



# TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

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## Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,  
issued by Secretariat Departments.**

### NOTIFICATIONS BY GOVERNMENT

#### HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENT TO THE TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019.

[G.O.Ms.No. 15, Housing and Urban Development [UD4(1)], 14th January 2024,  
மார்ச்சு 29, சோபகிருது, திருவள்ளுவர் ஆண்டு-2054.]

**No. SRO A-(c)/2024.**

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.—

(1) in rule 30, in sub-rule (5), after clause (ii), the following clause (iii) shall be added, namely:-

“(iii) In case of Mass Rapid Transit System Corridors and Suburban Rail Corridors as specified in Annexure-XXIV, for the properties located within a distance of five hundred metres measured from the centre line of the corridor, Premium FSI shall be charged at fifty per cent of the applicable premium FSI charges.”; and

(2) After Annexure –XXIII, the following Annexure shall be added, namely:-

**“ANNEXURE-XXIV**

See rule 30(5)(iii)]

**Transit Oriented Development (TOD) Corridor within Chennai Metropolitan Area (CMA)****(a) Mass Rapid Transit System Corridor**

| <i>S.No.<br/>(1)</i> | <i>Phase<br/>(2)</i> | <i>From -To<br/>(3)</i>       | <i>Length (km)<br/>(4)</i> | <i>Number of Stations<br/>(5)</i> |
|----------------------|----------------------|-------------------------------|----------------------------|-----------------------------------|
| 1.                   | I                    | Chennai Beach to Velachery    | 19.715                     | 17                                |
| Proposed             |                      |                               |                            |                                   |
| 2.                   | II-Extension         | Velachery to St. Thomas Mount | 5                          | 3                                 |
|                      |                      | <b>Total</b>                  | <b>24.715</b>              | <b>20</b>                         |

**(b) Suburban Rail Corridor:**

| <i>S.No.<br/>(1)</i> | <i>From-To<br/>(2)</i> |               | <i>Length (KM)<br/>(3)</i> | <i>Number of Stations<br/>(4)</i> |
|----------------------|------------------------|---------------|----------------------------|-----------------------------------|
| 1.                   | Chennai Beach          | Vandalur      | 34.6                       | 20                                |
| 2.                   | Chennai Beach          | Minjur        | 26.2                       | 15                                |
| 3.                   | Chennai Central        | Thiruninravur | 29.4                       | 17                                |
|                      |                        | <b>Total</b>  | <b>90.2</b>                | <b>52. ”.</b>                     |

C. SAMAYAMOORTHY ,  
Secretary to Government.