



TAMIL NADU GOVERNMENT GAZETTE

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Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.**

NOTIFICATIONS BY GOVERNMENT

REVENUE AND DISASTER MANAGEMENT DEPARTMENT

THE TAMIL NADU LAND CONSOLIDATION (FOR SPECIAL PROJECTS), RULES 2024.

[G.O. Ms. No. 426, Revenue and Disaster Management Department, Land Disposal Wing, [LD3(1)], 17th October 2024,
புரட்டாசி 31, குரோதி, திருவள்ளூர் ஆண்டு-2055.]

No. SRO A-18(c)/2024.

In exercise of the powers conferred by sub-section (1) of section 14 of the Tamil Nadu Land Consolidation (for Special Projects) Act, 2023 (Tamil Nadu Act 23 of 2023), the Governor of Tamil Nadu hereby makes the following Rules, namely:-

RULES.

1. **Short title.** - These rules may be called the Tamil Nadu Land Consolidation (for Special Projects) Rules, 2024.

2. **Definitions.** - (1) In these rules, unless the context otherwise requires,-

- "Act" means the Tamil Nadu Land Consolidation (for Special Projects) Act, 2023 (Tamil Nadu Act 23 of 2023);
- "Form" means a Form appended to these rules;
- "section" means a section of the Act;

(2) The words and expressions used herein and not defined but defined in the Act, shall have the same meaning respectively assigned to them in the Act.

3. **Application for Consolidation of Project Land.**- (1) Every Project Proponent who proposes to implement a project which requires an extent of not less than one hundred hectares, may submit an application to the Government for Consolidation of the project land in **Form - A**.

(2) The application under sub - rule (1) shall contain, -

- a hydrological Plan in Form - B.
- land ownership plan in Form - C.
- land use plan in Form - D.

4. Conditions to be fulfilled by the Project Proponent.- The Project Proponent shall ensure that the following conditions are satisfied before submitting an application in Form-A, namely: -

- (i) It shall be ensured that the overall storage of water in the project is not reduced;
- (ii) It shall be ensured that the carrying capacity of the canal or any other arrangements for the flow of water is not diminished in any manner both upstream or downstream of the Project land;
- (iii) In case the project area is non-contiguous and spread over several parcels of the land, it shall be ensured that the total water balance in the water bodies are maintained.
- (iv) The complete details of the land in Form-C containing the details of the ownership of the project land is made available; and
- (v) It shall be ensured that the particulars containing the details of the usage of the project land on the date of application shall be furnished in Form-D.

5. Notification of the Special Project.- (1) The Government shall, on being satisfied that the applicant has fulfilled the conditions laid down in rule 4 and the project will be of significance for the State, notify in the *Tamil Nadu Government Gazette*, the project as a Special Project for the purposes of the Act.

(2) As soon as the publication of the notification of the Special Project under sub-rule (1), the Government shall constitute an expert committee as provided in sub-section (2) of section 4 of the Act.

6. Publication of Land Consolidation Proposal by the Expert Committee.-(1) The Expert Committee shall cause publication of Land Consolidation Proposal of the project proponent with a notice in Form-E, which shall be published in two leading daily newspapers widely circulating in the area of which one shall be in Tamil and arrange to conduct a public hearing by the convenor. The notice shall specify a date after thirty days of its publication, fixing a public hearing at the venue and time indicated therein, inviting objections or suggestions thereon. The above notice shall also be displayed in the office of the,-

- (i) District Revenue Officer/Convenor of the committee;
- (ii) Village Administrative Officer of the village concerned; and
- (iii) Local body concerned.

(2) The convenor of the Expert Committee shall consult the quasi -government agency, if any, of whom the whole or part of project land vests and also seek their concurrence to dispense with their land for the project.

(3) The Expert Committee shall prepare the draft Land Consolidation Scheme which include the following:-

- (i) proposal of the Project Proponent.
- (ii) objections / suggestions / views of the interested persons thereon.
- (iii) concurrence or conditional concurrence of quasi-government agency, if the project land vests with them; and
- (iv) the views of the Expert committee on the proposal and the objections or suggestions received from the interested persons.

(4) The Expert Committee shall thereafter submit the draft Land Consolidation Scheme to the Collector for approval.

(5) On approval, the Collector shall cause the same to be published in the District Gazette and in two leading daily newspapers widely circulating in the area, of which one shall be in Tamil, subject to the proviso to sub-section (2) of section 6.

(6) Any interested person may, within a period of thirty days from the date of publication of the draft Land Consolidation Scheme in the District Gazette, submit their objections or suggestions thereon in writing to the Collector.

(7) On expiry of a period of thirty days from the date of publication of the draft Land Consolidation Scheme in the District Gazette, the Collector shall send the same and the objections or suggestions, if any received together with his recommendation thereon to the competent authority.

(8) The Competent authority shall, within two months from the date of receipt of the draft Land Consolidation Scheme, either approve or approve with such conditions, as it may deem fit, to be complied with by the project proponent within a specified period.

(9) On approval of the draft Land Consolidation Scheme by the competent authority it becomes final and the final Land Consolidation Scheme shall be published in the *Tamil Nadu Government Gazette* and in two leading daily newspapers of the area of which one shall be in Tamil.

7. **Appeal.** - (1) Any person aggrieved by the order of the competent authority made under sub – section (2) of section 7 may, within thirty days from the date of publication of the Final Land Consolidation Scheme in the *Tamil Nadu Government Gazette*, appeal to the Government in Form-F. On receipt of the appeal, the Government shall, within a period of two months, dispose of it after giving appellants an opportunity of hearing.

8. **Protection of Water Bodies.**- (1) If a river, stream or other waterway changes its course due to natural events and passes through a land owned by any person such owner may make an application in Form-G to the Collector, seeking grant of land at the disposal of Government in exchange of the land owned by him.

(2) On an application being made under sub-rule (1), the Collector shall verify the details of lands in the Revenue Records and after causing a topographical survey and if there exist a prima facie case for further proceedings, the Collector shall send a report to the Government alongwith the application.

(3) Upon the receipt of report from the Collector, the Government shall constitute an expert committee consisting of members as specified in sub-section (2) of section 4 of the Act and the expert committee shall examine and make a recommendation to the Government within a period of sixty days from the date of its constitution.

(4) The Government shall thereafter pass appropriate final orders based on the recommendations of the expert committee.

FORM - A

[see rule 3(1)]

APPLICATION FOR CONSOLIDATION OF THE PROJECT LAND

Name of the Project	:	
Project Proponent	:	
Address	:	
Brief Details of the proposed project	:	

Details of proposed project land for consolidation

THE SCHEDULE.

<i>District</i>	<i>Taluk</i>	<i>Village</i>	<i>Survey No.</i>	<i>Type of Land (Poramboke/ Patta)</i>	<i>Extent to be Consolidated (in Hectares)</i>	<i>Land vested with whom (Project proponent / Quasi Govt / Govt Land / Private land)</i>	<i>Owners/ persons interested</i>
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Signature of the Project Proponent

Place:

Date:

To

The Secretary to Government,
Revenue and Disaster Management
Department, Secretariat, Chennai-09

FORM-B

[see rule 3(2) (a)]

**HYDROLOGICAL PLAN FOR WATER RESOURCES DEPARTMENT WATER BODIES AND
LAND COVERED UNDER THE PROJECT**

Sl. No	Name of water bodies involved viz., River, Reservoir (Water spread/ Catchment area), Tank, Canal, Channel, Stream, Pond, etc.,	Name of the District	Taluk	Village	Survey no.	Land Extent (in Ha.)		Total Storage of water bodies (In Million cubic feet)	Maximum carrying capacity of River/ Stream/Canal/ Channels, drains etc (in cusecs)		Remarks
						Total area of water body	Extent of waterbody under Project Area		Upstream side	Downstream side	
(1)	(2)	(3)	(4)	(5)	(6)			(8)			(10)
1											
2											
3											

The Following additional particulars are enclosed herewith:-

- (1) Revenue records viz., Village map, Field Measurement Book sketch and A.Register
- (2) Topography details/Datum level / Road level
- (3) Existing Flow diagram/Drainage map/ Flood plain map
- (4) Geology/Geomorphology details
- (5) Rain fall 50 years maximum (in Millimetre)
- (6) Ground water classification details pertaining to project land
- (7) Effect on the runoff and changes in drainage pattern
- (8) Effect on Storage/carrying capacity of water body reduced/ affected (in Million cubic feet)
- (9) Effects on the discharge capacity of drains during peak flow
- (10) Impact on free board affected (in feet)
- (11) Catchment area affected (in Hectares)
- (12) Impact on water quality of water bodies due to proposed project and action plan for mitigation
- (13) Social Economic Impact Assessment study by Expert Consultant

(14) Zonation map shall be prepared after considering the buffer area (50m buffer for rivers and 15m buffer for water bodies) for the proposed development area with the categorization of the development as per the EIA notification, 2006 and CPCB guidelines. Above said norms is in existence which is approved by Directorate of Town and Country Planning also by Chennai Metropolitan Development Authority vide circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc.No.4367/2019-BA-2/13.03.2019.

(15) Protective measures to be taken for ensuring the conservation and development of nearby water bodies in the surrounding areas shall be submitted along with the State Environment Impact Assessment Authority (SEIAA)/Environment Management Plan (EMP) report.

(16) Protective measures to ensure that Waste water not to be discharged in the river/water body at any circumstances shall be submitted.

(17) Analysis should be made based on latest satellite imagery for land use with raw images.

(18) An adequate drainage system shall be provided at the site with separate collection streams to segregate the storm runoff from roads, open areas, material storage areas, vehicle wash water and other waste water an appropriate rain water harvesting.

Certified that the overall storage of water courses covered in the project land will not be reduced and that the carrying capacity of the channels, canals or existing arrangements for the flow of water will not be diminished in any manner both upstream and downstream of the Project Lands.

Signature of the Project Proponent

Place:

Date:

FORM – C*[see rule 3(2) (b)]*

LAND OWNERSHIP PLAN

Sl. No.	Details of Ownership of the Project Land	
1.	(a) If the land classified as Government Poramboke	
	(i) Survey Numbers:	
	(ii) Extent in Acres/Hectares:	
	(iii) Classification of Government land:	
	(iv) Name of the Local Body, if the land vest with:	
	(b) If the land classified as patta land	
	(i) Survey Numbers:	
	(ii) Extent in Acres/Hectares/sq.mts:	
	(iii) Classification of land [Wet/ Dry/ Manavari/ Natham]:	
	(iv) Name of the person(s) in whose name the land is registered (Computer Chitta has to be attached):	
	(v) Address:	
2.	Revenue Village/ Hamlet:	
3.	Village Panchayat/ Town Panchayat/ Municipality/ Municipal Corporation:	
4.	Taluk:	
5.	District:	
6.	If the patta lands are involved,-	
	(i) Total Extent of lands/holdings owned by the person if the patta lands are involved:	
	(ii) Area under consolidation:	
	(iii) Record of Rights:	
	(iv) Disputed lands, if any:	
	(v) Pattas/lease/grants, if any	
	(vi) Any other right, including tenancy, if any (Registered documents to be attached):	

Certified that all the ownership details of the project land are furnished without any omission.

Signature of the Project Proponent

Place:

Date:

FORM – D*[see rule 3(2) (c)]*

LAND USE PLAN

Sl. No.	<i>Details of usage of the Project Land</i>	
1.	Name of the Village:	
2.	Name of the Taluk:	
3.	Name of the Corporation / Municipality / Town Panchayat / Village Panchayat:	
4.	Name of the District:	
5.	Survey Numbers to be Consolidated/ Exchanged:	
6.	Accurate extent of the land proposed for Consolidation/ Alienation/ Exchange in each survey number (connected field map to be attached):	
7.	Total area under Consolidation (in acres/hectares/square metre):	
8.	Classification of the land proposed for Consolidation (a) Wet (b) Dry (c) Manavari (d) Village site (Natham) (e) Poramboke	
9.	Boundaries of the area to be required East – West – North – South –	
10.	Detailed report showing the usage of the land along with the Plan Marking Sketch	

Certified that the usage of the project land is meticulously worked out and the details are furnished.

Signature of the Project Proponent

Place:

Date:

FORM – E

[see rule 6 (1)]

NOTICE FOR LAND CONSOLIDATION PROPOSAL.

WHEREAS, the (Mention the details of the project proponent) has applied for consolidation of land under the Tamil Nadu Land Consolidation (for Special Projects) Act, 2023 (Tamil Nadu Act 23 of 2023), for a special project namely (Mention the name of the project), as furnished in the following Schedule below;

AND WHEREAS, the Government of Tamil Nadu have notified under section 4(1) of the said Tamil Nadu Land Consolidation (For Special Projects) Act, 2023 for the consolidation of project land furnished in the Schedule given below for a special project, namely (Mention the name of the project) *vide* G.O. Ms. No. -----, ----- Department, dated ----- and the same has been published at page ----- of Part ----- Section ----- of the *Tamil Nadu Government Gazette*;

AND WHEREAS, in G.O. Ms. No. -----, ----- Department, the Government of Tamil Nadu have constituted an Expert Committee in this regard;

In pursuance of section 5(1) of the said Tamil Nadu Land Consolidation (for Special Projects) Act, 2023, the under-signed as the convener of the Expert Committee shall conduct a public hearing as follows to ascertain the views and suggestions of interested persons, landowners, stakeholders and members of the public regarding the proposed Consolidation of lands under the said Tamil Nadu Land Consolidation (for Special Projects) Act, 2023. Accordingly, notice is hereby issued that a public hearing will be conducted on the date, time and venue mentioned below to ascertain the views of the interested persons:-

Date	Time	Venue

During the hearing, the following agenda items will be taken up.

- ✓ Introduction to the Tamil Nadu Land Consolidation (for Special Projects) Act, 2023 and its objectives.
- ✓ Presentation of proposed areas for land consolidation.
- ✓ Ascertainment of views from the public and stakeholders on the proposed consolidation.
- ✓ Discussion on benefits, concerns, and mitigation measures.

All interested persons are invited to attend and present their views, either orally or in writing on the proposed consolidation of land, if any, to the under-signed.

THE SCHEDULE.

District	Taluk	Village	Survey No.	Type of Land (Poramboke/ Patta)	Extent to be Consolidated (in Hectares)	Land vested with whom (Project proponent / Quasi Govt / Govt Lands / Private lands)	Owners/ persons interested
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

(Convener - Expert Committee)

Place:

Date:

FORM - F*[see rule 7(1)]*

APPEAL TO THE GOVERNMENT UNDER SECTION 8(1)

1. Name of the Appellant (in full) :
2. Occupation :
3. Age :
4. Address :
5. Number and date of order under section 7(2) of the Act. :
6. Date on which the order was communicated to the Appellant :
7. Particulars of land to which reference relates :
 - (a) Survey No. :
 - (b) Taluk :
 - (c) District :
8. Grounds for Appeal :

Place:

Date:

Signature of the Appellant.**FORM - G***[see rule 8(1)]*

APPLICATION UNDER SECTION 10(1) TO THE DISTRICT COLLECTOR.

1. Name of the Applicant :
2. Address :
3. Occupation :
4. Tentative period during the waterway changes its course :

Details of lands to be exchanged

Details of private Lands owned by the Applicant							Details of Government Lands proposed for exchange						
District	Taluk	Village	Survey Number	Extent (in Hectares)	Type of lands (Wet / Dry/Manavari)	Extent affected due to waterway changed its course (in Hectares)	District	Taluk	Village	Survey Number	Extent (in Hectares)	Classification of the poramboke	Extent proposed to be exchanged in lieu of private lands (in Hectares)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(1)	(2)	(3)	(4)	(5)	(6)	(7)

Place:

Date:

Signature of the Applicant.

P. AMUDHA,
Principal Secretary to Government.