



Abstract

Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 as amended – Villupuram District - M/s.KCP Sugar & Industries Corporation Limited – Requested for grant of permission under section 37-A of the Act – Orders issued

REVENUE & DISASTER MANAGEMENT DEPARTMENT, LAND REFORMS WING, LR.2(1) SECTION

G.O.(Ms) No.113

Dated 14.03.2024

சோபகிருது வருடம்,
பங்குனி மாதம் 01 ஆம் நாள்,
திருவள்ளூர் ஆண்டு 2055.

Read:

1. Application received from M/s. KCP Sugar & Industries Corporation Limited, Chennai, dated 06.01.2017 and 18.01.2017.
2. Government Letter No.1368/LR2(1)/2017, Revenue Department, dated 03.02.2017.
3. From Commissioner of Land Reforms, letter No.E3/1552/2017 (L.Ref), dated 23.09.2021 and 21.02.2024.

ORDER:

In the application first read above, M/s. KCP Sugar & Industries Corporation Limited have applied for grant of permission under section 37-A of the Tamil Nadu Land Reforms (Fixation of Ceiling Land) Act, 1961 to hold lands to an extent of 65.43.acres in Villupuram District for the purpose of establishing Citronella Oil Unit.

2. The Industrial Exemption Committee meeting held on 08.02.2024 the committee has observed following points:-

- I. The District Revenue officer Villupuram has reported that the company is holding lands to an extent of 65.05 acres in Elavalapakkam Village, Tindivanam Taluk, Villupuram District for Specilization in sugarcane cultivation and manufacture of premium grade sugar and allied products.
- II. The company has not started any industrial activity. The District Revenue Officer has also reported that there is High Tension Line in SF.No. 52/1 and LT line in SF.No. 42/2 are passing through the company land.
- III. There is no reserve forest within 2.0 K.M. radius of the company land.
- IV. The company has submitted that the land was purchased only for agricultural purposes so there is no necessity to obtain clearance/permission from Department of Industry, Fire & Safety, Pollution Control Board and Electricity Authorities.

- V. The company has submitted that no necessity for getting No Objection Certificate from District Collector for using wet lands because the lands are purchased for the agricultural purposes.
- VI. The company has not granted any previous permission under section 37-A of the Act. The lands applied for permission was not sold, not mortgaged and seller of the land to the company are not attracted under Land Reforms Act.
- VII. No objectionable or unobjectionable poramboke lands lie within the patta lands held by the company or encroached or disturbed. No conditionally assigned lands are involved. But details of lands to be accommodated within ceiling limit, permissible lands and the details of establishing the processing unit not reported by the District Revenue Officer.
- VIII. The District Revenue Officer, Villupuram has also reported that the company acquired land to an extent of 65.43 acres out of which 42.47 acres is wet lands and 22.96 acres is dry lands. Based on the report submitted by the company, the main objective of the company is as below:-
 - (i) To carry on the business of manufacturing of sugar, molasses, sugar candy and other allied products.
 - (ii) To plant, purchase, produce, manufacture, process, prepare and generally trade and deal in sugarcane, sugar beet, sugar candy, jaggery, confectionery, syrups, aerated water, essences, molasses-based products.
 - (iii) Also, to establish sugarcane/Tissue culture research station in the acquired land to develop high yield varieties of sugarcane.
- IX. The District Revenue Officer has recommended for grant of permission to the company based on the report Tindivanam, Sub Collector without any details of lands considered for recommendation for grant of permission and the lands to be allowed as ceiling limit allowable to the company. But, on correlating the annexure I, IV and V of the District Revenue Officer Annexures, it is found that actual extent arrived is 65.43 ordinary acres equivalent to 36.310 standard acres in Annexure I, in this actual extent the District Revenue Officer allowed ceiling limit of 33.07 ordinary acres equivalent to 14.930 standard acres in Annexure IV and recommended for grant of permission to an extent of 32.36 ordinary acres equivalent to 21.380 standard acres in excess of the ceiling limit.
- X. Further, in the company letter dated 19.01.2024, sent by the District Revenue Officer it is found that the company has furnished the following utilized and unutilized land details: -

Sl.No.	Name of the crop planted	Extent in acres	Status
1	Mango Grove	11.16	Utilised
2	Building	0.16	
3	Godown, Building	4.85	
4	Citronella Grass	7.18	
5	Palm Tree	20.63	
6	Coconut Grove	7.92	Unutilised
7	Vacant	13.53	
Total		65.43	

- XI. It is found that from the above report, the company has planted **Citronella grass** which seems to be the main raw material for producing oil is planted in an extent of **7.18 acres** out of the total extent of **65.43 acres** leaving the balance extent of **58.25 acres** planted with other trees like Mango Grove, Palm Tree and Coconut Grove and an extent of 13.53 acres within it remains vacant.
- XII. The District Revenue Officer, Villupuram has reported that company has utilized the land to an extent of 42.66 acres by planting **Tamarind, Palm, Coconut, Teak and Mango trees** and unutilized the land to an extent of 22.77 acres and also stated that the company has requested for time for utilizing the unutilized lands to an extent of 22.77 acres within 3 years of time limit. It is not clear, how the company categorises the extent with above trees as utilised. Further, **there is no details about the processing unit to categorise the company's industrial activity.**
- XIII. **No specific recommendations of the District Revenue Officer** in terms of the extent recommended for grant of permission and allowable ceiling limit in his report.
- XIV. But, as per the Annexures, it is found **that the actual extent is arrived as 65.43 ordinary acres equivalent to 36.310 standard acres. An extent of 33.07 ordinary acres equivalent to 14.930 standard acres is accommodated within ceiling limit and an extent 32.36 ordinary acres equivalent to 21.380 standard acres** is recommended for grant of permission u/s 37-A of the Act.

XV. As per the company report it is found an extent of **7.18 acres** is utilized by way of planting **Citronella grass** out of the total extent of **65.43 acres**.

XVI. No year-wise plan for execution of the proposed project report furnished by the company. As per sale document mentioned in the annexure it is found that the lands have been purchased by the company in the year 2016. As per the report of the District Revenue Officer, Villupuram the actual extent is arrived as below:-

Sl.No	Details	(Extent in acre)	(Extent in S.A.)
1	Total extent applied	65.43	36.310
	Actual extent arrived	65.43	36.310
2	Recommendation		
	Total extent held by the company	65.43	36.310
	Retainable Area	33.07	14.930
	Permission u/s.37-A to be considered.	32.36	21.380

3. Based on the report of the District Revenue officer, Villupuram District the Industrial Exemption Committee has recommended for grant permission under section 37 –A of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 as amended to M/s KCP Sugar and Industries Corporation Limited, to hold an extent of **32.36 ordinary acres of lands in excess of ceiling limit of 33.07 ordinary acres equivalent to 14.930 standard acres** in Elavalapakkam Village of Tindivanam Taluk, Villupuram District for the purpose of **establishing Citronella Oil Unit**, subject to following conditions:-

Details	Extent (In O.A)
Total extent held by the company	65.43
Retainable area (15.000 S.A)	33.07 (equivalent to 14.930 standard acres)
Permission u/s 37-A	32.36

- The company should establish a processing unit and the entire lands should be utilized for the purposes mentioned by the company within a period of 1 year.
- The company should also get No Objection Certificate for wet lands from the District Collector for their project involving industrial activity.

- iii. Conditions as prescribed under Rule 56 (3) (iii) of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules 1962 and also to any other conditions if any imposed by the Government.

4. The Commissioner of Land Reforms in his letter third read above, the Commissioner of Land Reforms has sent detailed report after obtaining the reports of District Revenue Officer, Villupuram has stated that the M/s. KCP Sugar and Industries Corporation Limited has requested they will start implementing the project immediately after getting permission from the Government. However, the completion of project will take 3 years from the date of grant of permission. The project implementation has different phases like Civil Works, placing of order for Plant & Machinery, Fabrication time and delivery. The Major Machinery & Equipment's includes Boilers, Distillation Plant, Gear for Lid Lifting, Furnace and Accessories, Separator Centrifugal pump, Chimney and Water & Oil Storage Tank. On the basis of the above submissions, the Company required to grant them a time period of 3 years to complete the project. The Commissioner of Land Reforms has considered their request for grant of a period of 3 years for the utilization of the entire lands by establishing the processing unit for the project involving production of Citronella Oil.

5. The Commissioner of Land Reforms in his letter third read above, has accepted the report of the District Revenue Officer, Villupuram and recommendation of Industrial Exemption Committee has recommended to grant permission under section 37-A of the Act, as amended Act to M/s. KCP Sugar and Industries Corporation Limited to hold lands to an extent of 65.43 acres in Villupuram District for the purpose of establishing Citronella Oil Unit.

6. The Government, after careful examination have decided to accept the recommendations of the Industrial Exemption Committee and the recommendation of the Commissioner of Land Reforms. Accordingly permission is granted to hold land under section 37-A of Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961, to M/s. KCP Sugars and Industries Corporation Limited for grant of permission under section 37-A of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 to hold an lands to an extent of 32.36 ordinary acres of land in excess of ceiling limit of 33.07 ordinary acres equivalent to 14.930 standard acres in Elavalapakkam Village of Tindivanam Taluk, Villupuram District for the following conditions:

Details	Extent (In O.A)
Total extent held by the company	65.43
Retainable area (15.000 S.A)	33.07 (equivalent to 14.930 standard acres)
Permission u/s 37-A	32.36

Conditions:

- (i) The company should establish a processing unit and the entire lands should be utilized for the purpose for which exemption is granted mentioned by the company within a period of one year from the date of

issue of the order as recommended by the Industrial Exemption Committee.

- (ii) The company should also get No Objection Certificate for wet lands from the District Collector Villupuram for their project involving industrial activity.
- (iii) Conditions as prescribed under Rule 56 (3) (iii) of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules 1962.
- (iv) The lands should not be sold.
- (v) Poramboke lands, Bhoodan lands should not be encroached or disturbed.
- (vi) Processing units should be established.
- (vii) The company should make application for the grant of permission under section 37- A of the Act to the lands acquired in Chengalpattu district to an extent of 32.36 acres. Action may be taken by the District Collector, Villupuram District.
- (viii) The company should abide to the conditions laid down to the lands situated near and in forest area.
- (ix) In case of Mortgage of land by the Company, the conditions imposed in G.O.(Ms) No.425, Revenue and Disaster Management Department, dated 18.08.2020 will apply.
- (x) If the Sellers of the lands to the company are found coming under Land Reforms Act, the conditions imposed in G.O.(Ms.) No.596, Revenue & Disaster Management Department, dated 24.10.2020 will apply.
- (xi) The company should adhere to the conditions as laid down under rule 56(3)(iii) of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules, 1962.
- (xii) No objectionable or unobjectionable poramboke lands, Temple lands, Forest lands, Anadeenam lands and any other Government Lands, DC lands, conditionally assigned lands of all categories and Bhoodan lands should be involved in the holdings of the company.
- (xiii) No objectionable or unobjectionable poramboke lands, Temple lands, Forest lands, Anadeenam lands and any other Government Lands, prohibited lands should lie within the patta lands held by the company or encroached. The access to any such lands should not be disturbed.
- (xiv) If any violation is noticed in the industrial activity or non-utilisation of the lands within the prescribed time limit, the applicant has to abide by the action taken by the Government.
- (xv) No Objection Certificate for wet lands should be obtained from the District Collector for non-agricultural purpose.

- (xvi) If any discrepancy in the particulars furnished in the application noticed in future, the applicant has to abide by the action taken by the Government.

(BY ORDER OF THE GOVERNOR)

**V.RAJARAMAN
SECRETARY TO GOVERNMENT**

To

- ✓ The Commissioner of Land Reforms, Chepauk, Chennai-5.
The District Collector, Villupuram District.
M/s.KCP Sugar and Industries Corporation Limited,
No.239 (Old No.183), Ramakrishna Buildings,
Anna Salai, Chennai – 600 006.

Copy to:

- The Special Personal Assistant to
the Hon'ble Minister for Revenue & Disaster
Management Department, Secretariat, Chennai-9.
The Private Secretary to the Secretary to Government,
Revenue & Disaster Management, Chennai-9.
Stock file/ Spare copy.

//FORWARDED BY ORDER //

R. Kan Senthil
14/03/2024

SECTION OFFICER

14/3/2024

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ANNEXURE - I

**G.O.(Ms)No.113 Revenue and Disaster Management
Department, dated:14.03.2024**

**Details of Retainable portion of the land for which permission is
granted u/s 37-A of the Act to
M/s. KCP Sugar & Industries Corporation Limited, Villupuram**

Sl No	Name of Villages	Survey No	Extent (Ordinary Acres)	Extent (Standard acres)
Villupuram District - Tindivanam Taluk				
1	Elavalapakkam	36/1	7.93	4.53
2	Elavalapakkam	23/4A	11.16	4.46
3	Elavalapakkam	39/1	0.85	0.28
4	Elavalapakkam	42/1	4.85	1.94
5	Elavalapakkam	46/2	0.13	0.08
6	Elavalapakkam	48/5	0.52	0.30
7	Elavalapakkam	40/1	5.94	2.38
8	Elavalapakkam	38/10	0.38	0.32
9	Elavalapakkam	39/5	0.16	0.06
10	Elavalapakkam	31\1	1.15	0.58
Total			33.07	14.930

**V.RAJARAMAN
SECRETARY TO GOVERNMENT**

//TRUE COPY//

SECTION OFFICER

ANNEXURE - II

**G.O.(Ms)No.113, Revenue and Disaster Management Department,
dated:14.03.2024**

**Details of land for which Permission is granted u/s 37-A of the Act to
M/s. KCP Sugar & Industries Corporation Limited, Villupuram.**

Sl No	Name of Villages	Survey No	Extent (Ordy. Acres)	Extent (Std. acres)
Villupuram District - Tindivanam Taluk				
1	Elavalapakkam	51/2	2.07	1.73
2	Elavalapakkam	52/1	2.87	1.79
3	Elavalapakkam	45/-	8.49	5.31
4	Elavalapakkam	43/-	4.96	4.13
5	Elavalapakkam	44/1	2.96	2.47
6	Elavalapakkam	44/2	3.21	2.01
7	Elavalapakkam	50/1A	0.63	0.36
8	Elavalapakkam	51/1	4.01	2.01
9	Elavalapakkam	54/1A	3.16	1.58
Total			32.36	21.38

**V.RAJARAMAN
SECRETARY TO GOVERNMENT**

//TRUE COPY//

R. Kan
14/03/2024
SECTION OFFICER
14/03/2024