GOVERNMENT ORDER EXPLAINED

G.O. 194

Housing and Urban Development Department · 26 October 2026

19.50m replaces 18.30m in listed building rules

HUD G.O.(Ms) No. 194 of 26 October 2026 replaces 18.30m with 19.50m in listed TNCDBR rules and amends others, including zoning, road width, parking and pools.

IN SHORT

01 19.50m replaces 18.30m in rules 2, 8, 35, 36, 37, 38, 39, 51 and 64, and in Annexures IV, IX, XIII, XXII and XXIII.

02 In Residential and Primary Residential Use zones of a Master Plan or Detailed Development Plan, sites abutting and gaining access from roads of width 12m and above are deemed Commercial use zone. A rule 17 entry uses 12m and above for the Chennai Metropolitan Area and 9m and above for the rest of Tamil Nadu.

03 The substituted rule 39 table sets a maximum FSI of 2.0, 2.5 and 3.25 on minimum road widths of 12m, 15m and 18m, and minimum setbacks of 7.0m to 16.0m by building height.

04 Hotels and lodges must provide a dormitory exclusively for the drivers of the guests, with 1 bed space for each car parking space required for the guest rooms.

05 IT Offices, IT Enabled Services and Bio Informatics Centres need 1 car space for every 75 sq.m and 1 two-wheeler space for every 50 sq.m of floor area or part thereof.

06 In the Restricted Development Zone of aquifer recharge areas, non-high-rise buildings up to 14.0m height and other small developments need a minimum plot extent of 80 sq.m. in Natham / declared EWS areas / EWS plots and 220 sq.m. in other areas.

INSIDE

02 19.50m replaces 18.30m in the listed rules and annexures

03 Road width decides when a site is deemed Commercial use zone

04 The qualifying road width must run continuously along a set length

05 Minimum road widths are set by building category

06 Open kitchens are defined and may be permitted

07 Rule 39 gets a substituted road width, FSI and setback table

08 Hotels and lodges must house guests' drivers

09 A podium up to 15.0m is permitted

10 Wash basins and grab bars get sizes and a completion check

11 Annexure-IV sets parking for IT Offices, IT Enabled Services and Bio Informatics Centres, and charging infrastructure for residential buildings

12 Aquifer recharge areas get substituted Restricted Development Zone rules

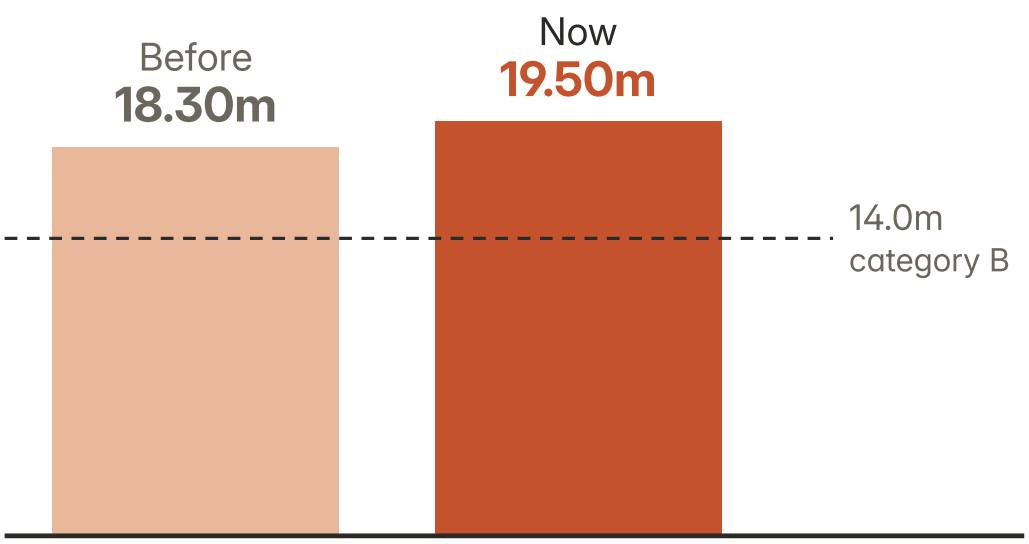
13 Swimming pool decks get set widths and clearances

Read the order: https://cms.tn.gov.in/cms_migrated/document/GO/hud_e_194_2026.pdf. Effective date not stated in the G.O.

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CHANGE 01 · RULE 2 (58), RULE 35 (C) AND OTHERS

19.50m replaces 18.30m in the listed rules and annexures



Rules 35 and 37: upto a maximum of
stilt +5 floors / G + 5 floors

Rule 35 (c), category B

Non High Rise buildings exceeding 14.0m in height upto 19.50 m height or exceeding 16 dwelling units

The order substitutes 19.50m for 18.30m in rule 2, clause (58); rule 8, sub-rule (5); rules 35, 36, 37 and 38; rule 39, Explanation 1; rule 51, sub-rule (7); rule 64, sub-rule (3); and Annexures IV, IX, XIII, XXII and XXIII. Annexure-IX now reads "less than 19.50 meters", and Annexure-XXII printed the old figure as "18.3m".

Rule 35, clause (c) now reads "B. Non High Rise buildings exceeding 14.0m in height upto 19.50 m height or exceeding 16 dwelling units". The rule 35 table entry against Serial Number B reads "19.50m (upto a maximum of stilt +5Floors / G + 5 Floors)", and the rule 37 entry reads "19.50m (upto a maximum of stilt+5floors/ G+5floors)". Rule 36 changes its Serial Number B entries to "19.50".

WHAT TO CHECK

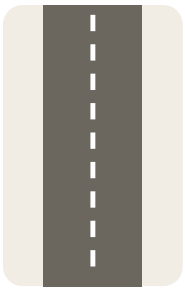
Read the Serial Number B entry in the table of the rule that applies to your building. The rule 35 and rule 37 entries also state a floor limit.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 2 (58), rule 35 (c) and others.

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CHANGE 02 · RULE 16 (6) AND RULE 17

Road width decides when a site is deemed Commercial use zone



Rule 16 (6)

Residential and Primary Residential Use zones in a Master Plan or Detailed Development Plan

12m and above



Rule 17 table, Serial Number 2

Chennai Metropolitan Area

12m and above



Rule 17 table, Serial Number 2

Rest of Tamil Nadu

9m and above

In every case the site must abut the road and gain access from it.

Rule 16, sub-rule (6) is substituted. In areas designated for Residential and Primary Residential Use zone in the Master Plan or Detailed Development Plan, sites abutting and gaining access from roads of width 12m and above are deemed to have been zoned for Commercial use zone.

Item (i) against Serial Number 2 in the rule 17 table is also substituted. It deems sites abutting and gaining access from roads of width 12m and above in the Chennai Metropolitan Area, and 9m and above in the rest of Tamil Nadu, to have been zoned as Commercial use zone. The order does not give the earlier text of either rule.

WHAT TO CHECK

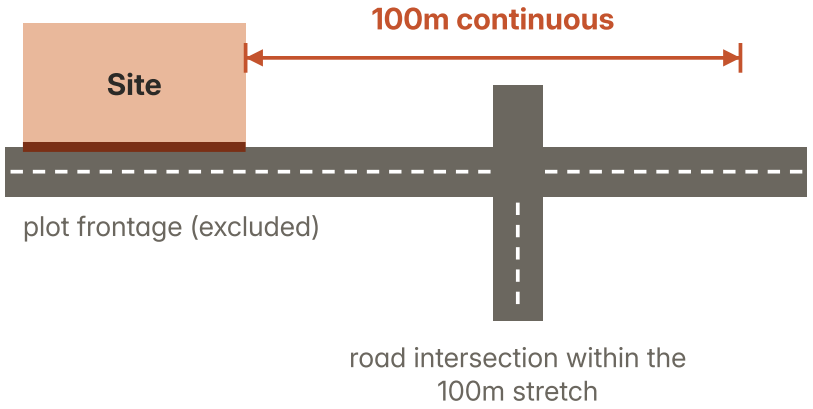
The site must both abut the road and gain access from it.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 16 (6) and rule 17.

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CHANGE 03 · RULE 35, EXPLANATION 1 (I)

The qualifying road width must run continuously along a set length



100m from any one side of the site, or combined on both sides.

If there is no intersection

Chennai Metropolitan Area and Municipal Corporations
minimum 250 m

All other areas
minimum 100m

The stretch may be straight, curved, zigzag or a combination.

Rule 35, Explanation 1, clause (i) is substituted. The qualifying road width must be available continuously for a length of 100m from any one side of the site, or combined on both sides, calculated excluding the plot frontage of the site, with a road intersection within that 100m stretch. Where there is no such intersection, it must be available continuously for a minimum length of 250 m in the Chennai Metropolitan Area and the Municipal Corporations, and a minimum length of 100m in all other areas. The prescribed road stretch abutting the site may be straight or curved, zigzag or a combination of these.

WHAT TO CHECK

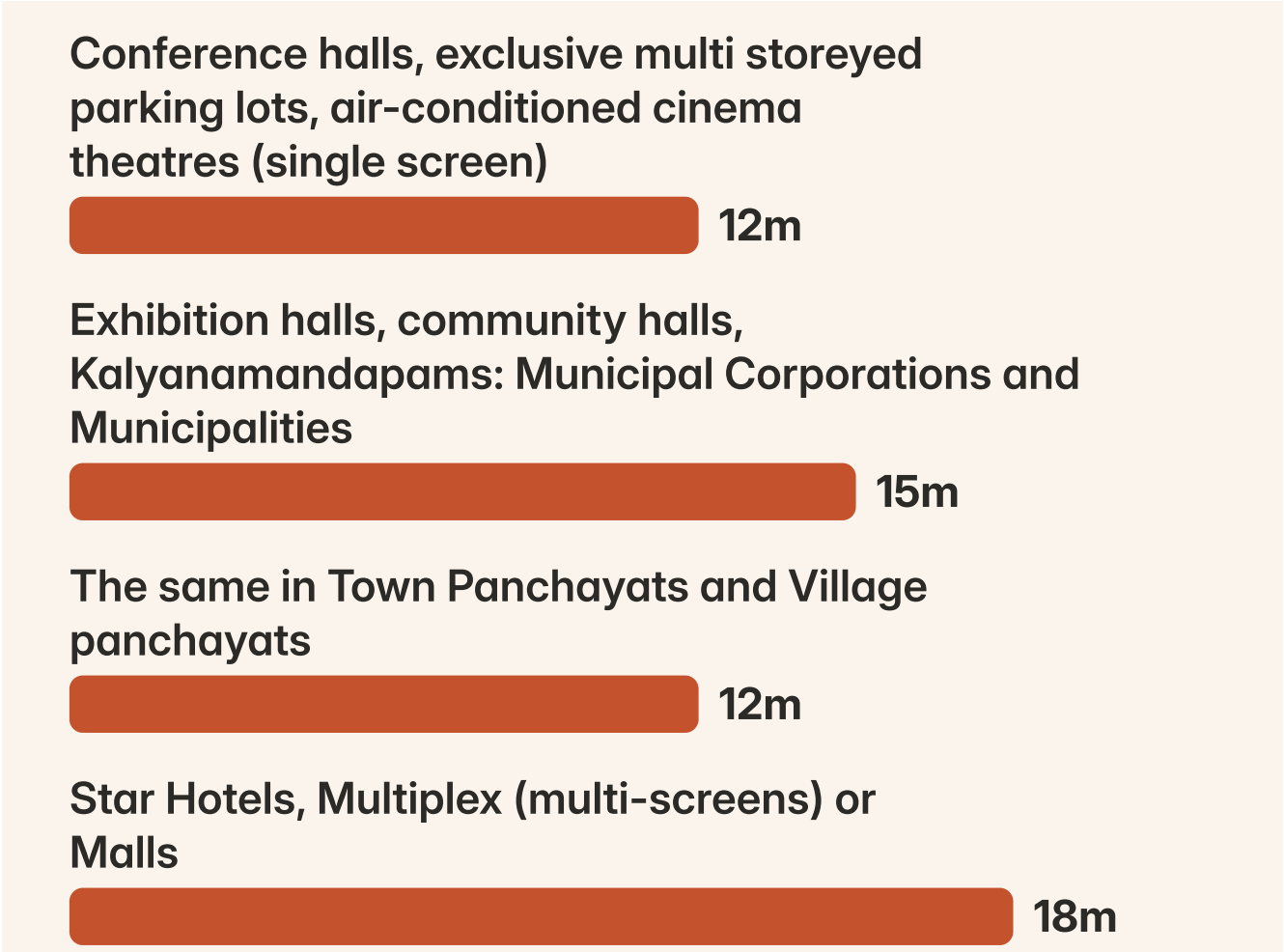
The length is calculated excluding the plot frontage of the site. Note whether a road intersection falls within the 100m stretch.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 35, Explanation 1 (i).

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CHANGE 04 · RULE 35, EXPLANATION 2 (VI)

Minimum road widths are set by building category



Rule 35, Explanation 2, clause (vi) now sets these minimum road widths:

- 12m for conference halls, exclusive multi storeyed parking lots and air-conditioned cinema theatres (single screen);
- 15m for exhibition halls, community halls and Kalyanamandapams in Municipal Corporations and Municipalities, and 12m in Town Panchayats and Village panchayats;
- 18m for Star Hotels and Multiplex (multi-screens) or Malls.

WHAT TO CHECK

For exhibition halls, community halls and Kalyanamandapams, the width depends on the local body.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 35, Explanation 2 (vi).

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CHANGE 05 · RULE 52 (6) (D)

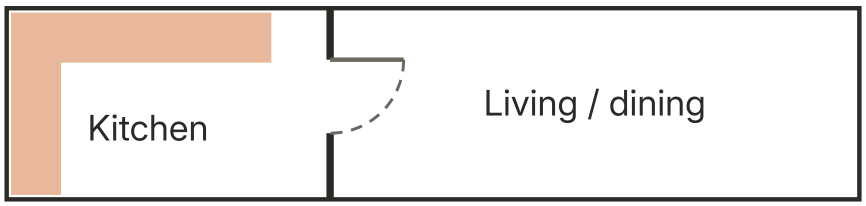
Open kitchens are defined and may be permitted

Open kitchen



Opens directly into an adjoining habitable space, with no physical separation.

Not an open kitchen



Physical separation between cooking and living.

Rule 52 (6) (d) defines it. Rule 35 (24) (c) and rule 39 (23) (c): open kitchen provision may be permitted.

New clause (d) of rule 52, sub-rule (6) defines an open kitchen as a kitchen opening directly into an adjoining living, dining, or other habitable space, with no physical separation between the cooking and living areas. Rule 35, sub-rule (24) and rule 39, sub-rule (23) each gain a clause (c): open kitchen provision may be permitted as per rule 52 (6) (d).

WHAT TO CHECK

The wording is "may be permitted", not "shall".

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 52 (6) (d).

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CHANGE 06 · RULE 39 (3)

Rule 39 gets a substituted road width, FSI and setback table



The table in rule 39, sub-rule (3) is substituted and applies to all areas. It sets a maximum FSI of 2.0 for a minimum road width of 12m, 2.5 for 15m and 3.25 for 18m. Row C is headed "Minimum Setback all around and spacing between blocks in case of more than one block". It gives the minimum required setback space from the property boundary by the height of the building above ground level:

WHAT TO CHECK

The order does not give the earlier table, so compare older feasibility studies against these rows. Our FSI calculator and developer guide to FSI explain how FSI is applied to a plot.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 39 (3).

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CHANGE 07 · RULE 39 (27)

Hotels and lodges must house guests' drivers

1 bed space	for each car parking space required for the guest rooms, with moving area around the bed
1 toilet + 1 bathroom	separate, for every 8 (eight) beds or part thereof, attached to the dormitory
250 meters	The dormitory may be within the premises or within a distance of 250 meters radius of the premises.

Exclusively to accommodate the drivers of the guests.

Rule 39 omits the paragraph in sub-rule (26) that began "In case of Hotels and Lodges". New sub-rule (27) requires hotels and lodges to provide a dormitory exclusively for the drivers of the guests, with:

- 1 (one) bed space, with moving area around the bed, for each car parking space required for the guest rooms;
- 1 (one) separate toilet and 1 (one) separate bathroom for every 8 (eight) beds or part thereof, attached to the dormitory;
- a location either within the premises or within a distance of 250 meters radius of the premises.

WHAT TO CHECK

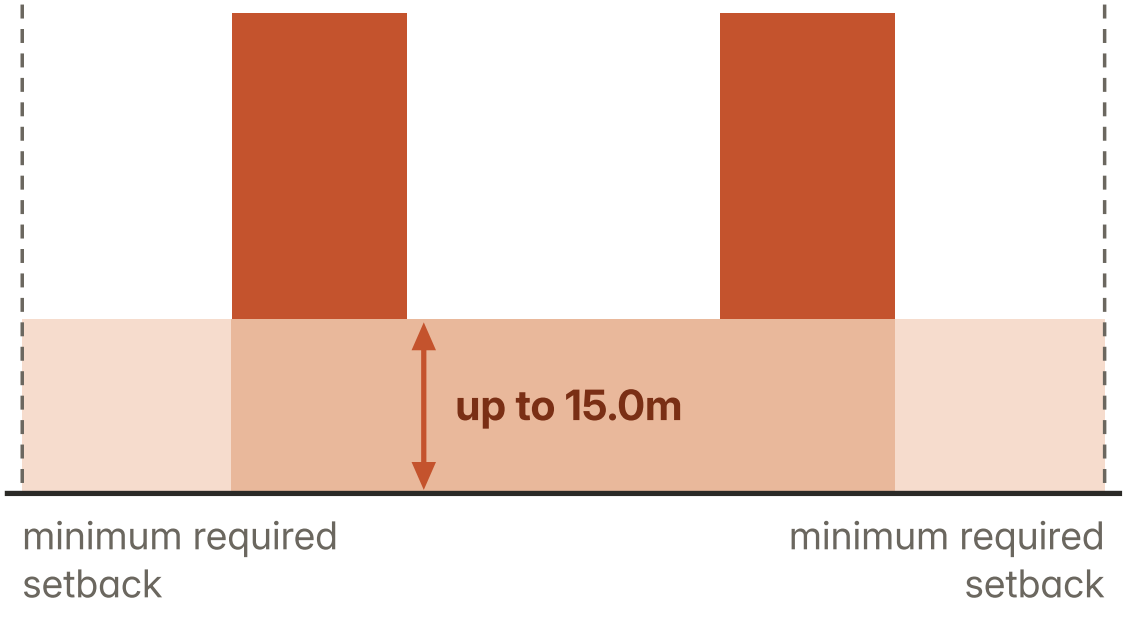
The bed count follows the car parking spaces required for the guest rooms, so settle parking first.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 39 (27).

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CHANGE 08 · RULE 39 (28)

A podium up to 15.0m is permitted



If used for parking, the podium must meet the Annexure-IV standards.

New sub-rule (28) of rule 39 permits a podium up to a maximum height of 15.0m, with High-Rise Building Blocks provided along the boundary of the podium, subject to maintaining the minimum required setback. A podium used for parking must conform to the standards prescribed in Annexure-IV.

WHAT TO CHECK

Show the minimum required setback, and the Annexure-IV standards for a parking podium, on the drawings.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 39 (28).

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CHANGE 09 · RULE 43 AND ANNEXURE-XXIII

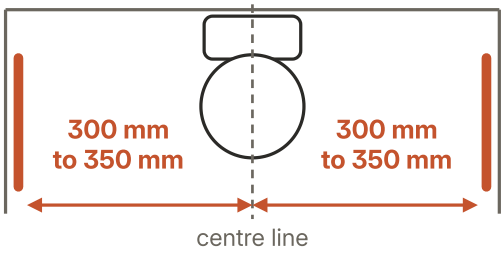
Wash basins and grab bars get sizes and a completion check

Wash basin



Minimum clear floor space:
900 mm (width) × 1200 mm (depth)

Grab bars



On both sides of the toilet,
from its centre line.

Annexure-XXIII

Provisions for differently abled persons, elderly persons and children, as per rule 43, in compliance with the applicable accessibility requirements, completed and verified before issue of the Completion Certificate.

Rule 43, clause (d), sub-clause (ix) gains items (e) and (f). A wash basin needs a minimum clear floor space of 900 mm (width) × 1200 mm (depth) and a minimum clear space of 480 mm beneath it for knee clearance, with its top edge fixed between 750 mm and 850 mm above finished floor level. On both sides of a toilet, a grab bar (whether drop-down or fixed to the wall) must be provided at a distance between 300 mm and 350 mm from the centre line of the toilet.

Annexure-XXIII adds Serial Number 14 to one table and Serial Numbers 19 and 20 to another. Each requires the provisions for differently abled persons, elderly persons and children, as per rule 43, in compliance with the applicable accessibility requirements, to be completed and verified before issue of the Completion Certificate.

WHAT TO CHECK

Put these dimensions on the drawings.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Rule 43 and Annexure-XXIII.

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CHANGE 10 · ANNEXURE-IV

Annexure-IV sets parking for IT Offices, IT Enabled Services and Bio Informatics Centres, and charging infrastructure for residential buildings

IT Offices, IT Enabled Services, Bio Informatics Centres

1 car space
for every 75 sq.m of floor area or part thereof

1 two-wheeler space
for every 50 sq.m of floor area or part thereof

Residential buildings

Electrical infrastructure (conduits for cabling, panel capacity, metering) to enable a charging point for electric vehicles at each required car and two-wheeler parking space.

More than 50 dwelling units:
fast charging points for a minimum of 50% of the car and two-wheeler spaces earmarked for visitors.

Except buildings up to 14 m height, upto eight dwelling units or 750 sq. m of built-up area.

Annexure-IV, Part I, clause (9) sets parking for IT Offices, IT Enabled Services and Bio Informatics Centres at 1 car space for every 75 sq.m of floor area or part thereof and 1 two-wheeler space for every 50 sq.m of floor area or part thereof.

Part II, clause (I), sub-clause (i) covers residential buildings, except buildings up to 14 m height, upto eight dwelling units or 750 sq. m of built-up area. They need adequate electrical infrastructure (including conduits for cabling, panel capacity, and metering) to enable installation of a charging point for electric vehicles at each required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, the infrastructure must enable installation of fast charging points for a minimum of 50% of the car and two-wheeler parking spaces earmarked for visitors.

WHAT TO CHECK

The exception lists three limits as printed. Confirm with the planning authority how they combine before treating a project as exempt.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Annexure-IV.

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CHANGE 11 · ANNEXURE-XVII, APPENDIX-A

Aquifer recharge areas get substituted Restricted Development Zone rules

Aquifer Recharge Area · non-high-rise buildings up to 14.0m

	Natham / EWS declared EWS areas / EWS plots	Other areas
Minimum plot extent	80 sq.m.	220 sq.m.
Maximum FSI	1.0	0.80
Maximum plot coverage	50%	40%
Maximum height	14.0m	14.0m
Side setback	Nil	2m on either side
Rear setback	Nil	2m

Height: G+2 or Stilt +3 floors. The plot extent is for new sub-divisions and layouts. Setbacks apply in accordance with rule 8, where street alignment and building lines have not been specified. Front setback: 1.5m for Natham / EWS; 1.5m to 6.0m by abutting road width for other areas.

Annexure-XVII, Appendix-A, the regulation for developments in Aquifer Recharge Area, has clauses (3) and (5) substituted. In the Restricted Development Zone, "Non-High Rise Buildings up to 14.0m height with six dwelling units residential and commercial buildings, institutional and other Non High rise building shall be permitted only for the following purposes and accessory uses", listed as items (i) to (xxv).

Permitted developments

The list includes:

- non-high-rise residential buildings up to 14.0m height with six dwelling units, including dwelling, detached, semi-detached, tenements or flats and service apartments;
- professional consulting offices and incidental uses, and petty shops dealing with daily essentials, each not exceeding 40 sq.m. of floor area and G+2 floors in height;
- restaurants, and clinics, nursing homes, dispensaries and other health facilities, not exceeding 300 sq.m., and departmental stores not exceeding 100 Sq.m, each with G+2 floors and an abutting road of minimum 10 metres;
- hostels and dormitories not exceeding 500 sq.m. of floor area and G+2 floors in height;
- air-conditioned cinema theatres and open-air theatres not exceeding 19.50m in height, abutting a minimum 12 m wide road;

- on plots or sites not less than 1 Hect. in extent: beach cottages, hotels and tourism-based developments as may be decided by the Authority, recreational activities, and educational, technical and research institutions, each not exceeding 19.50m in height.

Plot size, FSI, coverage and setbacks

Clause (5) sets these limits for non-high-rise buildings up to 14.0m height and other small developments:

The setbacks apply in accordance with rule 8, where street alignment and building lines have not been specified.

Other large institutional developments, such as religious buildings and higher educational, technical and research institutions, follow the planning parameters in rule 37. Service industries follow rule 36. Beach cottages, hotels, tourism-based developments, recreational activities, daily or weekly markets and other commercial activities follow rule 35. Each is subject to a maximum FSI of 0.80 and maximum plot coverage of 40%. Assembly halls and other assembly buildings or places of public assembly need a minimum setback of 6 m all around.

New sub-divisions and layouts must meet the minimum plot extent. For earlier approved layout plots or approved sites, no further sub division is allowed or recognised after the date of coming into force of these rules unless it satisfies the Restricted Development Zone regulations, and construction there must comply with them. Clause (6) omits the words "and frontage".

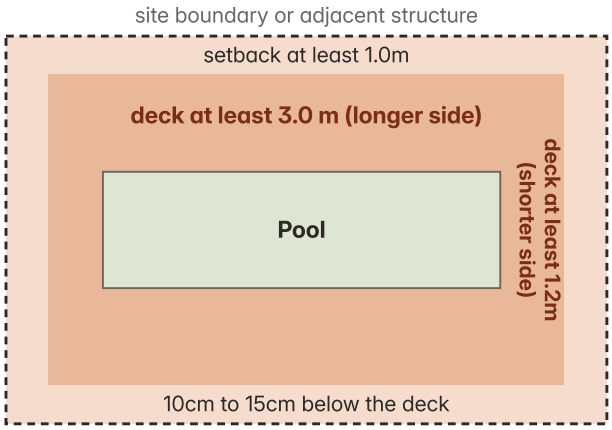
> **WHAT TO CHECK**
>
> Confirm whether the plot lies in the Restricted Development Zone, and whether it is in Natham, a declared EWS area or an EWS plot.

Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Annexure-XVII, Appendix-A.

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CHANGE 12 · ANNEXURE-XX, RULE (14)

Swimming pool decks get set widths and clearances



Single dwelling unit: deck all around	at least 1.2m
Deck between two adjacent pools	at least 3.0m
Walkway past obstructions	at least 1.10m
Overhead clearance over decks and walkways	at least 2.0 m

The plan above shows a pool in a building other than a single dwelling unit.

Annexure-XX, rule (14), sub-rule (1) is substituted. A pool in a single dwelling unit needs a deck area at least 1.2m wide around it, with a setback of at least 1.0m from any adjacent structure or boundary of the site.

Pools in all other buildings need a deck at least 3.0 m wide on the longer side and at least 1.2m wide on the shorter side, other than necessary structural supports or appurtenances, with the same 1.0m setback. A clear, unobstructed walkway of at least 1.10m must remain at such obstructions, and the setback space must sit not less than 10cm and not more than 15cm below the deck. Sub-rule (3) requires a deck at least 3.0m wide between two adjacent pools and an unobstructed overhead clearance of at least 2.0 m over all decks and walkways.

WHAT TO CHECK

Draw the deck widths and the 1.0m setback on the site plan.

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Source: G.O.(Ms) No. 194, Housing and Urban Development Department, dated 26 October 2026 · Annexure-XX, rule (14).

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