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GOVERNMENT OF TAMIL NADU

ABSTRACT

SETTLEMENT - Settlement of Natham Village site and Agricultural lands used for non-Agricultural purpose - Levy of ground and completion of Settlement Operation - Publication of Notification - Ordered.

REVENUE (SS.II) DEPARTMENT.

G.O.Ms.No.1971.

Dated : 14th October 1988.

Read :-

1. From the Director of Survey and Settlement, Lr.No.RR.19994/87-B1, dated 18.1.87 and 10.12.87.
2. Govt. Lr.No.66953/91/87-1/CT & RE/dt.21.12.87.
3. From the Special Commissioner and Commissioner of Land Administration, Lr.No.D.Dis.(K) 82413/87, dated 12.8.88.

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ORDER :-

The Notification annexed to this order may be published in the Tamil Nadu Government Gazette.

2. The Director of Stationery and Printing is requested to send hundred copies of the notification to Government as published in the Tamil Nadu Government Gazette.

/BY ORDER OF THE GOVERNOR/

Sd/-T.S.Sivakolundu,
Deputy Secretary to Government.

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Notification effecting settlement of Natham sites or village sites and agricultural lands used for Non-Agricultural purposes in the entire area of Tamil Nadu except in the area of the Old Madras City :-

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1. GENERAL :-

Government have sanctioned the survey of Natham sites and the agricultural lands used for non-agricultural purposes in the State of Tamil Nadu in G.O.Perm.1177, C.T & R.E.,Departmentdt.30.10.87. After the survey of the above areas, settlement work will be undertaken to levy Ground Rent on all the holdings in the areas under the jurisdiction of the Assistant Settlement Officers, Madurai, Connoor, Dharapuram, Thanjavur and Tiruvannamalai and to issue ground rent patta to the owners thereof.

The following notification is therefore published for the information of the public regarding the items of work that will be undertaken in the course of the Settlement Work.

N O T I F I C A T I O N :

The Settlement work pertaining to the task of levying ground rent at the rates specified hereunder on all the individual holdings in Natham sites and agricultural lands used for Non-Agricultural purposes and issue of patta to the owners concerned, will be undertaken by the Assistant Settlement Officers, Madurai, Coonoor, Dharapuram, Thanjavur and Tiruvannamalai in the areas under their jurisdiction. The Settlement Officer at

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Thanjavur will supervise the work of the above Assistant Settlement Officers.

2. CLASSIFICATION :

1. All private holdings in Natham area and agricultural lands set apart for dwelling purposes will be registered as "Manai".

2. Vacant site in Natham or Village site at the disposal of the Government which are readily available for house site assignment will be registered as "Vacant site poramboke".

3. All public properties such as "road, Street, Channel, Chavadi, Hospital, Cart stand, Cattle stand, Path way, Threashing floor, etc., in Natham or Village site will be distinguished and recorded as Road, Street, Channel, poramboke etc., in the records according to state on ground.

4. Lands belonging to various instructions such as "temple", Church, Mosque, School with playground etc., will be distinguished and recorded in records accordingly.

3. GROUND RENT RATE :-

The following are the ground rent rates that will be levied on all private holdings already classified as Natham or Village site and agricultural lands used for non-agricultural purposes.

1.Urban Lands (Other than U.I.T) in Municipal Corporations Selection Grade and Special Grade.	Rs.10.00 per Ground.
2.I.Grade Municipalities, II and III Grade Municipality.	Rs. 5.00 per Ground.
3.Town Panchayat and Village Panchayat.	Rs. 2.00 per Ground.

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All public properties such as 'Road', Street lane, Channel etc. are exempted from thelevy of Ground Rent.

The Government also reserve the right to impose at any time during the currency of the Settlement whatever ground rent they may deem necessary on lands assigned subsequent to the settlement if they are used for building or other non-agricultural purposes.

4.ROUGH PATTAS :

1. Every field in the area set apart under this scheme will be inspected by the Field Surveyor and the owner noted in the Land Register prescribed after the enquiry. Every field will be subject to further inspection by a Settlement Deputy Tahsildar attached to the concerned Branch Settlement Office who will record his remarks in the Register. Ten percent of the cases will be subject to over-check by the Assistant Settlement Officer having jurisdiction over the area.

2. Lands in Natham areas in respect of which the occupants have established their right of ownership will be sub-divided and pattas issued in their names.

3. Lands in Natham areas in respect of which house-site pattas have been issued by the Revenue Department will be sub-divided and pattas issued under this scheme.

4. Patta lands used for non-agricultural purposes will be sub-divided as per enjoyment and ownership and patta issued. This procedure will be applied only to lands in respect of which lay out plan approved by the Town Planning Authorities exist.

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The pattas will be based on the enjoyment, the approved lay out and ownership. In respect of these patta lands used for non-agricultural purposes for which no approved lay outs exist, joint pattas will be issued in respect of all the owners of such lands and no sub-division on the basis of enjoyment will be made.

5. The Special Tahsildar will take up each holding as a separate case and issue notices to the owner (as indicated by the field staff in the land Register) to be present at a hearing. The Village Administrative Officer will also invariably attend the hearing. The Special Tahsildar will satisfy himself about the ownership of the property. In case no assignment order has been issued by the Revenue Department, the Special Tahsildar will decide the ownership of the property on the basis of enjoyment of thirty years prior to the date of publication of this notification in the Tamil Nadu Government Gazette. For this purpose, oral or documentary evidence may be taken. The Special Tahsildar will pass speaking orders in each case in the form of proceedings issued in his name. The order will be served on the concerned persons, acknowledgements obtained and filed.

6. Rough pattas for the above type of lnds, showing the re-survey number and sub-division, old survey number and sub-division as noted in the existing revenue records, classification of land, re-survey area and the ground rent due upon the land will be served through the Village Administrative Officer, or Settlement Inspector or such other agency as deemed necessary on each holder of lands in person if possible or by affixure prior to the date fixed for hearing objections.

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Every endeavour will be made to secure the prompt service of rough patta on the holders of lands concerned, but non-residents must make their own arrangements to obtain the pattas from the Village Administrative Officer.

5| ROUGH PATTA OBJECTION HEARING :-

A Rough Patta Objection Hearing will be conducted by the Special Tahsildar appointed for this purpose on the date fixed in advance. The date/ dates of the Rough Patta Objection Hearing will be not less than 15 days from the last date of service of the rough patta in the village/Municipal Town/ Corporation City. The date and place of hearing will be noted in the rough patta. Objections to the entries or omissions from a rough patta will be heard at that time. Notices of the time and place fixed for hearing objections will be pasted in the Village Administrative Office or Village Chavadi or where there is no village Chavadi, in some other conspicuous place in the village if the lands are located in the village, in the Municipal Office if the lands are located in Municipal Town Limits, in the Corporation Office if the lands are situated within the Corporation City Limits and will be published in the Village/Municipal Town/ Corporation City by beat or tom-tom not less than 15 days prior to the date by hearing. The Village Administrative Officer will attend at the time and place fixed for the disposal of objections. Objections to the entries or omissions in the patta will be heard and disposed of on the day and at the place notified therein. The Special Tahsildar will pass speaking orders in the form of proceedings in all disputed ownership cases. Copies of the orders passed will be served on the existing holder and the objector at the Rough Patta Objection Hearing.

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No objection will be received by the Special Tahsildar after the date notified in the manner set forth above unless the delay in presenting the petition is explained to him satisfaction.

Petitions for alteration of demarcation which are barred by the provisions of the Tamil Nadu Survey and Boundaries Act VIII of 1923 will not be entertained.

No objections will be admitted as to the rates of Ground Rent levied on lands in accordance with this notification.

6. PUBLICATION OF LIST OF ROUGH PATTA OBJECTION HEARING ORDER :-

The orders passed during Rough Patta Objection Hearing shall be published immediately after the conclusion of the proceedings in the Village Administrative Office or Chavadi or if there is no chavadi in the village in any conspicuous public place in the Village/Municipal Town/Corporation city and the fact of the publication shall be announced in the Village/Municipal Town/Corporation City by beat of tom-tom. The Village Administrative Officer shall certify to the place and date of publication of the order and the said date shall be deemed to be the date of communication of the copy of the decision or order to the party concerned.

7. APPEALS :-

An appeal shall lie to the Assistant Settlement Officer with jurisdiction over the concerned area against any order passed by the Special Tahsildar for Rough Patta Objection Hearing within 30 days from the date of communication of the order. This period is exclusive of the time occupied in obtaining certified copies of the order appealed against. Appeal petition

but certified copies and enclosures appended thereto shall be stamped in accordance with the rules.

8. REVISION :-

A revision shall lie to the District Revenue Officer or the Collector (where there is no District Revenue Officer) of the concerned District against any order passed by the Assistant Settlement Officer within 30 days of receipt of the order of the Assistant Settlement Officer by the aggrieved party.

9. RECTIFICATION OF ERRORS ETC., :-

Any clerical error noticed or brought to notice by the parties interested can be corrected at any time during or after this Settlement work.

Sd/- R.Sriram,
Director of Survey and Settlement.

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19/6/12
SUPERINTENDENT

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