



ABSTRACT

Land Records - Natham Settlement - Streamlining the different nomenclature used by different districts/divisions and taluks before the computerised system of Natham Land Records is brought online for the whole State (except Chennai City) - Orders - Issued

Revenue & Disaster Management Department,
Survey & Settlement Wing, SS-II(1) Section

GO.Ms.No.221

Dated : 04.05.2023

சோபகிருது வருடம்,
 சித்திரை 21,
 திருவள்ளூர் ஆண்டு-2054,

Read :

1. GO.Ms.No.1177, Commercial Taxes and Religious Endowment Department, dated 30.10.1987.
2. GO.Ms.No.1971, Revenue Department, dated 14.10.1988.
3. From the Director of Survey and Settlement, Letter No.C1/41/2023, dated 10.2.2023.
4. From the Commissioner of Land Administration, Letter No.R1/ 4406311/2023, dated 27.3.2023.

ORDER:

The Director of Survey and Settlement has sent a proposal for changing the nomenclature with respect to classification of lands to accurately reflect private and Government ownership of the lands for Natham land records.

2. The Commissioner of Land Administration has examined the proposal sent by Director of Survey and Settlement and recommended the proposal based on the following observations:

I. History of Settlement : Land records were created during the colonial times for purposes of collection of land revenue, i.e. for agricultural areas. Lands predominantly used for dwelling purposes (present day Natham settlement areas) were insignificant from the point of collection of land revenue, and were left out without settling the individual occupation or ownership, with the overall remarks of 'grama natham' keeping the overall extent as a government poramboke. This situation prevailed in the Original Settlement Registers (OSR) and also in Resurvey and Resettlement Registers (RSR).

II. History of Natham Settlement : As the individual parcels in the Natham lands were in lengthy possession of individuals hereditarily or by transfer, the Government had ordered for Survey of Natham sites and the agricultural lands used for non-agricultural purposes vide G.O.Ms.No.1177, Commercial Taxes and Religious Endowment Department, dated 30.10.1987 and settlement operations were undertaken to levy ground rent and to issue ground rent patta to the owners thereof vide Notification published in G.O.Ms.No.1971, Revenue Department, dated 14.10.1988. During Natham survey and settlement operations in villages, the lands classified as "Sarkar/Government/Arasu - Poramboke " as per UDR A-Register with remarks as Natham/Grama Natham were considered for Natham Settlement work. Further, the agricultural lands outside the natham areas i.e lands which were classified as ryotwari, were also taken up for natham settlement if they had been built-up and used for non-agricultural purposes.

As per the Natham settlement notification, Natham lands were to be sub-divided and re-classified as follows:

- (a) Lands with houses were granted Natham patta/ Natham manai patta and reclassified in Natham fair adangal as "Natham-manai";
- (b) Lands lying vacant in between the houses were reclassified as 'Sarkar - vacant site' with remarks as 'காலிநத்தம்' and 'காலிமனை' and recorded accordingly in Natham fair adangal;
- (c) Lands under some common public utilities like Streets, paths, temple, burial ground, Roads, parks, schools and others were reclassified as 'Sarkar Poramboke' with remarks as per its usage/state on ground;

- (d) Also, as Ryot lands classified as Ryot-Wet/Dry/Manavari which were in agricultural usages and now converted for non-agricultural purposes by the land owners themselves had been also reclassified as Ryot-Manai and recorded accordingly in Natham fair Adangal Register.

III. Different Nomenclatures adopted in natham settlement:

However on examination of the Natham adangal records across the State, it is seen that different practices have been followed in different areas of the State during Natham settlement, leading to varied nomenclature like Natham manai with pattadar name, natham poramboke with pattadar names, Sarkar natham manai with pattadar names, Arasu/ Sarkar manai with pattadar names, natham sondham with pattadar names, natham private with pattadar names, etc. Further, the erstwhile agricultural lands since been used for housing have been recorded as Ryoti-Manai.

IV. Classification of land as Government vs Ryotwari:

Majority of the land of our State (then Madras Presidency) was under Ryotwari tenure and classified as Government villages. It is reiterated that the term 'Government' does not indicate ownership but only the tenure wherein the Government directly collected land revenue from the cultivator or the Ryot. Other land tenure systems involving intermediaries such as Inamdars, Estate, have been progressively abolished since 1948 and as of now only a few villages are pending settlement under the relevant Acts for abolition of the intermediary and introduction of ryotwari tenures. While the original definition of 'ryot' meant cultivator, over the years it has come to indicate lands in private ownership. When the estate village/Inam villages had been settled under Abolition Acts, the lands held by ryots as well as the private lands of the landholders have been classified as 'Ryot' in the meaning that it is a private patta land of the person to whom the patta was issued.

During the initial survey and the resurvey in the then Madras Presidency, the cultivable lands in villages directly administered by the Government was registered as Govt. Dry/Govt. Wet (G-D/G-W) only. The corresponding Inam lands were registered as Inam-dry and Inam-wet (I-D/I-W). Later during the years 1979-1984, when Updating Registry Scheme (UDR) was done, those both categories of lands owned by private individuals (as recorded in RSRs/SLRs) were classified as 'ryoti' lands. Thus the meaning of the term 'Ryoti/ryotwari' has been widely extended to refer to the private lands with citizens to whom the pattas were issued.

V. Issues in nomenclature in Natham Adangal:

Computerisation of land records started in the year 2003. Progressively the lands covered in the A-register, Town Settlement Register have been computerised. In the case of Grama Natham, the Computerised Natham Records software is proposed to be rolled out for use by citizens shortly. In the manual system, the natham adangal and other natham records so far are being handled physically by the taluk revenue authorities at present, and as a result there is no inconvenience to the common public since irrespective of the classification, the mutation of registries are being carried out in the taluks and the manual natham chitta is being accepted by all authorities irrespective of the classification and nomenclature.

However, upon rollout of the computerised system, if the different notations are used, it will lead to an anomalous situation wherein if the land classified as 'Government-manai', it will be treated as a Government land and transfer of registry will be prohibited. This will put the common public to extreme inconvenience. Further, this will give way to a wrong perception that Government lands are being encroached upon by the public which is not reflective of the reality. (These lands are private lands within the meaning of Natham Survey and Settlement)

The extract of computerised Natham chitta from the Tamil Nilam will be expected as a valid and legal document for all purposes by the Registration department and the planning authorities viz. Chennai Metropolitan Development Authority / Director of Town & Country Planning among others. Hence, it is essential to make necessary changes in the computerised land records to reflect the correct nomenclature.

3. The Commissioner of Land Administration has therefore stated that there is a pressing need to address this issue and to bring in uniformity in Natham Land Records and recommended that the entries in Natham records proposed to be brought online may be uniformly modified in Natham Settlement Land Records and requested orders in prescribing a uniform nomenclature with respect to classification of lands to accurately reflect private ownership and Government ownership of lands for natham lands in the State except Chennai City.

4. The Government after careful examination of the proposal of Director of Survey and Settlement and Commissioner of Land Administration hereby issue order for prescribing a uniform nomenclature with respect to the classification of Natham lands to be brought online, to

accurately reflect private and Government ownership of lands for Natham Land Records in the State (except Chennai City) as detailed below:

Sl. No	Classification nomenclature in Natham adangal	To be recorded as
1.	Natham nanjai/punjai/manai with pattadar names	Ryotwari Manai
2.	Natham poramboke with pattadar names	Ryotwari Manai
3.	Natham sondham with pattadar names	Ryotwari Manai
4.	Natham private with pattadar names	Ryotwari Manai
5.	Arasu manai/ sarkar manai with pattadar name	Ryotwari Manai
6.	Natham lands that are classified as Sarkar Poramboke (அ.புற) in A- Register (Rural); but have been assigned Natham patta with proper entries in Natham Adangal under Natham Settlement scheme in 1996 / Arasu Porambokes with pattadar names.	Ryotwari Manai
7.	Lands that are classified as 'Sarkar Poramboke' and marked as 'காலிநத்தம்' and 'காலிமனை' in the remarks column of Natham adangal (with conditional patta issued by the Revenue department which has not yet completed the conditional period)	Ryotwari Manai (National Informatics Centre to block transaction for condition period)
8.	Lands that are classified as 'Sarkar Poramboke' (அ.புற) and marked as 'காலிநத்தம்' and 'காலிமனை' in the remarks column of natham adangal, but without enjoyer.	Sarkar Poramboke
9.	Lands that are classified as temple, burial ground, roads, State Highways, National Highways, parks, schools and other public utilities in Natham survey	Sarkar Poramboke

5. The Director of Survey and Settlement and Commissioner of Land Administration are requested to take necessary further action on the orders issued at Para 4 above to reflect the correct classification in Natham Land Records.

(By Order of the Governor)

KUMAR JAYANT
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Land Administration, Chepauk, Chennai-5.
The Director of Survey and Settlement, Chepauk, Chennai -5.
To all District Collectors.

Copy to

The Special P.A. to Hon'ble Minister for Revenue and Disaster Management, Chennai-9.
The Private Secretary to Additional Chief Secretary, Revenue and Disaster Management, Chennai-9.

// Forwarded by Order //

9/15/2023
SECTION OFFICER
9/15/2023