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06 OCT 2023

ABSTRACT

Land Alienation – 3rd Empowered Committee Meeting - Objectionable Water course lands – Velachery Sites & Service Scheme, South Madras Neighbourhood Scheme, Thiruvanmiyur Neighbourhood Scheme, Valluvar Nagar Neighbourhood Scheme and Navalpattu S & S Scheme & NHS Scheme - In favour of Tamil Nadu Housing Board - Orders – Issued.

Revenue and Disaster Management Department,
Land Disposal Wing, LD 5(1) Section

G.O.(Ms).No.422 **Dated: 09.08.2023**
சோபகிருது வருடம், ஆடி 24,
திருவள்ளுவர் ஆண்டு 2054

Read:

1. G.O.(Ms)No.78, Housing & Urban Development [SC1(1)] Department, dated 15.06.2018.
2. G.O.(1D)No.08, Housing & Urban Development [LA2(1)] Department, dated 07.02.2023.
3. From the Managing Director, Tamil Nadu Housing Board Lr.No.LA1(1)/38779/ 2006, dated 17.03.2023 and 03.04.2023.
4. From the Managing Director, Tamil Nadu Housing Board Lr.No.LA5(5)/1195/2020, dated 03.04.2023 and 18.04.2023.
5. Minutes of the 3rd Empowered Committee Meeting held on 15.05.2023.

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ORDER:

In the Government order first read above, orders have been issued for constitution of the Empowered Committee under the Chairmanship of Chief Secretary to Government for alienation of land in Chennai and other Districts in Tamil Nadu in favour of Tamil Nadu Urban Habitat Development Board and Tamil Nadu Housing Board.

LA-I/IV/KSP/2023-295

2. In the Government order second read above, orders have been issued for the constitution of Technical Committee to examine the land alienation cases involving objectionable water course lands.

3. In the letters third and fourth read above, the Managing Director, Tamil Nadu Housing Board has sent the recommendations of the Technical Committee so as to be placed before the Empowered Committee for final examination and decision. Accordingly, this report of the Technical Committee

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was placed before the Empowered Committee in its meeting held under the chairmanship of the Chief Secretary to Government on 15.05.2023 for the following five schemes:-

1. Name of the Scheme: Velachery Sites & Service Scheme					
Enter Upon Date & Year & G.O. No.		1. G.O.Ms.No.642, Housing and Urban Development Department, dated 30.05.1988. 2. Proceedings of the Collector of Madras vide J5/51162/88, dated 22.03.1991			
Allotment orders issued in the year		1992 (No. of Allotments – 1845 Nos.)			
Whether land cost paid/or not		Paid			
Sl. No.	Total Alienation Extent (In Acres)	Non Water Course Land	Water Course Land (objectionable)		
		Extent (In Acres)	S.F. No.	Extent (In Acres)	Classification
1	**54.47**	-	123 Pt	**54.47**	Govt Poramboke – Eri poramboke

Date of Inspection of the Technical Committee: 06.03.2023

2. Name of the Scheme: South Madras Neighbourhood Scheme					
Enter Upon Date & Year & G.O. No.		**G.O.Ms.No.1324,Revenue Department, Dated 02.07.1968**			
Allotment orders issued in the year		1971 (No. of Allotments – 593 Plots & 450 Flats)			
Whether land cost paid/or not		Not Paid			
Sl. No.	Total Alienation Extent (In Acres)	Non Water Course	Water Course Land (objectionable)		
		Extent (In Acres)	S.F. No.	Extent (In Acres)	Classification
1	**18.66**	**4.75**	51/2	12.55	Periya Eri
			48/2	0.42	Sarkar Poramboke / Eri Ulvoy
			54/6	0.16	Sarkar Poramboke / Eri Ulvoy
			55/2	0.59	Sarkar Poramboke / Eri Ulvoy
			55/7	0.19	Sarkar Poramboke / Vaikal
			Total	**13.91**	

Date of Inspection of the Technical Committee: 06.03.2023

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3. Name of the Scheme: Thiruvanmiyur Neighbourhood Scheme					
Enter Upon Date & Year & G.O. No.			**Chengalpattu District proceeding No. B4/145710/ 75, dated 07.04.1976**		
Allotment orders issued in the year			1976 (No. of Allotments – 434 Plots & Flats)		
Whether land cost paid/or not			Not Paid		
Sl. No.	Total Alienation Extent (In Acres)	Non Water Course Land	Water Course Land (objectionable)		
		Extent (In Acres)	S.F. No.	Extent (In Acres)	Classification
1	**3.36**	**0.07**	35/10	0.04	Sarkar Poramboke / Vaikal
			35/11	0.07	
			37/3	0.14	
			39/2	0.13	
			41/2A	0.3	
			68/5	0.09	
			69/5	0.1	
			70/1	0.1	
			70/9	0.19	
			71/8	0.27	
			72/7	0.18	
			73/1	0.32	
			74/6	0.04	
			75/2	0.04	
			75/4	0.14	
			76/3	0.18	
			77/1	0.1	
			77/5	0.09	
			77/9	0.24	
			118/5	0.08	
			119/5	0.23	
			120/3	0.22	
			Total	**3.29**	

Date of Inspection of the Technical Committee: 06.03.2023

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4. Name of the Scheme: Valluvar Nagar Neighbourhood Scheme, Dharmapuri					
Enter Upon Date & Year & G.O. No.		1. Proceedings of the Collector, Dharmapuri Na. Ka. No. 10880/73(B3), dated 20.03.1973 2. Proceedings of the Collector, Dharmapuri Na. Ka. No. 62683/74(Z1), dated 27.07.1974 3. Proceedings of the Collector, Dharmapuri Na. Ka. No.16727/84(Z1), dated 21.02.1985			
Allotment orders issued in the year		1977 (No. of Allotments – 390 Nos.)			
Whether land cost paid/or not		Paid			
Sl. No.	Total Alienation Extent (In Acres)	Non Water Course Land	Water Course Land (objectionable)		
		Extent (In Acres)	S.F. No.	Extent (In Acres)	Classification
1	**27.75**	**26.33**	448	0.21	Kuttai
			449	1.21	Kuttai Poramboke
			Total	**1.42**	

Date of Inspection of the Technical Committee: 17.03.2023

5. Name of the Scheme: Navalpattu S & S Scheme & NHS Scheme, Trichy					
Enter Upon Date & Year & G.O. No.			The District Revenue Officer, Trichy Proceeding No.B5/148923/80, dated 10.06.1981		
Allotment orders issued in the year			1991 (No. of Allotments – 10717 Nos.)		
Whether land cost paid/or not			Paid		
Sl. No.	Total Alienation Extent (In Acres)	Non Water Course Land	Water Course Land (objectionable)		
		Extent (In Acres)	S.F. No.	Extent (In Acres)	Classification
1	**559.09**	**535.83**	27/2	23.26	Ka - Ootru
			Total	**23.26**	

Date of Inspection of the Technical Committee: 16.03.2023

4. In this issue, three layouts were formed in 1970s and two during 1991 and 1992 at that point of time there was no court order for ban on such alienation of water course lands. There were no Ayacut connected to these water bodies at the time of enter upon they were all abandoned Tanks/Eri. These areas were developed by Tamil Nadu Housing Board many decades ago.

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5. Upon viewing the presentation and persuing the report of the Technical Committee, the Committee discussed in detail and decided as follows:-

		Scheme details	Decision of Empowered Committee
1	The lands areas wherein enter upon permission has been given and **land cost has been paid**	i. Velachery Sites & Services Scheme.	The land area of 54.47 acre in S.F.No.123 pt at Velachery Viillage, Chennai District may be alienated to Tamil Nadu Housing Board.
		ii. Valluvar Nagar Neighbourhood Scheme, Dharmapuri	The land area of 1.42 acre in S.F.No.448 and 449 at A.Jettihali, Revenue Village, Dharmapuri District may be alienated to Tamil Nadu Housing Board.
		iii. Navalpattu S&S Scheme and Neighbourhood Schemes Tiruchirapalli.	Out of 23.26 acres of land, in S.F.No.27/2, 5.40 acre given for Tamil Nadu Housing Board Sites and Services Scheme Phase-II, 2.98 acre given for development of 120 ft road, 9.08 acre given for Tamil Nadu Housing Board Neighbourhood Scheme Phase-II may be alienated to Tamil Nadu Housing Board and 5.80 acre allotted for Sewage Treatment Plant may be alienated to Tamil Nadu Housing Board with the condition that sewage treatment plant should be constructed by Tamil Nadu Housing Board in its own site and from its own funds.
2	The lands areas wherein enter upon permission has been given and **land cost not paid**	i. South Madras Neighbourhood Scheme.	The land area of 18.66 acre in S.F.No.51/2, 48/2, 54/6, 55/2, 55/7 at Thriuvanmiyur and Urur Village of Chennai District may be alienated to Tamil Nadu Housing Board.
		ii.Thiruvanmiyur Neighbourhood Scheme.	The land area of 3.29 acres in S.F No.35/10, 35/11, 37/3, 39/2, 41/2A,68/5, 69/5 70/1 70/9 71/8, 72/7, 73/1, 74/6, 75/2, 75/4, 76/3, 77/1, 77/5, 77/9, 118/5, 119/5, 120/3 at Thiruvanmiyur Village of Chennai District may be alienated to Tamil Nadu Housing Board.
3	The land areas wherein **enter upon permission not given**	i. Ariyalur SMT Scheme.	In regard to the land area of 1.06 acre in S.F.No.18/5, 21/7, 22/2, 23/3 at Ariyalur SMT Scheme, the Empowered Committed has decided and instructed the Tamil Nadu Housing Board to place the proposal for alienation of lands are before the Empowered Committee again by producing the relevant documents for obtaining Enter Upon Permission and making payment for the said land are to the authority concerned.
		ii. Pudukottai Neighbourhood Scheme.	In regard to the land area of 1 acre in S.F.No.8537/6 8543/9, 8535/2, 8536/12 at Pudukottai Village in Pudukottai District, the Empowered Committed has decided and instructed the Tamil Nadu Housing Board to place the proposal for alienation of lands are before the Empowered Committee again by producing the relevant documents for obtaining Enter Upon Permission and making payment for the said land are to the authority concerned.

(p.t.o)

6. The recommendations of the Technical Committee was placed before the Empowered Committee and the Empowered Committee after detailed examination decided to approve the alienation of the following objectionable water course lands belonging to Water Resources Department, Municipal Administration and Water Supply and Revenue and Disaster Management Department:-

Sl. No.	District	Name of Scheme	Taluk	Village	Survey No.	Extent (acres)/ Land owning Department	Classification
1.	Chennai	Velachery Sites & Service Scheme	Velachery	Velachery	123 pt.	54.47/ WRD	Government Poramboke-EriPoramboke
					Total	**54.47/ WRD**	
2.	Chennai	South Madras Neighbourhood Scheme	Velachery	Thiruvanmiyur &Urur	51/2	12.55	Periya Eri
					48/2	0.42	Sarkar Poramboke/ EriUlvoy
					54/6	0.16	Sarkar Poramboke/ EriUlvoy
					55/2	0.59	Sarkar Poramboke/ EriUlvoy
					55/7	0.19	Sarkar Poramboke/ Vaikal
					Total	**13.91/ WRD**	
3.	Chennai	Thiruvanmiyur Neighbourhood Scheme	Velachery	Thiruvanmiyur	35/10	0.04	Sarkar Poramboke / Vaikal
					35/11	0.07	
					37/3	0.14	
					39/2	0.13	
					41/2A	0.30	
					68/5	0.09	
					69/5	0.10	
					70/1	0.10	
					70/9	0.19	
					71/8	0.27	
					72/7	0.18	
					73/1	0.32	
					74/6	0.04	
					75/2	0.04	
					75/4	0.14	
					76/3	0.18	
					77/1	0.10	
					77/5	0.09	
					77/9	0.24	
					118/5	0.08	
					119/5	0.23	
					120/3	0.22	
					Total	**3.29/ GCC**	

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4.	Dharma-puri	Valluvar Nagar Neighbourhood Scheme	Dharmapuri	A.Jettihalli	448	0.21	Kuttai
					449	1.21	Kuttai Poramboke
					Total	**1.42/ Revenue& DM**	
5.	Tiruchira-palli	Navalpattu S&S Scheme & NHS Scheme	Thiruverumbur	Navalpattu &Kumbakudi	27/2	23.26	Ka-Ootru
					Total	**23.26/ WRD**	

7. The Government have decided to accept the decision taken in the 3rd Empowered Committee meeting and hereby order to formerly alienate the above 5 Schemes (that were already utilized by the TNHB) pertaining to Water Resources Department, Revenue and Disaster Management Department and Municipal Administration and Water Supply Department (Greater Chennai Corporation) in favour of Tamil Nadu Housing Board subject to usual terms and conditions prescribed by RSO 24. The District Collectors concerned are instructed to follow the orders issued in G.O.(Ms)No.621, Revenue & Disaster Management [LD5(1)] Department, dated 01.10.2021 for duly classifying the lands as "Ryotwari Manai".

Conditions:-

i. The rectifications as suggested by the Technical Committee such as construction of storm water drainage, sewage treatment plant, installation of filtration units so as to purify the sewage being led into the supply channels/rivers etc., and strengthening of river banks of the river with protection wall to reduce risk of flooding in the residential areas shall be done by the Tamil Nadu Housing Board with its own funds.

ii. Any land in the above said schemes which is still kept unused or vacant shall be surveyed by Revenue and Disaster Management Department and be kept as water course poramboke.

iii. Tamil Nadu Housing Board in co-ordination with the respective District Administration should make necessary layout sub-divisions for the layouts that have been prepared.

iv. Sufficient water width to be ensured for drainage of water.

v. Directions of the Hon'ble Supreme Court order dated 28.01.2011 in Civil Appeal No.1132/2011 @ SLP (C) No.3109/2011 (Arising out of SLP(C) CC No.19869 of 2010) has to be followed.

8. The Commissioner of Land Administration is requested to send the proposals to Government for fixing the land cost in respect of South Madras Neighbourhood Scheme, Thiruvanmiyur Neighbourhood Scheme, as per the existing norms.

(p.t.o)

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9. The Commissioner of Land Administration and the District Collectors concerned are requested to take further action as per the orders issued in para 7 above.

(BY ORDER OF THE GOVERNOR)

KUMAR JAYANT,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Land Administration, Chepauk, Chennai-5.
The District Collector, Chennai District.
The District Collector, Krishnagiri District.
The District Collector, Tiruchirappalli District.
The District Collector, Dharmapuri District.
The Managing Director, Tamil Nadu Housing Board, Chennai-107.

Copy to

The Hon'ble Chief Minister's Office, Secretariat, Chennai-9.
The Special Personal Assistant to Hon'ble Minister, (Water Resources Department), Secretariat, Chennai-9.
The Special Personal Assistant to Hon'ble Minister, (Municipal Administration and Water Supply), Secretariat, Chennai-9.
The Special Personal Assistant to Hon'ble Minister, (Revenue & Disaster Management), Secretariat, Chennai-9.
The Special Personal Assistant to Hon'ble Minister, (Housing & Urban Development Department), Secretariat, Chennai-9.
The Senior Principal Private Secretary to Chief Secretary to Government, Secretariat, Chennai-9.
The Principal Private Secretary to Additional Chief Secretary to Government, Water Resources Department, Secretariat, Chennai-9.
The Principal Private Secretary to Additional Chief Secretary to Government, Municipal Administration and Water Supply Department, Secretariat, Chennai-9.
The Senior Principal Private Secretary to Additional Chief Secretary to Government, Revenue & Disaster Management Department, Secretariat, Chennai-9.
The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Secretariat, Chennai-9.
The Housing and Urban Development (LA-1) Department, Secretariat, Chennai-9.

//FORWARDED BY ORDER//

10.08.2023
SECTION OFFICER
9/8.23

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