



ABSTRACT

Rules – Framing of the Tamil Nadu Combined Development and Building Rules, 2019 – Notification - Issued.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.1) DEPARTMENT

G.O.(Ms) No.18

Dated: 04.02.2019

**(Thiruvalluvar Aandu 2050,
Vilambi, Thai - 21)**

Read:

1. From the Secretary, MoUD, GOI, D.O.No.K-14011/83/2016-UD-II, dated 12.09.2016.
2. From the Member-Secretary, CMDA, letter No.C1/20172/2013, dated 09.03.2017 and 02.06.2017.
3. G.O.Ms.No.81, MAWS (MA.1) Department, dated 21.08.2018.
4. From the Principal Secretary/Member-Secretary, CMDA, D.O.Ir.No.C1/14867/2018, dated 24.10.2018.
5. Meeting held on 22.11.2018 to discuss the recommendations of the Committee on the comments from public.
6. From the Principal Secretary/Member-Secretary, CMDA, D.O.Ir.No.C1/14867/2018, dated 29.11.2018.
7. The Public (SC) Department, letter No.C.D No.18 (02/2019), dt.19.01.2019, communicating the Extract of the Minutes of the meeting of the Council of Ministers held on 18.01.2019.

ORDER:

There is a need to ensure more efficient and sustainable utilization of scarce land, ensuring availability of land for various purposes to make housing more affordable, ensure effective enforcement of regulations relating to development and building construction and to promote ease of doing business in the State of Tamil Nadu. Therefore, the Government after careful consideration, have decided to revise and re-issue various existing Building Rules under various Acts for Corporations, Municipalities, Town Panchayats and Village Panchayats and Development Rules/Regulations issued under the Tamil Nadu Town & Country Planning Act, 1971 as the Tamil Nadu Combined Development and Building Rules, 2019.

2. The Tamil Nadu Combined Development and Building Rules, 2019 are aimed at simplifying the rules and procedure for approval, for development of layouts and buildings with focus on safety, security and sustainability as also to enhance consistency and transparency. This exercise

is based on a number of studies, reports and International consensus reflected in the United Nations Habitat's New Urban Agenda, which advocate greater urban density and compactness of cities to promote better use of scarce land and the easing of Floor Space Index (FSI) restrictions to enable persons belonging to the Low Income Group to buy houses at affordable prices. Provisions of the National Building Code, 2016 and the Model Building Bye-laws, 2016 have also been incorporated. The Rules cover the provision of barrier free environment for differently abled, elderly, children, Rain Water Harvesting, Re-cycling of Grey Water, Solar Energy Capture, Provision of Closed Circuit Televisions and Regulation of Swimming Pools.

3. Accordingly, the appended Notification will be published in an Extra-Ordinary issue of the Tamil Nadu Government Gazette dated 04.02.2019.

4. This G.O. issues with the concurrence of Housing & Urban Development Department vide its U.O.No.2167/ UD4(3)/2019, dated 01.02.2019.

(BY ORDER OF THE GOVERNOR)

**HARMANDER SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Works Manager, Government Central Press, Chennai – 600 079.
The Additional Chief Secretary to Governor, Raj Bhavan, Chennai - 600 022.
The Additional Chief Secretary, RD&PR Dept, Chennai – 600 009.
The Principal Secretary, Hg&UD Dept, Chennai – 600 009.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai – 600 008.
The Commissioner, Greater Chennai Corporation, Chennai – 600 003.
The Commissioner of Municipal Administration, Chennai – 600 005
The Director of Town and Country Planning, Chennai – 600 002.
The Director of Town Panchayats, Chennai 600 108.
The Director of Rural Development and Panchayats Raj, Chennai-600 015.

Copy to

The Secretary to Chief Minister, Chennai – 600 009.
The Senior Personal Assistant to Dy.Chief Minister, Chennai – 600 009.
The Sr P.A. to Minister (MA&RD and Impl, Spl, Prgm), Chennai – 600 009.
The Law Department, Chennai – 600 009.
The Hg&UD Dept, Chennai – 600 009.
The RD&PR Dept, Chennai – 600 009.
SF/SC.

// forwarded by order //

R. Kannahya

Section Officer.

P. S.