ABSTRACT

Urban Development - Amendments to the Tamil Nadu Combined Development and Building Rules, 2019 - relating to Special Rules for School Buildings - Notification –Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 173 **Dated: 06.11.2025**
விசுவாவசு வருடம், ஐப்பசி-20
திருவள்ளுவர் ஆண்டு 2056

ORDER:

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary, dated the 10th November, 2025.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press,
Chennai – 600 001.
The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.
The Additional Chief Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.
The Principal Secretary to Government,
School Education Department,
Chennai- 600 009.
The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

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The Secretary to Government,
Highways and Minor Ports Department,
Chennai-600 009.
The Secretary to Government,
Law (Hg&UD-Sty) Department, Chennai 600 009.
The Director of Town and Country Planning,
Chennai-600 107.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

Copy to:

The Special Personal Assistant to
Hon'ble Minister (School Education), Chennai - 600 009.
The Special Personal Assistant to
Hon'ble Minister (HR&CE), Chennai- 600 009.
The Special Personal Assistant to
Hon'ble Minister (Hg and P&E), Chennai- 600 009.
The Private 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.

AMENDMENT.

In the said Rules,- in Annexure - XV, under the heading "1.Site", for item (a), the following item shall be substituted, namely:-

"(a) (1) shall not have opening direct to the National or State Highways. However, it shall be permitted, if service road is available for National or State Highways.

(2) In case of site abutting National or State Highways without service road,

(i) a 7m wide service road shall be provided along the entire frontage of the site in the applicant land which can be constructed and maintained by the applicant as per the norms.

(ii) compound wall shall be constructed after leaving the service road and the width of entry or exit gates shall be not less than 9m and not more than 12m. The number of gates shall be restricted to a maximum of two.

(iii) a guard rail of 1m in height shall be provided over the median separating the main highway and service road by the applicant at his/her own cost. If the median is not available, median shall be constructed at road side of service road end along with guard rail of 1m in height over median by the applicant at his own cost.".

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

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