in rule 35, in sub-rule (21), in clause (c), for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted;
- (3) in rule 39, in sub-rule (12), in clause (c), for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted;

KAKARLA USHA,  
Principal Secretary to Government.