ABSTRACT

Urban Development - Amendments to the Tamil Nadu Combined Development and Building Rules, 2019 - to provide for the installation of charging infrastructure for electric vehicles as mandated by the Tamil Nadu Electric Vehicle Policy, 2022 – Notification – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 171 **Dated: 30.10.2025**
விசுவாவசு வருடம், ஐப்பசி-13
திருவள்ளுவர் ஆண்டு 2056

ORDER:

The Notification appended to this order shall be published in the Tamil Nadu Government Gazette Extraordinary, dated the 31st October, 2025.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press,
Chennai – 600 001.
The Principal Secretary to Government,
Municipal Administration and
Water Supply Department,
Chennai-600 009.
The Secretary to Government,
Industries, Investment Promotion and Commerce Department,
Chennai- 600 009.
The Secretary to Government,
Law (Legislation) Department, Chennai 600 009.
The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

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The Director of Town and Country Planning,
Chennai-600 107.

Copy to:

The Special Personal Assistant to
Hon'ble Minister (Hg and P&E), Chennai- 600 009.
The Special Personal Assistant to
Hon'ble Minister (HR&CE), Chennai- 600 009.
The Private Secretary to Secretary to
the Additional Chief Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.
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//FORWARDED BY ORDER//

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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 amendments to the Tamil Nadu Combined Development and Building Rules, 2019.

AMENDMENTS.

In the said Rules,

(1) in the Annexure-IV, in PART - II, after item (H), the following item shall be added, namely: -

"(I) Electric Vehicle charging infrastructure.-

(i) For residential buildings except buildings upto 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.

(ii) For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area , a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.";

(2) in the Annexure XVIII,-

(a) under the heading "Residential use zone", in item (1), after sub-item (xxv), the following sub-item shall be added, namely:

"(xxvi) Electric vehicle charging station or charging facility";

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(b) under the heading "Special and Hazardous Industrial use zone", in item (1), after sub-item (iv), the following sub-item shall be added, namely:-

"(v) Electric vehicle charging station or charging facility";

(c) under the heading "Institutional use zone", in item (1), for sub-item "(xxv)", the following sub-items shall be substituted, namely:-

"(xxv) Electric vehicle charging station or charging facility.

(xxvi) Installations that may be necessary for the uses mentioned above.";

(d) under the heading "Open Space and Recreational use zone (only in CMA)", in item (1), for sub-item "(x)" the following sub-items shall be substituted, namely:-

"(x) Electric vehicle charging station or charging facility.

(xi) Installations that may be necessary for the uses mentioned above.";

(e) under the heading "Non-Urban use zone (only in CMA)", in item (1), after sub-item (viii), the following sub-item shall be added, namely:-

"(ix) Electric vehicle charging station or charging facility.";

(f) under the heading "Agricultural use zone", in item (1), after sub-item (xi), the following sub-item shall be added, namely:-

"(xii) Electric vehicle charging station or charging facility.".

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

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