

**TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LTD.**  
**TECHNICAL BRANCH**

...

144, Anna Salai,  
Chennai – 2.

Memo No.CE/Comml/SE/Comml/EE3/AEE2/F.CC/ FLM-CM/06/2024/, dt. 15.03.2024

Sub: Electricity – Amendment made to the Tamil Nadu Combined Development and Building Rules, 2019 - To increase the maximum permissible building height and increase the number of Dwelling units in residential building-  
Instruction issued – Regarding

- Ref: 1. G.O.Ms.No.69, Housing and Urban Development (UD4(1)) Department dated 11-03-2024  
2.G.O.Ms.No.70,Housing and Urban Development (UD4(1)) Department dated 11-03-2024.  
3.G.O.Ms.No.18,Municipal Administration and Water Supply (MA.I) Department, , dated 04-02-2019.  
4.TANGEDCO's Memo No.CE/Coml/SE/EE3/AEE2/F.Plg.Per/D-139/2020 dated 04-07-2020 .

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Instructions had been issued pursuant to the orders of the Hon'ble High court order and Government G.O.Ms.No.18,Municipal Administration and Water Supply (MA.I) Department, , dated 04-02-2019 based on the Tamil Nadu Combined Development and Building Rules, 2019.

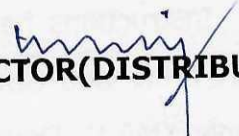
Now the Housing and Urban Development (UD4(1)) Department have made the following amendments to the Tamil Nadu Combined Development and Building Rules, 2019 and the same was notified in the TN Government Gazette vide G.O.Ms.No.69, Housing and Urban Development (UD4(1)) Department dated 11-03-2024 and G.O.Ms.No.70 , Housing and Urban Development (UD4(1)) Department dated 11-03-2024 .

1. In rule 20, in sub rule (1) for the expression "upto 12m in height" the expression "**upto 14m in height**" shall be substituted.
2. In rule 20, in sub rule (1) for the expression "not exceeding 3 dwelling units or 750 sq.m", the expression "not exceeding 8 dwelling units or 750 sq.m" shall be substituted.

Based on the above Government order issued on 11-03-2024 the following instructions are issued in modification of para 6(a) issued vide Memo dt 04-07-2020 for strict adherence .

1. Except residential building upto 14m in height not exceeding 8 dwelling units or 750 sq.m and all type of Industrial buildings, all other buildings requires completion certificate before effecting electricity service connections. All other conditions contained in the instruction issued vide ref (4) remain unaltered.
2. For the exempted buildings, the provisions contained in the Tamil Nadu Electricity Distribution Code, 2004 shall be followed scrupulously.

In this connection, all the Chief Engineer/Distribution Regions and the Superintending Engineer/EDCs are instructed to give suitable instruction to the field officers under their control to strictly follow the above instructions.

  
**DIRECTOR(DISTRIBUTION)**

To

All the Chief Engineers/ Distribution.

Copy to all the Superintending Engineers/EDCs.

Copy to the Chief Engineer/IT for necessary changes in the online application filing software.

Copy to the Chief Financial Controller/Revenue/Chennai.

Copy to the CIAO/ TANGEDCO/Chennai – 2

Copy to the Superintending Engineer/Enforcement

Copy to the Personal Assistant to the DGP (Vigilance)/TANGEDCO/Chennai – 2.