



S. RAMAPRABHU

Tamil Nadu Combined Development and Building Rules

2019 & 2020 (Revised)

HIGHLIGHTS



1. Planning Parameters for Non High Rise Buildings:

(1) All Buildings not exceeding 18.30m in height

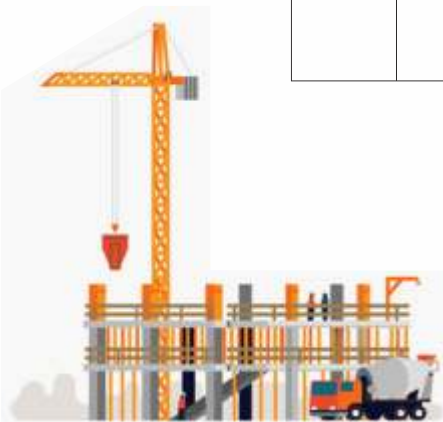
(a) The minimum road width, Floor Space Index, set back etc. for Non High Rise buildings up to 16 dwellings or such other small developments like commercial, nursery schools, primary schools, religious buildings, cottage industries, clinic, polyclinic, dispensaries, diagnostic centres, primary health centre without inpatient, nursing homes, reading rooms, libraries, police station, Government and local body offices not exceeding 300sq.m shall be regulated according to the table below:-

SI.No	Description	Continuous Building Areas	Economically weaker Section Areas	Other areas			
1	2	3	4	4			
A	Minimum road width	1.5 m - 3.0 m	1.5 m - 3.0 m	3.0m up to 6.0 m	6.0 m and above		
B	Maximum Height	GF + 2F or Stilt + 3F		GF + 1F or Stilt + 2F subject to a maximum of 9m height	Ht of the building		
					More than 7m up to 12m	GF + 2F or Stilt + 3F subject to a maximum of 12m height	
					More than 12m up to 16m	GF + 3F or Stilt + 4F subject to a maximum of 16m height	
					More than 16m up to 18.3m	GF + 4F or Stilt + 5F subject to a maximum of 18.3m height	
C	Maximum number of dwelling units / commercial use	up to 16 dwellings or up to 300 square meters of commercial use	up to 16 dwellings	up to 8 dwellings	up to 16 dwellings or up to 300 square meters of commercial use		
D	Maximum FSI	2.0					
E	Minimum Set backs	Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.					
i)	Front set back	1.5m	1.0m	Abutting road width			
				Upto 9.0m		1.5m	
				More than 9.0m upto 18m		3.0m	
				More than 18m upto 30.5m		4.5m	
				More than 30.5m		6.0m	
ii)	Side Set back	Nil		Height of the building		Plot Width	SSB
				Upto 7m	Up to 9m	1m on one side	
					Above 9m	1m on either side or 2m on one side	
				More than 7m. upto 12m	Up to 6m	1m on one side	
					Above 6m, upto 9m	1.5m on one side	
				Above 9m	1.5m on either side or 3m on one side		
ii)	Rear Set back	Nil		Height of the building		RSB	
				Upto 7m		Nil	
				More than 7m. upto 12m		1.5m	



(b) The minimum road width, FSI, set back etc. for Non High Rise buildings up to 18.30m height and exceeding 16 dwelling units and exceeding 300 square meters of commercial buildings, (Amendment No.7(a)(i) Police station, primary health centre without inpatient, Government and local body offices not exceeding 500sq.m) shall be regulated according to the table below:

Sl.No	Description	Continuous Building Areas	Other areas	
1	2	3	4	
A	Minimum road width	9.0 m		
B	Maximum Height	18.30 m		
C	Maximum FSI	2.0		
D	Minimum Set backs	Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.		
i)	Front set back	Abutting road width	FSB	
		from 9.0m upto 18m	3.0m	
		More than 18m upto 30.5m	4.5m	
		More than 30.5m	6.0m	
ii)	Side Set back / Rear Set back	Nil	Height of the building	
			Upto 7m	1.0m
			More than 7m upto 12m	1.5m
			More than 12m upto 16.0m	2.5m
			More than 16m upto 18.30m	3.0m





(C) Passage

Description		Passage width
A. Non High Rise buildings upto 12m height		
If the site does not directly abut a public road but gains access through a private passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:		
When it is intended to 8 dwellings		a) CBA / EWS areas – 1 m b) Other areas – 3 m
B. Non High Rise buildings exceeding 12.0m in height up to 18.30m height or exceeding 16 dwelling units		
If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:		
(i)	When it is intended to 8 dwellings or up to 600 square metres of commercial building and the length of the passage does not exceed 80 metres.	3.6 meters
(ii)	When it is intended to serve up to 12 dwellings or up to 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres.	4.8 meters
(iii)	When it is intended to serve not more than 16 dwellings or up to 3000 square metres of commercial building and the length of passage does not exceed 120 metres.	6 meters
(iv)	When it is intended to serve not more than 20 dwellings or up to 6000 square metres of commercial building and the length of passage does not exceed 120 metres.	7.2 meters
(v)	When it is intended to serve more than 20 dwellings or more than 6000 square metres of commercial building.	9 meters

Special rules for High Rise Buildings:

(1) Areas set apart for High Rise building developments in Chennai Metropolitan Area are given in Annexure - XIX. In rest of the State, High Rise buildings are permissible except in areas specifically declared as prohibited area for construction of High Rise Buildings in the Master Plan or Detailed Development Plan or as may be declared by the local body in other areas with the approval of the Directorate of Town and Country Planning or Government from time to time.



(2) Road width: The site shall either abut on a road not less than 18 meters in width or gain access from public road not less than 18 meters in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width. Provided further that High Rise building may be permitted with limitations on maximum FSI of the building on a site abutting or gaining access from a public road of min. 12 m or 15 m in width, or gain access from public road not less than 12 m or 15 m in width through an exclusive passage of not less than 12 m or 15 m in width, subject to compliance of the planning parameters according to the table below

(3) The extent of the site, FSI, Set back etc. for High Rise Buildings shall be regulated according to the table below:

Sl. No	Description	All Areas		
		12m	15m	18m
A	Min. Road width	12m	15m	18m
B	Maximum FSI	2.0	2.5	3.25
C	Maximum Coverage	50%		
D	Minimum set back all around	Height of the building above ground level	Minimum required setback space from the property boundary	
		Upto 30m	7m	
		Above 30m	For every increase in height of 6m or part there of above 30m minimum extent of setback space to be left additionally shall be one meter subject to the maximum setback of 20m	
E	Spacing between blocks in case of more than one block of High Rise building	Height of the building above ground level	Minimum required spacing between blocks	
		Upto 30m	7m	
		Above 30m	For every increase in height of 6m. Or par there of above 30m. space to be left additionally shall be one meter subject to the maximum setback of 20m	

Note:- Road width means the road space as defined in clause (103) of rule 2. The qualifying road width for permitting High Rise buildings with more than 18.30m shall be available at least for a prescribed length of 500m in the case of Chennai Metropolitan Area and other Municipal Corporations and 250m for the other areas along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.





Regulation for developments in the Aquifer Recharge Area

Non High Rise Buildings up to 9m height Residential / Commercial Buildings and Other Small developments:

- Non High Rise building up to 9m height residential / predominantly residential, clinics, Dispensaries, Nursing homes stated above
- Working women hostels stated above
- Service apartments stated above
- Cottage industries (with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.) stated above
- Nursery schools, primary schools not exceeding 300sq.m.
- Reading rooms, libraries, post office, EB office, telegraphic office, Local body maintenance offices not exceeding 300sq.m.
- Govt., semi Govt. office stated above
- Religious building stated above

	Natham / declared EWS areas / EWS plots	Other Areas	
Minimum plot extent	80 sq.m.	220 sq.m.	
Minimum frontage	4.5m	12 m	
Max. FSI	1.00	0.80	
Max. Plot coverage	50%	40%	
Max. height	9.0m (G+1 or stilt +2 floors)	9.0m (G+1 or stilt +2 floors)	
Min. set back: In accordance with the Rule 8 Where street alignment and building lines have not been specified, it shall be as given below.			
Min. Front SetBack	1.5m	Abutting road Width	Min. FSB
		Upto 9m	1.5 m
		Above 9m but less than 18m	3.0 m
		Above 18m but less than 30.5m	4.5 m
		Above 30.5 m	6.0 m
SSB	Nil	2m on either side	
RSB	Nil	2m	



Premium FSI:

The Premium FSI over and above the normally allowable FSI relating the same to road width parameter may be allowed as follows:

Sl.No.	Road Width	Premium FSI (% of normally allowable FSI)
1.	18.0 m and above	50%
2.	12.0 m - below 18.0 m	40%
3.	9.0 m - below 12.0 m	30%



Rates applicable for computation of Premium FSI charges:

Note: The premium FSI shall be allowed in the Chennai Metropolitan Area excluding Redhills catchment area restricted for development and area of water bodies maintained by the Chennai Metropolitan Water Supply and Sewerage Board for drinking water purpose.

The Premium FSI charges shall be collected at the rate of 50% of Guideline value for the excess FSI area over and above normally permissible FSI area for Non High Rise Building and at the rate of 40% of Guideline value for the excess FSI area over and above normally permissible FSI area for High Rise Building. In case of multiple survey numbers for a site the maximum Guideline value shall be considered.

Splay:

A splay at the intersection of two or more streets or roads shall be provided subject to the minimum dimensions given below:

Sl.No.	When the narrower road is of Width	Min. splay
1.	Up to 12.0m	1.5m x 1.5m
2.	More than 12m. Up to 30.5m	4.5m x 4.5m
3.	More than 30.5m.	6.0m x 6.0m





2. Planning Parameters of Institutional Buildings:

Including nursery schools, Primary schools and religious buildings with floor area exceeding 300 sq.m. Secondary schools, Colleges, Higher Educational, Technical & Research Institutions, Students hostels & Dormitories, Research Institutions, Broadcasting, Telecasting & Telecommunication centers, Government & Quasi Government Offices, and Institutions, Government Archives, Museums, Art galleries and Public libraries, Foreign Missions, Consulates and Embassies

Sl.No.	Description	Continuous Building Areas	Other areas
1	2	3	4
A.	Minimum road width	7.00m	Minimum 7.0m for schools up to higher secondary level and industrial training institutes. For others, min. 9 m
B.	Maximum Height	18.30m.	
C.	Maximum FSI	2.0	
D.	Minimum Setbacks	Where Street Alignment/new road is prescribed, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary.	
(i)	Front Setback	6m	6m
(ii)	Side Setback	Nil	6m
		For primary schools - 3m	
(iii)	Rear Setback	Nil	6m
		For primary schools - 3m	
E.	a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the rule 28 b) In addition, Gate pillars, gopurams, and incidental structures (with height not exceeding 4m) such as servant room, cloak room, and watch man booth, cycle stand, Kitchen and toilets are permissible in these minimum prescribed setback spaces.		
F.	Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV.		
G.	Rainwater harvesting provisions as prescribed in the Annexure - XXII.		
H.	The minimum width of corridor shall be as given in rule 42		
I.	Special regulations for physically disabled stated in the rule 43 shall be adhered to.		
J.	The applicant not being a government department or agency shall deposit a sum at the rate of 50% of the infrastructure and amenity charges as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Executive Authority of the Local Body; if not, it would be forfeited.		





3. Planning Parameters of Industries:

The road width, FSI, Setbacks etc. for cottage industries, Green industries, Orange industries and Red industries shall be regulated according to the table below. The Detailed lists of these industries are given in Annexures V, VI, VII and VIII respectively.

Sl.No.	Description	Category of industries			
		Cottage Industries	Green & Orange industries	Red industries (Special & Hazardous)	
A.	Minimum road width	7m	7m	7m	
B.	Maximum Height	18.30m	18.30m	18.30m	
C.	Maximum FSI	1.50	1.50	1.50	
D.	Minimum Setback	the property boundary. Where Street Alignment/new road is prescribed, it shall be from that street alignment/new road line. In the case of others, it shall be from			
(i)	Front Setback	Abutting road width	Front Setback	6.0m	6.0m
		less than 9m	1.5m		
		9m to 18m	3.0m		
		18m to 30.50m	4.5m		
		More than 30.5m	6.0m		
(ii)	Side Setback	1.50m	3.0m	6.0m	
(iii)	Rear Setback	Nil	2.0m	6.0m	
E.	Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the rule 28 In addition, incidental structures such as Gate pillars, servant room, watch man booth, cycle stand and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces.				
F.	Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV.				
G.	Rainwater harvesting provisions as prescribed in the Annexure - XXII.				





Parking Requirements

(1) Residential

(A) Corporation or Municipal Areas		(B) Panchayat Areas	
Dwelling Unit with	Number of Parking Spaces	Dwelling Unit with	Number of Parking Spaces
Floor area upto 25 sq.m	Nil	Floor area upto 50 sq.m	Nil
Floor area above 25 sq.m and upto 50 sq.m	1 Two Wheeler space	Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
Floor area above 75 sq.m	1 car space for every 75 sq.m	Floor area above 100 sq.m	1 car space for every 100 sq.m

Visitors Parking:

In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

Note:

1. In cases where the number of car parking spaces required in an ordinary residential building does not exceed 3 in number, separate driveway or aisle is not necessary.
2. In cases of flatted residential development where the number of car spaces required for a dwelling unit does not exceed 2 in number separate aisle is not necessary for the second car space required for that dwelling unit.
3. Ordinary residential building modified as Non High Rise building up to 12m height and not exceed 16 dwelling units
4. 'Panchayat area' includes Town Panchayat and Panchayat.
5. In the case of individual house with single dwelling unit up to 300sq.m in a plot, parking spaces shall be provided subject to a maximum of 2 car space and 2 two wheeler space irrespective of floors.
6. In cases where the site extent is less than 1000sq.m and number of car parking spaces required in the residential building does not exceed 20 in number, two way drive way is not necessary and single driveway to be provided.

(2) Shops/Shopping Centres / Departmental Stores/Super Markets

(A) Corporation or Municipal Areas		(B) Panchayat Areas	
Floor Area	Number of Parking Spaces	Floor Area	Number of Parking Spaces
Upto 50 sq.m	Nil	Upto 75 sq.m	Nil
Above 50 sq.m	1 car space and 1 Two wheeler space for every 50 sq.m or part thereof excluding the first 50 sq.m	Above 75 sq.m	1 car space and 1 Two wheeler space for every 75 sq.m or part thereof excluding the first 75 sq.m



(3) Industries

(a) Manufacturing industries, service industries, biotechnology industries

1 car space for every 100sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof and 1 lorry space for every 500sq.m or workshop floor area or part thereof

(b) Cottage Industries

1 car space for every 100sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof and 1 lorry space for every 500sq.m or workshop floor area or part thereof

(b) Garments/ Packaging Industries

1 car space for every 200sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof.

(d) Electrical and Electronic Industries Including Computer hardware industries

1 car space for every 100sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof.

(e) IT Industries, Software, Bio Informatics industries

1 car space for every 50sq.m of office floor area or part thereof and 1 two wheeler space for every 25sq.m of floor area or part thereof.





Layout and sub-division Rules:

(a) Residential developments:

Description (1)	Minimum width (2)	Remarks (3)
A. Passage		
(I) In Economically Weaker Section areas and continuous building areas:		
a) For single plot	1.0 metre	The passage will remain private
b) For two to four plots	1.5 metre	
(ii) When it is intended to serve upto two plots and length of the passage does not exceed 40 metres.	3.0 metres	The passage will remain private
(iii) When it is intended to serve up to four plots and length of the passage does not exceed 80 metres.	3.6 metres	-Do-
(iv) When it is intended to serve up to ten plots and length of the passage does not exceed 100 metres.	4.8 metres	-Do-
B. Streets and Roads		
(I) Streets of length does not exceeds 120 metres	7.0 metres	All streets shall become public
(ii) Streets of length more than 120 meters but below 240 metres	10.0 metres	All streets shall become public
(iii) Roads of length more than 240 metres but below 400 metres	12.0 metres	All streets shall become public
(iv) Roads of length between 400 metres to 1,000 metres	18.0 metres	All streets shall become public
(v) Roads of length more than 1000 metres	24.0 metres	All streets shall become public

Note:

- (1) In case of layout the minimum extent of plot shall be 32sq.mts for EWS and 72sq.m for other category of plots.
- (2) Minimum width of the road within a layout that is extendable to the adjacent land parcels shall not be less than 9 m in width.
- (3) The length of the road shall be measured from junction to junction till the road is connected to another road of higher width.





Development Prohibited or Restricted areas:

SI. NO	Description	Minimum Requirement
1.	Low tension power lines: (a) From the portion of building accessible to persons	Min.Horizontal clearance-1.50m Min.Vertical clearance -4.50m
	(b) From the portion of building inaccessible to persons	Min.Horizontal clearance-1.25m Min.Vertical clearance -2.50m
2.	High tension power lines: (c) From the portion of building accessible to persons	Min.Horizontal clearance-1.75m Min.Vertical clearance -4.50m
	(d) From the portion of building inaccessible to persons	Min.Horizontal clearance-1.25m Min.Vertical clearance -2.50m
3.	Cremation and burial Grounds	30m from the cremation or burial grounds Wherever piped water supply system not available
4.	Electric/Gasified crematorium	For construction around the crematoria site, no clearance is required; however the crematorium structure shall be constructed with a setback of minimum 10m all around within its site
5.	Railway tracks	30m from the railway boundary; however with clearance obtained by the applicant from the Railway authority concerned, constructions can be permitted

Note:

In sites which abut or affected by the alignments of the LT/HT electric over head power lines or such underground cables, constructions can be permitted only with the no objection certificate obtained by the applicant from the TNGEDCO for such constructions.



THANK YOU

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