



## **REVENUE DEPARTMENT**

### **POLICY NOTE**

**2011-2012**

**Demand No.41 - Revenue Department**

**Demand No.51 - Relief on Account of  
Natural Calamities**

**P. THANGAMANI**

**MINISTER FOR REVENUE**

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**Government of Tamil Nadu**

**2011**

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## **POLICY NOTE 2011-2012**

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# REVENUE DEPARTMENT

## Introduction

The Revenue Department functions with the following broad objectives:

- 1) Providing efficient delivery of services of various Government schemes to the people of Tamil Nadu.
- 2) Providing relief and implementing rehabilitation measures for those affected by Natural Calamities.
- 3) Functioning as the custodian of Government lands and ensuring proper maintenance of land records for the State.
- 4) Implementation of Land Reforms and providing land to the needy and eligible persons.

To carry out the above mentioned objectives the following offices are functioning under the Department.

- 1) Commissionerate of Revenue Administration, Disaster Management and Mitigation.
- 2) Commissionerate of Land Administration
- 3) Commissionerate of Land Reforms
- 4) Commissionerate of Survey and Settlement
- 5) Directorate of Urban Land Ceiling and Land Tax.

## **Revenue Administration, Disaster Management and Mitigation Department**

### **1.1 Revenue Administration**

Our State consists of 32 Districts, 76 Divisions, 220 Taluks, 1127 Firkas and 16564 Revenue Villages.

A number of important responsibilities are discharged by the Revenue Administration, Disaster Management and Mitigation Department. The main

activities are finalisation of Land Revenue accounts, Mitigation of Natural Calamities and other Calamities, issue of Certificates and implementation of Social Security Scheme and other welfare schemes for the benefit of the public.

## **1.2 Public Grievances Redressal Scheme**

Every Monday all District Collectors / Revenue Divisional Officers and Tahsildars remain in their respective headquarters, receive petitions from the public and initiate action for redressal of their grievances.

The petitions mainly relate to requests for Old Age Pension, Patta transfer, grant of house sites, issue of Ration Cards, etc.

These petitions are referred to the respective departments and redressed and the petitioners intimated about it. There is a need to stream line the practices and ensure that there is no delay in

redressal. This is an important duty of the Government.

There is a need to classify petitions based on the nature of request and to computerize the registration of petitions uniformly in all districts by adopting a common software by entering the date of receipt and also the date of disposal. Petitions which are repeated should be separately categorised using appropriate software. The Government is now making arrangements for all this. There is also a need to monitor the quality of disposals and for this Special Deputy Collectors will be undertaking inspections. The District Collectors have been requested to monitor this periodically. Once the application software is ready connectivity will be established directly with State headquarters. Thus it will be possible to verify the redressal of public grievances at the District and State level.

### **1.3 Mass Contact Programme**

The Mass Contact Programme is conducted in a particular village of the district on the second Wednesday of every month. Preference is given to those villages which are far from the Taluk Headquarters. On that day all the important officers of the district headed by the Collector assemble in the village and redress the grievances of the villagers, after hearing them in person. It is also an occasion for handing over Old Age Pension sanction orders, house site pattas and patta transfer orders.

It has been brought to the notice of the Government that advance information is not given to the villagers adequately for collection of petitions and instead most of petitions are received only on the day the Mass Contact Programme is held. To make the programme more purposeful Government orders have been issued that a team of officials consisting of the 1) Special Deputy Collector (Social Security Scheme), 2) Revenue Divisional Officer, 3) District

Adi Dravidar and Tribal Welfare Officer and 4) District Backward Classes and Minorities Welfare Officer will be deputed in advance on the third Wednesday of every month to the village to collect and register petitions. The petitions will then be brought to the Collectorate and distributed among various departments and the final replies given to the petitioner on the day the Collector goes to the village on the second Wednesday of the next month.

#### **1.4 Social Security Schemes**

To provide purposeful social security to the old aged / destitute persons in the State, the Government issued orders on 17.05.2011 to pay a sum of Rs.1000/- per month to all beneficiaries under the following Pension schemes :-

Sl. No	Name of the Schemes	No. of beneficiaries (as on 30.06.2011)
1.	Indira Gandhi National Old Age Pension Scheme	10,01,137
2.	Indira Gandhi National Differently abled persons Pension	34,640

3.	Indira Gandhi National Widow Pension	3,68,331
4.	Destitute Physically Handicapped Pension Scheme	1,01,869
5.	Destitute Widows Pension Scheme	4,00,914
6.	Destitute Agricultural Labourers Pension Scheme	3,53,308
7.	Destitute/Deserted wives Pension Scheme	1,19,477
8.	Pension to Unmarried poor women of age 50 years and above	15,117
	<b>Total</b>	<b>23,94,793</b>

The Special Tahsildar (Social Security Schemes) coordinates implementation of the schemes at Taluk level. Instructions have been issued that applications for Old Aged Pension will be received by Village Administrative Officers at their offices in the Village.

A Dhoti to the male beneficiary and a Saree to the female beneficiary is distributed free of cost twice a year during Pongal and Deepavali festivals.

The beneficiaries under the above schemes, who do not take Meals at the Nutritious Meal Programme

Centres receive 4 Kgs of fine variety of rice per head per month and the beneficiaries who take meals at the Nutritious Meal Programme Centres receive 2 Kgs of fine variety rice per head per month.

### **1.5 Scheme of providing Fan, Mixie and Grinder to Women**

The Government have announced the scheme of distribution of electric fans, mixies and grinders to women with a view towards raising the standard of living of the poor. This scheme is to be launched on the birth anniversary of Perarignar Anna on 15<sup>th</sup> September. 25 lakh households will be benefited during this current financial year.

The Tamil Nadu Civil Supplies Corporation is entrusted with the task of procuring electric fans, mixies and grinders under the scheme. Distribution of these goods to the beneficiaries villages and towns will be done by the Revenue Department.

At the Taluk level, the Tahsildar is responsible for the distribution to the beneficiaries. The District Collector has been entrusted with the overall supervision of the distribution work. In order to implement the scheme effectively in each village, revenue officials are engaged in preparation of villagewise list of eligible ration card holders and location of godowns for safe storage of these goods.

### **1.6 Issue of Certificates**

Fourteen different certificates required by the public and especially by the students are being issued by the Revenue Department.

Out of these, three certificates namely Community, Residence and Income Certificates are essential to the students for higher education.

Under the present arrangement, the applications for Certificates are received from the students while entering 10<sup>th</sup> /12<sup>th</sup> standard at the school and these applications are duly attested by the Headmaster and sent to the respective Tahsildar / Revenue Divisional

Officer. After conducting due enquiry on the applications, certificates for the eligible students are handed over to the schools to deliver them to the students in the month of February.

Owing to the lack of awareness about this scheme, as against about 9.5 lakh students who appear for the 10<sup>th</sup> standard examination only about 4 lakh students received certificates through this arrangement at the 10<sup>th</sup> standard level.

Since these certificates are insisted upon before the 10<sup>th</sup> standard final examination it was decided to create better awareness so that students in 10<sup>th</sup> standard can apply to their Headmaster for Community/ Residence / Income certificates in the first quarter. i.e. before 30<sup>th</sup> September. The application received by the Headmasters will be sent to the concerned Tahsildars before the 15<sup>th</sup> October. The Tahsildars will conduct their enquiry, issue Certificates based on eligibility and send them to the Headmasters before the 31<sup>st</sup> of December. The

certificates will be distributed to the students in the month of January before the start of the examinations.

To implement the above decisions effectively, Government have issued orders to the District Collectors to convene a meeting consisting of Chief Education Officer, District Education Officers, Inspector of Matriculation Schools and Tahsildars to create awareness of this system among the students studying in all schools (including Private, Matriculation and CBSE) and to receive applications and issue the certificates to eligible students as per the decision mentioned above.

### **1.7. Distribution of free Sarees and Dhoties for Pongal**

With a view towards benefitting the poor and with the objective of providing higher employment opportunities in the handloom, powerloom sector the scheme was modified on the occasion of Pongal 2006 and orders issued. Accordingly the scheme

continues to be implemented. Every year 160 lakh Sarees and 160 lakh Dhoties are distributed by the Revenue Department.

A Budget provision of Rs. 269 crores has been made for the scheme for Pongal 2012.

### **1.8 Filling up of Vacant Posts in Revenue Department**

Various levels posts are available from the cadre of Village Assistant to District Revenue Officer are available in the Revenue Department.. The vacant posts as on 30.06.2011 in various categories are as follows:

Sl. No.	Category	Sancti oned posts	Persons on duty	Vacant posts as on 30.6.2011
1	Deputy Collector	455	386	69
2	Tahsildar / Dy. Tahsildar	3047	2767	280
3	Assistant / Revenue Inspector	6650	3639	3011
4	Village Administrative Officer	12507	7948	4559

5	Village assistant	16564	15863	701
6	Other posts	4173	3384	789
	<b>Total</b>	<b>43396</b>	<b>33987</b>	<b>9409</b>

In order to implement the various schemes of the Government expeditious action is being taken to fill up the vacant posts.

### **1.9 Revenue Department Office Buildings**

Revenue Department plays a pivotal role in the District Administration. The buildings under the control of Revenue Department include office and residential buildings of the Collectors, District Revenue Officers, Revenue Divisional Officers, Tahsildars, Revenue Inspectors and Village Administrative Officers. The requirements of the District Administration for construction of new buildings, additional office buildings, residential places and other infrastructural needs, repair of revenue buildings are provided by the Government every year.

**(i) District Collector's Office Buildings**

Of the 32 Districts in the State, 31 Districts have Collectorates housed in Government buildings. The Collectorate and other District Level Government Offices for the newly created Tiruppur District are temporarily functioning in the integrated Tiruppur Marketing Committee Complex. The site for the Master Plan Complex at Tiruppur has been identified. Construction work for the building will commence soon.

The construction works for a new Master Plan Complex to house the Collectorate and other departmental buildings in Thanjavur will also commenced this year.

**(ii) Revenue Divisional Offices**

The State has 76 Revenue Divisional Offices, of which 74 Revenue Divisional Offices are accommodated in Government buildings. For the remaining two Revenue Divisional Offices at Tambaram and Udumalpet suitable sites have been

selected. The construction work will commence shortly.

### **(iii) Taluk Offices**

There are 220 Taluk Offices in the State, of which 208 Taluk Offices are functioning in Government buildings. Sites have been selected for construction of remaining Taluk Office buildings at Sholinganallur, Alandur, Kuthalam, Kurinjipadi, Sular, Karambakudi, Ponnamaravathi, Ambur, Madhavaram, Kadavur, Thiruverumbur and Madathukulam. Estimates are being prepared to construct buildings in these places.

### **(iv) Buildings for Revenue Inspectors**

Out of the 1127 Revenue Inspectors 1073 Revenue Inspectors (except Chennai) have been provided with office cum residential buildings. For 34 offices of Revenue Inspectors action is being taken to construct office cum residential buildings.

**(v) Buildings for Village Administrative Officers**

Of the 12, 507 Village Administrative Officers, 12,300 Village Administrative Officers have been provided with office buildings. For the remaining 207 Village Administrative Officers, action will be taken to construct office buildings in a phased manner.

## **1.10 Natural Calamities and Disaster Management**

Commissionerate of Revenue Administration, Disaster Management and Mitigation plays a pivotal role in disaster management and is responsible for preventive, relief and rehabilitation activities in the State.

A State Disaster Management Authority has been constituted with the Honourable Chief Minister as the Chairperson to monitor disaster management activities in the State. A State Executive Committee has also been constituted under the Chairmanship of the Chief Secretary to assist the above Authority. The relief measures are implemented and monitored in the districts by the Collectors concerned.

The 13 coastal districts, viz., Chennai, Kancheepuram, Tiruvallur, Cuddalore, Villupuram, Thanjavur, Tiruvarur, Nagapattinam, Pudukkottai, Ramanathapuram, Thoothukudi, Tirunelveli and Kanniyakumari are highly vulnerable to trough and

depression formed in the Bay of Bengal during the Northeast monsoon period.

Hence a pre-monsoon preparedness review meeting chaired by the Chief Secretary is held before the onset of Northeast Monsoon. Similarly in the districts, a District Coordination Committee Meeting is held under the leadership of Collector with the line departments. Based on the suggestions and feedback received during the meeting, necessary preventive measures are initiated. Mock drills are also conducted.

An Emergency Operation Centre (**EOC**) is functioning in the Office of the State Relief Commissioner throughout the year. Information on disasters are received in this centre and disseminated to the concerned stakeholders for taking immediate relief measures. Besides, telephone, computers and fax facilities, a toll free public utility services Telephone No. 1070 has also been installed in the centre.

### (i) Calamity Relief Fund (CRF)

Relief Assistance is normally provided from the State Disaster Response Fund (earlier known as Calamity Relief Fund). The Centre and the State contribute to the fund in the ratio of 3:1. The amount allotted under the Calamity Relief Fund for the period from 2005-2015 are as follows:-

Detail	2005-2010 (Rs. in Crores)		2010-2015 (Rs. in Crores)	
Calamity Relief Fund	1155.28		1620.90	
	Central Share (75%)	State Share (25%)	Central Share (75%)	State Share (25%)
	866.46	288.82	1216.43	404.47

In addition to the above, a sum of Rs.25 Crores (Rs.5 Crores for each year) is allotted as Grant towards Capacity Building for Disaster Response during 2010-11 to 2014-15, based on the 13<sup>th</sup> Finance Commission's recommendation.

When major calamities strike, funds are also released from the National Disaster Response Fund (NDRF) on the basis of the recommendation of a Central team which visits the State for assessing the damages.

### **(ii) Rainfall Details**

The State of Tamil Nadu received a rainfall of 290.6 mm during the period 01.01.2011 to 10.8.2011, which is 5 % less than the normal rainfall (307.4 mm). The districts of Coimbatore, Tiruvallur, Sivagangai, Erode and Theni have received excess rainfall while Tiruchirappalli, Ariyalur, Salem, Nagapattinam, Thoothukudi, Virudhunagar, Kanniyakumari, Vellore, Tiruvarur, Tiruppur and Madurai have received deficit rains. The remaining districts have received normal rainfall.

During the South-West monsoon period (01.06.2011–10.08.2011), the districts of Thoothukudi, Karur, Perambalur, Tiruchirappalli, Ariyalur, Dharmapuri and Virudhunagar received

scanty rainfall while Madurai, Nagapptinam, Tiruvarur, Namakkal, Dindigul, Kancheepuram, Ramanathapuram, Tiruppur, Krishnagiri, Thanjavur and Salem have received deficit rains. Theni and Coimbatore have received excess rainfall while the districts of Chennai, Cuddalore, Dindigul, Erode, The Nilgiris, Pudukkottai, Sivagangai, Tirunelveli, Tiruvannamalai, Vellore and Villupuram have received normal rainfall.

Usually in Tamil Nadu, it is the North East monsoon that brings heavy rains and it is anticipated that there will be adequate rainfall during the forthcoming North East monsoon period.

### **(iii) Raingauges**

Tamil Nadu has 393 rain gauge stations which are well distributed throughout the State. The rainfall recorded in these stations are sent to the office of the State Relief Commissioner. These rain gauge stations are periodically inspected by the staff of

Indian Meteorological Department and Revenue Department

**(iv) Cyclone Shelters**

There are 124 cyclone shelters in the State. In addition 137 Multipurpose Evacuation Centres are proposed to be constructed under Vulnerability Reduction of Coastal Communities Project at a cost of about Rs.192 crores.

**(v) Fire Accident - Relief Measures**

Immediate relief assistance is extended to the huts damaged due to fire accidents. As per the announcement made by the Hon'ble Chief Minister, orders have been issued for providing enhanced cash assistance of Rs.5000/- for fully damaged huts and Rs.2500/- for partly damaged huts as against Rs.2,000/- and Rs.1,000/- provided earlier respectively. In addition, 1 dhoti, 1 saree, 5 kgs of rice and 1 litre of kerosene are also provided to each affected family.

## **1.11 Tsunami Relief and Rehabilitation**

13 Coastal districts in Tamil Nadu were struck by a powerful Tsunami at about 8.30 a.m. on 26.12.2004. Hon'ble Chief minister not only directed the departments concerned to provide immediate relief measures on a war footing but also visited Kanniyakumari, Nagapattinam, Cuddalore and Chennai districts immediately and sanctioned relief measures.

During 2004-2005, Government orders were issued sanctioning Rs.671.85 crore for immediate relief assistance to the tsunami affected persons in 13 coastal districts and rehabilitation works for them (damages such as human and cattle loss, essential commodities, personal belongings, huts, crops, boats, vallams, fishing nets, etc., repairs to fishing harbours and fish landing centres, subsidy to affected fishermen, livelihood support to tsunami affected fishermen and other temporary relief).

On account of the efforts taken by Hon'ble Chief Minister, Relief and Rehabilitation works were undertaken with the assistance of funds from Government of India, World Bank, Asian Development Bank, Prime Minister's National Relief Fund, National and International NGOs and the State Government. Of the total amount of Rs.5,316.91 crore sanctioned for tsunami relief and rehabilitation work, so far, a sum of Rs.3647.40 crore had been spent. Now, works for Rs.1004.73 crore under Emergency Tsunami Reconstruction Project and Rs.355.08 crore under Rajiv Gandhi Rehabilitation Programme totaling to Rs.1359.81 crore are under progress.

The following are the schemes implemented for the tsunami affected:-

Sl. No	Scheme	Year of start of scheme	Allocation	Amount Canceled later / Unutilized	Expenditure incurred	Balance	Remarks
1.	RGRP	05-06	2347.19	-	1992.11	355.08	Scheme is under implementation
2.	PMNRF	05-06	341.16	-	341.16	-	Scheme is under implementation
3.	ETRP – World Bank	05-06	1959.09	288.06	666.30	1004.73	Scheme is under implementation
4.	TEAP-ADB	05-06	629.64	7.64	622.00	-	Scheme completed on 31.10.09
5.	JFPR	06-07	16.70	14.00	2.70	-	Scheme completed on 06.10.2010
6.	MPLAD	05-06	23.13	-	23.13	-	Scheme completed
<b>Total</b>			<b>5316.91</b>	<b>309.70</b>	<b>3647.40</b>	<b>1359.81</b>	

**Works in progress under World Bank assisted  
Emergency Tsunami Reconstruction Project**

	<b>Further expenditure to be incurred</b>
<b>Works</b>	<b>Rupees in Crores</b>
Construction of 15056 houses in Rural areas of Coastal Districts	342.00
Laying of Evacuation Routes and Signages	63.50
Installation of Early Warning System	5.00
Construction of Multipurpose Evacuation Shelters	192.50
Infrastructure works taken up by Fisheries Department	128.00
Construction of tenements at Okkiam Thoraipakkam	78.00
Construction of tenements at Marina Site	99.00
All India Radio Site Thiruvottriyur Construction of tenements,	27.00
Works Related to Environment Department	6.00
Sanitation works	13.25
Staff cost	20.00
Training	16.00
Reserve for any price / physical contingency	14.48
<b>Total</b>	<b>1004.73</b>

### **1.12 Unique Identification Number**

The Unique Identification Authority of India (UIDAI) is mandated to issue Unique number (Aadhaar Number) to every resident in the Country. The project involves collection of demographic data

and capturing photographs and biometry (of ten fingers and iris) and the data so collected will be de-duplicated and each individual assigned a Unique Identification Number by Unique Identification Authority of India.

## **Background**

The Government of India constituted the Unique Identification Authority of India (UIDAI) in the month of January 2009. In G.O. (Ms) No.176, Revenue, dated 26.05.2009, orders were issued identifying the Revenue Department as Nodal Department and the Principal Secretary / Commissioner of Revenue Administration as the Nodal Officer for implementation of Unique Identification Number Project in the State. A State Level Advisory Board has been constituted in the State under the Chairmanship of the Chief Secretary, as per G.O. (Ms.) No. 322, Revenue, dated 11.08.2009. In G.O. (Ms) No.100, Revenue, dated 28.02.2011, orders have been issued, to constitute an Empowered Committee of

Cabinet on Unique Identification Number headed by the Hon'ble Chief Minister and with various Ministers as Members.

Integration of UID number (Aadhaar number) with various social security and other schemes such as PDS, OAP, NREGA, etc., helps in establishing the identity of the individual for better service delivery and thereby helps in weeding out bogus beneficiaries. Thereby the administration will improve further and unnecessary expenditure to Government will be avoided.

### **Progress**

The UID Authority fully funds the cost of capturing biometry and hence there is no cost to the State Government in this regard. Taking advantage of this, 69 registrars including 36 State Government departments have signed MOU with UID Authority for capturing biometry details. Nearly 5 Crores UID nos. have been assigned to residents of India in various State / Union Territories across the Country. Tamil

Nadu has only made a small beginning with non State registrars such as SBI, IOB and Indian Bank.

A meagre number of UID nos have been assigned in Tamil Nadu so far. The Government will assume a pivotal role, organise awareness campaigns and ensure that work is taken up expeditiously and completed in this financial year.

### 1.13 Land Revenue

The total area of Wet and Dry lands registered as per revenue records in Tamil Nadu is as follows:-

Wet Lands	16,57,676 Hectares
Dry Lands	67,80,080 Hectares

Land Revenue is being collected as follows:-

- a) Collection of Rs.5/- per hectare for Dry Land and Rs.12/- per hectare for Wet Land.
- b) 'B' Memo penalty of Rs.12/- is collected in respect of unobjectionable encroachments on Government Poromboke Lands.
- c) A minimum amount of Re.1/- (Basic Assessment) is collected for every Patta that is registered.

Land Revenue demand for the fasli 1420 (2010-11) is Rs.13.48 crore and collected amount is Rs.10.80 crore.

The land revenue collection year is computed from 1st of July every year. The Jamabandhi programme is approved by the Collector every year and published in the District Gazette. The closure of the Revenue accounts is done through the conduct of Jamabandhi every year.

## **COMMISSIONERATE OF LAND ADMINISTRATION**

### **2.1 Introduction**

Commissionerate of Land Administration administers the lands of the Government. This department consists of a Commissioner of Land Administration who is assisted by an Additional Commissioner, two Joint Commissioners and five Assistant Commissioners. At the district level, the lands are administered by the District Revenue Officers.

The Commissionerate of Land Administration deals with the various important revenue subjects such as Assignment of Cultivable land, Assignment of House site, Land Lease, Land Alienation, Land Transfer, Land Acquisition, Eviction of Encroachments on Government lands and Cinematography Act 1955.

## **Details of land utilisation**

Total extent **1,30,33,072**  
(Total extent in hectares)

<b>Cultivable lands</b>		
a) Net area sown	<b>4892142</b>	
b) Area sown more than once.	<b>679576</b>	<b>55,71,718</b>
<b>2. Forest</b>		<b>21,26,672</b>
<b>3. Barren and Uncultivable land</b>		<b>4,90,335</b>
<b>4. Land put to Non-agricultural uses</b>		<b>21,75,608</b>
<b>5. Permanent pastures, other grazing lands and land under misc. tree crops.</b>		<b>3,62,752</b>
<b>6. Other type of lands</b>		<b>23,05,987</b>
<b>Total extent</b>		<b>1,30,33,072</b>

Source: Department of Economics and Statistics, Chennai-6

## **2.2 Patta Transfer**

The Hon'ble Chief Minister has announced in the Assembly on 10.6.2011 that the procedure for Patta Transfer will be streamlined to avoid delay and frequent visits by the petitioners to the Taluk Offices.

In this regard the Hon'ble Chief Minister also announced that necessary changes will be made in Revenue Standing Order 31(8), so that the public grievances are addressed promptly within a stipulated period. An amendment to Revenue Standing Order 31 to enable Village Administrative Officer to receive patta transfer has been issued in G.O.(Ms).No. 209, Revenue SSI(1) Department dated 8.7.2011. Detailed instructions to receive applications and the action to be pursued thereafter have also been issued in G.O.(Ms).No. 210, Revenue SSI(1) Department Dated 8.7.2011. The difficulties faced by the public with regard to patta transfer have thus been eliminated.

**(i) Salient features of the G.O. are as follows:-**

**(a) Cases not involving Sub-Divisions**

On every Monday the public can give application to the Village Administrative Officer in his village and receive their orders of patta

transfer on the second Friday at the Taluk office.

**(b) Cases involving Sub-Divisions**

The same procedure as outlined above are followed. However since some additional procedures have to be followed the petitioner will receive the order of patta transfer on the 4<sup>th</sup> Friday from the date of submission of application. This work should be completed within 30 days. The Applicant shall pay the sub-division fee on the day of receipt of the order from the Tahsildar.

The Zonal Deputy Tahsildar and Revenue Inspector shall visit villages every Monday and Tuesday to monitor the receipt of applications. The Commissioner of Land Administration shall review the progress every fortnight.

### **(c) Result**

- 1) The Village Administrative Officer Shall receive applications in his village on Mondays and on Tuesdays (in the incharge village)
- 2) In all Taluk Offices every Friday is observed as patta transfer day. The Village Administrative officers and field surveyors are fully engaged in this work at the taluk office, every Friday.
- 3) The uncertainty surrounding the transfer of pattas has been eliminated and clear time limits have been fixed for officers to issue orders.

### **2.3. Land Assignment**

#### **Assignment of House sites:**

House site assignment is given as per the provisions contained in RSO 21. Assignable lands except objectionable porambokes such as water course are assigned to the eligible persons. Free House sites are assigned to houseless people having

an income below Rs.30,000 in rural areas and Rs.50,000 in urban areas. House sites are assigned in favour of the women member of family. As per the existing rules, three cents in villages, one and half cents in Municipal areas and one cent in Corporation areas respectively are the norms for assignment.

**House site are assigned in the following order of preference:**

- (i) Families of Defence personnel, including Border Security Force, Territorial Army Personnel etc., killed in action or disabled.
- (ii) Scheduled Caste and Scheduled Tribes
- (iii) Released Bonded Labourers.
- (iv) Ex-Servicemen.
- (v) Landless Poor.

The following Revenue Officers are delegated with the following powers of monetary limits in the assignment of house sites.

Sl. No	Officers	Monetary Limit
1	Tahsildar	Rs.30,000/-
2	Revenue Divisional Officer	Rs.50,000/-
3	District Revenue Officer	Rs.1,00,000/-
4	District Collector	Rs.4,00,000/-
5	Commissioner of Land Administration	Rs.5,00,000/-
6	Government	Above Rs.5,00,000/-

The Government have fixed a target of one lakh house site pattas for assignment during this year. The officials of the revenue department are working strenuously to achieve this target.

## **2.4 Land Acquisition**

### **Land Acquisition Act,1894 (Central Act 1/1894)**

Central Act 1/1894 is normally being invoked for acquisition of land for public purpose. In this Act, the time prescribed for completion of Land Acquisition proceedings under ordinary clause is three years. In case of acquisition of land for emergency purposes, land acquisition work is completed in 180 days invoking the urgency provision of section 17(1) and

17(2) of this Act. As per PERT CHART, time limit is prescribed for each stage of acquisition process.

The following special Acts have been enacted to speed up the land acquisition process initiated in cases where the lands are acquired for Road improvement and Industrial purposes.

- 1) Tamil Nadu Acquisition of land for Industrial Purposes Act 1997  
(Act 10/1999)
- 2) Tamil Nadu Highways Act 2001  
(Act 34/2002)

Tamil Nadu Acquisition of land for Harijan Welfare Schemes Act 1978 (Act 31/1978) has been enacted to acquire land for implementing the welfare schemes of Adi-dravidar and Tribal welfare, speedily.

**Monetary Limit for Revenue Officials at the various level:**

**(G.O.Ms.No. 12, Revenue dated 7.1.2011.)**

<b>Sl. No</b>	<b>Officers</b>	<b>Revised Monetary Limit</b>
1	Tahsildar/Special Tahsildar	Up to Rs.2,50,000/- (Rupees Two lakhs and fifty thousand) only
2.	Revenue Divisional Officers/Officers in the grade of Deputy Collectors	Above Rs.2,50,000/- (Rupees Two lakhs and fifty thousand only) up to Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only)
3.	Collector	Up to Rs. 50,00,000/- (Rupees Fifty lakhs only)
4	Commissioner of Land Administration	Above Rs.50.00,000/- (Rupees fifty Lakhs)

The acquisition proceedings initiated under Land Acquisition Act is found to be time consuming. Further the Civil Courts have awarded higher compensation in many land acquisition cases. In order to avoid such contingencies, acquisition through Private negotiation was introduced in G.O. Ms. No. 885, Revenue Department, dated 21.9.95 forming District Level Committee headed by the Collector and State Level Committee headed by the Commissioner

of Land Administration. The powers of those committees are as follows:-

- 1) District Level Committee headed by the Collector to negotiate the price upto 150% of the market value or guideline value whichever is less and the negotiated value shall not exceed Rs. 1/- crore.
- 2) Above one crore, but the negotiated value is within 150% of market value or guideline value which ever is less, the State Level Committee headed by the Commissioner of Land Administration is empowered to approve the value.
- 3) If the negotiated value is above 150% of the market value or guideline value irrespective of total cost, the Government shall pass orders.

### **Rehabilitation and Resettlement Policy**

Apart from awarding compensation to the poor families who are affected by acquisition of land, the

Government is evolving a policy of Rehabilitation and Resettlement to protect their livelihood and for improving their standard of living.

**Important on going projects for which land acquisition is in progress:-**

### **1. SIPCOT Projects**

1) Oragadam Industrial Growth Centre Expansion II	616 acres
2) Cheyyar Industrial Complex- Expansion	2300 acres
3) Sriperumbudur (Vallam & Vadagal) Scheme – Expansion	1780 acres
4) Madurai Industrial Park	1478 acres
5) Villupuram Industrial Park	720 acres
<b>2. Cheyyur Mega power Project</b>	<b>1047 acres</b>
<b>3. Chennai Metro Rail Project</b>	<b>21 acres</b>
<b>4. Neyveli Lignite Corporation Expansion</b>	
Unit I	2623 acres
Unit II	2606 acres

### **2.5 Transfer of Land**

Government lands are transferred under Revenue Standing Order 23 and 23(A) to Central Government Departments and State Government

Departments on collection of land cost / free of cost respectively.

For the State Government Departments, such as Health, Education excluding the objectionable lands, i.e. Water-course Porambokes etc., the District Collectors are empowered to allot minimum extent of land without ceiling limit on land cost for the construction of Police Station, Police Quarters, Police Training Centre and Parade Ground in favour of the Police Department, Regional Transport Office in favour of Transport Department and for meeting the urgent requirement of other needy State Government Departments.

The Departments concerned, to whom Land Transfer has been made, have to judiciously utilize the land for the purpose for which it is transferred. Revenue Department being the custodian of all Government lands and the Government in Revenue reserves the right to resume the unutilized lands.

When Meikkal or Manthaiveli poramboke lands are involved in the proposal an alternate land equal in extent is identified and the requisitioning Department should remit development charges to Local Body concerned @ Rs.15,000/- per Hectare. The Local Body should develop the above vested alternate land and permit the local cattle to graze on the developed land. The above land will be under the supervision of the Revenue Department.

## **2.6 Alienation of Land**

Government lands are alienated under Revenue Standing Order 24 to Local Bodies for public purpose or to Government Undertakings / Corporations / Boards for the implementation of their Projects, Universities, Information Technology Parks, BSNL, and also to private Institutions, Companies and individuals either as a Grant or Collection of full or at a concessional value of the same. If any of the conditions of Alienation is violated, the alienated

lands are liable to be resumed by the Government, without any compensation.

In view of public welfare, Government lands are alienated to Tamil Nadu Water Supply and Drainage Board and Chennai Metropolitan Water Supply and Sewerage Board on free of cost for the implementation of Drinking Water Scheme Works in Local Bodies and in Chennai City. Government lands are alienated free of cost to Tamil Nadu Slum Clearance Board for construction of tenements, and if the lands are required for the construction of office buildings and other buildings, Government lands are alienated to Tamil Nadu Slum Clearance Board at a nominal land value of Rs.5,000/- per ground.

Government lands are alienated to SIDCO / SIPCOT / TIDCO / ELCOT / TNEB / TNHB / Neyveli Lignite Corporation on collection of Single Market Value subject to certain conditions.

## **2.7 Land Lease**

Under the provision of RSO 24A lands and buildings at the disposal of the Government are being granted on lease for temporary occupation for non-agricultural purpose for a minimum period of 3 years to maximum 20 years.

As per the orders of the Government at present lease rent is collected @ 7% in the case of non-commercial purpose and @ 14% for commercial purpose.

The lease rent is normally revised once in 3 years. In certain cases, nominal lease rent and long term lease are also granted by the Government in public interest.

**Monitory Limit is fixed as detailed below:-  
(As per G.O.Ms.No. 60, Revenue dated 6.2.1999)**

<b>Officers</b>	<b>Monetary Limit</b>
Revenue Divisional Officer	Up to Rs. 20,000
Collector/District Revenue Officer	Up to Rs. 50,000
Commissioner of Land Administration	Up to Rs.2,00,000
Government	Above Rs. 2,00,000

In respect of lease cases, instructions have been issued to the Tahsildars, to maintain a separate Master Register and the Tahsildars, Revenue Divisional Officers and District Revenue Officers have also been instructed to inspect the lands leased out and to send reports in this regard then and there.

**Defects and Rectification in Lease cases:-**

**Defects**

1. Lease granted for 3 years has to be renewed at the end of the 3<sup>rd</sup> year. But in most of the cases the lessee are enjoying the lands without applying for the renewal.

2. At the time of revision of lease rent some of the lessees are filing appeal against revision of lease rent in the Civil Court / High Court and getting stay orders.
3. Periodical review of the lease lands are not done by the Revenue Officials.
4. In cases of short term lease permission is being granted for the construction of buildings. This leads to the way for getting stay orders from the Court.

### **Rectification of the Defects**

1. To rectify this defects, a time table will be prescribed for inspections by the District Revenue Officer, Revenue Divisional Officer and Tahsildar.
2. The entire lease amount shall be collected from the lessees for the entire period lease upfront in one installment.

3. Valuable Government lands will be safeguarded by taking action against the lessees who have not handed over the leased lands after the expiry of the lease period.

## **2.8 SALT LAND LEASE**

Salt land is being granted on lease for manufacturing salt in the coastal areas as per R.S.O. 24A.

In the state of Tamil Nadu lease rent and royalty for manufacture of salt is fixed as follows:-

1.	Lease rent	-	Rs.5/-per acre / per annum
2.	Royalty	-	Rs.2/-per metric tone of salt produced subject to a minimum of Rs.100/- per acre / per annum
3.	Local cess 100%	-	Rs.5/- per acre / per annum
4.	Local cess surcharge 500%	-	Rs.25/- per acre / per annum
	Total	-	Rs.135/- per acre / per annum

The lease rent fixed by the Government is very low compared with other States. About 27,777 acres of lands have been leased out for salt production.

## **2.9 Eviction of Encroachments**

Eviction of encroachments on the Government lands is the prime duty of the Revenue Department. To evict the encroachers from the Government Land, the following Acts are enacted:

1. Tamil Nadu Land Encroachment Act, 1905
2. Tamil Nadu District Municipalities Act, 1920.
3. Tamil Nadu Protection of Tanks and Eviction of Encroachment Act, 2007.
4. Tamil Nadu Highways Act, 2001.
5. Tamil Nadu Panchayat Act, 1994
6. Tamil Nadu Public Premises (Eviction of unauthorized occupation) Act, 1975.
7. Tamil Nadu Village Panchayat Act, 1958.

To protect the water course lands such as Kulam, Kuttai, Odai, Channel and other catchments areas and to avoid encroachments on such lands, the Government in their G.O. Ms. No.41 Revenue dated 20.01.1987 have issued ban orders for regularization

of such encroachments. In G.O. Ms. No.186, Revenue Department dated 29.04.2003, detailed instructions were issued to follow the above Government orders scrupulously.

The High Court, Madras has also issued a judgment in W.P.No.20186/2000 to identify such illegal encroachments on the water course poramokes and to restore them to their original position after eviction.

Accordingly, importance is given to evict the encroachments in water bodies such as Tanks, Rivers, Lakes, Ponds and other water course porambokes in co-ordination with Public Works Department and Police Department.

To monitor the eviction of encroachments on Government lands a Steering Committee at district level and a High Level Committee at State level have been constituted.

As regards to the encroachments in Poramboke and other lands vested with the Village Panchayat

and Local bodies as per the directions issued by the Hon'ble Supreme Court of India in SLP No.3109/11 and C.A.No.1132/2011, the Government is required to formulate an action plan to identify and to evict the encroachments in the poramboke and other lands vested with the Village Panchayat and local bodies for the betterment of the community.

The objectionable encroachments on Government lands are as follows:

Sl. No.	Classification	Encroachments identified as on 01.01.2011	
		Number	Extent rounded to acres
1.	Water Course Poramboke	2,75,537	49,949
2.	Mayanam/Mandhaiveli	74,782	29,012
3.	Forest (Vanam)	21,290	19,939
4.	Salai/Pathai etc	53,988	5,698
5.	Poramboke lands vested with Panchayats	58,286	14,287
6.	Temple, Wakf Board and other religious places	6,358	1,172
7.	Other Categories (Kallankuthu, Chavadi, Thoppu etc.)	1,13,060	47,926
	<b>Total</b>	<b>6,03,301</b>	<b>1,67,983</b>

## **2.10 Rationalisation of Minor Irrigation Statistics (R.M.I.S)**

The Rationalisation of Minor Irrigation Statistics scheme has been launched in order to build up a comprehensive database in the Minor Irrigation sector. The Commissioner of Land Administration has been nominated as the Nodal Officer by the Government of Tamil Nadu for the conduct of Minor Irrigation Census in Tamil Nadu.

The scheme was launched with the following objectives:

- 1.To organize on a quinquennial basis, a census of Minor Irrigation projects.
- 2.To take up studies regarding reconciliation of discrepancies in figures of area irrigated as reported in agricultural statistics and in periodical progress reports received from the State Governments after getting the final report on Fourth Minor

Irrigation Census from the Government of India.

3. To organize and coordinate collection and compilation of statistics relating to minor irrigation projects and their reporting on a regular quarterly and annual basis to the Government of India.

#### **Fourth Minor Irrigation Census(2006-2007)**

The Fourth Minor Irrigation Census was conducted with the reference year 2006-2007 wherein the Groundwater Schemes and Surface Water Schemes have been enumerated. The details are given below:

## Minor Irrigation Schemes

Sl. No	Type of Scheme	Number of Schemes	Percentage to total No. of Schemes
<b>I</b>	<b>GROUND WATER SCHEMES</b>		
<b>1</b>	Dug Well	<b>1589216</b>	<b>83.10</b>
<b>2</b>	Shallow Tube Well	<b>116479</b>	<b>6.09</b>
<b>3</b>	Deep Tube Well	<b>160607</b>	<b>8.40</b>
<b>II</b>	<b>SURFACE WATER SCHEMES</b>		
<b>4</b>	Surface Flow Scheme	<b>38969</b>	<b>2.04</b>
<b>5</b>	Surface Lift Scheme	<b>6999</b>	<b>0.37</b>
	<b>TOTAL</b>	<b>1912270</b>	<b>100.00</b>

### 2.11 Tamil Nadu Cinemas (Regulation) Act, 1955 & Rules, 1957

The Government of India had enacted the Cinematograph Act 1952 (Central Act XXXVII of 1952) to make provision for certification of Cinematograph films for exhibition and for regulating exhibition by means of Cinematographs. The Government of Tamil Nadu had also enacted the Tamil Nadu Cinemas (Regulation) Act 1955 (Act IX of

1955) and Rule 1957. The Act provides for grant of licences to private individuals for exhibition of films in cinema houses. As per the provisions of the Act, the Collector is the Licensing Authority in the districts (except Chennai) and the Commissioner of Police is the Licensing Authority for the Chennai District.

Cinema theatres in the State falls under four major categories as follows:-

i.	Permanent Cinema Theatres	1085
ii.	Semi - Permanent Cinema Theatres	48
iii.	Touring Cinema Theatres	32
iv.	Open - Air - Cinema Theatres.	5
		-----
	Total	1170
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## 2.12 Katchatheevu

As per the Supreme Court judgement in 1960, a treaty to cede a part of Indian Territory to a foreign country can be done only with a Constitutional amendment approved by both Houses of Parliament.

But Katchatheevu was ceded to Sri Lanka though treaties signed in 1974 and 1976 between India and Sri Lanka, without the approval of Parliament. The

Legislative Assembly on 09.06.2011 resolved that the Revenue department implead itself in the case filed by the Honourable Chief Minister in the Supreme Court for getting back Katchetheevu. The Revenue department has accordingly filed an affidavit in the Supreme Court to implead itself.

## COMMISSIONARATE OF SURVEY AND SETTLEMENT

### 3. Organisational Structure

Systematic cadastral survey was commenced in Tamil Nadu in the year 1858, and this is being followed even today.

The basic organizational set up of the department is as follows:

- ❖ Survey Wing functions under the Commissioner of Survey and Settlement. The posts of Additional Director and Joint Director are available to assist the Commissioner at the headquarters.
- ❖ 4 Regional Survey Offices functioning in Chennai, Thiruchirapalli, Coimbatore and Madurai are headed by the Regional Deputy Directors of Survey and Land Records. The Survey Training Institute at Orathanadu is

administered by a Deputy Director of Survey and Land Records.

- ❖ In each district there is a District Survey Office headed by an Assistant Director of Survey and Land Records.
- ❖ In each Taluk Office, a Survey Section headed by Deputy Inspector of Survey and Land Records is functioning.

### **3.1 Duties and Responsibilities**

This Commissionerate performs various types of land surveys, Natham Survey, Town Survey, Hill Survey, Resurvey, etc. Recording the measurements of lands, preparation of survey and settlement records (permanent village records), preparation of maps, updation of land records with reference to the changes in ownership are the regular duties performed by the staff of this department. Identifying encroachments, maintenance of survey stones,

pointing out field boundaries, etc. are some important duties of this department.

### 3.2 Details of sanctions and vacancies

Sl. No.	Name of the post	Total sanction	No. of persons in position	Vacancies as on 30.06.2011
1	Assistant Director	34	24	10
2	Inspector	94	94	0
3	Deputy Inspector	246	227	19
4	Sub Inspector	1473	1276	197
5	Firka Surveyor	1083	738	345
6	Field Surveyor	1166	459	707
7	Head Draftsman	138	131	7
8	Senior Draftsman	615	545	70
9	Land Records Draftman	173	152	21
10	Draftsman	846	463	383
11	Superintendent	106	104	2
12	Assistant	419	287	132
13	Junior Assistant	145	104	41
14	Steno Typist	25	12	13
15	Typist	48	25	23
16	Others	1783	1390	393
	<b>TOTAL</b>	<b>8394</b>	<b>6031</b>	<b>2363</b>

### **3.3 Land Survey Schemes in progress**

#### **(i) Natham Survey**

Natham is classified as Poramboke in settlement register. But, they are distinct from other Porambokes such as river, Kalam, Grazing land, etc., that are set apart for public utility. The people in Natham have ownership right over the land they legally possess; but no enjoyment subdivisions are available as per Revenue Records. Hence, to issue Patta to the people residing in Natham lands, Natham Survey was initially taken up.

Natham Survey has been completed in 217 Taluks out of the 220 Taluks of the State. The remaining 3 Taluks in which the work is in progress are: Sholinganallur of Kancheepuram District, Ambattur and Madhavaram of Thiruvallur district.

## **(ii) Town Survey**

When the villages grow, they are upgraded as Town Panchayats. When Town Panchayats develop substantially, they are upgraded as Municipalities. They are graded appropriately depending upon their degree of development and with reference to urban characteristics. There is also substantial increase in the value of lands. In Villages and Town Panchayats, cadastral survey was carried out using traditional methods like Diagonal and offset system. Whereas in Municipal areas, survey is carried out based on Wards, Blocks and Town Survey Numbers. Hence, when Town Panchayats are upgraded by the Government as Municipalities, fresh survey has to be conducted under Town Survey method.

Total area surveyed so far under Town Survey scheme is 1808 Sq.Km. Recognizing the increasing value of lands in urban areas, this department has introduced modern survey instruments viz. GPS and

Electronic Total Stations in Town Survey. Details of ongoing Town Survey schemes are as follows:

<b>Sl.No.</b>	<b>Details</b>	<b>Municipalities</b>	<b>Corporations</b>
1.	Total No. of Towns/ Corporations	150	10
2.	Completed	97	5
3.	Progress	11	2
4.	To be taken up	42	3

### **3.4 Computerisation of Land Records Programme**

This is a Centrally Sponsored Scheme. This scheme was commenced in the year 1988-89.

#### **(i) Objectives of the scheme**

The main objective of this scheme is to provide computerized copies of Records of Rights (RORs) to the land owners at a reasonable price. The ultimate objective of the scheme is 'on-line management' of land records in the country. Under this scheme, provisions have been made to impart training on computer awareness and applications software to

revenue officials for regular updation of records of rights and smooth operation of computer centers.

**(ii) Details of activities performed under the Scheme**

- Basic land records pertaining to rural areas viz. 'A' Register, Chitta and Adangal have been computerized.
- Computers and accessories have been installed in all the Taluk Offices / Revenue Divisional Offices / District Collectorates.
- Maintenance of land records in respect of rural areas are being carried out in Taluk Offices through computers using the software "TAMIL NILAM (Tamil Nadu Infosystem on Land Administration and Management) developed by the National Informatics Centre.
- Digitization of Field Measurement Sketches is under progress using 'COLLABLAND' Software developed by the National Informatics Centre. For this purpose, computer cells have been

created in 28 districts so far and 20 Nos. of computers and peripherals have been installed in each district. The digitization of Field Measurement Sketches is performed through this department's staff. So far, 8 Lakh Field Measurement Sketches have been digitized.

- The digitized Field Measurement Sketches will be integrated with the existing land records database to facilitate issue of FMS generated through computers along with Patta to public. Further, sub-divisions will also be performed through "COLLABLAND" software.
- The land records so far computerized have been hosted in the internet under the e-service called "Anytime Anywhere Land Records" in the website <http://eservices.tn.gov.in>. Through this portal, public can access the land information like 'A' Register, Chitta, Government Poramboke lands etc. from anywhere at anytime. The land records

data hosted in this web-site are updated regularly by National Informatics Centre.

### **3.5 Strengthening of Revenue Administration and updating of Land Records**

This is a Centrally Sponsored Scheme with financial assistance at a ratio of 50 : 50 by the Central and the State Governments. This scheme was also commenced in the year 1988-89.

#### **Details of activities performed under the Scheme**

- A Centre for Survey Training And Research (CSTAR) has been established in Anna University campus. Training in modern surveying is imparted here to the staff of this department. Training has been imparted to around 2000 officials so far.
- All the village maps have been scanned and preserved in raster image format at the Computerised Cartographic Centre of the Central

Survey Office, Chennai. Action has been taken to vectorise the scanned village maps and town maps to facilitate embedding of GIS.

- Wherever land records have to be prepared afresh by adopting Town Survey System Modern survey has been introduced. Accordingly, work has been commenced in 11 Municipalities.
- A Survey Training Institute is functioning in Orathanadu in Thanjavur District from the year 1985. Training has been imparted to 11,856 officials of various departments so far in this institute. Action has been pursued to provide GPS, Total Stations, Plotter, etc. to the Institute under the Strengthening of Revenue Administration and Updating of Land Records Programme.

### **3.6 National Land Records Modernisation Programme**

In the year 2009, the Government of India have merged the Computerisation of Land Records Programme and Strengthening of Revenue Administration and Updating of Land Records Programme and have formed a new programme called “National Land Records Modernisation Programme”.

#### **(i) Objectives of the scheme**

The main aims of NLRMP are to usher in a system of updated land records , automated and automatic mutation , integration between textual and spatial records , inter-connectivity between revenue and registration, to replace the present deeds registration and presumptive title system with that of conclusive titling with title guarantee.

The three major components of NLRMP are

- (a) Computerization of land record
- (b) Survey/re-survey
- (c) Computerization of Registration.

The District has been taken as the unit of implementation, where all programme activities are to converge.

**(ii) Schemes to be commenced in the current financial year under NLRMP**

- (a) Creation of Land Records Management Centres in all the Taluk Offices of Kanchipuram and Tirunelveli Districts.
- (b) Data entry of urban land records in the above 2 districts and
- (c) Creation of NLRMP Cell at the Survey Training Institute, Orathanadu

The above schemes will be implemented at an expenditure of Rs. 731.07 Lakhs.

### **3.7 Settlement**

According to the historical convention followed through centuries the Government is entitled to a share of the produce of the land. The commuted money value of such share is called the "Assessment" and the procedure by which the assessment determined is known as a "Settlement" of Land Revenue. Under ryotwari settlement, the assessment of land tax is determined with reference to composition of soil, sub-divided into sorts and grades based on the properties of the soil and other factors affecting the fertility of the soil.

With a view to increase the land revenue, the British Government collected assessment from cultivators on the half-net principle, by which the assessment could be upto half of the value of the produce.

The cultivators were very much affected because the land tax was collected by the Zamindars and

Inamdars from them. The system of collecting land tax directly from the cultivators by the Government called Ryotwari Settlement was then introduced. The burden of land tax on the cultivators come down considerably.

After Independence, a series of Land Reforms Acts have been enacted and many schemes implemented, in order to abolish the Intermediaries between the Government and the ryots, By implementing settlement works under the various Abolition Acts, records such as 1. Village Map, 2. Village Field Measurement Book, 3. Fair Adangal, 4. Fair Chitta, 5. List of Encroachment and Maps, 6. Ground Rent Register and Ground Rent Field Measurement Map(Only for Town areas) are prepared and handed over to the District Revenue Administration for maintenance work and to carryout changes whenever required.

### **3.8 The Tamil Nadu Estates (Abolition and Conversion into Ryotwari) Act**

The Act provides for the acquisition of the rights of the land holders in estates and for the introduction of ryotwari settlement in such estates. The Act removed all kind of intermediaries viz. Zamindar, Inamdar having melwaram rights, on payment of compensation. Accordingly all the Estates were taken over by the Government and Ryotwari Settlement was introduced.

The Settlement work has been completed in all the 5092 Estates taken over by the Government. The number of beneficiaries are 23,33,840.

### **3.9 The Tamil Nadu Inam Estates (Abolition and Conversion into Ryotwari) Act**

#### **Inam**

During the regime of Hindu Kings, Mughal Kings and the British, the lands were gifted as grant to Soldiers, Government Officers, Religious Institutions,

Charitable Institutions, Service holders and Scholars without levying assessment or at low rate of assessment to perform their services. This type of grant is known as “Inams”.

The Act provides for the acquisition of rights of Land holders in Inam Estate in the State of Tamil Nadu and the introduction of the ryotwari settlement in such estates.

The Settlement work has been completed in 2115 Estates out of 2125 Estates taken over by the Government. Work is pending in respect of 10 Estates. The number of beneficiaries are 3,62,118.

### **3.10 The Tamil Nadu Leaseholds (Abolition and Conversion into Ryotwari) Act**

The Act provides for the termination of leases on lease hold lands, granted by the Government, acquisition of the rights of the lessees in such leaseholds and introduction of Ryotwari settlement Work has been completed under this Act.

The Settlement work has been completed in all the 12 Estates taken over by the Government. The number of beneficiaries are 6003.

### **3.11 The Tamil Nadu Minor Inam (Abolition and Conversion into Ryotwari) Act**

#### **Minor Inam**

The lands that had been granted in an Inam Title Deed in cawnies, acres, cents, etc., are called “Minor Inams”.

The Act provides for the acquisition of the rights of the inamdars in minor inams in the state of Tamil Nadu and introduction of Ryotwari settlement in such inams. The Act applies to Minor inam lands covered under title deeds and all lands recognized as Minor Inams under Section 17 and 14 of Act XXVI/1948 and 26/1963 respectively

The Total number of Title Deeds taken over by the Government is 1,37,038. Number of beneficiaries are 5,11,506.

### **3.12 The Tamil Nadu Gudalur Janmam Estates (Abolition and Conversion into Ryotwari) Act**

The Act provides for the acquisition of rights of the Janmies in Janmam estates of the Gudalur Taluk in Nilgiris District and the introduction of Ryotwari settlement. Some of the leaseholders and janmies filed Civil Appeals and Writ petitions before the Supreme Court, challenging the inclusion of the Act in the 9<sup>th</sup> schedule of the Constitution of India. Among them 3 cases were referred to a Bench of nine judges of the Supreme Court of India in order to decide the validity of the inclusion of the Act in the 9<sup>th</sup> Schedule. As per the judgment dated 11.01.2007 of the Bench, the cases were referred to a Bench of three judges and judgement has been delivered by the Bench on

9.9.2010, confirming the inclusion of the Act in the 9<sup>th</sup> Schedule and dismissing the petitions.

Out of the total 80,087.74 acres of Gudalur Janmam Lands, settlement work in respect of 28,087.03 acres of lands had already been completed and pattas issued. In the remaining 52,000.71 acres of land, an extent of 17,014.43 acres was declared as forest land under Section 53 of the Tamil Nadu Act 24/69 by the Settlement Officer Gudalur on 28.07.2011. The settlement work is in progress in respect of the remaining lands.

### **3.13 Natham Settlement Scheme**

In Government Order Ms.No.1177 Commercial Taxes and Religious Endowments Department dated 30.10.87, it has been ordered by the Government, to commence work on Natham Survey in Natham Lands and the Agricultural lands used for non – agricultural purposes. As per the above orders, work

has been completed in 200 Taluks out of 220 Taluks in the State.

At present the settlement work is in progress in all the taluks in the Nilgiris and Kanyakumari Districts, Tambaram Taluk of Kanchipuram District and in Ambattur Taluk of Thiruvallur District, totaling 15 Taluks. So far, 33,437 pattas have been issued in the above 15 Taluks,

The work has to be commenced in 5 Taluks of the Chennai District.

### **3.14 Wakf Board**

As per Section 4 of the Wakf Act 1995 Survey of wakf properties has been commenced throughout the State and correction work on the reports received from the District Revenue Officers(Additional Wakf Commissioner). is being carried out.

### **3.15 Revenue Follow up work in Hill Villages**

As per G.O.Ms.No.113, Revenue Department dated 02.02.95, it has been ordered by the Government to commence Revenue Follow Up Work in 67 Hill Villages in the State. The work has been completed in 60 villages and is in progress in 7 villages.

### **3.16 Revenue Follow up work in Corporations and Towns**

In order to update the Registries in Revenue Records as on date, to issue pattas to land holders and to prepare and hand over records for use in Revenue Administration in the Corporations (except Old Chennai city) and Municipalities of the State Revenue follow-up work has been introduced.

Out of the 150 Municipalities of the State, work has been completed in 3 Municipalities. The work is in progress in 17 Municipalities. Further, out of 10 Corporations, the work is in progress in 3

Corporations. The work will be extended to the remaining 130 Municipalities and 7 Corporations. Under this scheme 54,887 pattas have been issued.

## **LAND REFORMS**

### **4.1 Land Ceiling**

The Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58/1961) was enacted to fix ceiling on the agricultural holdings of the land owner and declare the excess of the ceiling area as surplus for distributing the same to the landless poor people.

According to this, the land ceiling for a family consisting of 5 members was fixed at 30 standard acres. In addition, 5 standard acres was allowed for every additional member with an overall ceiling of 60 standard acres. Besides, each female member of the family was allowed to hold 10 standard acres of land as Stridhana in her name. Subsequently, the ceiling area was reduced through amendments.

The ceiling area at present is as follows:

Sl.No.	Category	Extent allowed
1.	For a family consisting of 5 members :	15 standard acres
	i)Each additional Member	5 standard acres
	ii)Overall ceiling area	30 standard acres
	In addition, each female member of the family can hold 10 standard acres of land as Stridhana in her name.	
2.	Private Trust and Company	15 standard acres
3.	Public Trusts	
	a) Public Trust of Charitable nature as on 1.3.1972	5 Standard acres
	b) All public trusts are prohibited from acquiring agricultural lands after 1.3.72.	
	c) As an exemption from the above provisions of the Act, Public Trusts can apply for permission to hold lands after 1.3.1972, under Section 37-B of Tamilnadu Act 29/87, for educational and hospital purposes	
	d) The Religious Trust of Public Nature, which was in existence before 1.3.1972 shall not come within the purview of the Land Ceiling Act.	

**4.2 The details of lands declared as surplus and the area assigned and the cases pending in the court are as under :**

Sl. No		Area (in Acres)
1.	Extent notified as surplus	2,08,423
2.	Land assigned to the landless poor	1,90,088
3.	Extent allotted for public purposes under rule 13 of the Tamil Nadu Land Reforms (DSL) Rules, 1965	10,205
4.	Under court proceedings	8,130

**4.3 Details of number of beneficiaries of the surplus land :**

Category of beneficiaries	Number of persons	Extent assigned (In Acres)
Scheduled Castes	66,419	71,266
Scheduled Tribes	240	322
Others	83,878	1,18,500
Total	1,50,537	1,90,088
Lands reserved under public purpose		10,205
<b>Grand Total</b>		<b>2,00,293</b>

#### **4.4 Concession to Industrial / Commercial undertakings**

The industrial or commercial undertakings who acquire lands in excess of the ceiling area are permitted to hold excess lands under Section 37-A of the Act for which permission was being given by the Government. A legal issue arose to the effect that the Undertakings should have applied for permission before the purchase of the land. A provision was made in the amended Act 23/2010 by substituting the word 'to hold or acquire', with the word 'to acquire or to hold the acquired land'. According to the amended rules, the Undertakings should apply for permission to the Government within 180 days either from the date of amended rules or from the date of purchase of land.

#### **4.5 Concession for Public Trusts**

Government was granting permission under section 37-B of the Act to the Public Trust for holding the lands acquired for educational or hospital

purpose. A legal issue arose to the effect that the Public Trust should have applied for permission before the purchase of the land. A provision was made in the amended Act 23/2010 by substituting the word 'to hold or acquire', with the word 'to acquire or to hold the acquired land'. According to the amended rules, the Public Trust should apply for permission to the Government within 180 days either from the date of amended rules or from the date of purchase of land.

#### **4.6 Tenancy Laws**

##### **(i) The Tamil Nadu Cultivating Tenants Protection Act**

This Act protects the interest of the cultivating tenants, from eviction from the lands, except for non-payment of lease rent or doing any injurious act to the land or crops thereon, failure to cultivate the land, using the land for any purpose other than agricultural or horticultural purpose or denial of the title of the land to the owner to the land.

The disputes between the land owners and tenants are settled by the Revenue Courts.

**(ii) The Tamil Nadu Cultivating Tenants (Payment of Fair Rent) Act**

This Act provides for the fixing fair rent at 25 % of the gross produce by the cultivating tenants to the landowners. The fair rent can either be cash or kind. But, the cultivating tenant should bear all the other expenses of cultivation except the land revenue to be borne by the land owner. All the disputes between the land owners and tenants are settled by the Revenue Courts.

**(iii) The Tamil Nadu Public Trusts (Regulation and Administration of Agricultural Land) Act**

The Tamil Nadu Public Trust (Regulation and Administration of Agricultural Land) Act, provides for the exemption from the ceiling for the Religious Trust of Public Nature, which was in existence prior to 1.3.1972. However, the Public Trusts are permitted to cultivate a maximum of 20 standard acres on their

own and the remaining extent has to be let on lease. There are provisions in this Act for regulating the relationship between public trusts and their cultivating tenants as well as for settlement of disputes by the Revenue Courts.

**(iv) The Tamil Nadu Agricultural Lands (Record of Tenancy Rights) Act**

The rights of the cultivating tenants are protected under this Act by registering themselves as cultivating tenants under this act. Under this Act, the Taluk Tahsildar acts as the registering authority. So far 2,59,615 persons have been registered as cultivating tenants under this Act. The area covered under this Act stands at 16,513 standard acres.

**(v) The Tamil Nadu Occupants of Kudiyruppu (Conferment of Ownership) Act, as amended**

This Act provides for conferring ownership rights to any agriculturist or agricultural labourer who occupies the land as tenant or as lessee. There is

provision for extending the benefits to rural artisans, occupying the land with no house sites of their own. The details of the total number of occupants who were conferred ownership rights over Kudiyiruppu are as under :

Sl.No.	Category	Total
1.	Scheduled Castes	1,01,333
2.	Scheduled Tribes	2,746
3.	Others	80,693
	Total	1,84,772

**(vi) The Tamil Nadu Agricultural Labourers Fair Wages Act**

This Act provides for payment of fair wages to agricultural labourers of Nagapattinam and Tiruvarur Districts for various types of agricultural works. In regard to other districts, the Minimum Wages Act is being followed.

## **4.7 Revenue Courts**

At present, six Revenue Courts are functioning in the State at Cuddalore, Mayiladuthurai, Tiruvarur, Thanjavur, Tiruchirapalli and Madurai, under the control of Special Deputy Collectors.

## **4.8 Bhoodan Board**

The Bhoodan Yagna Movement was started by Sri Acharya Vinoba Bhave. Sri Acharya Vinoba Bhave undertook Pada Yatra to several districts of Tamilnadu between 13.3.1956 and 18.4.1957 and received lands as donation to the Bhoodan Yagna. To regulate such lands received as donation, to transfer the title of the lands to the name of the Bhoodan Board and to distribute the lands to the landless poor, 'Tamilnadu Bhoodan Yagna Act 1958' was introduced and implemented. The rules of the Bhoodan Yagna Act were framed during 1959.

In Tamilnadu, an extent of 28,060 acres of Bhoodan lands were received and 20,549 acres have been distributed. The balance extent of 7511 acres are locked up in court cases, encroachments etc.

## **DIRECTORATE OF URBAN LAND CEILING AND URBAN LAND TAX**

### **5.1 Tamil Nadu Urban Land (Ceiling & Regulation) Act 1978**

The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) was enacted with a view to redistribute the non agricultural lands in the hands of a few people and thus bring about equitable distribution of urban land. To implement this objective ceiling on vacant land in the urban agglomerations of Chennai, Madurai, Coimbatore, Tiruchirapalli, Salem and Tirunelveli was introduced.

The Ceiling limit for the individual family and the industrial undertaking in each urban agglomeration under the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 is given below:

Sl. No.	Urban Agglomeration	Individual (Sq.ft.)	Family (Sq.ft.)	Industrial undertaking (Sq.ft.)
1.	Chennai	5382	21528	21528
2.	Madurai, Coimbatore, Tiruchirapalli & Salem	16146	32292	32292
3.	Tirunelveli	21528	43056	43056

The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 was repealed by the Tamil Nadu Urban Land (Ceiling and Regulation) Repeal Act, 1999 (Tamil Nadu Act 20/99) with effect from 16.6.1999. The Repeal Act does not apply to the lands which were already acquired and in possession with the Government on the date of repeal and also the lands exempted under Section 21(1) of the Principal Act.

The status of the land acquired under the Tamil Nadu Urban Land (Ceiling and Regulation) Act 1978 is as follows:

Sl. No.	Details	In Sq.ft.
	Extent acquired (As per the Details of possession handed over)	<u>20,42,56,800</u>
1.	Extent covered by Government Department and Government undertaking	4,68,33,600
2.	Extent covered by Writ Petition	2,87,42,400
3.	Extent covered by Innocent purchasers	2,50,94,400
4.	Extent covered by encroachment	7,82,32,800
5.	Extent of Vacant Land (without encroachment)	2,53,53,600
	Total	20,42,56,800

## 5.2 Purchaser of the acquired Excess Vacant Land

The purchase of excess land vested with Government for residential purposes was regularized upto 1 ½ grounds after remittance of nominal value as per G.O.Ms.No.649, Revenue dated 29.7.1998, Subsequently the Government extended this provision for land measuring an extent of more than 1 ½ grounds for residential and other purposes by collecting twice and thrice the value as per G.O.Ms.No.565, Revenue dated 26.9.2008. So far

2997 Cases to an extent of 61,27,200 Sq.ft. of land have been regularised.

### **5.3 URBAN LAND TAX**

The Tamil Nadu Urban Land Tax was introduced on 1.7.63 with the objective of levying tax on the non agriculture urban lands. The Act was made applicable to Chennai City in the first instance and later extended to Trichy, Madurai, Salem and Coimbatore Towns, Chennai City belt areas, Tirunelveli Corporation and Kancheepuram, Vellore, Cuddalore, Villupuram, Thanjavur, Mayiladuthurai, Kumbakonam, Pudukottai, Karaikudi, Thoothkudi, Rajapalayam, Dindigul, Karur, Palani, Namakkal, Pollachi, Udumalpet, Erode, Tiruppur, Udthagamandalam, Nagercoil, Kodaikanal, Mettur, totally 23 Municipalities were included under this Act. Tax is levied based on the market value as on 1.7.1981 in all these areas.

The tax structure is as follows

Sl. No.	Chennai and other Urban Agglomeration		All urban lands in the Chennai City Belt Area	
1.	Upto 4800 Sq.ft.	No Tax	Upto 7200 Sq.ft.	No Tax
2.	4801 Sq.ft., to 12000 Sq.ft.	0.7% of the market value	7201 Sq.ft., to 16800 Sq.ft.	0.7% of the market value
3.	12001 Sq.ft., to 24000 Sq.ft.	1% of the market value	16801 Sq.ft., to 24000 Sq.ft.	1% of the market value
4.	24001 Sq.ft., to 48000 Sq.ft.	1.5% of the market value	24001 Sq.ft., to 48000 Sq.ft.	1.5% of the market value
5.	More than 48000 Sq.ft.	2% of the market value	More than 48000 Sq.ft.	2% of the market value

The details of the Urban Land Tax viz., names of land holder, amounts due and paid etc., have been computerized in the Districts.

The following lands are exempted from levy of Urban Land Tax under Section 29 of the Act.

- (1) Lands owned by the Central and State Government.
- (2) Lands set apart for public worship.
- (3) Lands used for Hospitals approved by the State Government.
- (4) Lands used as burial Grounds.
- (5) Lands used as roads.
- (6) Lands used by Schools, Colleges or Universities recognised by the Government of Tamil Nadu.
- (7) Lands used for Public Parks, Public Libraries and Museums.
- (8) Lands used for Housing destitutes and orphanages.

The Government, under Section 27(1) of the Act, may grant exemption from payment of Urban Land Tax in respect of the lands owned by charitable, religious, philanthropic and other institutions, in cases where the payment of Urban Land Tax causes undue hardship to these institutions.

The Government have granted tax concessions to the following institutions.

- i) Industries having Small Scale Industries Certificate are granted 25% tax concessions.

For other industries are granted 10% concession;

- ii) All Music and Drama Sabhas are granted 50% tax concession;
- iii) Cinema Theatres are granted 10% concession;
- iv) Lands notified as slums are granted full concessions and
- v) A concession of 50% of the tax is being given where there is a building on the lands wholly occupied by the owner for residential purposes only.

In order to speed up the disposal of appeals against assessment and levy of Urban Land Tax and to provide relief to the public, Government have appointed the District Revenue Officers of the respective Districts as Tribunal Authorities.

#### **5.4 A Comprehensive Social Security Scheme for the Farmers and Labourers engaged in agricultural operations.**

In the year 2005, as per G.O. (Ms) No. 540, Revenue [LR I(2)] Department, dated 19.9.2005, a

new scheme, namely, the 'Tamil Nadu Chief Minister's Farmers Security Scheme' was launched with effect from 15.08.2005 for providing financial assistance to agricultural labourers, small and marginal farmers and their families in order to provide them with a Social Security Scheme that will protect them from risk and uncertainty.

Based on available Ration Cards, village-wise enumeration was undertaken and Family Identity Cards were distributed after carrying out registration by the Village Administrative Officer.

Subsequently, the Tamil Nadu Agricultural Labourers – Farmers (Social Security and Welfare) Act, 2006 (Tamil Nadu Act No. 29/2006) was enacted and as per G.O. (Ms.) No. 42, Revenue [LR I(2)] Department, dated 18.01.2007 the Tamil Nadu Agricultural Labourers Welfare Board was constituted.

Under this Scheme, from 22.12.2006 to 30.04.2011, 76,45,856 Family Identity Cards were distributed and 1,74,80,011 members were registered.

This House has decided that the above mentioned Act, Tamil Nadu Agricultural Labourers-Farmer (Social Security and Welfare) Act 2006 (Tamil Nadu Act No.29/2006) be repealed.

A comprehensive Social Security Scheme for farmers and labourers engaged in agricultural operations in the State which will provide their families with financial support and assistance at all important stages of life, such as, a) Child birth b) Education c) Marriage d) old age e) accidental injury and f) death is being launched soon.

P. THANGAMANI  
Minister for Revenue