



TAMIL NADU

DATA CENTRE POLICY 2021

INFORMATION TECHNOLOGY DEPARTMENT
GOVERNMENT OF TAMIL NADU



5. Building Regulations

Data Centres are critical infrastructure facilities demanding extensive planning to prevent interruptions and are significantly different from other buildings. Concepts of scalability, physical capacity, power, connectivity, design, standard and security are crucial aspects of developing and while building Data Centres. To improve spatial efficiency and optimise operational costs, tailor-made building regulations shall be offered through the creation of a separate category for Data Centres under the Tamil Nadu Combined Development and Building Rules, 2019.

These shall include:

- **Floor Space Index (FSI)** provided to IT/ ITeS developments as per Tamil Nadu Combined Development Building Rules (TNCDBR), 2019 shall be extended to Data Centre parks/units.
- **Car Parking for Data Centres** shall be considered as 1 Parking Space per 100 Square meters of designated office area as a threshold requirement in the approved Plan (OR) 1 Parking Space per 300 square meters of total Built-up Area at the option of the developer.
- **Multi-level Diesel Generator Stacking** structure up to G + 5 shall be permissible, subject to necessary clearances and orders of the Government in this regard.
- **Open Space Reservation (OSR)** area and internal roads will be handed over to the local body, but the same would be maintained by the Data Centre developer only as OSR area or road without any kind of development in the OSR land except as a green space (park).
- **Floor to Ceiling Height:** There will be no restriction on floor to ceiling height (for single floor) subject to there being no mezzanine floor and compliance with overall height regulations, suitable structural and fire safety regulations.
- **Boundary walls:** The maximum permissible height of boundary walls as per the TNCDBR 2019 is 2.0m. Height of boundary wall up to 3.6 meters with 600 mm fencing (Y or spherical) on top of that boundary wall can be considered in specific cases for those sides of the site where the adjoining plot is an industry or has a building on stilts.
- **Installation of Chillers** on roof top shall be permitted without inclusion in FSI, subject to structural safety and TNCDBR, 2019.
- **Data Centre units/parks zoning:** Selection of land parcels for Data Centres is dependent on factors such as availability of dense fibre networks, seismically safe zones, availability of uninterrupted Electricity and Water Supply etc. In view of the above, setting up of Data Centres would be permitted in any land zone including Commercial, Industrial and Institutional.

- **Data Centre/parks in Commercial Buildings** shall be permitted provided they satisfy TNCDBR, 2019. Partially occupied Leased commercial buildings and related infrastructure shall be qualified as Data Centre buildings on a case-to-case basis but they will not be extended the building incentives as available in section 4 of this policy.
- **Windows in Data Centre part of building:** The Data Centre building shall be allowed to install minimum number of windows (5% of building facade), subject to compliance with building and fire safety regulations.
- **Green Building Data Centres:** Data Centre Units undertaking green and sustainable initiatives as listed below shall be eligible for a 25% subsidy on cost of undertaking such initiatives, subject to an upper limit of Rs. 5 Crore.
 - i. Green Buildings which obtain green rating under the Indian Green Building Council (IGBC/LEED Certification)
 - ii. Green Buildings which obtain green rating for Integrated Habitat Assessment (GRIHA) systems