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TAMIL NADU GOVERNMENT GAZETTE

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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.225, Housing and Urban Development [UD4(1)], 26th November 2024, கார்த்திகை 11, குரோதி, திருவள்ளுவர் ஆண்டு–2055.]

No. SRO A-22(a)/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 amendment to the Tamil Nadu Combined Development and Building Rules, 2019:-

AMENDMENTS.

In the said Rule,—

(1) in rule 2,—

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

"(46a) "Flatted Factories" means Multi-storeyed industrial buildings designed for manufacturing/ assembly/ storage purposes.";

(b) after sub-rule (60), the following clause shall be inserted, namely:-

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

(i) Government entities such as State Industrial Promotion Corporation of Tamil Nadu (SIPCOT), Tamil Nadu Small Industries Development Corporation (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;

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

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

(iii) Private developers, subject to fulfilling 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) Research and Development Centres

(4) Testing & Certification Centres

(d) Shall accommodate manufacturing facilities for at least ten 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, Floor Space Index, Setbacks etc. for Cottage industries, Green industries, Orange industries and 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.

<table>
<tr><th rowspan="2">S.No.</th><th rowspan="2">Description</th><th colspan="3">Category of Industries</th></tr>
<tr><th>Cottage Industries</th><th colspan="2">Green and Orange Industries</th><th>Red Industries</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td><td colspan="2">(4)</td><td>(5)</td></tr>
<tr><td>A.</td><td>Minimum Road width</td><td>7m</td><td colspan="2">7m</td><td>7m</td></tr>
<tr><td>B.</td><td>Maximum Height</td><td>18.30m</td><td colspan="2">18.30m</td><td>18.30m</td></tr>
<tr><td>C.</td><td>Normally Permissible FSI</td><td>2</td><td colspan="2">2</td><td>2</td></tr>
<tr><td>D.</td><td>Minimum Setback</td><td></td><td colspan="2"></td><td></td></tr>
<tr><td></td><td>(i) Front Setback</td><td rowspan="5">1.5m</td><td>Abutting road width</td><td>Front Setback</td><td rowspan="5">6.0m</td></tr>
<tr><td>Upto 9m</td><td>1.5m</td></tr>
<tr><td>9m to 18m</td><td>3.0m</td></tr>
<tr><td>18m to 30.5m</td><td>4.5m</td></tr>
<tr><td>Above 30.5 m</td><td>6.0m</td></tr>
<tr><td></td><td>(ii) Side Setback</td><td>1.5m</td><td colspan="2">2.0m</td><td>6.0m</td></tr>
<tr><td></td><td>(iii) Rear Setback</td><td>Nil</td><td colspan="2">2.0m</td><td>6.0m</td></tr>
<tr><td>E.</td><td colspan="5">No restriction on Plot Coverage</td></tr>
<tr><td>F.</td><td colspan="5">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:
Provided that such structures do not occupy more than one-third of the length of any one side of the site.</td></tr>
<tr><td>G.</td><td colspan="5">Parking spaces shall be provided within the site conforming to standards prescribed in Annexure – IV.</td></tr>
<tr><td>H.</td><td colspan="5">Rainwater harvesting provisions as prescribed in Annexure – XXII.</td></tr>
<tr><td>I.</td><td colspan="5">The reservation of Land for community recreational purposes such as parks or playgrounds required in these regulations shall be as given in rule 41.</td></tr>
</table>

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(2). **Planning Parameters of Flatted Factories (Non-High Rise Building).-** The road width, Floor Space Index, Setbacks etc. for flatted factories (Non-High-Rise Building) in Industrial Plots/parks 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.	No restriction on Plot Coverage	
F.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear setback are prescribed in rule 28.In addition, incidental structures such as Gate pillars, servant rooms, watchman booths, cycle stands and toilets with heights not exceeding 4 metre are permissible in these minimum prescribed setback spaces: Provided that such structures do not occupy more than one-third of the length of any one side of the site.	
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 in these regulations shall be as given in rule 41.	

(3). **Planning Parameters of hostel/dormitory (Non-High-Rise Building).-**The road width, Floor Space Index and Setbacks etc. for hostel/dormitory(Non-High-Rise Building) incidental to Industries or in Industrial plots/parks shall be regulated according to the Table below:-

THE TABLE.

S.No.	Description	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 all around the building	3m

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S.No.	Description	Non-High-Rise Building
(1)	*(2)*	*(3)*
E.	No restriction on Plot Coverage	
F.	Structures permissible in the minimum prescribed Front set back, Side setback, and Rear setback are prescribed in rule 28. In addition, incidental structures such as Gate pillars, servant rooms, watchman booths, cycle stands and toilets with heights not exceeding 4 metre are permissible in these minimum prescribed setback spaces: Provided that such structures do not occupy more than one-third of the length of any one side of the site.	
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 in these regulations shall be as given in rule 41.”;	

(3) in Annexure – IV, in PART-I,—

(a) for the entries after the heading “(11) Hostels”, the following entries shall be inserted, namely:-

“(11A) **Dormitories**,—

1 Two wheeler for every 10 beds.”;

(b) for the entries under the heading “(17) Industries”, the following entries shall be subsituted, namely: -

(a) Manufacturing industries, service industries, biotechnology industries
1 car space for every 150 sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof and 1 lorry space for every 750 sq.m or workshop floor area or part thereof.

(b) Cottage Industries
1 car space for every 150 sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof.

(c) Electrical and Electronic Industries including Computer hardware industries
1 car space for every 150 sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof.

(d) Garments / Packaging Industries
1 car space for every 200 sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof.

(e) IT Industries, Software, Bio Informatics Industries
1 car space for every 75 sq.m of floor area or part thereof and 1 two-wheeler space for every 50 sq.m of floor area or part thereof.

(f) Flatted Factories
1 car space for every 150 sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof and 1 lorry space for every 750 sq.m or workshop floor area or part thereof.”;

(4) 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 hostel/dormitory.”

KAKARLA USHA,
Principal Secretary to Government.

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