ABSTRACT

Land Acquisition – Tamil Nadu Housing Board - Recommendation of the Special Committee constituted for addressing the grievances of public related to land acquisition and other issues of Tamil Nadu Housing Board - Withdrawal of land acquisition proceedings to an extent of 499.85 acres in Chennai District - Orders - Issued.

Housing & Urban Development [LA-2(2)] Department

G.O.(Ms.) No.247, Dated: 23.12.2024

ஸ்ரீ குரோதி வருடம்,
மார்கழித் திங்கள்: 08
திருவள்ளுவர் ஆண்டு: 2055

Read:

1. G.O.(Ms). No.136, Housing and Urban Development (LA2(2)) Department, dated 10.10.2023.
2. From the Commissioner of Land Administration, letter N0. B1/5920520/2023, dated 19.11.2024.

ORDER:

As per the directions of the Hon'ble Chief Minister, the Hon'ble Minister for Housing and Urban Development Department launched a new scheme "Mudhalvarin Munneduppu Thittam" whereby an announcement was made for placing petition boxes at the head office of the Tamil Nadu Housing Board and 15 Division offices in the state, enabling the public to drop the petition seeking no objection certificate, re-conveyance of lands and other such land acquisition matters or any other matters pertaining to Tamil Nadu Housing Board. In pursuance of the announcement, petition boxes were kept in above said offices of Tamil Nadu Housing Board and a total of 5386 petitions were received upto 15th August, 2023.

2. Pursuant to the order issued in the Government order first read above, a Special Committee has been constituted under the Chairmanship of Commissioner for Land Administration comprising of the following officials:-

- Joint Commissioner, Commissionerate of Land Administration (Convenor)
- Managing Director, Tamil Nadu Housing Board
- Secretary to Government (Legal Affairs)
- Financial Advisor, Tamil Nadu Housing Board

3.The Commissioner of Land Administration in the letter second read above had addressed the District Collector concerned to undertake a joint field inspection with officials from Revenue department and Tamil Nadu Housing Board to ascertain the facts on ground regarding the land acquisition proceedings initiated by Tamil Nadu Housing Board.

Verified by FactCheck

4. Based on the joint inspection report of the District Revenue Officer, Chennai and Executive Engineer, Tamil Nadu Housing Board, the District Collector Chennai has submitted detailed proposal along with all connected records and has recommended for dropping further action towards Land Acquisition in cases wherein notice had been issued under 4(1) of Land Acquisition Act, 1894 cases where draft declaration under Section 6 of the Land Acquisition Act, 1894 were issued but no further action was taken, including cases where Hon'ble Courts have quashed the proceedings and no further appeal was preferred.

5. Also, in the cases wherein the land acquisition proceedings have not been proceeded further and no award had been passed within the time limit specified in Section 11-A of the Land Acquisition Act, 1894 the entire land acquisition proceedings shall lapse. Further, the Land Acquisition Act, 1894 has been repealed by section 114(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013).

6. The Special Committee perused the detailed report of the District Collector along with connected records and orders passed by various courts, in its meeting dated 07.11.2024 and has recommended for dropping further proceedings in certain cases of Land Acquisition where legal finality has been reached, and where the land is not required for any further projects undertaken by Tamil Nadu Housing Board, in respect of cases in the following villages:-

Special Committee Meeting dated 07.11.2024 Chennai District

Sl. No.	Village	Extent (Acres)
1.	Korattur	43.38
		2.56
		48.42
2.	Kottivakkam	38.55
		11.76
3.	Virugambakkam	61.72
		8.57
4.	Nesapakkam	0.80
5.	Porur	50.10
		24.18
6.	Nerkundram	39.98
7.	Mogappair	119.96
8.	Ambattur	29.79
9.	Nolambur	20.08
Total		**499.85**

7. The Government, after careful consideration of the recommendation of the Special Committee as mentioned at para 6 above and have decided to accept the same. Accordingly, the Government hereby withdraw the land acquisition

proceedings of the lands to an extent of 499.85 acres in Chennai District as indicated in the annexure to this order.

8. The Managing Director, Tamil Nadu Housing Board is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Land Administration, Chepauk, Chennai-600 005.
The Director, Survey and Settlement, Chennai-600 005.
The Managing Director, Tamil Nadu Housing Board, Chennai-600 107.
The District Collector, Chennai-600 001.

Copy to:-
Office of the Hon'ble Chief Minister, Secretariat, Chennai-600 009.
The Special Personal Assistant to Hon'ble Minister
Revenue and Disaster Management Department
Secretariat, Chennai-600 009.
The Special Personal Assistant to Hon'ble Minister
Housing and Urban Development Department,
Secretariat, Chennai-600 009.
The Private Secretary to Additional Chief Secretary to Government, Revenue & Disaster Management Department, Secretariat, Chennai-600 009.
The Private Secretary to Additional Chief Secretary to Government, Housing and Urban Development Department, Secretariat, Chennai-600 009.
The Housing and Urban Development (LA-1) Department,
Secretariat, Chennai-600 009.
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//Forwarded by Order//

23/12/24

SECTION OFFICER

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ANNEXURE to G.O.(Ms.)No.247, Housing & Urban Development [LA 2(2)] Department, dated 23.12.2024

CHENNAI DISTRICT

Village	G.O. (Ms) No. 4(1)	G.O. (Ms) No. 6 DD	SF No.	Extent under 4(1) Notification (acre)	Extent under 6 DD (acre)
Korattur	G.O.R.No. 1957, ILC Housing Dt.22.10.1963.		966	0.44	
			967	1.09	
			1068	1.91	
			1072	1.43	
			1074	0.96	
			1075	0.68	
			1076	0.66	
			1077	0.74	
			1085	1.80	
			1085	0.38	
			1086	0.39	
			1095	0.46	
			1110	0.67	
			1190	0.25	
			1177/1	0.64	
			973/2B1	0.94	
			1067/1	0.60	
			1071/1	0.94	
			1071/2	0.66	
			1073/1	0.12	
			1073/2	0.26	
			1078/1	0.77	
			1078/2A	0.59	
			1078/2B	0.50	
			1078/3	0.53	
			1078/4	0.17	
			1079/1	0.68	
			1079/2	1.01	
			1079/3	0.42	
			1079/4	0.38	
			1081/1	0.28	
			1081/2	1.92	
			1081/3	0.36	
			1084/1	0.84	
			1084/2	1.37	
			1084/3	0.64	
			1087/1	0.46	
			1087/10	0.21	

Verified RealStat

			1087/11	0.06	
			1087/12	0.13	
			1087/13	0.07	
			1087/14	0.20	
			1087/15	0.14	
			1087/16	0.05	
			1087/17	0.07	
			1087/18	0.15	
			1087/19	0.24	
			1087/2	0.54	
			1087/2	0.40	
			1087/3	1.00	
			1087/20	0.12	
			1087/21	0.12	
			1087/22	0.63	
			1087/23	0.63	
			1087/4	0.32	
			1087/5	0.33	
			1087/6	0.39	
			1087/7	0.65	
			1087/8	0.59	
			1087/9	0.11	
			1114/1	0.17	
			1114/2	0.19	
			1237/1	1.07	
			964/1A	0.24	
			964/1B	0.06	
			964/1C	0.05	
			964/1D	0.04	
			964/2	1.48	
			965/1	0.97	
			977/2 A-4A	0.20	
			972/2B	0.51	
			973/2A	0.32	
			974/2A	0.85	
			974/2B	0.10	
			974/2C	0.07	
			974/2X	0.06	
			975/2	0.10	
			976/1 B-1	0.23	
			976/1 B2	0.23	
			976/2	0.63	
			976/3A	0.57	
			977/2A 4B	0.87	
			977/2A-1	0.10	
			977/2A-2	0.09	
			977/2A-3	0.09	

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Korattur	G.O. R No. 5533, ILC Housing, Dt.25.11.1965.		1105/1 A	0.36	
			1105/1 B	0.39	
			1105/2 A	0.24	
			1106/1	0.47	
			1106/2	0.40	
			1150	0.70	
Korattur	G.O. R No. 1957, ILC Housing Dt.22.10.1963.	G.O.Ms.No. 95, 96,108, 100, 101 ILC Housing Dt.10.01.1969, G.O.Ms.No.3854, ILC Housing Dt.03.08.1965, G.O.Ms.No.5553, ILC Housing Dt.26.11.1965, G.O.Ms.No.4461, ILC Housing Dt.17.09.1965, G.O.(R).No.1387, ILC Housing Dt.26.06.1965, G.O.Ms.No.2902, ILC Housing Dt.17.08.1968, G.O.Ms.No.2157, ILC Housing Dt.19.04.1965 & G.O.Ms.No.1440, H&UDD Dt.23.09.1983.	1159		1.31
			1161		0.36
			1162		0.38
			1164		0.67
			1167		0.42
			1172		1.09
			1173		0.77
			1175		0.85
			1149/1A		0.86
			1149/1B		0.22
			1149/2		0.25
			1151/1B		0.53
			1151/1A		0.33
			1151/2A		0.72
			1151/2B		0.15
			1160/1A		0.97
			1160/1B		0.67
			1160/2A		0.50
			1160/2B		0.50
			1160/3		0.12
			1163/1		0.34
			1163/2		0.28
			1163/3		0.30
			1163/4		0.26
			1163/5		0.25
			1188/1		0.69
			1188/2		0.77
			1061		0.97
			1246		1.01
			1248		0.19
			1062/2		0.71
			1062/1		0.85
			1088/1A		0.05
			1088/1B		0.33
			1088/2		0.33
			1088/3		0.79
			1245/2		0.47
			1245/3		0.44
			1249/1		0.98
			1249/2		0.97
			1249/3		0.88

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			1096		0.36
			1097		0.35
			1098		0.50
			1099		0.55
			1100		1.22
			1101		1.67
			1221		0.56
			1222		0.60
			1091/1		0.74
			1091/2		0.48
			1104/1		0.77
			1104/2A		0.35
			1104/2B		0.39
			1104/3		0.60
			1104/4		0.48
			1104/5		0.25
			1104/6		0.50
			1109/1D1		0.13
			1109/1 D-3		0.47
			1109/1A		0.05
			1109/1B		0.16
			1109/2C		0.16
			1109/1B2		0.28
			1109/2		1.27
			1109/3		0.13
			1165/1		0.55
			1165/2		0.56
			1165/3		0.33
			1165/4		0.60
			1166/1		0.11
			1166/10A		0.16
			1166/10B		0.16
			1166/2		0.09
			1166/3		0.10
			1166/4		0.10
			1166/5		0.11
			1166/6		0.11
			1166/7		0.12
			1166/8		0.11
			1166/9		0.08
			1168/1		0.95
			1168/2		0.18
			1168/3		0.23
			1168/4		0.75
			1226/1		0.72
			1226/2		0.48
			1226/3		0.14
			1053		0.44

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			1055		0.76
			1056		1.54
			1057		0.94
			1058		0.98
			973/2B-1 part		0.47
Kottivakkam	G.O.Rt.No.36, H&UDD Dt.19.02.1975.		239/2A2	1.72	
			229/1	2.83	
			229/2	1.08	
			230/2	2.68	
			230/3	0.25	
			230/4	0.29	
			230/5	0.28	
			230/6	0.79	
			231/2	6.62	
			224/2	0.24	
			224/3	0.26	
			224/4	0.25	
			224/5	6.52	
			224/6	10.08	
			224/7	1.07	
			225/2	0.39	
			225/3	0.73	
			225/4	0.66	
			225/5	0.55	
			225/6	0.57	
			225/7	0.69	
Kottivakkam	G.O.Rt.No.36 H&UDD Dt.19.02.1975.	G.O.Ms.No.594 & 595, H&UDD Dt.21.03.1978	239/2A1B		0.12
			239/2A1C		0.13
			232/1B1A3		0.18
			232/1B2		1
			232/1E		10.33
Virugambakkam	G.O.Ms.No.124, HUDD Dt.08.05.1975 & G.O.Ms.No.137, H&UDD Dt.14.05.1975.		173/1E	0.075	
			173/1F	0.265	
			173/2	0.09	
			174/1A1	1.49	
			174/1A2	0.05	
			174/1A3	0.055	
			174/1A1B	0.055	
			174/1A1C	0.06	
			174/1A1D	0.06	
			174/1A1E	0.055	
			174/1A1F	0.055	
			174/1A1G	0.055	
			174/1A1H	0.055	
			174/1A1J	0.065	
			174/1A1K	0.005	
			174/1AB	0.06	

Verified Real Estate™

			174/2A1	0.795	
			174/2A2	0.015	
			174/2A1B	0.01	
			174/2B	0.06	
			173/A1A	0.95	
			174/3A2	0.07	
			174/3A3	0.07	
			174/3A1B	0.005	
			174/3A1C	0.005	
			174/3A1D	0.07	
			174/3B	0.12	
			174/3C	0.08	
			174/3D	0.07	
			175/1A1	4.315	
			175/1A2	0.06	
			175/1A3	0.01	
			175/1A4	0.05	
			175/1A5	0.05	
			175/1A6	0.055	
			175/1A7	0.05	
			175/1A8	0.06	
			175/1A9	0.07	
			175/1A10	0.07	
			175/1A11	0.065	
			175/1B	0.05	
			175/1C	0.05	
			175/1D	0.06	
			175/1E	0.055	
			175/1F	0.055	
			175/1G	0.055	
			175/1H	0.055	
			175/1J	0.055	
			175/1K	0.01	
			175/1L	0.08	
			175/1M	0.03	
			175/1N	0.06	
			175/1P	0.07	
			175/1Q	0.09	
			175/1R	0.07	
			175/1S	0.08	
			175/1T	0.005	
			175/2	0.07	
			175/3	0.02	
			175/4	0.055	
			175/5	0.055	
			175/6	0.055	
			179/1A1	2.1	
			179/1A2	0.055	

Verified RedEstate™

			179/1A3	0.05	
			179/1B	0.06	
			179/1C	0.05	
			179/1D	0.055	
			179/1E	0.04	
			179/2B	0.04	
			180	2.76	
			181/1	7.58	
			181/2	0.10	
			182	3.62	
			186	0.83	
			187	4.07	
			188/1	0.13	
			188/2A	0.13	
			188/2B	0.14	
			188/3A1	0.12	
			188/3A2	0.13	
			188/3B	0.23	
			188/4	0.12	
			188/4B	0.10	
			188/5A	0.11	
			188/5B	0.12	
			189/1A	0.64	
			189/1B	0.33	
			189/2A1	0.09	
			189/2A2	0.05	
			189/2A3	0.06	
			189/2A4	0.40	
			189/2B	0.14	
			189/3A	0.22	
			189/3B	0.22	
			189/4A	0.03	
			189/4B	0.21	
			190/1	0.12	
			190/2	0.39	
			190/3	3.03	
			191/1	3.33	
			191/2	0.07	
			192/1	0.07	
			192/2	1.20	
			193/1	0.70	
			193/2	1.38	
			193/3	0.33	
			193/4	3.52	
			193/5	1.14	
			196/2	2.74	
			197	1.97	
			198/1	0.92	

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			198/2	1.91	
			199/3A	0.84	
			217/1Part	0.50	
			217/2Part	0.48	
			218	1.04	
Virugambakkam	G.O.Ms.No.124, H&UDD Dt.08.05.1975 & G.O.Ms.No.137, H&UDD Dt.14.05.1975.	G.O.Ms.No.950 & 951, H&UDD Dt.07.06.1978.	185		3.73
			195		1.96
			196/1		2.88
Nesapakkam	G.O.Ms.No.412, H&UDD Dt.09.05.1975 and G.O.R.No.135, H&UDD Dt.14.05.1975.		95/4B	0.35	
			115/1A	0.11	
			115/1B	0.12	
			115/1C	0.22	
Porur	G.O.Ms.No.412, H&UDD Dt.09.05.1975.		4/1A	2.96	
			35/3	0.67	
			99/1	0.41	
			99/2	0.53	
			100/1	0.27	
			100/2	0.14	
			101/1	0.37	
			101/2	0.08	
			102	1.43	
			103	2.06	
			104	1.72	
			105	1.94	
			114/1	0.64	
			114/2	0.75	
			115/1	0.65	
			115/2	0.55	
			116	0.39	
			117/1	1.10	
			117/2	0.79	
			119/1	0.72	
			119/2	0.51	
			120	0.93	
			121	0.83	
			122	0.91	
			123/1	1.54	
			123/2	0.99	
			124/1	1.70	
			125	0.59	
			126	0.05	
			127	1.57	

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			128	0.02	
			129	0.96	
			130	0.17	
			131/1	0.76	
			132	0.88	
			133	0.22	
			134	1.08	
			136/1	0.85	
			136/2	0.70	
			138	0.61	
			139	1.67	
			140	1.77	
			156/1	0.45	
			156/2	0.44	
			165/1	0.52	
			165/2	0.75	
			165/3	1.13	
			166	0.05	
			167	1.13	
			168	0.26	
			169/2	0.60	
			170/2	1.11	
			172	0.53	
			173	1.97	
			174/1	0.21	
			174/2	0.11	
			174/3	0.72	
			175	1.58	
			178	0.47	
			179	0.59	
Porur	G.O.Ms.No.412, H&UDD Dt.09.05.1975.	G.O.Ms.No.973, 974, 975, 976 & 977, H&UDD Dt.07.06.1978.	5/2		1.30
			11		0.39
			35/4A		0.38
			78		1.28
			79		0.21
			80		0.75
			81		0.39
			82		0.40
			83		0.41
			84		0.31
			85		0.26
			86		0.63
			87		1.65
			88		0.94
			89		1.61
			90		0.46
			91		0.14
			92		0.55

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			93		0.28
			94		0.94
			95		0.80
			96		1.15
			142		1.25
			144		1.35
			145/1		0.71
			145/2		0.53
			146/1		0.56
			146/2		1.01
			146/3		1.46
			147		0.37
			148		0.71
			149		1
Nerkundram	G.O.Ms.No.124, H&UDD dated 08.05.1975.		15/1B	0.16	
			15/2B1A1A	0.10	
			15/2B1A1B1	0.06	
			15/2B1A1B2	0.19	
			15/2B1A2	0.21	
			15/2B1B	0.13	
			15/2B2	0.09	
			16/1	0.22	
			16/2	0.22	
			16/3A	0.19	
			16/3B	0.20	
			16/3C	0.27	
			19	0.80	
			21/1A	0.05	
			21/1B1	0.93	
			21/1B2	0.22	
			21/3	0.48	
			23/1B2A	0.41	
			22/2	2.01	
			23/1B2B	0.24	
			23/2B1	1.30	
			27	1.72	
			29	5.42	
			71/1	0.17	
			71/2	0.09	
			71/3	0.08	
			71/4	0.07	
			71/5	0.09	
			71/6	0.17	
			71/7	0.07	
			71/8	0.07	
			71/9	0.02	
			71/10	0.05	
			71/11	0.03	

Verified RealState™

			77/1	2.14	
			78	0.71	
			79/1	0.52	
			79/2	0.42	
			81/1	0.04	
			81/3A	0.50	
			81/3B	0.25	
			81/3C	0.25	
			81/4	0.14	
			81/4B	0.61	
			96/1	0.73	
			97/1	0.53	
			97/2	0.53	
			99	1.64	
			100/1	0.73	
			100/2	0.71	
			108	1.27	
			195/1	0.76	
			195/2	0.81	
			196	0.81	
			197/1	0.61	
			197/2	0.61	
			198	1.15	
			199	1.40	
			200	1.49	
			201/1	0.62	
			201/2	0.92	
			202	1.11	
			268/1	0.72	
			268/2	0.72	
Mogappair	G.O.Rt.No.261, Hg Dept., Dt.23.10.1975.	G.O.Ms.No.1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527 & 1528, H&UDD Dt.09.11.1978.	556/2B		0.92
			557/3		0.62
			339/2		1.00
			344/2		0.35
			347		0.73
			349		3.05
			357		0.76
			380		1.46
			384		0.74
			385		1.72
			386		1.27
			387		2.07
			389		0.45
			390		0.15
			391		0.52
			392		1.22
			393/1		0.37
			393/2		0.76

Verified RegEstate™

			396		3.18
			398		2.44
			399		0.05
			430/1		0.83
			430/2		0.81
			432/1		0.90
			400		0.96
			401/1		1.61
			401/2		1.09
			402		0.43
			408		1.12
			409		1.31
			419		0.32
			252/2 A part		0.02
			268 part		0.12
			245/3 part		0.10
			249/2 part		0.37
			232/1 A-1		0.12
			232/1 B		0.055
			232/1 A-3		0.285
			232/2		0.52
			238		0.15
			241/2		0.90
			243/1		0.51
			243/2 A		0.23
			244/1 A- 1 B		0.03
			244/1 A- 1 C		0.25
			244/1 B		0.055
			244/2		0.05
			246		1.02
			248		1.41
			249/1		0.82
			250		0.64
			255		0.93
			256		2.04
			263		0.33
			264		0.27
			272		1.08
			273		1.02
			196 part		1.38
			197		2.91
			212/1 A		0.275
			212/2		0.71
			213/1		0.56
			213/2		0.32
			214/1		0.34

Verified RegiState™

			216		1.37
			217		1.20
			218/1		0.58
			218/2		0.50
			219		1.76
			220		1.09
			221		0.89
			222		0.60
			224/1		0.02
			224/2		0.10
			225/1		0.22
			225/2		0.2
			225/3		0.55
			225/4		0.53
			225/5		0.54
			226/1		0.84
			227		1.05
			228/1		0.45
			228/2		0.38
			228/3A		0.645
			228/3B		0.005
			229/1A-1		0.31
			229/1A-3		0.02
			229/1B		0.02
			229/3A		0.14
			229/3B		0.03
			229/4		0.58
			229/5A-1		0.695
			229/5A-3		0.015
			230		0.54
			231/2		0.19
			231/3		0.23
			484/2 part		0.17
			358		3.87
			359		0.21
			360/1		1.62
			361/2		0.91
			362/1		2.19
			362/2		2.21
			364/1		2.02
			364/2		0.49
			365		0.59
			366		1.09
			367		1.14
			368/1		1.50
			368/2		1.67
			370/1		1.12
			370/2		6.18

Verified RealEstate™

			369/1		1.37
			369/2		1.15
			603		16.69
			608		0.20
			609		4.25
Ambattur	G.O.Rt.No.267, Hg Dept., Dt.24.10.1975.	G.O.Ms.No.1502, 1503, 1504 & 1505, H&UDD Dt.07.11.1978.	562/1 part		0.39
			559/1		0.62
			559/2 B-1 A		2.78
			560		0.63
			561/8 A		0.23
			561/8 B		0.22
			561/8 D		0.04
			563/1		1.34
			565/1		0.94
			564/1		0.47
			564/2		0.51
			568/1		0.80
			568/2 A		0.24
			568/2 B		0.09
			568/2 C		0.17
			296/2		0.54
			323		0.15
			324		0.14
			325/1		0.24
			325/2		0.14
			325/3		0.14
			326		0.36
			327		0.24
			328		0.95
			329/1		0.83
			329/2		0.68
			331		0.13
			332		0.60
			333/1		0.49
			333/2		1.56
			334/1		0.26
			334/2		0.41
			336/1		0.53
			336/2		0.48
			336/3		0.47
			337		0.53
			476/1		0.51
			536		1.04
			537		0.46
			538		1.47
			540		1.03
			574/3 A part		3.23

Verified RedEstate™

			578/2 part		0.825
			577/2 part		0.285
			577/1 part		0.455
			579/2 part		0.21
			578/1 B part		0.225
			580		0.71
Nolambur	G.O.Rt.No.307, Hg Dept., Dt.11.12.1975.	G.O.Ms.No.1784, 1785, 1786, 1787, 1788, 1789, 1790 & 1791, H&UDD Dt.30.12.1978.	220		2.02
			221		1.02
			223/5		0.22
			226		1.66
			309		1.18
			310		1.81
			8/2		1.23
			71 part		0.24
			68/4		0.48
			68/5		0.45
			69/1		0.52
			69/2		1.04
			70/1		0.74
			70/2		0.24
			72		0.67
			227/2		0.41
			227/3		0.60
			227/7		0.16
			227/8		0.35
			227/9		0.30
			227/10		0.38
			227/11 A		0.06
			227/11 B		0.06
			227/11 C		0.10
			228/1		0.04
			228/1 B		0.09
			228/2		0.10
			230		2.04
			231		1.05
			232/2		0.82

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23/12/24

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Verified Real Estate