In exercise of the powers conferred by section 191 and Sub-section (1) of section 303 of the Tamil Nadu District Municipalities Act, 1920_ (Tamil Nadu Act V of 1920) and in super session of the rules published with Local Self Government Department Notification No.31, Health, Published at pages 2 to 16 of Supplement to Part I - A of the Fort St. George Gazette, dated the 4th August, 1942 as subsequently amended in Department Notification No. 550 of 1996, dated the 7th June, 1966, published at pages 557-574 of Part V of the St. George Gazette, dated the 5th June, 1966, the Government of Tamil Nadu hereby makes the following rules for regulating and restricting the buildings and use of sites for buildings-

RULES

1. Short title, extent and commencement,
(1) These rules may be called Tamil Nadu District Municipalities Building Rules, 1972.
(2) They shall apply to the whole of the area which has been or, may hereafter, be declared a Municipality under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920).
(3) They shall come into force at once

2. Definitions.
In these rules, unless there is any thing repugnant in the subject or context-

(I) 'Act' means the Tamil Nadu District Municipalities Act 1920 (Tamil Nadu V of 1920);

(II) 'Appendix' means an appendix to these rules;

(III) 'Dwelling' means family occupation in a building which not designed or intended to be used as a dwelling house;

(IV) 'Dwelling house' means a house designed or intended to be used wholly or principally for human together with such outbuildings, latrines and other erections as are ordinarily used or intended to be used therewith;

(V) 'Government' meant the State Government;
(VI) 'Plot' means a continuous portion of land held in single of joint ownership other then land used, allotted or set apart for any street, lane, passage, pathway or other common public purposes.

(VII) 'Site for building' include all the land within the cartilage of the building and forming its appurtenances such as outbuilding yard, court open space and garden attached there to or intends to be occupied there with;

(VIII) 'Alteration' means a change or addition in construction, use or arrangement of a dwelling or a building;

(IX) 'Framed buildings' means a building in which the loads either dead or live are carried by timber, steel or reinforced concrete framing;

(X) 'Habitable room' means a room intended for living, eating or sleeping for a person or persons by not including storerooms, toilet, baths and corridor or passage;

(XI) 'Dead Load' means the weight of all permanent stationary construction becoming part of a structure;

(XII) 'Live Load' means all loads except dead loads that may be imposed on a structure; wind loads will also be considered as live loads;

(XIII) 'External wall' means an outer wall or vertical enclosure of any building;

(XIV) 'Partition wall' means a wall which supports no load other than its own weight;

(XV) 'Load Bearing Wall' means wall that carries dead load other than its own weight;

(XVI) 'Structure' means something constructed or built having a fixed base on or other connection to the ground or other structure;

(XVII) 'Storey' means the part of a building between the upper surface of the floor and upper surface of the floor next above or the under side of roof;

(XVIII) 'Qualified Engineer or Architect' means any person having a degree or diploma of University or recognized institution in Civil Engineering or Architecture;
(XIX) 'Floor Area Ratio' (F.A.R) means the quotient obtained by dividing the multiple of the total covered area of all floors by the area of the plot;

(XX) 'Plot coverage' means the extent to which the plot is covered with a building or structure and this is expressed as percentage or the ratio of the built up area to plot area;

(XXI) 'Solar assisted water heating system' means a device to heat water using solar energy as heat source;

(XXII) 'Auxiliary back up' means buildings coming under the categories mentioned in clauses (a) to (g) of time - I in Appendix - I for which construction plans are to be submitted to the Executive Authority under rule 3;"

3. Application for approval of buildings other than huts and sites therefore.-

(1) Every person, who intends to construct, reconstruct or alter or add to a building other than a hut, shall submit an application to the executive Authority for the approval of the site and for permission to execute the work in the forms specified in Appendix A, with such Variations as circumstances may require.

(2) It shall be accompanied by-

(I) A site plan ( in triplicate ) of the land on which the building is to be constructed, reconstructed or altered or added to, drawn or reproduced in a clear and indelible manner on suitable and durable material and complying with the requirement specified in Appendix B as far as may be necessary;

(II) A plan or plans (in triplicate) of the building to be constructed, reconstructed or altered or added to drawn or reproduced in a clear and intelligible manner on suitable and durable material and showing a ground plan, plans of elevations of each floor and sections of the buildings and complying with the requirements specified in Appendix c; and;

(III) A specification (in triplicate) complying with the requirements specified in (Appendix-D), as far as may be necessary.

(3) The application as well as the plans and specifications shall be signed by the owner of the site and building or be accompanied by a letter or authority or consent from the owner of the site and building if the applicant himself is not the owner. They shall also be signed by a licensed builder, surveyor, architect or engineer, in case the byelaws of the municipal council require the compulsory employment of a licensed builder, surveyor, architect or engineer in the construction, reconstruction or alteration of or addition to a building.

(4) The Executive Authority may require the applicant,
(a) To furnish him with any information which has not already been furnished; or

(b) To satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

4. Application for approval of, and sites therefore, huts.

(1) Every person who intends to construct, reconstruct or alter or add to a hut shall submit an application to the Executive Authority in the from specified in Appendix A-I together with a site plan in triplicate of the land in which the hut is to be constructed, reconstructed, or altered or added to complying with the requirements specified in Appendix B as far as may be necessary. He shall also furnish information as to the purpose for which the hut is proposed to be constructed, reconstructed or altered or added to.

(2) If is intended to use the hut or part thereof for any of the purpose specified in Schedule V to the Act or as a stage, cattle shed or cow-house, it shall be expressly stated in such application.

(3) The Executive Authority may require the applicant.-

(a) To furnish him with any information which has not already been furnished; or

(b) to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

(4) If any information required under sub-rules (1) to (3) and if in the opinion of the Executive Authority incomplete or defective, he may require further information to be furnished.

(5) If any requisition made under sub-rules (3) and (4) is not compiled with, within one month, his application shall be rejected.

5. Proximity of conducts or aerial lines-Refusal of permission-

(1) Before granting permission for the construction or the addition or alteration to a building, Executive Authority shall take into consideration the proximity of aerial lines if any to the building and shall refuse permission for such construction, reconstruction addition or alteration, unless suitable arrangements are made by the applicant to meet the requirements of the rules made under the Indian Electricity Act.

(2) Permission to the construction or reconstruction of, or addition or alteration to a building shall be refused in case where the clearance between the building and the aerial lines is less than-
(a) 1.5 meters for low tension lines, 1.75 meters for high tension lines from accessible portions of buildings measured horizontally and 1.25 meters for both low tension and high tension from inaccessible portion measured horizontally.

(b) 2.5 meters from portions of buildings not accessible to persons, measured vertically; and

(c) 4.5 meters from accessible portion of buildings, measured vertically.

(3) The Executive Authority may require the applicant;

(a) to furnish him with any information which has not already been furnished;

(b) to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

(4) No site lying within the distance of 30 meters form the Railway boundary shall be used for the construction of "Building" wall or other masonry construction without the consent of Railway authorities who may refuse such consent if in their opinion, the site is required for Railways.

6. Sites-

(1) No site shall be approved for construction or execution of a dwelling or dwelling house unless it has an extent of not less than 95 square meters and a minimum width of 9 meters;

Provided that in respect of reconstruction in built up areas or residential localities, where the houses are so situated that they in a chain, the above minimum extent and the width of the site obtaining prior to reconstruction, whichever is less, shall apply;

Provided further this rule will not apply to shops, offices and go downs:

\[1\text{Provided also that this rule will not apply to the plots in respect of the layout approved by the Director of Town and Country Planning or Madras Metropolitan Development authority in respect of Madras Metropolitan area or by the officers to whom such powers are delegated by them for development by the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and similar Quasi-Government Agencies.}\]

(2) No site, which would admit storm-water draining into it, owing to its level or location, shall be used for the construction of a building, unless arrangements are made' to prevent effectually the flooding of the site, either by draining into a storm water course, it one is available, or by raising the level of the site to an adequate height by the deposit of layers of sound and non-perishable material.
(3) No site, wherein soil and subsoil would be saturated with water that dampness of the floor and walls of the building would be inevitable, shall be used for the construction of a building unless a damp-proof course of a type, approved by the Executive Authority, its provided in basement of the building not higher than the level of the lowest floor and unless the flooring is made with materials of the lowest floor and unless the flooring is made with materials approved by the Executive Authority which would effectively prevent the dampness rising in the floor of the building.

(4) No site be used for the construction of a building intended for public worship or religious purposes, without the prior approval, of the Collector of the district who may refuse such approval, it in his opinion, the use, purpose of the site and building is likely to endanger public peace and order.

Provided that an appeal shall lie against the Collector's decision to the Government who may issue such orders as they deem fit.

(5) No site, which is situated within a distance of 90 meters from a place used, as a burning or burial place or ground shall be used for the construction of any building without the previous approval of the Health Officer and no building intended for human habitation shall be built within 90 meters of such burning of burial place of ground unless such as burning or burial place or ground was closed for burning of corpses and remained so closed for a period of not less than five years:

Provided that, no existing building situated within 90 meters from any burning or burial place or ground shall be reconstructed, or added to, without the previous approval of the Health Officer.

7. Location of building.

Every person, who constructs, reconstructs, or alters or add to building, shall be wherever the site is within 15 meters of any tank, reservoir, water-course, river, fresh water channel or well, carry out such measure as may be necessary or as the Executive Authority may direct, for the purpose of preventing any contamination of any risk of the drainage of the building passing into, such tank, reservoir, water course, river, fresh water channel or well.

8. Foundation.

(1) The foundation of every building newly constructed shall be:

(I) so constructed as to satisfy the Executive Authority that they will sustain the combined load of the building and of the superimposed load and transmit these loads to the subsoil in such manner as not to impair the stability of building or part thereof by the settlement caused by the pressure of such loads; and i
(II) taken down to such a depth or so constructed as to render the building immune from; damage from movements due to seasonal variations in the context of moisture in the ground.

(2) Every person, who constructs, reconstructs adds to or alters a building, shall take such steps of do such things as the Executive Authority may direct or require, so as to secure proper stability of the building and to render the building immune from any settlement or movement that may be caused in the soil resistance, lateral escape of soft soil, sliding of the substratum on sloping ground distributed on concentrated lateral pressure or other causes.


(1) Every person, constructs, reconstructs, adds or alters, a building shall comply with the following requirements:

The ground floor or lowest floor of the building shall be at such as will allow of the effectual drainage of that floor. Unless the Executive Authority, having regard to the circumstances of the case, directs otherwise, it shall be not less than 45 centimeters above the ground or site level;

Provided that cattle-shed and buildings of similar nature not intended for human occupation may have the plinth and the lowest floor thereof, not less than 22 centimeters above the ground or site level, unless the Executive Authority, having regard to the circumstances of the case, directs, otherwise.

(2) Sub-rule (1) shall not apply to a cellar of granary below in the ground floor which is intended for storage only and constructed on dry soil or in such manner as to be impervious to moisture.

10. Superstructures-Walls, floors and rooms.

(1) Every person who constructs a building shall cause every wall to be constructed of:

(a) good whole bricks or stones properly bended and solidly put together with good jointing material, compounded of good mud, good lime, or good cement and clay and or other suitable and durable material; or

(b) other good, hard and suitable incombustible material, properly and solidly put together.

(2) Sub-rule (1) shall not apply not apply to huts or to cases where the permission of the Executive Authority has been obtained under section 195 or sub-section (2) of section 217 of the Act.

(3) Every person, who constructs a building, shall cause every wall to be built of sufficient thickness to ensure safety and stability regard being had to the length of the wall and the height of the building, the purpose for which the building is intended to be used, the dead load comprising the actual weight of walls, floors, stairs, landings, roofs and all other permanent constructions comprised in such building the super imposed load in respect of such building
comprising all loads other than the dead load and also the maximum permissible loads for different kinds of work and materials of construction.

(4) (1) Every person who constructs a building shall cause every pillar, piles, frame works, beam and other construction carrying load in the building to be so designed and constructed as to withstand the combined deadload and the superimposed load.

(5) (1) Every person, who constructs a building, shall cause the floor and roof to be so designed and constructed as to withstand the combined deadload, due to their own weight and other superimposed load to which such floors and roofs may be subject to.

(II) The flooring of every such building shall be laid or paved with stones, cuddapah slabs, cement tiles or such other hard material, impervious to attacks by rat and to moisture, as may be required by the Executive Authority.

(6) Unless otherwise specified by the Executive Authority, the dead load of the weight of walls, floors and roofs and the superimposed load expressed in terms of deadload as set forth in Appendices E and F shall be adopted.

(7) If the superimposed load on any wall, floor or roofs is to exceed that specified in Appendices E and F, such greater load shall be provide for with an equivalent margin of safety.

(8) In the cases of any floor or roof, intended to be used for a purpose for which a superimposed load is not specified in Appendices E and F, the superimposed load to be carried on such floor shall be provided with an equivalent margin of safety.

(9) For stairs and landings, the superimposed load shall be taken as equivalent to a distributed load of not less than 390 to 394 kgs/square meter but each step shall be capable of safely supporting a concentrated load at any point of not less than sixty-eight kilograms ordinarily.

(10) For a roof the plane of which inclines upwards at a quarter angle than 20 degrees with the horizontal, the superimposed load, which shall for the purpose, be deemed to include wind pressure or casual load, shall be taken at 48.824 kgms/square meter of sloping surface normal t such sloping surface on either side

(11) For all other roofs, unless otherwise specified by the Executive Authority, the superimposed load shall be taken at 195-295 kgm/square meter measured on a horizontal plane.

(12) For all roofs of a domestic building unless otherwise specified by the Executive Authority, the superimposed load shall be taken by at 273-416 kgm/square meter measured on a horizontal plane.

(13) In case where a rolling load actuated by mechanical power, is to be provided for, such rolling load shall be taken as equivalent to statistical load 50 per cent in excess of the actual rolling load.
(14) Partition and other structures, superimposed on floor and roofs, may be included in the superimposed load, provided the weight of the partition or other structure per square meter of base does not exceed the permissible load per square meter of floor or roofs area. Partitions and other structures of greater weight shall be specifically provided for.

(15) Every person, who constructs a dwelling house or other domestic building, shall cause every external wall and every main wall to be built, unless otherwise specified in Appendix G. The Thickness specified in Appendix G shall apply only to walls built in horizontal loads or courses of good whole bricks or of suitable stones or other blocks or other blocks or hard and incombustible material.

(16) Every portion of the building shall be so designed as to be within the safe permissible loads for different materials of construction.

(17) The Provisions of this rule as far as may be, apply to reconstruction of buildings.

11. Space about buildings and height of buildings.- (1) This rule applies only to buildings, newly constructed or reconstructed, to the conversion into a dwelling house of a building not originally constructed as a dwelling house and to additions made to existing building, irrespective of whether the new construction, conversion or addition to is in the ground floor, first floor or any other upper floor. In the case of an addition to any existing building the rule shall apply in respect of addition only and not to the whole building.

(2) In the case of a public or private street not being a conservancy lane, no building (except a plinth steps and other similar structure not being above the ground floor level of the building and a fence or compound wall no exceeding 2.4 meters in height) shall be built-

(a) within 1.3 meters of the boundary of the street; and

(b) in the space between the building line and the street alignments as defined under section 166 of the Act

Provided that any sunshade, canopy eaves or other similar projecting portions of the building may be allowed to a width not exceeding 0.6 meter and above a height of 2.5 meters, measured from ground level, if no pillar, wall or other structure is erected in the open space for support.

(3) The height of a building shall not exceed one and a half times the width of the street immediately abutting it plus the open space between the street and the building provided that this height may be exceeded to the extent of 1 meter for every 30 centimeter by which the corresponding portion of the building is set back from the street:

2[XXX]
Explanation.-

The height of a building referred to in this sub-rule shall be reckoned from the level of the crown of the street immediately abutting the building.

(4) Where a building wholly or partly intended for human habitation is not separated from the adjoining buildings on two sides by an open space not less than one-fourth of the area of the site shall be left as vacant space open to the sky.

Explanation.-

An open courtyard may be included in the calculation of the area lift as vacant space open to the sky.

(5) Sub-rule (4) shall not apply to building used solely as shops, offices or warehouses and which are not used as dwellings:

Provided that if any such buildings or any portion thereof, is at any time proposed to be / used as dwelling house or dwelling, permission of the Executive Authority shall be obtained and, the buildings shall be reconstructed or altered so as to comply in every respect with the requirements of sub-rule (4).

(6) The open space required to be left in and around buildings under sub-rules (4) shall, be measured at the level of the proposed construction, conversion, or addition the boundary in the case of construction, conversion or addition proposed on any floor other than ground floor being taken to be line along that floor vertically above the boundary line on the ground].

12. Parking space.-

Every person intending to construct, reconstruct or alter or add to a building other than a hut, shall-

(a) Provide for the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other work necessary parking space and parking facilities within the site, to the satisfaction of the Executive Authority, and conforming to the standards specified in the model bye-laws for parking standards; and

(b) Make necessary provision for the circulation of vehicles gaining access to and from the premises into the street

13. Dimensions of rooms.-
(1) Every room (other than a kitchen, bath room or store room) whether newly constructed or reconstructed and intended and intended to be used for purposes of human habitation, shall have-

(a) a height on an average of not less than 2.75 meters and not less 2.1 meters at any point measured from the top surface of the floor of the room to the underside of the floor structure of roof structure above;

(b) a clear superficial area of not less than 7.5 square meters; and

(c) a width of not less than 2.5 meters.

(2) Every bath room, water closet and the bath room-cum-water closet whether newly constructed, or reconstructed shall have the following [minimum] dimensions-

(i) Bath room : 1.8 square meters with 1.5 meters by 1.2 meters

(ii) Water closet meter by 1.2 meters : 1.08 square meters with 0.9 meters

(iii) Bath room-cum-water closet : 2.7 square meters with 1.5 meters by 1.8 meters.

14. Ventilation of building.- (1) Every room, which is intended for human habitation, shall be furnished with sufficient number of windows and ventilators totally providing a ventilation area of not less than one-eighth of the floor area of the room, affording effectual means of ventilation by direct communication with the external air.

(2) Windows and ventilators which open into a verandah shall be deemed to communicate with the external air, provided that such verandah is not more than 3.75 meters wide and open throughout its entire length, into space open to the sky, the width of such open space being double width of the verandah, and in no case less than 1.75 meters.

(3) Every domestic building shall be so constructed that every room intended to be used for purposes of human habitation shall have at least one side abutting for a length of not less than 2.5 meters on an open space, either external or internal. Such open space shall be not less than 1.7 meters in width.

(4) A building shall not be held to contravene sub-rule (3) if one side of a room abuts on an external or internal verandah which in turn abuts for not less than half of its length on such open space.
(5) Every open space external or internal required by the rule shall be, and be kept, free from any erection thereon and open to the sky.

(6) This rule shall apply to kitchens and storeroom but not to lavatories and bathrooms which shall have windows or ventilations of not less than 0.5 square meters abutting such open space:

Provided that the rule shall not apply to rooms provided with mechanical ventilation or air-conditioning:

[Provided further that this rule will not apply to the plots in respect of the layout approved by the Director of Town and Country Planning or Chennai Metropolitan area or by the officers to the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and Quasi-Government Agencies.]

15. Stairs.-

(1) All storeyed buildings shall be provided with in sufficient number of staircases, depending on the number of occupants using the building, in suitable locations as may be accessible to the occupants within a distance of not more than 18 meters.

(2) All stairs shall comply with the following requirements-

width of stairs-

The clear width of all stairways shall not be less than 60 centimeters excluding the handrails.

(b) Headroom -

All stairways shall have at least 2.1 meters of clear headroom. measured perpendicularly from the nosing.

(c) Treads and risers-

Treads and risers shall be so proportioned that the sum of two risers and a tread width is not less than 60 centimeter and more than 62.5 centimeters. No riser shall be more than 17.5 centimeter and no tread width less than 25 centimeters. There shall be no variation in the width of trades or the heights of risers in any one flight of stairs. No stairway should ordinarily be permitted cutting a crossing any window. Such as not to involve undue danger of slipping.

(d) Landings-
No stairway shall have a height of more than 3.75 meters between landings not less than two risers between consecutive landings, the landings shall have a dimension not less than the width of stairs, measured in the direction of the run.

(e) Rails -

Stair shall have walls or well secured balustrades or guards on both sides. Hand rails shall be placed not less than 75 centimeters and not more than 1 meter above the nosings of the trades.

(f) Space under stairs-

The space beneath any stairway built in whole or in part of combustible materials except handrails shall be left entirely open.

(g) Ventilation for staircases-

Every staircase shall be lighted and ventilated to the Satisfaction of the Executive Authority from and open space.

There shall be provided, a window or windows or ventilator or ventilators for an aggregate area of atleast 1.5 square meters in each floor in such of the wall of the staircase room as about 1.75 meters open space to light and ventilates such staircase. The above provision can be dispensed with when an open well for light and ventilation within the space enclosed by the stair way and its landings is proposed to be provided the least horizontal dimensions of which are equal to twice the width of the staircase provide that there shall be in the roof directly over such staircase well a ventilating sky light provided with ridge ventilators or else, such sky lights shall be provided with fixed or movable louvers to the satisfaction of the Executive Authority. The glassed roof of the sky light shall not be less than square 3.75 meters in area. No lift or any other fixture shall be erected in such staircase well.

(h) Passage giving access to staircase-

Even passage in a building in the ground floor shall, in no part, be less than the width of the staircase of such building to which it gives access. Provided that if only one such passage gives access to more than one staircase, its minimum width shall be equal to the width of such staircases plus one half of the total width of the remaining staircases.

(3) Minimum width of doors, corridors or passage-

No door way or corridor or passage serving as exit to a building shall be less than 1 meter in width. The doors of kitchen, bath and flush-out latrine shall
not be less than 0.06 meter clear in width and the passage leading to the same shall not be less than 0.75 meters:

5[Provided that this rule shall not apply to the plots un respect of the layout approved by the Director of Town and Country Planning or Chennai Metropolitan area or by the Officers to whom such powers are delegated by them, for development by the Tamil Nadu Housing Board, and the Tamil Nadu Slum Clearance Board and similar Quasi-Government Agencies.]

16. Chimney and flues.-

Every place, where fire is kindled habitually, such as in kitchen or bathing place, shall be provided with efficient means for the escape of smoke or the products of combustion, directly from every fireplace. The means would depend upon the nature of roofing over the room in which the fire place is provided. In a tiled roof, the means would depend upon the nature of roofing over the room in which the fire place is provided. In a tiled roof, the means shown in the sketches below should be adopted as the minimum requirements; in the case of terraced roofs a flue of adequate height and size should be provided.

17. Drains and sanitary conveniences.-

6[(i)] Every building shall be provide with means for the effectual drainage of storm water sullage and swage from the premises and sufficient and suitable sanitary conveniences for the use of the occupants of the buildings.

6[(i)] There shall be atleast one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all buildings.]

(iii) Each family dwelling unit on premises abutting on a sewer or with a private sewage disposal system shall have, at least, one water-closet and one kitchen type sink. Its desirable that a bath or shower shall be to meet the basic requirements of sanitation and personal hygiene.

(iv) All other structures for human occupancy or use on premises abutting on a sewer or with a private sewage disposal system shall have, at least, one water-closet and one kitchen type sink. Its desirable that a bath or shower shall be to meet the basic requirements of sanitation and personal hygiene.

(v) (a) Dwelling with individual convenience shall have atlest the following fitments, namely:-

(1) One bath room provided with a tap;
(2) One water-closet; and
(3) One sing either in the floor or raised from the floor.
(b) Where only one water-closet is provide in a dwelling the bath and water-closet shall be separately accommodated.

(c) Dwellings without individual convenience shall have the following fitments, namely:

(1) One water tap with draining arrangements in each tenement;

(2) One water-closet and one bath for every two tenements; and

(3) Water tap in common bath room and common water-closets.]

Explanation.- The drainage arrangements and the sanitary conveniences shall be in accordance with such rules or byelaws as may have been framed in that behalf.

8[17-A. The requirements for fitments for drainage and sanitation in the use of building other than residential shall be in accordance with Appendix 8a[H].]

8b[17-B. Fitment of solar assisted water heating system.- The requirements for fitment or solar assisted water heating system in buildings shall be in accordance with Appendix-1]

18. Exemptions.-

The following buildings shall be exempted from the operation of these rules -

(i) Any building which is the property of the State of Central Government;

(ii) Any buildings constructed, reconstructed, altered or added to or intended be constructed, reconstructed, altered or added to by the Government in accordance with such plan and in such manner as may be approved or directed in pursuance of any statutory provisions in that behalf.

(iii) Any building constructed, reconstructed, altered or added to or intended to be constructed, reconstructed, and altered or added to, to function solely as a temporary hospital for the reception and theatre for persons suffering from infectious disease.

9[19. Grant of exemptions.-

(1) (a) The Government or any other authority empowered by the Government by a notification published in the Tamil Nadu Government Gazette, may either suo motu or on application exempt from the operation of all or any of the provision of these rules, for reasons to be recorded in writing, any building or any specified class, of buildings provide that such application is made within sixty days from the date of receipt of the order of the executive authority against which
such application is made to the Government or the authority empowered by the Government, as the case may be.

(b) The Government, may either suo motu or on appeal against any orders of the authority empowered by them, pass such orders, as deemed fit, provided such an appeal is made within thirty days from the date of receipt of the order of the authority empowered by the Government;

Provided that it is open to the Government or the authority empowered by Government, as the case may be, to condone any delay for reasons to be recorded in writing, if applications 'under byelaw (a) above or appeals under this clause are not made to Government or the authority empowered by the Government or the authority empowered by the Government, as the case may be, within the prescribed time.

(2) Any exemption 'granted under this rule shall not be deemed to be approval or permission for construction or reconstruction of and building required by or under the Tamil Nadu District Municipalities Act, 1920.]

20. Space about huts.-

No portion of a hut shall be placed within 1.75 meters of a masonry or wooden building provided that there shall be a minimum open space of 1.25 meters between the waves or between the wave of the hut and a masonry wall as the case may be.

21. Parking space and access ways.-

Before granting permission for the construction or reconstruction of or addition or alteration to the building applied for, the Executive Authority / Commissioner shall take into consideration the provisions made in the plan for parking space and parking facility under rule 72 above and their adequacy with reference to the standard specified under rule 12 and shall refuse permission for such construction or reconstruction, addition or alteration unless suitable arrangements are made by the applicant to provide to the satisfaction of the Executive Authority / Commissioner the required parking space, parking facilities and access ways.

22. Height of huts.-

(1) No hut shall be of more than one storey nor exceed 3.75 meter in height, measured from the top of the plinth to junction of the caves and wall.

(2) The wall of the hut, at the junction of the caves and wall, shall in no place be less than 1.75 meters in height measured from the top level of the plinth.
23. Alignments of huts.-

On the land exclusively set apart for the construction of huts, the juts shall be built in continuous lines in accordance with an alignment to be determined by the Municipal Council.

24. Passage between rows of huts.-

Where an alignment determined under rule 21 does not correspond with the alignment of a street, a passage of at least six meters measured from cave to cave shall be left between the rows of huts abutting on such alignment.

25. Right to use passages by municipal authorities.-

All passages referred to in rule 23 shall remain private property subject to a right in the municipal authorities to send carts among them or otherwise make use of them for any of the purposes of the Act.

26. Open courtyard among huts.-

Notwithstanding anything contained in rule 21, huts may, with the special sanction of the municipal council, be built so as to form an open courtyard comprising at least one-fourth of the whole area occupied by the huts and courtyard.

27. Space between huts.-

Between any two huts, there shall be a space of at least 1.24 meters measured from cave to cave.

**APPENDIX A.**

[See Rule 3 (1).]

………………Municipality.

Application under section (197, 204, 208, 213 or 215 as the case may be), of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920).

Rule 3(3) of the Tamil Nadu District Municipalities Building Rules, 1966.

From

Name of the owner or the applicant
Address.

Sir,

I intend to construct/reconstruct/make alternations or addition to a building other than a hut, in the site or plot of land Town or Revenue Survey No ............street or road name in the ward of division and in accordance with the provisions of section.

Sections 197, 204, 208, 213 or 215 as the case may be and rules 3(1) of the Tamil Nadu District Municipalities Building Rules, 1972, I forward herewith in triplicate.

(a) A site plan or plans of the building showing a ground plan of each floor, elections and section (complying with the requirements of Appendix C of the rules); and

(b) A plan or plans of the building showing a ground plan of each floor, elevations and section (Complying with the requirements of Appendix C of the rules); and

(c) A specification of the work (complying with the requirements of Appendix D of the rules).

I intend to use the building only as a dwelling house/not as dwelling house but for the purpose of.

I request that the site may be approved and that permission may be accorded to execute the said work.

Signature of the owner of the land and building or the applicant;

Signature of the license builder.
Surveyor, architect or engineer.

CONDITIONS

(i) I agree not to proceed with the execution of the work until approval is signified by the Executive Authority under section 200 of the Tamil Nadu District Municipalities Act, 1920 or permission is granted by the said authority under section 201 or section 210, as the case may be, or by the Municipal Council under section 202 or section 202 or section 211 of the said Act.

(ii) I agree not to do any work otherwise than in accordance with the site and building plans and specifications which have been approved or in contravention of any of the provisions of the Tamil Nadu Municipalities Act, 1920 or any rule, byelaw, order or other declaration made there under or of any direction or requisition lawfully given of made under the said Act, rules or bylaws.
(iii) I agree to make any alterations which may be required by any notice issued or by any order confirmed by the Executive Authority under section 205 or section 216 of the Tamil Nadu District Municipalities Act, 1920 as the case may be.

(iv) I agree to keep one of the approved site plan and one set of copies of the sanctioned plans of the buildings at the site of the building at all times when the work is in progress and also agree to see that such plans are available and the building is open at all time for the inspection of the Executive Authority or any officer authorized by him in that behalf.

(v) I agree not to give notice to the Executive Authority in accordance with section 89 of the Tamil Nadu District Municipalities Act, 1920 and furnish a set of completion plans within fifteen days from the date of completion or occupation of the building, whichever is earlier."

(vi) I also agree not to occupy the building that will be constructed or reconstructed by me, or cause or permit it to be occupied until I have obtained a certificate from an officer of the Public Health Department of the Municipality as required by sections 26 and 33 of the Tamil Nadu Public Health Act, 1936.

Signature of the owner of the land and building or the applicant

Appendix A-I

[See rule 4 (1)]

Application for permission to construct/reconstruct or alter or add to a hut.

[Under section 208 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920)].

To

Executive Authority

........................................Municipality

Sir,

I beg to give notice that I intend to construct / reconstruct, make alterations or additions to a hut on Survey No......Street......Ward No.....and in......according with the provisions of section 208 of the Tamil Nadu District Municipalities Act, 1920. Information as to the purpose for which the hut is proposed to be constructed, reconstructed, altered or added to is furnished.

I forward herewith in triplicate a site plan of the land on which the hut is to be constructed, reconstructed, altered or rules, as for as may be necessary.
I request that the site may be approved and that permission may be accorded to the said work.

Signature of the owner of the land and hut

Address:
Date:

Conditions

(i) I agree not to proceed with the execution of the work until permission is granted by the Executive authority or by the Municipal Council Under section 210 or section 211 of the Tamil Nadu District Municipalities Act, 1920.

(ii) I agree not to do any work otherwise than in accordance with the permission of the Executive Authority or in contravention of any of the permission of the Tamil Nadu District Municipalities Act, 1920 byelaw, order or other declaration made there under, or any direction or requisition lawfully given or made under the said Act or Rule or Byelaws.

(iii) I agree to make any alterations which may be required by any notice issued or by any order, confirmed by the Executive Authority under section 216 of the Tamil Nadu District Municipalities Act, 1920.

(iv) I agree to give notice to the Executive Authority in accordance with section 89 of the Tamil Nadu District Municipalities Act, 1920 within fifteen days from the date of completion or occupation whichever is earlier.

(v) I also agree not to occupy the hut that will be constructed or cause or permit it to be occupied, until I have obtained a certificate from an officer of the Public Health Department as required by sections 26 and 33 of the Tamil Nadu Public Health Act, 1939.

Signature of the owner of the hut

Address:
Date:

APPENDIX 'B'

[See rule 3 (2) (i)]

The site plan should comply with the following requirements-
1. It should be drawn to scale of not less than 1 centimeter to 4 meters, provided that where circumstances are such as to make a smaller scale necessary or sufficient, the plan may with the consent of the Executive Authority be to scale of one centimeter to 8 meters.

2. It should show the boundaries to the site or plot for building.

3. It should give the survey number of the site or plot.

4. It should show the street or streets with name or names, on which the site or plot abuts of those from which access to the site or plot is proposed to be obtained.

5. It should give accurately the dimensions of the site or plot.

6. It should give the width of the street or streets on which the site or plot abuts of those from which access is proposed to be obtained.

7. It should show whether the street or streets on which the site or plot abuts of those from which access is proposed to be obtained are public or private, and it the latter what the names of the owners of the land occupied by them are and whether they have been formed and metalled, the existing proposed or approved building lines on each side of the street or streets should also be shown.

8. It should show the location of the proposed building on the site or plot and also the location of latrines, urinals, stables, cow-shed and other appurtenances of the buildings as well as the positions and dimensions of the open spaces including the courtyards rift in the site or plot forming the cartilage or appurtenance to the building and the passage or means of access provided for scavenging purposes.

9. It should show the position of wells, tanks, water-course, if any, in the site or plot and within a distance of twenty meters from it any direction.

10. It should show the position and approximate height of all buildings within twelve meters of the site or plot.

11. It should incorporate the position and sections of trial pits within the site or plot describing so far as may be necessary and possible, the exact nature of soil and sub soils met with.

12. It should, so far as may be necessary and possible, record the water-level in the well, if any, on the site or plot or in the adjoining wells if any, with the date on which the observations was taken.
13. It should give the relative levels of the site or plot with reference to the crown of the street or streets on which the buildings abut on those from which access to the building is proposed to be obtained.

14. It should also show such other particulars required under any bylaws made by the Municipal Council under section 308 of the Tamil Nadu District Municipalities Act, 1920.

15. The Executive Authority may require the owner to furnish him with any further information which has not already been given.

16. It shall not be necessary to comply with requirements 10 to 12 in case of and application for the construction or reconstruction of a hut.

17. In the case of an application for a hut, only a ground plan and section of the proposed hut showing the position from and dimensions of the walls, rooms and roofs and the position and dimensions of windows or doorways need be furnished unless otherwise required by the Executive Authority.

APPENDIX C.

Building Plans

[See rule 3 (2) (ii)]

1. The ground plan, plan of each floor, elevation and sections of the proposed building should be neatly and accurately drawn to a scale of not less than one centimeter to one meter.

2. The plans and sections should show-

   (i) The depth and width of the foundation and the nature of the soil on which the foundation is to rest.

   (ii) The level of the lowest door of the building and the level of all courtyards and open space with reference to the level of the surface or the site or ground adjoining the building and where possible to the level of the crown of the abutting street or streets or those from which access to the building is proposed to be obtained.

   (iii) The position from and dimensions of the walls, rooms, floors, roofs, chimneys and the several parts of the buildings and also the form and dimensions of any water-closet, earth-closet, privy, ashpit or cess pool to be constructed in connection with the building.
(iv) The lines drainage of the building and the position and level of the outfall of the drains and the position of any sewer with which the drainage is intended is intended to be connected.

3. If the construction or reconstruction of a building or any temporary or permanent additions thereto, will render any serial electricity supply line accessible to such building or structure such line shall be shown both in the plan and sections of the buildings or structures.

4. If it is intended to use the building or part thereof for any of the purpose specified in Schedule V of the Act or as stable, cattle-Shed or cow-house, a slaughter-house, market or cart-stand, the information shall be shown in the plans.

5. The plan should also show the position and dimensions of windows, doorways and ventilators.

6. The Executive Authority may require the owner to furnish him with any further information, as far as may be necessary to show whether the building complies with any of the provisions of the Act and the rules and by laws made there under.

**APPENDIX D.**

[See rule 3 (2) (iii)]

**Specification.**

The following particulars should be incorporated in the specification-

1. The materials and the methods of construction to be used for the various parts of the buildings.

2. The manner in which the room and house drainage and the surface drainage of the site are proposed to be disposed of.

3. The means of access that will be available for conservancy.

4. The use or uses for which the building is intended.

5. Whether is within the building or site or within a reasonable distance therefrom a supply of wholesome water sufficient for the domestic purposes of the inmates of the building if it is intended to be used as dwelling house?
6. If the building is intended to be used as dwelling for two or more families or as a place for carrying on any trade, business or industry in which not less than twenty people may be employed or a place of public resort, entertainment or other similar purposes the means of ingress and egress in case of emergency proposed to be provided.

7. The correct extent of the site as a whole, the area occupied by the existing building or buildings if any and the total area that will be occupied by all buildings in the site, excluding the buildings, if any, exempted under these rules.

8. The above specification shall be required only in the case of a building other than a hut.

9. The Executive Authority may require the owner to furnish him with any further information as far as may be necessary to know whether the building satisfied all the requirements of safety and ability.