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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. 153, Housing and Urban Development [UD4(1)], 7th October 2025, புரட்டாசி 21, விசுவாவசு, திருவள்ளுவர் ஆண்டு–2056.]

No. SRO A-25(a)/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, after the sub-rule (105-B), the following sub-rule shall be inserted, namely:-

(105-C) "self-certified industrial buildings" means an Industrial building in a plot area upto 7,500 sq.ft and having Floor Space Index area upto 5,000 sq.ft for Green and White category industries, upto a maximum of 10m in height including mezzanine floor if any.";

2. in rule 6 in sub-rule (1-A)-

(a) for the expression “Self-certified building” occurring in two places, the expression “for residential buildings or industrial buildings eligible for self-certification” shall be substituted;

(b) after the expression “Annexure XXVI” the expression “or Annexure XXVII as the case may be”, shall be added.

3. In Annexure IV, in PART-I, under the heading "(17) Industries" after the sub-clause (f), the following sub-clause shall be inserted, namely:-

"(g) Self Certified Industrial Buildings

1 car parking space for every 150 sq.m of floor area or part thereof and 1 two-wheeler parking space and 1 cycle parking space for every 75 sq.m of floor area or part thereof.

4. after Annexure XXVI, the following Annexure shall be added, namely:-

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ANNEXURE – XXVII

[See rule 6(1-A)]

Regulations for Self-Certification of Industrial Buildings

I. Eligibility for Self-Certification of Industrial Buildings

(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 building in a plot area upto 7,500 sq.ft and having Floor Space Index area upto 5,000 sq.ft, for Green and White Category industries, having a maximum of 10m in height including mezzanine floor if any shall be eligible to submit the building plans under Self Certification scheme.".

II. Non Applicability of Self Certification,-

This scheme shall not be applicable in the following areas, namely:-

(1) Coastal Regulation Zone Area, Hill Area Conservation Authority and Development prohibited/restricted areas specified in Annexure XVII of these rules, which includes Aquifer Recharge Area (Appendix-A); and Red Hills Catchment Area (Appendix-B); Ecologically sensitive areas; and any other areas as may be notified by the Government from time to time.

(2) Self-certification of industrial buildings shall not be allowed in lands classified as Agricultural, Institutional, Open Space and Recreational and Non-Urban use zone and sites falling in street alignment, road widening, roads, areas reserved for public purposes in the Master plans, New Town Development Plans, Detailed Development Plans and Grids of Roads plans within Planning Areas; and Agriculture land classified as wet land as per the revenue records in Non-Planning Areas";

III. Procedure for Submission of Application under Self Certification,-

I.The details of applicant and details of 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 (TSLR) in favour of owner

(d) Self-attested copy of the Adangal for recent past three fasli years including current fasli year that the land has not been put to any cultivation for self-certified industrial buildings";

(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 two A4 sized sheets with site and building plan, first floor plan along with area statement, joinery details in one sheet and terrace floor plan, key plan, section, elevation and specifications in another sheet.

II. The Industrial Building plan uploaded under self-certification shall be compiled in two A4 sheets

A. The First Sheet shall contain the following particulars, namely:-

(a) Site plan cum ground floor plan drawn to a scale of not less than 1 in 200.

(b) 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, rooms, columns, walls, size of rooms, position of stair case, ramps and open to sky area, doors, windows, ventilation, abutting road width and name of the street/road, proposed usage of all the rooms of the building, essential services (Water Closet, bath and the like), vehicle parking arrangements, location of water sump and indicating the north point in the plan.

(c) A separate first floor plan (if 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 of the building, essential services (Water Closet, bath and the like) and indicating the north point in the plan.

(d) Area statement of the proposed construction, FSI achieved and joinery schedule.

B. The Second Sheet shall contain the following particulars, namely:-

(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 Industrial building.

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(d) Specifications of the Industrial 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 point for identification of the site. The key plan shall be set in a space not exceeding 10 cmx10 cm.

However, both the A4 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 point, 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.

III Declarations.- The applicant shall certify the correctness 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.

IV. Planning Parameters and Building Rules for Self-certification of Industrial Buildings.-

(1) The minimum road width, Floor Space Index (FSI), Setbacks etc., for Green and White Category Industrial building in a plot area upto 7,500 sq.ft and Floor Space Index area upto 5,000 sq.ft having maximum of 10m in height including mezzanine floor, if any, shall be regulated according to the table below. The detailed lists of Green and White Category industries are given in Annexure V and VI, respectively:-

THE TABLE

S.No.	*Description*	*Category of Industries*		
		White Industries	*Green Industries*	
(1)	*(2)*	*(3)*	*(4)*	
A.	Minimum Road Width			
	Corporation/ Municipality/ Town Panchayat	7m	7m	
	Peri-Urban Village Panchayat	6m	6m	
B.	Maximum Height	10m	10m	
C.	Normally Permissible FSI	2	2	
D.	Minimum Setback			
	i. Front Setback	1.5m	Abutting road width	Front Setback
			Upto 9m	1.5m
			9m to 18m	3.0m
			18m to 30.5m	4.5m
			Above 30.5m	6.0m
	ii. Side Setback	1.5m	2.0m	
	iii. Rear Setback	Nil	2.0m	
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 4.0 meters 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.			

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(2) The buildings shall satisfy the provisions of rules 28(a)(iv), 51(1), 51(2), 52, 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.

(3) The buildings which are approved under self-certification of industrial building scheme are exempted from obtaining No Objection Certificate from the Directorate of Fire and Rescue Services department. However, before occupancy of such building Fire license shall be obtained.

V. Fees.-

(1) Industrial buildings eligible for self-certification are exempted from payment of scrutiny fees.

(2) The applicant shall pay necessary charges/fees at the rates as may be prescribed.

VI. Sanction.-

On payment of necessary charges/fees, the approved plan and proceedings along with QR code and applicant's e-sign shall be generated online instantly and will be available for download.

VII. Verification.-

The buildings for which permission is issued under this scheme shall be subject to random verification of records submitted online covering a minimum of 10% of submitted applications per month by the competent authority or an official nominated by the competent authority. Selection of these applications shall be system generated to ensure randomization.

VIII. Inspection.-

The competent authority reserves the right to check the Industrial building plans and construction works at any stage and if any violations are found, the same shall be rectified by the owner. In case the owner fails to rectify the violations, the Competent Authority may take necessary steps to remove the violations.

IX. Validity of permission and Renewal.-

(1) The permission granted under these rules shall be valid for a period of five years from the date of issue and the construction shall be completed within this period. However, the competent authority may on application made before the expiry date, extend the period of permission once for another 3 years.

(2) For such permit renewals, fees at the rates as may be prescribed by the competent authority shall be paid by the applicant.

X. Action for Wrong Information.-

(1) Any fraud or misrepresentation of material facts in contravention of provisions of the relevant Acts and rules shall make the applicant liable for prosecution and punishment under section 236 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and any other law applicable thereto for furnishing false information and wrong documents.

(2) In case of any information / documents submitted in the application is found to be false / Incorrect, the competent authority shall take penal action against the applicant as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Tamil Nadu Urban Local Bodies Act, 1998 (Tamil Nadu Act 9 of 1999), the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994), and the rules made thereunder.

(3) The permission if secured by any person by any misrepresentation or by production of false documents, such permission shall be cancelled after issuing a show cause notice.”.

KAKARLA USHA,
Additional Chief Secretary to Government.

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