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ABSTRACT

Rules – The Tamil Nadu Combined Development and Building Rules, 2019 – Amendment to Rules - Orders - Issued.

MUNICIPAL ADMINISTRATION & WATER SUPPLY (MA1) DEPARTMENT

G.O.(Ms).No.16 **Dated: 31.01.2020**

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Read:

1. G.O.Ms.No.18, Municipal Administration and Water Supply (MA1) Department, dated 04.02.2019.
2. Representations received from various stakeholders / forums.
3. From the Member-Secretary, Chennai Metropolitan Development Authority, Letter No.C1 / 14867 / 2018, dated 28.08.2019.

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ORDER:

The appended Notification will be published in the Tamil Nadu Government Extra-ordinary Gazette dated 31.01.2020.

(BY ORDER OF THE GOVERNOR)

HARMANDER SINGH,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

To:

The Works Manager, Government Central Press, Chennai – 600 001.
The Secretary to Hon'ble Governor, Raj Bhavan, Chennai – 600 022.
The Additional Chief Secretary, Rural Development and Panchayat Raj Department, Chennai – 600 009.
The Principal Secretary, Housing and Urban Development Department, Chennai – 600 009.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai – 600 008.
The Commissioner, Greater Chennai Corporation, Chennai –600 003.

The Commissioner of Municipal Administration, Chennai – 600 028.
The Director of Town and Country Planning, Chennai – 600 002.
The Director of Town Panchayats, Chennai - 600 028.
The Director of Rural Development and Panchayat Raj, Chennai-600 015.

Copy to:

The Secretary, Ministry of Urban Development, Government of India, New Delhi.
The Principal Secretary to Hon'ble Chief Minister, Chennai – 600 009.
The Senior Personal Assistant to Hon'ble Deputy Chief Minister, Chennai – 600 009.
The Senior Personal Assistant to Hon'ble Minister (MA&RD and Impl. Spl. Prgm), Chennai -600 009.
The Law Department, Chennai – 600 009.
The Housing and Urban Development Department, Chennai – 600 009.
The Rural Development and Panchayat Raj Department, Chennai – 600 009.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub-section (4) of sections 32 and 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), sections 191 and 303 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920), section 242 of the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994), sections 230 and 347 of the Chennai City Municipal Corporation Act, 1919 (Tamil Nadu Act IV of 1919), sections 268 and 431 of the Madurai City Municipal Corporation Act, 1971 (Tamil Nadu Act 15 of 1971), sections 268 and 430 of the Coimbatore City Municipal Corporation Act, 1981 (Tamil Nadu Act 25 of 1981), section 11 of the Tiruchirappalli City Municipal Corporation Act, 1994 (Tamil Nadu Act 27 of 1994), section 11 of the Tirunelveli City Municipal Corporation Act, 1994 (Tamil Nadu Act 28 of 1994), section 11 of the Salem City Municipal Corporation Act, 1994 (Tamil Nadu Act 29 of 1994), section 10 of the Tiruppur City Municipal Corporation Act, 2008 (Tamil Nadu Act 7 of 2008), section 10 of the Erode City Municipal Corporation Act, 2008 (Tamil Nadu Act 8 of 2008), section 10 of the Vellore City Municipal Corporation Act, 2008 (Tamil Nadu Act 26 of 2008), section 10 of the Thoothukudi City Municipal Corporation Act, 2008 (Tamil Nadu Act 27 of 2008), section 10 of the Thanjavur City Municipal Corporation Act, 2013 (Tamil Nadu Act 24 of 2013) and section 10 of the Dindigul City Municipal Corporation Act, 2013 (Tamil Nadu Act 25 of 2013), 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 preamble, for the expression, "and section 10 of the Dindigul City Municipal Corporation Act, 2013 (Tamil Nadu Act 25 of 2013)", the following expression shall be substituted, namely:-

> "section 10 of the Dindigul City Municipal Corporation Act, 2013 (Tamil Nadu Act 25 of 2013), the Hosur City Municipal Corporation Act, 2019 (Tamil Nadu Act 10 of 2019), the Nagercoil City Municipal Corporation Act, 2019 (Tamil Nadu Act 11 of 2019) and the Avadi City Municipal Corporation Act, 2019 (Tamil Nadu Act 24 of 2019)";

(2) in rule 8, in sub–rule (1), in clause (ii), after the expression "500 m", the following expression shall be added, namely:-

> "for layout and reclassification, 250 m for high rise building and 100 m for non high rise building.";

(3) in rule 10, in sub-rule (3), in clause (ii),-

(a) the word "and" at the end shall be omitted; and

(b) the following proviso shall be added, namely:-

"Provided that in case of permission for buildings less than 1200 sq.ft., the written permission shall be issued within 30 days, from the date of receipt of the plan and other requirements",;

(4) in rule 17, in the tabular column, in Sl.No.2, for the expression "Residential" in column (3), the following expression shall be substituted, namely:-

"(i) sites abutting and gaining access from roads of width 12 m and above shall be deemed to have been zoned as Commercial use zone for Chennai Metropolitan Area and sites abutting and gaining access from roads of width 9 m and above shall be deemed to have been zoned as Commercial use zone for rest of Chennai Metropolitan Area;

(ii) Other sites shall be deemed to have been zoned as Residential use zone.";

(5) in rule 23,-

(a) in the marginal heading,-

(i) the expression "Architects (RA)," shall be omitted;

(ii) for the expression "Town Planners (TP)", the expression, Geo–Technical Engineers (GTE), Town Planners (TP), Architectural Assistants (AA), Technical Assistants (TA)," shall be substituted;

(b) in sub-rule (1),-

(i) in clause (a), the expression "Architects (RA)," shall be omitted;

(ii) in clause (e), for the expression "fraud", the expression "violation" shall be substituted;

(c) after sub-rule (1), as so amended, the following sub-rule shall be inserted, namely:-

"(1A) The competent authority shall utilize the services of a person who possess a B.Arch degree or equivalent degree, with not less than two years experience in professional work after

obtaining the degree and on his production of the Certificate of Registration issued by the Council of Architecture under the Architects Act, 1972 (Central Act 20 of 1972) as Architect .";

(6) in rule 28,- in clause (a), after sub-clause (vii), the following clause shall be added, namely:-

"(viii) Air Conditioner ledge upto 0.6 m.";

(7) in rule 35,-

(a) in sub-rule (1),-

(i) for clause (a), including the Table thereto, the following clause including the Table thereto shall be substituted, namely:-

"(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, working women hostels, old age homes, special need homes, reading rooms, libraries, police station, Government and local body offices not exceeding 300 sq.metres shall be regulated according to the Table below:-

THE TABLE

Sl. No	Description	Continuous building areas	Economically weaker section areas	Other areas	
(1)	(2)	(3)	(4)	(5)	
A	Minimum road width	1.5 m	1.5 m	3.0 m up to 6.0m	6.0 m and above

<table>
<tr><td>B</td><td>Maximum Height</td><td></td><td>Number of floors</td></tr>
<tr><td></td><td>More than 7m up to 12m</td><td></td><td>Upto GF + 2F or Stilt + 3F subject to a maximum of 12m</td></tr>
<tr><td></td><td>More than 12m up to 16m</td><td></td><td>Upto GF + 3F or Stilt + 4F subject to a maximum of 16m</td></tr>
<tr><td></td><td>More than 16m up to 18.30m</td><td></td><td>Upto GF + 4F or Stilt + 5F subject to a maximum of 18.30m</td></tr>
<tr><td>C</td><td>Maximum numbers of dwelling units/ commercial use</td><td>up to 16 dwellings or up to 300 square meters of commercial use</td><td>up to 16 dwellings</td><td>up to 8 dwellings</td><td>up to 16 dwellings or up to 300 square meters of commercial use</td></tr>
<tr><td>D</td><td>Normally Permissible Floor Space Index</td><td colspan="4">2.0</td></tr>
<tr><td>E</td><td>Minimum Set backs</td><td colspan="4">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.</td></tr>
<tr><td>(i)</td><td>Front set back</td><td>1.5 m</td><td>1.0 m</td><td>Abutting road width</td><td>From set back</td></tr>
<tr><td></td><td></td><td></td><td></td><td>upto 9 m</td><td>1.5 m</td></tr>
<tr><td></td><td></td><td></td><td></td><td>More than 9 m up to 18 m</td><td>3 m</td></tr>
<tr><td></td><td></td><td></td><td></td><td>More than 18 m up to 30.5 m</td><td>4.5 m</td></tr>
<tr><td></td><td></td><td></td><td></td><td>More than 30.5 m</td><td>6 m</td></tr>
</table>

(ii)	Side Set back	Nil	Height of the building	Plot width	Side Set Back
			Upto 7 m	Up to 9 m	1 m on one side
				Above 9 m	1 m on either side or 2m on one side
			More than 7m upto 12 m	Up to 6 m	1 m on one side
				Above 6 m up to 9 m	1.5 m on one side
				Above 9 m	1.5 m on either side or 3 m on one side
(iii)	Rear Set back	Nil	Height of the building		Rear Set Back
			Up to 7 m		Nil
			More than 7 m up to 12 m		1.5 m

";

(ii) in clause (b), after the expression, "commercial building", the following expression shall be inserted, namely:-

"police station, primary health centre without inpatient, Government and local body offices not exceeding 500 sq.metres.";

(b) in sub-rule (9), for the expression "7.2 m", the expression "6.0 m" shall be substituted;

(c) for sub–rule (21), the following sub–rule shall be substituted, namely:-

"(21) Security Deposit.—

(a) The applicant (not being a Government Department or Agency) shall deposit a sum at the rate of 50% of the infrastructure and amenity charges in force per square metre of floor area 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 the Competent Authority of the Local body; if not, it would be forfeited.

(b) The Security Deposit is also accepted in the form of Bank Guarantee in the format prescribed by the competent authority for the entire validity period of the Planning Permission or till the completion certificate is issued.

(c) The collection of security deposit shall apply for all buildings except residential buildings up to 12m in height not exceeding 3 dwelling units or 750 sq.m and all types of Industrial buildings".;

(d) in sub - rule (22), in clause (b), after the expression, "a sum of", the following expression shall be inserted, namely:-

"Rs.1,500/-(Rupees one thousand five hundred only) for Non High Rise Building and".;

(e) in sub-rule (24), for clause (a), the following clause shall be substituted, namely:-

"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of State shall be regulated according to provisions stipulated above.";

(f) after sub–rule (24), as so amended, the following sub-rules shall be added, namely:-

"(25) In the interest of the public for better movement in the area and also to ensure that development does not block access to the properties around, in cases of large developments where link roads are to be provided for connectivity to the adjoining land areas through the site applied for development, the competent authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same, free of cost through a registered gift

deed to the Local Body for declaring it as a public road. In such cases, set back space from these roads to the buildings proposed shall be provided as prescribed in these rules.

(26) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at habitable floor levels may be allowed as incidental uses required for the occupants of the residential buildings within the premises.";

(8) in rule 37, in the tabular columns,-

(a) in Sl.No.A, in columns 3 and 4, for the expression, "7.20m", the expression "7.0m" shall be substituted;

(b) in Sl.No.D, for items (ii) and (iii) including the corresponding entries thereto, the following items shall be substituted, namely:-

1.	2.	3.	4.
"(ii)	Side Setback	Nil For Primary Schools – 3m	6m"
"(iii)	Rear Setback	Nil For Primary schools – 3m	6m";

(9) in rule 39, -

(a) in sub-rule (10), in clause (b), in sub-clause (iii), for the expression "rule 44", the expression "rule 46" shall be substituted;

(b) for sub–rule (12), the following sub–rule shall be substituted, namely:-

"(12) Security Deposit.—

(a) The applicant (not being a Government Department or Agency) shall deposit a sum at the rate of 50% of the infrastructure and amenity charges in force per square metre of floor area 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 the Competent Authority of the Local body; if not, it would be forfeited.

(b) The Security deposit is also accepted in the form of Bank Guarantee in the format prescribed by the Competent Authority for the entire validity period of the Planning Permission or till the completion certificate is issued.

(c) The collection of security deposit shall apply for all buildings except residential buildings upto 12m in height not exceeding 3 dwelling units or 750 sq.m and all types of Industrial buildings.";

(c) in sub-rule (23), for clause (a) the following clause shall be substituted, namely:-

"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of the State shall be regulated according to provisions stipulated above.";

(d) after sub–rule (23), the following sub-rules shall be added, namely:-

"(24) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at habitable floor levels, may be allowed as incidental uses required for the occupants of the remaining residential buildings within the premises.

(25) The plan shall be scrutinized by a panel comprising of the following members for approval:-

1.	Chennai Metropolitan Area:-		
(i)	Member-Secretary, Chennai Metropolitan Development Authority	-	Chairman
(ii)	Director of Fire and Rescue Services	-	Member
(iii)	Engineering Director, Chennai Metropolitan Water Supply and Sewerage Board	-	Member
(iv)	Chief Engineer, Greater Chennai Corporation	-	Member
(v)	Chief Engineer, Tamil Nadu Electricity Board, Chennai	-	Member
(vi)	Chief Planner, Chennai Metropolitan Development Authority	-	Member

(vii)	Joint Commissioner of Police (Traffic), Chennai	-	Member
(viii)	Concerned Engineer from the Local Body (other than Corporation of Chennai)	-	Special Invitee
(ix)	Senior Planner, Chennai Metropolitan Development Authority	-	Member/ Convener
2.	Other than Chennai Metropolitan Area:-		
(i)	Director of Town and Country Planning	-	Chairman
(ii)	Director of Fire and Rescue Services	-	Member
(iii)	Chief Engineer, Tamil Nadu Water Supply and Drainage Board	-	Member
(iv)	Deputy Director, O/o Commissioner of Municipal Administration	-	Member
(v)	Chief Engineer, Tamil Nadu Electricity Board, Chennai	-	Member
(vi)	Chief Planner, Chennai Metropolitan Development Authority	-	Member
(vii)	Concerned Engineer from the Local Body	-	Special Invitee
(viii)	Prominent Architect (the Architect member of the panel shall not have made the plans and designs for the buildings under consideration)	-	Member
(ix)	Superintending Engineer, Public Works Department	-	Member
(x)	Joint Director/ Deputy Director, O/o Director of Town and Country Planning	-	Member / Convener

Any suggestions or alterations recommended by the panel shall be incorporated in the plans.";

(10) in rule 40,-

(a) in sub-rule (3), for the expression, "18 metres" occurring in three places, the expression, "12 metres" shall be substituted;

(b) in sub-rule (4), for clauses (b) and (c), the following clauses shall, respectively, be substituted, namely:-

"(b) Premium FSI charges shall not be levied for additional FSI up to 0.5 for Developments abutting 18.0m and above wide roads and FSI up to 0.25 for Developments abutting 12.0m and up to 18.0m wide road.

(c) Premium FSI charges are applicable for Premium FSI achieved over and above 0.5/0.25 for Developments.";

(11) in rule 41, in sub-rule (1), in the Explanation, for item (i), the following item shall be substituted, namely:-

"(i) Reservation of land for community recreational purpose in respect of institutional developments and industrial developments abutting a public road need not be insisted in order to provide flexibility to the owner.";

(12) in rule 44, in sub-rule (2), after the expression "Non-High Rise Buildings", the expression "more than 12m in height and" shall be inserted;

(13) in rule 46,-

(a) in sub-rule (1),-

(i) in clause (a), in sub-clause (iii), the expression "or as prescribed by TANGEDCO" shall be added, at the end;

(ii) in clause (b), the expression "or as prescribed by TANGEDCO" shall be added, at the end;

(b) in sub-rule (2), in clause (v), the expression "flame-arrester" shall be added, at the end;

(14) in rule 47,-

(a) in sub-rule (1), in clause (a), for the expression "7.2 m", the expression "7.0 m" shall be substituted;

(b) in sub-rule (3), in the note, after item (2), the following item shall be added, namely:-

"(3) The length of the road shall be measured from junction to junction till the road is connected to another road of higher width.";

(c) in sub-rule (5), for the tabular columns, the following tabular columns shall be substituted, namely:-

"

Sl. No (1)	When the narrower road is of width (2)	Min. splay (3)
1	Upto 12m	1.5m x 1.5m
2	More than 12m Upto 30.5m	4.5m x 4.5m
3	More than 30.5m	6.0mx 6.0m

".

(d) in sub-rule (7), in clause (b), after the expression "agencies", the expression "including joint venture," shall be inserted.

(e) in sub-rule (8), after the expression "TANGEDCO", the expression "or to the Local Body," shall be inserted.

(f) in sub-rule (9), for the expression "No conversion or amalgamation shall be permissible in these cases of Economically Weaker Section plots at any points of time", the following expression shall be substituted, namely:-

"Amalgamation shall be permissible in those cases of Economically Weaker Section plots in areas other than Corporations and Municipalities after a period of three years. In such cases of amalgamation, the planning parameters for Economically Weaker Section areas shall not apply.";

(15) in rule 49, after the expression "Rates applicable for computation of Premium FSI charges:", the following paragraph shall be inserted, namely:-

"The Premium FSI shall be allowed in the Chennai Metropolitan Area excluding Red hills catchment area restricted for development and area of water bodies maintained by the Chennai Metropolitan Water Supply and Sewerage Board for drinking water purpose.";

(16) in rule 52, in sub-rule (16), in clause (a), in the Note, in item (iv), after the expression "open to sky", the following expression shall be inserted, namely:-

"other than the side set back space prescribed in rules 35, 36,37 and 38 then";

(17) in rule 74,-

(a) in sub-rule(2),-

(i) for clause (vii), the following clause shall be substituted, namely:-

"(vii) Multi-storeyed and Public Building Rules, 1973";

(ii) after clause (vii), the following clauses shall be added, namely:-

"(viii) The Tamil Nadu Urban Local Bodies (Installation of Closed Circuit Television Units in Public Buildings) Rules, 2012

(ix) The Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015";

(b) clauses (viii), (ix) and (x) shall be renumbered as (x), (xi) and (xii),respectively";

(18) in Annexure - IV,-

(a) for the expression "See rule 38(4) and 39(8)", the expression "See rule 35(4), 36 F, 37 F and 39(5)" shall be substituted;

(b) in PART I, under the heading "(1) Residential", in the Note thereunder, after item 2, the following items shall be added, namely:-

"3. Ordinary residential building modified as Non High Rise Building upto 12 m height and not exceeding 16 dwelling units.

4. 'Panchayat area' includes Town Panchayat and Panchayat.

5. In the case of an individual house with single dwelling unit up to 300 sq.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 1000 sq.m and number of car parking spaces required in the residential building does not exceed 20 in number, two way driveway is not necessary and single driveway to be provided.";

(19) in Annexure – XIII, -

(A) under the heading "(1) Registered Architect (RA)",-

(a) the sub-heading "(a) Registration" and the paragraph thereunder may be omitted ;

(b) for the sub-heading " i) Architect Grade-I", the sub-heading " i) Architect" shall be substituted;

(c) the sub-heading "ii) Architect Grade-II" and the entries thereunder shall be omitted;

(d) under sub-heading "b) Duties and responsibilities",-

(i) for items ii and iii, the following items shall be substituted, namely:-

"ii. He shall on behalf of the owner, obtain and submit the progress certificates and keep them at site for inspection by the competent authorities.

iii. He shall be responsible for obtaining the certificates required under these rules from the registered professionals and other certificates /reports required under these rules for completion/occupancy certificate.";

(ii) items x and xi shall be omitted.

(B) under the heading "(2) Registered Engineer(RE)", under sub-heading "a) Registration", under the expression "iii) Grade III", against the expression "Eligibility", after item (ii), the following item shall be added, namely:-

"(iii) ITI holders in Civil Draftsman with 5 years' experience in professional work (after obtaining the ITI).";

(C) after the heading "(9) Registered Developer", and the provisions thereunder, the following headings and the provisions shall be added, namely:-

"(10) Registered Architectural Assistant (RAA)

(a) Registration

On the basis of their academic qualifications and experience, Architectural Assistant shall be "Registered". The eligibility criteria for registration and scope of work which can be entrusted are given below:-

Scope of work: To prepare plans, designs and drawings for small developments stated in clause (a) of sub-rule (1) of rule 35

Eligibility: Diploma in Architecture with 5 years' experience (after obtaining the Diploma) in professional work.

(b) Duties and responsibilities

(i) The Registered Architectural Assistant shall make adequate arrangements to ensure not only that the work is executed as per the approved plans but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and shall make adequate provisions for services and equipments and protection from fire hazards as per NBC.

(ii) He shall ensure that the structure is serviceable for its intended uses.

(iii) He shall inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He shall ensure quality of material and execution.

(iv) He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under these Rules and obtain the same and keep it ready in the site for inspection by competent authorities.

(v) He shall obtain the certificates required under these rules from the registered professionals.

(vi) In the event of any deviation, he shall bring it to the notice of the competent authority.

(vii) If the services of the Registered Architectural Assistant on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The Architectural Assistant appointed as replacement of the preceding Engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.

(viii) He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts.

(ix) He shall instruct the concerned person or agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

(x) He shall inform in the progress report about satisfactory working conditions for the workers as per the various Acts in force and binding on the employers of workers.

(11) Registered Technical Assistant (RTA)

(a) Registration

On the basis of their academic qualifications and experience, Technical Assistant shall be "Registered". The eligibility criteria for registration and scope of work which can be entrusted are given below:-

Scope of work: To prepare plans, designs and drawings for layout developments.

Eligibility: ITI in Civil Draftsman with 5 years' experience (after obtaining the ITI) in professional work.

(b) Duties and responsibilities

(i) Preparation of plans for land sub-divisions/layouts.

(ii) The Registered Technical Assistant shall make adequate arrangements to ensure not only that the work is executed as per the approved plan but also is in conformity with the stipulations/conditions of approval. He shall inform the competent authority of any deviation with reference to the approved plan.

(iii) If the services of the Registered Technical Assistants are terminated, he shall immediately inform the competent authority

about his termination. The Registered Technical Assistant appointed as replacement shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on that site with reference to the approved plan and the stage at which he is taking over the charge.

(iv) He shall inform the competent authority immediately any change of owner or developer before getting permission for sub division/ layout under these rules.

(v) He shall instruct the concerned person/agency that adequate provisions are made for ensuring the safety of workers and others during the layout development.

(vi) He shall provide all certificates and reports as required under this rule.";

(20) in Annexure - XIV,-

(a) in Form 5, for the expression "See rules 21 (1)", the expression "See rule 20 (1)" shall be substituted;

(b) in Form 9, for the expression "See rules 9 (2) (b) and 51 (5)", the expression "See rules 9 (2) (b), 51 (5) and (9)" shall be substituted;

(c) in Form 10, for the expression "See rule 51 (9)", the expression "See rule 51 (7)" shall be substituted;

(21) in Annexure - XV,-

(a) in sub-heading "1.Site", in item (a), the following sentence shall be added, at the end, namely:-

"However it will be permitted in service road of National Highways/State Highways with required road width.";

(b) for item (b), the following item shall be substituted, namely:-

"(b) shall not be adjacent to water bodies." ;

(22) in Annexure - XVI,- for the expression "See rule (6)", the expression "See rule (67)" shall be substituted;

(23) in Annexure - XVII,-

(a) in the heading "(3) Proximity to quarries and crushers", in item (a), for the expression "500 m", the expression "300 m" shall be substituted;

(b) in Appendix – A, in item 4,-

(i) in sub-item(a), for the expression "A (i) to (viii) and B(i) to (xii)", the expression "(i) to (xx) in item (3)" shall be substituted;

(ii) in sub-item(b), for the expression "activities listed in (3) A and (3) B", the expression "activities listed in item (3)" shall be substituted;

(24) in Annexure - XVIII,-

(a) under the heading "Residential Use Zone",-

(i) in item (x), the expression "attached to residential activity in a plot" shall be omitted;

(ii) in item (xv), for the expression "10 m", the expression "9 m" shall be substituted;

(iii) in item (xviii), for the expression "10 m", the expression "9 m" shall be substituted;

(b) under the heading "Urbanisable use zone (only in CMA)", in sub-item (1), after clause i), the following clause shall be added, namely:-

ii) All industries with installations not exceeding 200 H.P are permissible in Industrial use zone.";

(25) In Annexure -XX,-

(a) in rule 2, in sub–rule (1), -

(i) after the expression "submit application", the following expression shall be inserted, namely:-

"in Form-I along with affidavit specified in Form-II";

(ii) after the expression "necessary permissions", the expression "in Form-III" shall be inserted;

(b) in rule 4, for the expression "civil wrk", the expression "civil work" shall be substituted;

(c) in rule 10, for the expression "Annexure-I", the expression "Diagram-I" shall be substituted;

(d) in rule 16,-

(i) in the opening part, for the expression "(1) No diving board", the expression "No diving board" shall be substituted;

(ii) in clause (i), for the expression "Annexure-II", the expression "Diagram-II" shall be substituted;

(iii) in clause (ii), for the expression "Annexure-III", the expression "Diagram-III" shall be substituted;

(e) in Form – I, for the expression, "see rule 3(1)" the expression, "See rule 2(1)" shall be substituted;

(f) in Form – II, for the expression "see rule 3(2)(a)", the expression "See rule 2(1)" shall be substituted;

(g) in Form – III, for the expression "see rule 3(2)(b)", the expression "See rule 2(1)" shall be substituted;

(h) in Form – IV, for the expression "see rule 3(3)", the expression "See rule 2(3)" shall be substituted;

(i) in Form – V,for the expression "see rule 3(3)", the expression "See rule 2(3)" shall be substituted;

(j) in Form – VI, for the expression "see rule 3(4)", the expression "See rule 2(4)" shall be substituted;

(k) for the expression "Annexure – I (See rule 13)", the expression "Diagram-I (See rule 10)" shall be substituted;

(l) for the expression "Annexure – II (See rule 19(2)(i)", the expression "Diagram-II (See rule 16 (i))" shall be substituted;

(m) for the expression "Annexure– III, (See rule 19(2)(ii)", the expression "Diagram-III (See rule 16 (ii))" shall be substituted;

(n) in Form II to VI, for the expression " the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules 2015" wherever they occur, the expression "Tamil Nadu Combined Development and Building Rules, 2019" shall be substituted;

(26) in Annexure-XXI,- in rule 1, in sub-rule (1), in clause (c), after sub-clauses (vii), the sub-clauses (viii) to (xvii) shall be renumbered as "(viii) to (xviii).".

HARMANDER SINGH,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

// True copy //

SECTION OFFICER.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.