



ABSTRACT

Urban Development - Model Building Bye-Laws, 2016 - Provision for in-building solutions for Digital Communication Infrastructure - Amendments to the Tamil Nadu Combined Development and Building Rules, 2019 - Notification - Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 155

Dated: 08.10.2025

விசுவாவசு வருடம், புரட்டாசி -22

திருவள்ளூர் ஆண்டு 2056

ORDER:

The Notification appended to this order shall be published in the Tamil Nadu Government Gazette Extraordinary, dated the 8th 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 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,
Information Technology and Digital Services Department,
Chennai-600 009.
The Secretary to Government,
Planning Development and Special Initiatives Department,
Chennai - 600 009.
The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

The Secretary to Government,
Law (Hg&UD-Sty) Department, Chennai-600 009.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.
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 Senior Principal Private Secretary to
Chief Secretary to Government, Chennai - 600 009.
The Private Secretary to Secretary to
Additional Chief Secretary Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Public (SC) Department, Chennai- 600 009.
The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.
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//FORWARDED BY ORDER//


08/10/25

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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 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). -

(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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08/10/2025