



ABSTRACT

Urban Development – Framing of Tamil Nadu Land Pooling Area Development Scheme Rules, 2024 – Notification - Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)]DEPARTMENT

G.O.(Ms).No. 16

Dated: 14.01.2024

சோபகிருது வருடம், மார்கழி 29

திருவள்ளுவர் ஆண்டு 2054

Read:

ORDER:

The Notification appended to this order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 14th January, 2024.

(BY ORDER OF THE GOVERNOR)

C.SAMAYAMOORTHY
SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central Press,
Chennai-600 079.
The Secretary to Governor,
Raj Bhavan,
Chennai – 600 032.
All District Collectors.
The Chief Secretary to Government,
Chennai-600 009.
The principal Secretary to Government,
Finance Department, Chennai- 600 009.
The Secretary to Government,
Law Department, Chennai – 600 009.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai – 600 008.
The Director of Town and Country Planning,
Chennai-600 107.

Copy to:

The Special Personal Assistant to Hon'ble Minister
for Housing and Urban Development, Chennai- 600 009.

The Private Secretary to Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
Stock file/Spare Copy.

//FORWARDED BY ORDER//

Co-MB 20
14/11/24
SECTION OFFICER.

FB
14/11/24

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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by clauses (j), (jj) and (jjj) of sub-section (2) of section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following rules:-

RULES.-

- 1. Short title.-** These rules may be called the Tamil Nadu Land Pooling Area Development Scheme Rules, 2024.
- 2. Definitions.-** In these rules, unless the context otherwise requires,-
 - (a) "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);
 - (b) "Form" means the form appended to these Rules.
 - (c) "Scheme" means the Land Pooling Area Development Scheme as defined in clause (22-A) of section 2 of the Act;
 - (d) "section" means a section of the Act; and
 - (e) The words and expressions used and not defined in these rules but defined in the Act shall have the same meaning respectively assigned to them in the Act.
- 3. Publication of declaration of intention under section 39-A.-** (1) The declaration of intention by the appropriate planning authority under sub-section (1) of section 39-A shall be in **Form-A**.
(2) The appropriate planning authority shall forward a copy of the declaration of intention and the map to the Revenue Department, Commissionerate of Survey and Settlement, Commissionerate of Land Administration and Registration Department and local bodies concerned, for information.
- 4. Inquiry of disputed ownership.-** An officer not below the rank of Revenue Divisional Officer shall hold an inquiry in the cases of disputed ownership of land or building included in a Scheme under section 39-G within thirty days from the date of receipt of the request from the appropriate planning authority or the designated officer concerned.
- 5. Details of Draft Scheme.-** The Draft Scheme prepared by the appropriate planning authority under section 39-I shall contain the following matters in addition to the matters specified in section 39-H, namely:
 - (1) An index map on a scale not smaller than 1 centimetre to 75 metres (1:7500), showing:

(a) the area included in the Draft Scheme and the surroundings within reasonable limit on all sides of such area; and

(b) all existing roads and means of transport and communication of every kind;

(2) A plan on a scale not smaller than 1 centimetre to 20 metres (1:2000) showing the original plots with identification numbers and all existing buildings;

(3) A plan on a scale not smaller than 1 centimetre to 20 metres (1:2000) showing the original plots and the manner in which it is proposed to alter the boundaries of the original plots;

(4) A plan on a scale not smaller than 1 centimetre to 20 metres (1:2000) showing the boundaries of the plots as they will appear after the Final Scheme is executed, with their numbers and illustrating as far as possible by means of colours, letters and explanatory notes or in such other convenient manner, all such provisions of the Scheme in the plan;

(5) Incremental rate for arriving at the value of the final plot;

(6) A redistribution and tentative valuation statement in **Form-B** showing the estimated amounts to be paid to or by each of the owners included in the Scheme;

(7) A copy of the estimates of all works contemplated in the Scheme and a statement of the approximate dates by which the respective works are expected to be completed;

(8) A statement in **Form-C** explaining the estimated financial expenditure of the Scheme; and

(9) Regulations for the control of development within the Scheme area.

6. Publication of Draft Scheme.— (1) The Draft Scheme shall be published by the appropriate planning authority within nine months from the date of publication of the declaration of intention under section 39-A, in.—

(a) the District Gazette; and

(b) the website of the appropriate planning authority.

(2) Every publication under sub-rule (1) shall explicitly mention that the appropriate planning authority shall consider any objections relating to the Draft Scheme raised by any persons interested in the Draft Scheme, to the appropriate planning authority, within sixty days from the date of publication of the Draft Scheme. The Publication shall also state that the Draft Scheme is open for public inspection at the head office of the appropriate planning authority during office hours.

7. Consideration of objection or suggestion on the Draft Scheme.—

(1) The objection and suggestion received under section 39-K, shall be examined in detail and considered before submission of the Draft

Scheme to the Government for its approval under section 39-L of the Act.

(2) Upon consideration of the objections and suggestions received, the appropriate planning authority shall submit the Draft Scheme with modifications, if any, to the Government for approval.

(3) The Draft Scheme approved by the Government shall be published in the Tamil Nadu Government Gazette and to the leading daily newspapers in that area, of which one shall be in Tamil.

(4) The approved Draft Scheme shall be kept open for inspection of the public at the office of the Designated Officer during office hours and shall also be published in its website of the appropriate Planning authority.

8. Manner of submission of objection on the approved Draft Scheme.—The Objections from any person affected by the approved Draft Scheme shall be submitted in Form-D to the designated officer along with relevant documents in support of this objections.

9. Manner of preparation of Preliminary Scheme by Designated Officer.—(1) For the purpose of preparing the Preliminary Scheme, the Designated Officer shall issue individual notices in **Form-E** to the owners of the Land in the scheme area under sub-section (1) of Section 39-N.

(2) The Designated Officer shall consult the appropriate planning authority on the layout of roads, location of public purpose plots and also demarcation of final plots.

(3) The Designated Officer shall update the Scheme documents and plans/maps. The component parts of the Scheme shall be so arranged that they may be readily referred to in connection with the documents and plans/maps.

10. Approval and Publication of Preliminary Scheme.—(1) Upon approval of the Preliminary Scheme by the Government, the Designated Officer shall forthwith communicate requisite information extracted from the Preliminary Scheme approved by the Government with respect to the final plot to the corresponding owner of the land in **Form-F**.

(2) After the approval of Preliminary Scheme by the Government under section 39-O, the appropriate planning authority concerned shall without delay, forward a copy of the same to the Inspector General of Registration and Commissioner of Revenue Administration and Disaster Management for updating and mutation of revenue records without any cost to the owners.

11. Preparation of Final Scheme by the Designated Officer.—Within nine months from the date of publication of Preliminary Scheme, the Designated Officer shall prepare the Final Scheme and

shall communicate forthwith the details including the quantum of amount arrived at with respect to clauses (a) to (f) of sub-section (1) of section 39-Q to the owner concerned, by issue of the requisite extract from the Final Scheme in **Form-G** and also to the appropriate planning authority.

12. Procedure for disposing of the Appeal.— (1) Any person aggrieved by the decision of the Designated Officer under sub-section (2) of Section 39-Q, may prefer an appeal in **Form-H** to the Director or the Chennai Metropolitan Development Authority or the Urban Development Authority, as the case may be.

(2) On receipt of an appeal, the Director or the Chennai Metropolitan Development Authority or the Urban Development Authority concerned shall give notice as it deems sufficient to the parties concerned for a hearing.

(3) The Director or the Chennai Metropolitan Development Authority or the Urban Development Authority shall hear and adjourn as it thinks proper with due regard to the dispatch of business, but shall dispose of the appeal received within two months from the date of receipt.

(4) Any person aggrieved by the order passed under sub-section (2) of section 39-R, may prefer an appeal in **Form-I** to the Government.

(5) The Government may, within two months from the date of presentation of appeal, dispose the appeal received after giving the appellant an opportunity of being heard.

13. Approval of Final Scheme.—The Designated Officer shall submit the Final Scheme to the Government for approval after making necessary changes in accordance with the decision of the Director or the Chennai Metropolitan Development Authority or the Urban Development Authority or the Government, as the case may be, in the case of appeals if any within nine months from the date of publication of Preliminary Scheme in the Tamil Nadu Government Gazette.

14. Land Pooling ownership certificate.— (1) Within sixty days from the date of publication of Final Scheme, the appropriate planning authority shall issue a land pooling ownership certificate in **Form-J** after obtaining prior concurrence of the Inspector General of Registration. The certificate shall contain details of the land owner's original plot and that of the final plot, including its ownership details, along with a sketch of the reconstituted plots with schedule of boundaries of the land.

15. Permission for development.— (1) Every application seeking permission to carry out any development work under sub-section (1) section 39-C by any person other than any department of the Government, Public Sector Undertaking or a statutory body owned or controlled by any State Government or Central Government, shall be made in **Form-K**.

(2) The appropriate planning authority may also obtain any further information from the applicant in writing that may be required for the purpose of considering application.

(3) Every order granting or refusing permission shall be communicated to the applicant by registered post under intimation to the local body concerned.

(4) Every permission for development granted under sub-section (3) of section 39-C shall remain in force for a period of eight years from the date of receipt of such permission. Expiry of permission shall not bar any subsequent application for fresh permission.

16. Inquiry into Contravention of Section 39-C.— (1) If any person contravenes the permission granted under rule 15, the appropriate planning authority shall serve a notice in writing upon the person concerned calling upon him to show cause as to why he should not be directed to remove or pull down or alter or restore the land/building to its original condition, as the case may be, within one month from the date of receipt of the said notice.

(2) Any representation from the person specified in sub-rule (1) shall be considered and disposed of after giving an opportunity of being heard.

(3) Before removing, pulling down or altering any building or other work, the appropriate planning authority shall serve a notice in **Form-L** on the owner or occupier of the building, as the case may be, calling upon him to remove, pull down or alter such building or execute such work to restore the building complying the Planning Permission within such reasonable time as may be specified in the said notice.

(4) On failure to comply with the requirement of the notice, the appropriate planning authority shall take appropriate steps as may be necessary for the removal or alteration of structures or buildings in contravention of the scheme.

(5) Any expenses incurred by the appropriate planning authority to remove or pull down or alter or restore the land/building to its original condition, as the case may be, shall be the sum due to such appropriate planning authority from the person in default.

17. Procedure for eviction.— (1) If any person has encroached upon any area of the Scheme, the appropriate planning authority, shall prepare a notice in **Form-M** and call upon the person concerned to remove such encroachment.

(2) Notwithstanding anything contained in sub-rule (1), such notice shall be served by delivering a copy either to the encroacher or to a member of his family at his usual place of abode, or to his authorised agent, or by affixing a copy thereof in some conspicuous part of his last known residence or in any part of the area encroached upon.

(3) If the encroacher has not removed the encroachment within the period specified in the notice referred to in sub-rule (1), the appropriate planning authority shall inform the Area Station House

Officer of Police Department, in writing to provide adequate Police personnel, as may be necessary and shall remove the encroachment or obstructions or any building or any crop or any product raised on the land or anything deposited and forfeit them and take possession of the lands vested under sections 39-M and 39-P.

(4) The appropriate planning authority shall also impose the cost of eviction against such person. If the encroacher fails to remit the cost of eviction on demand, then the same shall be recovered as an arrear of land revenue.

18. Cost of Scheme.— (1) The Designated Officer shall calculate the costs of a Scheme which shall include—

- (a) all sums spent or estimated to be spent by the appropriate planning authority in the making and execution of the Scheme;
- (b) all sums payable as compensation for land reserved or designated for any public purpose or for the purposes of the appropriate planning authority which is solely beneficial to the owners of land or residents within the area of the Scheme;
- (c) such portion of the sums payable as compensation for land reserved or designated for any public purpose or for the purpose of the appropriate planning authority which is beneficial partly to the owners of land or residents within the area of the Scheme and partly to the general public, as is attributable to the benefit accruing to the owners of land or residents within the area of the Scheme from such reservation or designation;
- (d) all legal expenses incurred by the appropriate planning authority in the making and in the execution of the Scheme;
- (e) any amount by which the total amount of the values of the original plot exceeds the total amount of the values of the plots included in the Final Scheme, For that purpose each of such plots being estimated at its market value at the date of the declaration of intention to make a Scheme, with all the buildings and works thereon at the said date and without reference to improvements contemplated in the Scheme other than improvements due to alteration of its boundaries.

Explanation.— For the purpose of determining the value of the original plot, in case of variation of site extent between Patta and document, the least extent of the site to be considered along with site dimension corresponding to the least extent.

- (f) twenty percent of the amount of the cost of infrastructure provided in the area adjacent to the area of the Scheme as is necessary for the purpose of and incidental to the Scheme.

(2) If in any case the total amount of value of the plots included in the Final Scheme exceeds the total amount of the values of the original plots, each of such plots being estimated in the manner provided in clause (e) of sub-rule (1), then the amount of such excess

shall be deducted in arriving at the costs of the Scheme as defined in sub-rule (1).

19. Estimation of value of original plots and final plots.—The value of Original Plots (OP) and Final Plots (FP) shall be estimated in the following manner.—

Total Original Plots Value	=	Original Plots Area X Original Plots Rate, where Original Plots Rate is the guide line value prevailing at the date of declaration of intention.
Undeveloped Final Plot Rate	=	Original Plots Rate + Additional Rate based on location of Final Plot
Increment Rate	:	Increment Rate is the unit rate of cost of infrastructure works which include the following: Development of infrastructure like roads and bridges including all elements above and below ground such as pavements, street lights, street furniture, landscaping, signage, etc. Provision of infrastructure networks such as water, sewage, stormwater, gas, electrical and telecom services and construction of utility ducts for carrying such services Structures for management of solid waste Development of green open spaces, plazas, etc. Development, conservation and /or protection of lakes, nallas, channels and other such natural water bodies, and construction of culverts and small bridges over nallas and water streams.
Developed Final Plot Rate	=	Undeveloped Final Plot Rate + Increment Rate for infrastructure provision.
Total Final Plots value	=	Final Plots Area X Developed Final Plot Rate

20. Calculation of Increment.—The increment shall be arrived at by the Designated Officer, which is deemed to be the amount, by which at the date of the declaration of intention to make a Scheme, the market value of any plot with reference to the improvements contemplated in the Scheme on the assumption that the Scheme has been completed would exceed on the same date the market value of the same plot estimated without reference to such improvements.

Provided that, in estimating such values, the value of buildings or other works erected or in the course of erection on such plot shall not be taken into consideration.

21. Calculation of Betterment Contribution towards the Cost of Scheme.— (1) The cost of the Scheme shall be met wholly or in part by a betterment contribution to be levied by the appropriate planning authority on each final plot included in the Final Scheme calculated in proportion to the increment which is estimated to accrue in respect of such plot by the Designated Officer:

Provided that-

- (a) where the cost of the Scheme does not exceed half-the increment, the cost shall be met wholly by a betterment contribution, and where it exceeds half-the increment, to the extent of half the increment, it shall be met by a contribution and the excess shall be borne by the appropriate planning authority;
- (b) where a plot is subject to a mortgage with possession or to a lease, the Designated Officer shall determine in what proportion the mortgagee or lessee on the one hand and the mortgagor or lessor on the other hand shall pay such betterment contribution;
- (c) no such betterment contribution shall be levied on a plot used, allotted or reserved for a public purpose or for the purpose of the appropriate authority which is solely beneficial to the owners of land or residents within the area of the Scheme; and
- (d) the contribution levied on a plot used, allotted or reserved for a public purpose or for the purpose of the appropriate planning authority, which is beneficial partly to the owners of land or residents within the area of the Scheme and partly to the general public shall be calculated in proportion to the benefit estimated to accrue to the general public from such use, allotment or reservation.

(2) The owner of each final plot included in the Final Scheme shall be primarily liable for the payment of the contribution leviable in respect of such final plot.

22. Amounts to be added to, or deducted from Betterment Contribution.— The amount by which the total value of final plots included in the Final Scheme/with all the buildings and works thereon allotted to a person falls short of or exceeds the total value of the original plots with all the buildings and works thereon of such person shall be deducted from, or added to, as the case may be, the contribution leviable from such person, each of such plots being estimated at its market value at the date of the declaration of intention to make a Scheme and without reference to improvements contemplated in the Scheme other than improvements due to the alteration of its boundaries:

Provided that, in lieu of the amount that qualifies to be deducted from the contribution leviable from a person, the appropriate planning

authority or the Designated Officer may, at the request of such person, grant FSI (Floor Space Index) or TDR (Transferable Development Right) equivalent to the reduction in the area of his original plot resulting from reconstitution.

23. Provision for cases in which amount payable to owners exceeds amount due from him.— If the owner of an original plot is not provided with a plot in the Preliminary Scheme or if the contribution to be levied from him is lesser than the total amount to be deducted therefrom under any of the provision of the Act, the net amount of loss shall be payable to such owner by the appropriate planning authority in cash or in such other way as may be agreed upon by the parties, including grant of FSI or TDR.

24. Provision for case in which value of developed plot is less than amount payable by owner.— If in any case the total amount which would be due to the appropriate planning authority under the provisions of the Act from the owner of a final plot to be included in the Final Scheme exceeds the value of such plot estimated on the assumption that the Scheme has been completed, the Designated Officer shall at the request of the appropriate planning authority direct the owner of such plot to make payment to the appropriate planning authority of the amount of such excess.

25. Compensation in respect of Property or Right, adversely affected by a Scheme.—(1) The owner of any property or right which is adversely affected by the making of a Scheme, be entitled to be compensated in respect thereof by the appropriate planning authority or by any person benefitted or partly by the appropriate planning authority and partly by such person benefitted as the Designated Officer may in each case determine:

Provided that the value of such property or rights shall be deemed to be its market value at the date of the declaration of intention to make a Scheme without reference to improvements contemplated in the Scheme, as the case may be.

(2) The claim under sub-rule (1) shall be made within three months from the date of notification under sub-rule (3) of rule 7.

26. Furnishing of Land Pooling Ownership Details.— The Designated Officer shall record the Person to whom the Final plot is allotted in accordance with the Preliminary Scheme in **Form-N** furnishing Land Pooling Ownership Details.

27. Exclusion or limitation of compensation in certain cases.—

(1) No compensation shall be payable in respect of any property or private right of any sort which is alleged to be adversely affected by reason of any provisions contained in the Scheme, under any other law for the time being in force applicable to the area for which such

Scheme is made, if no compensation is payable for having such adversely affected.

(2) Any property or a private right of any sort shall not be deemed to be adversely affected by any of the provisions contained in a Scheme which imposes any conditions and restrictions regulating development including permitted use within the scheme area.

28. Payment by Adjustment of Account.—All payments due to be made to any person by the appropriate planning authority under this Act shall, as far as possible, be made by adjustment in such person's account with the appropriate planning authority in respect of the Final Plot concerned or of any other plot in which he has an interest, and failing such adjustment shall be paid in cash or in such other way as may be agreed upon by the parties.

29. Payment of Betterment Contribution.— (1) On approval of the Final Scheme by the Government, the Designated Officer shall raise the demand for payment of betterment contribution by the land owners.

(2) The owners of the plot shall make payment within a period of two months from the date on which the owner is directed by the Designated Officer to make such payment and such period may be extended for a further period of one month subject to payment of an interest at the rate of twelve percent per annum.

(3) Where two or more plots included in the Final Scheme are of the same ownership, the net amount payable by such owner towards betterment contribution shall be distributed over his several plots in proportion to the increment which is estimated to accrue in respect of each plot unless the owner and the appropriate planning authority agree to a different method of distribution.

C.SAMAYAMOORTHY
SECRETARY TO GOVERNMENT

//TRUE COPY//

SECTION OFFICER.

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APPENDIX

FORM-A

(see rule 3(1))

Publication of Declaration of intention to make the Land Pooling Area Development Scheme

1. It is hereby published for the notice of the concerned that in exercise of the powers conferred under sub section (1) of section 39-A of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the planning authority had declared its intention to notify the area specified in **Schedule** to this notification as Land Pooling Area Development Scheme vide Notification no.
2. The broad objectives of the proposed Scheme are as follows:
 - (a)
 - (b)
 - (c)
3. A copy of the documents, plans and map showing the survey numbers proposed to be included in the Scheme is kept open for inspection of the land owners and public, at the office of the planning authority during office hours between ----- to ----- and also on the website of the planning authority.

THE SCHEDULE.

Village:		Local Body:	District:		Taluk:
S.No	Survey No.		Sub division	Area (in Acres)	
(1)	(2)		No. (3)	(4)	
1					
2					
3					
..					
..					
TOTAL AREA					

Place:

sd
xxxxxxx

Date:

Appropriate Planning Authority

(see rule 5(6))

Name of the Appropriate Planning Authority

[illegible]

Appropriate Planning Authority

TM

FORM - C
Estimated Financial Expenditure of Land Pooling Area
Development Scheme
(See rule 5 (8))

Draft Scheme No. __ , Name _____
Name of the Appropriate Planning Authority

S.No.	Particulars	Amount in Rs.
1.	Estimated expense of works	
2.	Expenses shown in Redistribution and Tentative Valuation Statement (total of Column 11 of Form-B)	
3.	Cost of preparation and publication of Draft Scheme	
4.	Compensation	
5.	Legal expenses	
6.	Compensation in respect of Property or Right adversely affected	
7.	Cost of demarcation	
A	Total expenses (A)	
8.	Total of the increments (total of Column 12 of Form-B)	
9.	Proportion of increment to be contributed by each land holder/ land owner	
10.	Total of the contribution	
11.	Value/ cost of the plots coming to Appropriate Planning Authority as amenity, Economically Weaker Section and sale	
B	Total contribution (B)	
	Net cost of the Scheme to appropriate planning authority (A)-(B)	

Appropriate Planning Authority

Date:

FORM - D

(See rule 8)

**Manner of placing objection by owner of land on the approved
Draft scheme**

To
The Designated Officer

Sub: Objection placed by Owner of land on the Approved Draft Scheme -
Reg.

Sir,

The Appropriate Planning Authority has published the Approved Draft
Scheme vide G.O (Ms.) No. [] dated [] and my parcel of land part of
such scheme.

I hereby submit my objections to the implementation of the Land Pooling
Area Development Scheme for the reasons morefully detailed in the
Schedule hereunder, -

THE SCHEDULE.

S. No.	Name of the owner	Description of land (Address and Survey Nos.)	Extent of Land (Square metre/Square feet/Acre)	Reason for objecting to Scheme
(1)	(2)	(3)	(4)	(5)

Yours faithfully,

Name and signature of land owner

Place:

Date:

Individual Notice to the owners of the land to be issued by the Designated Officer

(Name and address of Owner)

Sub:	Appropriate Planning Authority – Approved Draft Scheme of(name of the Land Pooling Area Development Scheme)- –Preparation of Preliminary Scheme – Notice – Issued.	
Ref:	1.	Notification of the draft Land Pooling Area Development Scheme for(name of the draft Land Pooling Area Development Scheme) in the District Gazette in issue no., dated
	2.	Newspaper advertisement calling for objections and suggestions on the draft Land Pooling Area Development Scheme for(name of the draft Land Pooling Area Development Scheme) in the (name of the Tamil Daily) / (name of the English Daily) on (date of publication of advertisement).
	3.	Owners' meeting on tentative proposals of draft scheme held on
	4.	Draft Scheme published by the appropriate planning authority in the in the District Gazette in issue no., dated and the Newspaper advertisement calling for objections and suggestions on the draft Land Pooling Area Development Scheme for(name of the draft Land Pooling Area Development Scheme) in the (name of the Tamil Daily) / (name of the English Daily) on (date of publication of advertisement) calling for objections / suggestions.
	5.	Approved Draft Scheme <u>vide</u> G.O. Ms. No., Housing and Urban Development Department, dated notified in the <u>Tamil Nadu Government Gazette</u> no....., dated

The Government vide G.O. (Ms) No. [] dated [] approved the Draft Scheme for the(name of the Land Pooling Area Development Scheme) and published the approved draft scheme in the Tamil Nadu Government Gazette in the reference 6th cited. Under Section

39- N of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) read with sub-rule (1) of rule 10 of the Tamil Nadu Land Pooling Area Development Scheme Rules, 2024, the Designated Officer of this Scheme is authorized to prepare the Preliminary scheme and issuing the notice and the preliminary scheme is going to be proposed by the said officer.

Place:

Date:

Seal and Signature of Designated Officer

FORM - F*(See rule 10 (1))***Final plot details extracted from the Preliminary Scheme approved by the Government**

To

(Name and address of owner)Name and Number of _____ Preliminary Scheme:

The details of the Original Plot and the corresponding Final Plot from the Preliminary Scheme approved by the Government vide Notification no. [] dated [] is extracted below for your reference:

S. No.	Original Plot No.	Area of Original Plot	Final Plot No.	Area of Final Plot	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

Date: _____

Seal and Signature of Designated Officer
Office of the Designated Officer
Preliminary Scheme

FORM - G*(See rule 11)***Extract of decision of Designated Officer in Final Scheme**Name and Number of _____ Final Scheme:

I send herewith my decision under sub-section (2) of Section 39-Q of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) in respect of the Original Plot No..... in Survey No. of village, as required by Rule 11:

S. No.	Original Plot No.	Area of Original (Square metre)	Rate of Original Plot (Rupees/Square metre)	Remarks
(1)	(2)	(3)	(4)	(5)

S. No	Final Plot No.	Area of Final Plot (Square metre)	Rate of Final Plot without improvements contemplated (Rupees/Square metre)	Rate of Final Plot with improvements contemplated (Rupees/Square metre)
(1)	(2)	(3)	(4)	(5)

The compensation payable to you :

Amount of Betterment Contribution payable by you :

Estimated amount of the increment :

Amount of incremental contribution :

The compensation :

Net amount of contribution:

Rs.

Rs.

Rs.

Rs.

Rs.

Rs.

Net amount payable to you :

Rs.

I have further to inform you as follows:-

- (1) The Final Scheme drawn up by me will be available for inspection in the office of the Designated Officer on all days except holidays during office hours with all the plans, details of the expenditure, forms and details of the calculation for the plot, sales statement, sales plan, detailed valuation of each and every plot and my decisions. Necessary arrangements are also made for explaining the information as above.
- (2) All the decisions are subject to modifications in accordance with the decisions passed in the Appeal. If you are aggrieved by any of the above decisions, you may present the appeal to the Director/Chennai Metropolitan Development Authority /Urban Development Authority under Section 39-R of the Act.

Date: _____

Seal and Signature of Designated Officer

FORM - H
(See Rule 12(1))
Appeal against the Decision of the Designated Officer

To
The Director / Chennai Metropolitan Development Authority /
Urban Development Authority

A. Name of the Appellant

(Add description, residential address on which service of notices is to be affected)

B. Name of the Respondent

(Add description, address on which service of notices is to be affected)

DETAILS OF APPLICATION

1. Complete address and description of the plot of the Appellant under the(name of the Land Pooling Area Development Scheme):
2. (a) Date and details of the decision under challenge:
(b) Within limitation period or application with condonation of delay:
3. Material facts:
4. Grounds of Appeal:
5. Final relief prayed for:
6. Any other relevant information which is necessary for the disposal of appeal:
7. Documents relied upon
 - a.
 - b.
 - c.

VERIFICATION

I [], Son of/Daughter of/Wife of....., aged [] years, resident of [], do hereby verify that the contents of paras [] to [] are true to my personal knowledge and I hereby declare that I have not suppressed any material facts.

Date:

Place:

Signature of the appellant(s):

FORM - I

(See rule 12(4))

Appeal against Orders of the Director / Chennai Metropolitan Development Authority/ Urban Development Authority

To

The Principal Secretary to Government
Housing and Urban Development Department
Secretariat, Chennai- 600009

A. Name of the Appellant

(Add description, residential address on which service of notices is to be affected)

B. Name of the Respondent

(Add description, address on which service of notices is to be affected)

DETAILS OF APPLICATION

1. Complete address and description of the plot of the appellant under the(name of the Land Pooling Area Development Scheme):
2. Date and details of decision passed by Directorate of Town and Country Planning / Chennai Metropolitan Development Authority /Urban Development Authority
3. (a) Date and details of Order under challenge
(b) Within limitation period or application with condonation of delay:
(c) Copy of the Order passed:
4. Material facts:
5. Grounds of Appeal:
6. Final relief prayed for:
7. Any other relevant information which is necessary for the disposal of appeal.
8. Documents relied upon
 - a.
 - b.
 - c.

VERIFICATION

I [], Son of/Daughter of/Wife of....., aged [] years, resident of [], do hereby verify that the contents of paras [] to [] are true to my personal knowledge and I hereby declare that I have not suppressed any material facts.

Date:

Place:

Signature of the appellant(s):

FORM - J
(See rule 14(1))

Land Pooling Ownership Certificate

Land Pooling Area Development Scheme Name and
No. _____

No. _____

Date: _____

In pursuance to the Final Scheme published on _____ in the Tamil
Nadu Government Gazette Issue No.,
Thiru/Tmt. _____, Son of/Daughter of/Wife of
_____ resident of _____,
Street _____,
_____ Taluk, _____ District, has been vested with the
plot morefully described herein below:

Original land holding of the land owner	Taluk	
	Village	
	Survey Nos.	
	Area (Square metre)	
	Owner Names	
	Category Nanjai / Punjai / others / Patta	
Original Plot	No./Nos.	
	Area (Square metre)	
Final Plot	No./Nos.	
	Area (Square metre)	
	Survey number and sub division number	
Bounded by	North	
	South	
	East	
	West	

- (1) This certificate is the conclusive proof of evidence of the title and the Owner shall have alienable rights on the Final Plot.
- (2) The rights, liabilities and/or interest existing or created over the original plot shall stand automatically transferred to the corresponding final plot.

Encl: Sketch of Final Plots

Place:
Date

Appropriate Planning Authority

To
Thiru/Tmt./Ms. _____

Copy to
The Tahsildar, ...Taluk
The Sub Registrar, ..., SRO.....

Verified  RealEstate™

FORM - K
(See rule 15(1))
Application for seeking permission for development

To
The Appropriate Planning Authority

Sir,

I am herewith seeking permission to carry out the under mentioned development work in the area declared as part of the Draft Land Pooling Area Development Scheme:

1. Name of the Applicant(s)	
2. Postal Address for communication and contact number with e.mail ID	
3. Applicant's interest in land with revenue records	
4. Description of land for which permission is sought for: (i) Revenue village and Survey Number (ii) Extent of the land (iii) Name of the Land Pooling Area Development Scheme (iv) Final Plot Number and extent	
5. Present use of the land and/or the building. If they are to be put to more than one kind of use, please give details of each use.	
6. Please describe in short the development work stating the proposed use of land and for the building. If land and/or the building are to be put to more than one use, please give details of each use.	

FORM - L
(See rule 16(3))

NOTICE TO REMOVE UNAUTHORISED DEVELOPMENT

Name of the Scheme and no.

**Notice
Date:**

No.

To

(Name & address of Owner)

Subject: Notice to remove unauthorised development at Final Plot No. in Survey No., [], [] Village, [] Taluk, [] District under the(name of the Scheme).

It is found that the development on the subject site has been carried out **without required permission/in deviation of the permission granted** under section 39-C of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

You are hereby directed to restore the land/building at the subject site to its original condition before the said development took place within fifteen days from the date of receipt of this notice, failing which, appropriate action will be taken under section 39-C of the said Act to restore the land/building to its original condition without any further notice to you.

Appropriate Planning Authority

Date:
Place:

7. Is the land included in a layout sanctioned by the appropriate authority? If yes, please give date of sanction and reference number with a copy of the sanctioned layout. If not, it is approved by any other Authority? Give the name of such Authority with date of sanction and reference number with a copy of the sanctioned layout.	
8. For residential use, number of dwelling units and floor area on each floor.	

Date:
Place:
Encl: []

Signature of the Applicant(s)

Verified  RealEstate™

FORM - M
(See Rule 17(1))

NOTICE TO ORDER FOR REMOVAL OF ENCROACHMENT

Approved Draft Scheme No. __ , Name _____

Name of the Appropriate Planning Authority

.....
To

Name and address of encroacher

It is hereby notified that the portion of the land to the extent of [] in survey number [] village [], taluk [], District [] vested with this Authority under section 39 M/39 P of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) is encroached by you.

You are hereby called upon to vacate the encroachment from the said piece and part of land within twenty-one days from the date of receipt of this notice, failing which the Authority shall remove the encroachment and impose the cost for removal of encroachment on you.

Place:

Date:

Appropriate Planning Authority

FORM - N
(See rule 26)

Land Pooling Ownership Details

Land Pooling Area Development Scheme Name and
No. _____

Date: _____

Thiru/Tmt. _____, Son of/Daughter of/Wife of
resident of _____,
Street _____, Village,
_____ Taluk, _____ District, has been vested with the
plot more fully described herein below:

Original land holding of the land owner	Taluk	
	Village	
	Survey Nos.	
	Area (Square metre)	
	Owner Names	
	Category Nanjai / Punjai / others / Patta	
Original Plot	No./Nos.	
	Area (Square metre)	
Final Plot	No./Nos.	
	Area (Square metre)	
	Survey number and sub division number	
Bounded by	North	
	South	
	East	
	West	

Encl : Sketch of Final Plots
Place :

Date :

Designated Officer

C.SAMAYAMOORTHY
SECRETARY TO GOVERNMENT.

//TRUE COPY//

[Signature]
14/01/24
SECTION OFFICER.
[Signature]
14/1/24