ABSTRACT

Urban Development – Scrutiny of HRB application in Chennai Metropolitan Area – Amendment to the Tamil Nadu Combined Development and Building Rules, 2019 – Orders – Issued.

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Housing and Urban Development (UD-1) Department

G.O.(Ms).No.126 **Dated: 15.06.2026**

பராபவ வருடம், ஆனி 1,
திருவள்ளுவர் ஆண்டு 2057.

Read:

1. G.O.(Ms.) No.69, Housing and Urban Development (UD-1) Department, dated 03.07.2023.
2. From the Member Secretary, Chennai Metropolitan Development Authority, Letter No. C3(N)/14702/2021, dated 08.06.2026.

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ORDER:

In the G.O. first read above, sub-rule (25) of rule 39 of the Tamil Nadu Combined Development of Building Rule (TNCDBR) 2019, has been amended by substituting sub-rule (25) as 'In case of High Rise Buildings in Chennai Metropolitan Area the plan shall be scrutinized and forwarded to Government, with recommendation of a panel for approval'.

2. In the letter 2nd read above, the Member Secretary, Chennai Metropolitan Development Authority has requested the Government to issue suitable orders to reconstitute the panel and entrust the approval of HRB proposals within the Chennai Metropolitan Area to the Chennai Metropolitan Development Authority and accordingly to amend the said rule of the Tamil Nadu Combined Development and Building Rules (TNCDBR) 2019.

3. The Government after careful consideration of the proposal of the Member Secretary, Chennai Metropolitan Development Authority have decided to reconstitute the panel to scrutinize the plan and to permit the Chennai Metropolitan Development Authority to either grant or refuse the planning permission for High Rise Building in Chennai Metropolitan Area and order accordingly.

4. The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary, dated the 15 June, 2026.

(BY ORDER OF THE GOVERNOR)

R. KIRLOSH KUMAR,

PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Works Manager,
Government Central Press,
Chennai-600 001.
(for publication of Notification in the Extraordinary Gazette).
The Member-Secretary, Chennai Metropolitan
Development Authority, Chennai 600 008.
The Director of Town and Country Planning,
Chennai-600 107.
The Additional Chief Secretary to Government.
Municipal Administration and Water Supply
Department, Chennai-600 009.

Copy to:

The Special Personal Assistant to Hon'ble Minister (Hg&UD),
Chennai - 600 009.
The Secretary to Government, Law Department,
Chennai 600 009.
The Special Personal Assistant to Hon'ble Minister (MA&WS),
Chennai - 600 009.
The Senior Principal Private Secretary
to Chief Secretary to Government, Chennai - 600 009.
The Private Secretary to Principal Secretary
to Government, Housing and Urban Development
Department, Chennai 600 009.
The Housing and Urban Development (UD-4/OP-1) Department,
Chennai-600 009.
Stock file/Spare Copy.

//FORWARDED BY ORDER//

15/6/26

SECTION OFFICER.

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APPENDIX

NOTIFICATION

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:-

AMENDMENT

In the said Rules, in rule 39, for sub-rule (25), the following sub-rule shall be substituted, namely: -

"(25) (a) In case of High-Rise Buildings in Chennai Metropolitan Area, the plan shall be scrutinized by a panel comprising of the following members for the purpose of approval of plan by the planning authority.

1.	The Member Secretary, Chennai Metropolitan Development Authority.	Chairman
2.	The Director of Fire and Rescue Services.	Member
3.	The Engineering Director, Chennai Metropolitan Water Supply and Sewerage Board.	Member
4.	The Chief Planner, Chennai Metropolitan Development Authority.	Member
5.	The Chief Engineer, Greater Chennai Corporation.	Member
6.	The Chief Engineer, Tamil Nadu Generation and Distribution Corporation Limited.	Member
7.	The Chief Engineer, Water Resource Department.	Member
8.	The Chief Engineer, Public Works Department.	Member
9.	The Additional /Joint/ Deputy Commissioners of Police (Traffic), Chennai/Avadi/Tambaram.	Member
10.	A reputed Architect (Other than an Architect who has designed the building)	Member

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	nominated by the Chennai Metropolitan Development Authority.	
11.	Executive Engineer/Assistant Executive Engineer /Assistant Engineer concerned of the Local Body (wherever applicable).	Special Invitee
12.	The Senior Planner, Chennai Metropolitan Development Authority.	Member/ Convener

(b) Suggestions or alterations recommended, if any, by the panel, shall be incorporated in the plan and upon receipt of the same the Chennai Metropolitan Development Authority shall either grant or refuse the planning permission."

R. KIRLOSH KUMAR,

PRINCIPAL SECRETARY TO GOVERNMENT.

//True Copy//

SECTION OFFICER.

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