



ABSTRACT

Urban Development - Amendment to Tamil Nadu Combined Development and Building Rules, 2019, regarding Stimulating Industrial Growth - Notification - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No.199

Dated: 11.11.2024

**குரோதி வருடம் ஐப்பசி 23,
திருவள்ளூர் ஆண்டு 2055**

Read

ORDER:

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 11th November, 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 Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.
The Additional Chief Secretary to Government,
Planning, Development and Special Initiatives Department,
Chennai - 600 009.

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

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

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

The Secretary to Government,
Industries, Investment Promotion & Commerce 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.
District Collector, Chennai - 600 001.

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

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

Copy to:

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

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

Stock file/Spare Copy.

//FORWARDED BY ORDER//


SECTION OFFICER.


APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by sub-section (4) of section 22 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 amendment to the Tamil Nadu Combined Development and Building Rules, 2019:-

AMENDMENT.

In the said Rules,—

(1) in Rule 2,-

(a) after clause (16), the following clause shall be inserted, namely:-

(16a) "Build-to line" means the boundary of the plot facing the abutting road up to which the building shall extend, subject to the provision of required side set back.";

(b) after clause (18), the following clause shall be inserted, namely :-

(18a) "Central Business District (CBD)/Redevelopment Areas" means the areas which are identified and notified as Central Business District (CBD) areas and redevelopment areas by the Government from time to time in the Master Plan.";

(c) after clause (46), the following clause shall be inserted, namely :-

(46a) "Flatted Factories" means multi-storey industrial buildings designed for multiple occupancy and sub-divided into small, separately occupied units used for manufacturing, assembly and storage purposes.";

(d) after clause (55), the following clause shall be inserted, namely :-

(55a) "Global FSI" means the FSI calculated on the entire project area/site area of the industrial cluster, irrespective of the use of the area reserved for basic urban infrastructure amenities.";

(e) after clause (60), the following clause shall be inserted, namely :-

(60a) "Industrial Parks" means parks developed by,—

- (i) Government entities such as State Industries Promotion Corporation of Tamil Nadu (SIPCOT), Tamil Nadu Small Industries Development Corporation Limited (SIDCO), Tamil Nadu Industrial Development Corporation (TIDCO), Electronics Corporation of Tamil Nadu Limited (ELCOT), TIDEL Park, Tidel Neo and Tamil Nadu Adi Dravidar Housing and Development Corporation Limited (TAHDCO), etc. and Companies which are subsidiaries or joint ventures of the aforesaid Companies mentioned above :

Provided that the PSU shall holds not less than 25% of the equity in the developer;

- (ii) Companies where Government of Tamil Nadu directly or indirectly hold not less than 40% of the equity;

- (iii) Private developers, wherein such parks fulfill the following conditions, namely,—

- (a) Minimum area shall be 100 acres;

- (b) Shall be meant primarily for manufacturing activities ;

- (c) Manufacturing processing Area shall not be less than 50% of total built up area and the processing area shall be the area occupied by the following facilities, namely :-

- (1) Industrial plots for manufacturing
 - (2) Ready built sheds for industrial use
 - (3) R&D Centres
 - (4) Testing & Certification Centres
 - (5) Pathways and Roads

- (d) Shall accommodate manufacturing facilities for at least 10 different manufacturing entities

- (e) Shall have facilities for common effluent treatment and common sewage treatment .".

- (2) for rule 36, the following rule shall be substituted, namely: -
" 36 Planning Parameters of Industries.

- (1) Planning Parameters of Cottage, Green, Orange and Red Industries .— The road width, FSI and setbacks etc. for Cottage industries, Green industries, Orange Industries, Red industries, shall be regulated according to the table below. The detailed lists of these industries are given in Annexure V, VI, VII and VIII respectively.

THE TABLE

S.No	Description	MSME				Orange Industries	Red Industries
		Cottage Industries		Green Industries			
(1)	(2)	(3)		(4)		(5)	(6)
A.	Minimum Road width	7m		9m		9m	9m
B.	Maximum Height	18.30m		18.30m		18.30m	18.30m
C.	Normally Permissible FSI	2		2		2	2
D.	Minimum Setback						
	(i)Front Setback	For all cottage industries with built up area less than 350 sq.m	1.5m irrespective of abutting road width	Abutting road width	Front Setback	6.0m	6.0m
				Upto 9m	1.5m		
				9m to 18m	3.0m		
				18m to 30.5m	4.5m		
				Above 30.5 m	6.0m		
	(ii)Side Setback	1.5m		2.0m		3.0m	6.0m
	(iii)Rear Setback	Nil		1.5m		2.0m	6.0m
E.	No restriction on Plot Coverage						
F	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear set back are prescribed in rule 28.In addition, incidental structures such as gate pillars, servant rooms, watch man booths, cycle stands and toilets with heights not exceeding 4 metre are permissible in these minimum prescribed setback spaces.						
G.	Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV.						

H.	Rainwater harvesting provisions as prescribed in Annexure – XXII.
I.	The reservation of land for community recreational purposes such as parks or playgrounds required shall be as specified in rule 41.

- (2) Planning Parameters of Flatted Factories (Non-High Rise Building) .— The road width, FSI and setbacks etc. for flatted factories (Non-High Rise Building) shall be regulated according to the table below:-

THE TABLE

S.No	Description	Flatted Factories (Non-High Rise Building)
(1)	(2)	(3)
A.	Minimum Road width	9m
B.	Maximum Height	18.30m
C.	Normally Permissible FSI	2
	Premium FSI	1
	Maximum Permissible FSI	3
D.	Minimum Setback	
	(i)Front Setback	6m
	(ii)Side Setback	4.5m
	(iii)Rear Setback	4.5m
E.	Spacing between blocks in case of more than one block	In the event of more than one block on Non High-Rise Building in a site, then the distance between one block for buildings upto 12m in height shall be 3.0m and for buildings more than 12m height up to 18.30m in height shall be 6.0m.
F.	No restriction on Plot Coverage	
G.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear set back are prescribed in rule 28. In addition, incidental structures such as Gate pillars, servant rooms, watch man booths, cycle stands and toilets with heights not exceeding 4 metre are permissible in these minimum prescribed setback spaces.	

H.	Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV.
I.	Rainwater harvesting provisions as prescribed in Annexure – XXII.
J.	The reservation of land for community recreational purposes such as parks or playgrounds required shall be as specified in rule 41.

- (3) Planning Parameters of Industrial housing/dormitory/hostel (Non-High Rise Building) .— The road width, FSI, setbacks etc. for Industrial housing/dormitory/hostel (Non-High Rise Building) shall be regulated according to the Table below :-

THE TABLE

S.No (1)	Description (2)	Non-High-Rise Building (3)
A.	Minimum Road width	9m
B.	Maximum Height	18.30m
C.	Normally Permissible FSI	2
	Premium FSI	1
	Maximum Permissible FSI	3
D.	Minimum Setback all around	6m all around
E.	Spacing between blocks in case of more than one block	In the event of more than one block on Non-High-Rise Building in a site, then the distance between one block for buildings upto 12m in height shall be 3.0m and for buildings more than 12m height up to 18.30m in height shall be 6.0m.
F.	No restriction on Plot Coverage	
G.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear set back are prescribed in rule 28. In addition, incidental structures such as Gate pillars, servant rooms, watch man booths, cycle stands and toilets with heights not exceeding 4m are permissible in these minimum prescribed setback spaces.	
H.	Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV.	
I.	Rainwater harvesting provisions as prescribed in Annexure – XXII. ;	

- (3) after rule 39, the following rules shall be inserted, namely: -
 39 (A) **Special rules for all commercial buildings in Transit Oriented Development areas High Rise Buildings :-**

The following parameters shall apply to all commercial buildings in Transit oriented development areas, namely :-

THE TABLE

S.No	Description	Commercial buildings in TOD areas	
(1)	(2)	(3)	
A.	Minimum road width	12m	
B.	Minimum Plot size	3000 sq.m	
C.	Normally Permissible FSI	3.25	
	Premium FSI	1.625	
	Additional FSI	1.2	
	Maximum Permissible FSI	6.075	
D.	Minimum Setback	Abutting road width	Minimum Setback all around
		Upto 30m	7.0m
		Above 30m to 36m	8.0m
		Above 36m to 52m	9.0m
		Above 52m 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 88m	15.0m
		Above 88m to 120m	16.0m
		Greater than 120m	18.0m

E.	No restriction on Plot Coverage
----	---------------------------------

Note:

1. For the rest of the parameters shall be followed as per the provisions contained in rule 39.
2. In the case of overlap of Transit oriented development and Central Business District areas, the rule beneficial to the applicant shall apply.

39 (B) Special rules for High Rise Buildings in Central Business District areas/Redevelopment areas .— The following parameters shall apply to Central Business District area/ Redevelopment areas, namely :-

THE TABLE

S.No	Description	HRB in CBD areas		
(1)	(2)	(3)		
A.	Minimum road width	12m to 18m	18m to 30m	Above 30m
B.	Minimum Plot size	1200 sq.m to 2000 sq.m	2000 sq.m to 4000 sq.m	4000 sq.m and above
C.	Maximum Height	45m	No restriction	
		Subject to the clearance of the Airports Authority of India		
D.	Normally Permissible FSI	3.25	3.25	3.25
	Premium FSI	1	2	2.75
	Maximum Permissible FSI	4.25	5.25	6
E.	Minimum Setback	Where Street Alignment/new road is prescribed, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary.		
	i. Front Setback	Build-to line		
	ii.Side Setback	6m (minimum), subject to build-to line as specified in the Redevelopment Plan.	The side and rear setback spaces shall serve as public thoroughfare for pedestrians and non-motorized vehicles.	
	iii.Rear Setback	6m (minimum), subject to build-to line as specified in the Redevelopment Plan.		

(a) For every increase in height of 6 metre or part thereof above 30 metre an additional setback of 0.5 metre shall be provided subject to the maximum setback of 20 metre.	
(b) Where Street Alignment/new road is prescribed, the setback or build-to line shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary. Where build-to line is prescribed, no front 7/10 setback is required.	
(c) The minimum height of the building along the build-to line and above the arcade shall be maintained as 18.30 metre above the formed ground level with habitable space.	
Spacing between blocks in case of more than one block	Setback spaces between buildings shall be a minimum of 6m for high rise buildings, free of all obstructions for movement of fire tender.

Note:

1. For the rest of the parameters shall be followed as per the provisions contained in rule 39.
2. In the case of overlap of TOD and CBD areas, whichever rule beneficial to the applicant is applicable.

39C. Special rules for Flatted Factories (High Rise Building).— The road width, FSI and setbacks etc. for Flatted Factories (High Rise Building) shall be regulated according to the Table below :-

THE TABLE

S.No	Description	Flatted Factories	
(1)	(2)	(3)	
A.	Minimum Road width	12m	
B.	FSI	Industrial Parks	Industrial Plots
	Normally Permissible FSI	3.25 (Global FSI)	4.875
	Premium FSI	1.625 (Global FSI)	1.125
	Maximum Permissible FSI	up to 4.875 (Global FSI)	6
C.	Minimum Setback	Abutting road width	Minimum Setback all around
		Upto 30m	7.0m
		Above 30m to 36m	8.0m
		Above 36m to 52m	9.0m
		Above 52m 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 88m	15.0m
		Above 88m to 120m	16.0m
		Greater than 120m	18.0m
D.	Spacing between blocks in case of more than one block		
	Upto 30m building height	7m.	
	Above 30m.	For every increase in the height of 6m. or par thereof above 30m. space to be left additionally shall be one-metre subject to the maximum setback of 18m.	
E.	No restriction on Plot Coverage		
F.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear set back are given in rule 28. In addition, incidental structures such as Gate pillars, servant rooms, watch man booths, cycle stands and toilets with heights not exceeding 4 metres are permissible in these minimum prescribed setback spaces.		
G.	Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV.		
H.	Rainwater harvesting provisions as prescribed in Annexure –IV.		
I.	The reservation of land for community recreational purposes such as parks or playgrounds required in these regulations shall be as given in rule 41.		

Note:

1. The rest of the parameters shall be followed as per the provisions contained in rule 39.
2. Global FSI will apply only for all the industrial Parks notified/ consent issued by the Industries Department.
3. The overall layout plan of the development needs to be approved prior by the appropriate planning authority

39D. Special rules for Industrial housing/dormitory/ hostel (High-Rise Building) .— The road width, FSI and setbacks etc. for Industrial housing/dormitory/hostel (High-Rise Building) shall be regulated according to the Table below :-

THE TABLE

S.No	Description	High Rise Building		
(1)	(2)	(3)		
A.	Minimum Road width	12m	15m	18m
B.	Normally Permissible FSI	2.0	2.5	3.25
	Premium FSI	0.6	1	1.625
	Maximum Permissible FSI	2.6	3.5	4.875
C.	Minimum Setback	Abutting road width	Minimum Setback all around	
		Upto 30m	7.0m	
		Above 30m to 36m	8.0m	
		Above 36m to 52m	9.0m	
		Above 52m 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 88m	15.0m	
		Above 88m to 120m	16.0m	
		Greater than 120m	18.0m	
D.	Spacing between blocks in case of more than one block			
	Upto 30m building height	7m.		
	Above 30m.	For every increase in the height of 6m. or par thereof above 30m. space to be left additionally shall be one-metre subject to the maximum setback of 18m.		
E.	No restriction on plot coverage			
F.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear set back are given in rule 28.In addition, incidental structures such as Gate pillars, servant rooms, watch man booths, cycle stands and toilets with heights not exceeding 4 metres are permissible in these minimum prescribed setback spaces.			
G.	Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV .			
H.	Rainwater harvesting provisions as prescribed in Annexure – XXII .			

Note:

The rest of the parameters shall be followed as per the provisions contained in rule 39.”;

(4) in Annexure – IV, in PART-I, for the entries under the heading “(17) Industries”, the following entries shall be replaced, namely: -

(a) Manufacturing industries, service industries, biotechnology industries

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **11%** of built-up area
- (iii) Lorry space: **10%** of built-up area
- (iv) Cycle space: **2%** of built-up area

(b) Cottage Industries

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **11%** of built-up area
- (iii) Cycle space: **2%** of built-up area

(c) Electrical and Electronic Industries including Computer hardware industries

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **11%** of built-up area
- (iii) Cycle space: **2%** of built-up area

(d) Garments / Packaging Industries

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **11%** of built-up area
- (iii) Lorry space: **10%** of built-up area
- (iv) Cycle space: **2%** of built-up area

(e) IT Industries, Software, Bio Informatics Industries

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **45%** of built-up area
- (iii) Cycle space: **2%** of built-up area

(f) Flatted Factories

- (i) Two-Wheeler space: **2%** of built-up area
- (ii) Car space: **23%** of built-up area
- (iii) Lorry space: **10%** of built-up area
- (iv) Cycle space: **2%** of built-up area

(g) Industrial housing/dormitory/hostel

- (i) Two-Wheeler space: **20%** of built-up area
- (ii) Cycle space: **2%** of built-up area .";

(5) in Annexure – XVIII, under the heading "Industrial Use Zone", in item (1) in clause (iii), after the expression, "in the premises", the following expression shall be inserted, namely: -

"including industrial housing/dormitory/hostel".;

KAKARLA USHA
PRINCIPAL SECRETARY TO GOVERNMENT.

//True Copy//

[Signature]
17/11/24
Section Officer.
[Signature]
17/11/24