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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. 118, Housing and Urban Development [UD4 (1)], 8th August 2025,
ஆடி 23, விசுவாவசு, திருவள்ளுவர் ஆண்டு–2056.]

No. SRO A-20(e)/2025.

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 2, for sub-rule (105-B), the following sub-rule shall be substituted, namely:-

(105-B) "self-certified residential building" means a building in a plot area upto 2,500 sq.ft and Floor Space Index area upto3,500 sq.ft for residential purpose with a maximum of two dwelling units having ground plus one floor or stilt plus two floors upto a maximum of 10m in height.

(2) in Annexure – XXVI,-(a) under the heading "**I. Eligibility**",- for item (1), the following item (1) shall be substituted, namely:-

(1) Any applicant who should be the owner of the land or leaseholder or power of attorney holder intending to construct or reconstruct or develop a self-certified residential building shall be eligible to submit the building plans under self certification scheme.";

(3) For the heading III, the following heading and expressions shall be substituted;

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III. PROCEDURE FOR SUBMISSION OF APPLICATION UNDER SELF-CERTIFICATION

I. The details of applicant, plot and proposed building shall be uploaded along with the following documents;

(a) Site Photographs

(b) Self-attested registered sale deed document to prove ownership

(c) Self-attested Patta/Town Survey Land Register in favour of owner

(d) Self-attested approved layout / approved sub-division plan/ FMB/ plot or layout regularized under regularisation of Unapproved Plots and Layouts Rules, 2017/ one link document in proof of site/plot as such in existence prior to 20.10.2016

(e) Building plan along with site plan, specifications and key plan and such other details as may be required from time to time duly signed by Architect/ Registered Engineer in PDF format comprising of three A4 sized sheets with site *cum* stilt or ground floor plan, first floor plan and second floor plan (if stilt floor with 2 floors is proposed) along with area statement, joinery details in two sheets and terrace floor plan, key plan, section, elevation and specifications in third sheet.

II. The Building plan uploaded under self-certification shall be compiled in a maximum of three A4 sheets and include the following, namely:-

A4 sheet-1- (a) Site *cum* stilt or ground floor plan drawn to a scale of not less than 1 in 200,

(b) (i) The dimensions of the plot in all sides, T.S. No. / R.S. Nos. of the lands adjoining to the site on all sides, site and stilt floor plan indicating the setbacks, abutting road width, name of the street/road, vehicle parking arrangements and location of water sump if stilt floor is proposed.

(ii) The dimensions of the plot in all sides, T.S. No. / R.S. Nos. of the lands adjoining to the site on all sides, site and ground floor plan indicating the set backs, abutting road width, name of the street/road, rooms, columns, walls, size of rooms, position of stair case, ramps and open to sky area, doors, windows, ventilation, proposed usage of all the rooms, essential services (water closet, bath and the like) and location of water sump if ground floor is proposed.

(c) A separate first floor plan (if first floor is proposed) showing the rooms, columns, walls, size of rooms, position of stair case, ramps and open to sky area, doors, windows, ventilators, proposed usage of all the rooms and essential services (water closet, bath and the like).

A4 sheet-2 - (a) A separate second floor plan (if stilt + two floors are proposed) showing the rooms, columns, walls, size of rooms, position of stair case, open to sky area, doors, windows, ventilators, proposed usage of all the rooms and essential services (water closet, bath and the like).

(b) Area statement of the proposed construction, FSI achieved, total built-up area including stilt floor and joinery schedule.

A4 sheet-3 - (a) A separate terrace floor plan showing the headroom, water tank with dimensions, slope to drain rain water and parapet wall.

(b) One elevation from the front showing the height of the building, floors and also the height of the parapet.

(c) One cross-section of the building.

(d) Specifications of the building and Key plan (not to scale) showing the location of the site with respect to existing network of roads or streets and landmarks with north direction for identification of the site. The key plan shall be set in a space not exceeding 10 cm x 10 cm.

However, all the sheets shall contain the title of the drawing indicating the door no., T.S no., ward no, block no. / R.S no., name of the street, name of the city/town/village, taluk, name of the local body, district, north direction, index, space for QR code, applicant signature, Architect / Registered Engineer's signature. All dimensions shall be in meters. The dimensions shall be indicated legibly as illustrated in the Single Window Portal for planning permission.

Declarations.-The applicant shall certify the trueness of the information furnished and the documents uploaded online. The applicant shall also indemnify the competent authority against claims arising out of issuance of permission based on the self-certified records.

(4) For the heading-IV, the following heading-IV and table shall be substituted, namely:-

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"IV. Planning Parameters and Building Rules for Self –certified Residential Buildings

(1) The minimum road width, Floor Space Index (FSI), set back etc. for self-certified residential buildings shall be regulated according to the table below:-

<table>
<tr><th>S.No.</th><th>Description</th><th>Continuous Building Areas</th><th>Economically Weaker Section Areas</th><th colspan="2">Other areas</th></tr>
<tr><td>A.</td><td>Minimum road width</td><td>1.5m</td><td>1.5m</td><td colspan="2">3m</td></tr>
<tr><td>B.</td><td>Maximum Height</td><td colspan="4">Stilt + 2 Floors or Ground Floor + First Floor subject to a maximum of 10m height</td></tr>
<tr><td>C.</td><td>Permissible FSI</td><td colspan="4">2.0</td></tr>
<tr><td>D.</td><td>Minimum Setback</td><td colspan="4">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.</td></tr>
<tr><td>(i)</td><td>Front Setback</td><td>1.5m</td><td>1.0m</td><td colspan="2">1.5m</td></tr>
<tr><td rowspan="3">(ii) A</td><td rowspan="3">Side setback for building upto 7m height</td><td rowspan="3">Nil</td><td rowspan="3">Nil</td><td>Plot Width</td><td>Side setback</td></tr>
<tr><td>Upto 9m</td><td>1m on one side</td></tr>
<tr><td>Above 9m</td><td>1m on both sides or 2m on one side</td></tr>
<tr><td rowspan="2">(ii) B</td><td rowspan="2">Side setback for building with height more than 7m upto 10m</td><td rowspan="2">Nil</td><td rowspan="2">Nil</td><td>Upto 9m</td><td>1m on one side</td></tr>
<tr><td>Above 9m</td><td>1.2m on both sides</td></tr>
<tr><td>(iii) A</td><td>Rear Setback for building upto 7m height</td><td>Nil</td><td>Nil</td><td colspan="2">Nil</td></tr>
<tr><td>(iii) B</td><td>Rear Setback for building with height more than 7m upto 10m</td><td>Nil</td><td>Nil</td><td colspan="2">Nil</td></tr>
<tr><td rowspan="4">(iv)</td><td rowspan="4">Buffer from Water Bodies (inclusive of setbacks)</td><td colspan="2">Water Bodies</td><td colspan="2">Buffer</td></tr>
<tr><td rowspan="2">Canal Width</td><td><1m</td><td colspan="2">1m</td></tr>
<tr><td>>1m</td><td colspan="2">3m</td></tr>
<tr><td colspan="2">Lake</td><td colspan="2">3m</td></tr>
<tr><td colspan="2">River</td><td colspan="2">15m</td></tr>
</table>

(2) The buildings shall satisfy rules 28(a)(iv), 51 (2), 52(1) to (7), (9), (10), (12) to (17), 54, 55, 56 and 63 of Part VII Building Rules and parking requirements as given in Annexure IV of the Tamil Nadu Combined Development and Building Rules, 2019.

KAKARLA USHA,
Additional Chief Secretary to Government.

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