



ABSTRACT

Urban Development - Amendment to the Tamil Nadu Combined Development and Building Rules, 2019 - Planning permission and building permit by builder/ promoter of a redevelopment scheme- Amendments - Notification – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No.107

Dated: 16.07.2025

விசுவாவசுவருடம், ஆணி 32

திருவள்ளூர் ஆண்டு 2056

ORDER:

The Notification appended to this order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 16th July, 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,
Rural Development and Panchayat Raj Department,
Chennai-600 009.

The Additional Chief Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.

The Agricultural Production Commissioner &
Secretary to Government,
Agriculture and Farmer's Welfare 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 (Housing and P&E), Chennai- 600 009.

The Private Secretary to Additional Chief Secretary to 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.

Law (Hg&UD-Sty) Department,
Secretariat, Chennai – 600 009.

Stock file/Spare Copy.

//FORWARDED BY ORDER//


SECTION OFFICER


16/07/2025

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, after clause (100), the following clause shall be inserted, namely:—

“(100A) “Redevelopment Scheme” means the scheme proposed to be implemented as per the detailed redevelopment report and as authenticated by the authority under rule 12 of the Tamil Nadu Apartment Ownership Rules, 2024.”;

- (2) in rule 6,—

- (a) sub-rule (1), the following provisos shall be inserted, namely:—

“Provided that in case of redevelopment scheme, the promoter engaged under rule 10 of the Tamil Nadu Apartment Ownership Rules, 2024, shall submit an application through online along with the authenticated copy of the redevelopment scheme:

Provided further that in case of modification of plans for a project registered with Real Estate Regulatory Authority, the person specified in clause (ii) of sub-section (2) of section 14 of the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016) shall submit an application for such modification.”;

- (b) for sub-rule (8), the following sub-rule shall be substituted, namely:—

“(8) An application in Form - B in Annexure - II accompanied by proof of ownership, detailed plans, specifications, site plan, key plan and topo plan showing existing developments to a radius of 100 metres drawn to a scale of 1:500 and such other details as may be required from time to time shall be submitted to the competent authority, in the case of development of land and buildings, change of land and building use and in

the case of site approval. In case of execution of a redevelopment scheme, an authenticated copy of redevelopment scheme shall be enclosed along with Form-B in Annexure-II."

- (3) in Annexure-II, in Form-B, for the expression "3. Applicant's right over the land to make the proposed development (documentary evidence to be enclosed)", the expression "3. Applicant's right over the land to make the proposed development (documentary evidence/authenticated copy of the redevelopment scheme) to be enclosed", shall be substituted;
- (4) in Annexure - III, in Form-C, in Serial No.9, after the expression "Lease Holder", the expression "Promoter of a redevelopment scheme" shall be inserted.

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

//True Copy//

62. 6/10/25
SECTION OFFICER

9
16/07/2025