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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. 155, Housing and Urban Development [UD4(1)], 8th October 2025, புரட்டாசி 22, விசுவாவசு, திருவள்ளுவர் ஆண்டு-2056.]

No. SRO A-25(c)/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,-

(a) the existing clause (60a) shall be renumbered as clause (60-B) and the following clause shall be inserted, as (60-A), namely:-

(60-A) "In-Building Solutions (IBS)" means the telecommunication infrastructure and associated equipment installed within a building to enable high-speed data transmission, enhanced signal coverage, reduced cell interference, adequate signal strength, optimum spectrum use, and fewer call drops. ";

(b) after clause (119), the following clause shall be inserted, namely:-

(119-A) "Telecom Service Provider (TSP)" means an agency to install, operate or maintain telecommunications or information technology services within a building authorised by the Department of Telecommunications (DoT), Ministry of Communications, Government of India.";

(2) after rule 62, the following rule shall be inserted, namely:-

"62-A. In-Building Solutions (IBS) for Telecommunication (Building & Layout). -

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(1) Building Requirements,-

(a) Size of Rooms and systems for In-Building Solutions (IBS) shall be as given below:-

Floor Area	Size of Telecom Room
More than 750 sq.m upto 1000 sq.m	Shallow Room-0.6 m x 2.6 m Walk-in Room-1.3 m x 1.3 m
More than 1000 sq.m upto 2000 sq.m	3.0m X 2.4 m
More than 2000 sq.m	3.0 m X 3.4 m
In case of more than one block, each block (excluding amenity blocks) shall be provided with a corresponding to the floor area mentioned above.	

(b) Installation spaces for In-Building Solutions (IBS),-

(i) shall be protected from flooding;

(ii) shall be free from exposure to water, moisture, fumes, gases, and dust;

(iii) shall have adequate floor loading capacity to support IBS equipment; and

(iv) shall be located away from vibration sources to avoid dislocation / dislodgement.

(c) Owner/applicant shall submit a service plan for buildings with floor area of more than 2,000 sq.m. with required specifications certified by a qualified telecom-networking consultant.

(d) Owner/applicant shall furnish an undertaking that the infrastructure for In-Building Solutions (IBS) shall be made available for use by all Telecom Service Providers.

(2) Layout (Plotted Development) Requirements. – Telecom utilities in layout shall be as given below:-

(a) Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges of the layout roads in order to accommodate telecommunication cable.

(b) The layout plans shall clearly indicate the telecom as Utility Infrastructure line."

KAKARLA USHA,
Additional Chief Secretary to Government.

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