

## **APPENDIX**

### **NOTIFICATION**

In exercise of the powers conferred by of section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following Rules, namely :-

### **RULES**

1. **Short title.** -These rules may be called the Tamil Nadu Land Pooling Area Development Scheme Rules, 2020.

2. **Definitions.**- In these rules, unless the context otherwise requires,—

(i) “Act” means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972)

(ii) “Scheme” means the land pooling area development scheme as defined in clause (22-A) of section 2 of the Act;

(iii) “Section” means a section of the Act.

(iv) words and expressions used but not defined in these rules shall have the meaning assigned to them in the Act.

3. **Submission of declaration of intention to make a scheme for approval of Government.**-(a) The appropriate planning authority shall submit the draft

declaration under sub-section (1) of section 39-A of the Act in **Form I**.

(b) A map showing the boundaries of the area proposed to be included in the scheme shall be drawn to a scale of not less than 1:8000, called **Map (No.) 1** and shall be annexured to the draft declaration in Form – I.

**4. Approval of the draft declaration by Government.** – (1) The Government shall on receipt of the draft, declaration and in any case not later than one month either give their approval to draft declaration or direct the planning authority to make such modification in the draft declaration as they thinks fit in the public interest.

(2) In case where the draft declaration is returned by the Government under sub-rule (1), the planning authority shall make such modification as directed by the Government within a period of two months from the date of its return or within such further time as the Government may permit and resubmit it. Such draft declaration shall be accompanied by a revised map incorporating the modification directed by the Government.

(3) The Government shall on receipt of the revised draft declaration and the revised map from the planning authority give its approval. The revised map received

along with the revised draft declaration shall be called **Map 2.**

**5. Publication of the draft declaration.**- (1) The draft declaration as approved by the Government such particulars in **Form-I** shall be published –

- (a) in the District Gazette of the District within whose limit any position of the area included in the scheme is situated;
- (b) in the notice board of the office of the planning authority and in every local authority within whose limit any portion of the area included in the scheme is situated; and
- (c) in two leading daily newspapers circulating in the scheme area of which at least one shall be in Tamil.

**6. Preparation of draft Scheme.**– The planning authority shall prepare a scheme for the area within six months from the date of publication of the declaration of intention under section 39-A or within such further time as the Government may permit.

**7. Contents of draft scheme.**– Every draft scheme shall in addition to the particulars specified in clauses (a) to (i) of section 39-D shall contain the following particulars, namely: -

- (a) an index map on a scale not smaller than 1:8,000 showing the area included within the scheme and

the surrounding lands within a reasonable limit on all sides of such area;

(b) an index map on a scale not smaller than 1:8,000 showing all existing and proposed streets, means of communication and other important physical features.

(c) Three Maps, called Map A, Map B and Map C each on a scale not smaller than 1:500, as follows:

- (i) Map A, showing the sub-divisions of the original plots with numbers and all existing buildings and structures thereon;
- (ii) Map B, showing both the original plots and the manner in which it is proposed to alter the boundaries of such plots; and
- (iii) Map C, showing the boundaries of the final plots as they will appear after the scheme is executed, with their numbers, and illustrating as far as possible by means of colours, letters and explanatory notes or in some other convenient manner such as, use zones, sites reserved for public purpose, land reserved for the provision of housing accommodation to the economically weaker sections, public utilities and services;

- (d) a re-distribution and valuation statement in **Form-II**, showing the estimated amounts to be paid to, or by each of the owners of plots included in the scheme;
- (e) a copy of the estimates of all works contemplated in the scheme and a statement of the approximate period within which each of the work will be completed;
- (f) a statement in **Form-III**, explaining the finance of the scheme as estimated;
- (g) Regulations for the control of development, regulations for enforcing or carrying out the provisions of the plan within the scheme area;
- (h) the ownership, area of all lands whether public or private and buildings in the area to which the plan relates in **Form-IV**;
- (i) full description of all details of the plan;
- (j) lands belonging to the State Government, the Central Government, local authority, or other quasi-Government agencies;
- (k) the area in respect of which restrictions, if any, are proposed as regards,--
  - (i) the character of the building to be erected, namely residential, commercial, **industrial** or others;

- (ii) the density of buildings, that is the number of dwelling houses to the hectare or the minimum size of house-sites or both;
- (iii) open spaces, recreation grounds and areas where buildings are prohibited or permitted with height restrictions; and
- (iv) any other details of plans that may be specifically required;
- (v) levels taken, if any of the area included in the draft scheme and the levels of the surrounding lands;

(l) if a housing scheme is included, shall also contain the following particulars, namely: -

- (i) the approximate number and the nature of the houses to be provided;
- (ii) the approximate extent of land required or to be acquired, as the case may be;
- (iii) the average number of houses per hectare; and
- (iv) all matters incidental to the housing scheme.

**(m) if an industrial scheme is included, it shall also contain the following particulars, namely:-**

- (i) the approximate number and the nature of the industries to be provided;

- (ii) the approximate extent of land required or to be acquired, as the case may be;
- (iii) the average number of industries per hectare; and
- (iv) all matters incidental to the industrial scheme.

**8. Fulfillment of conditions.**- The planning authority before granting permission under section 49, of the Act shall ensure that the development satisfies the requirements of draft scheme prepared under rule 6.

**9. Consultation of owners.**- (1) As soon as the draft scheme has been prepared, the planning authority shall convene a meeting of owners of lands and buildings in the area covered by the proposed scheme.

(2) A notice in **Form-V** of every such meeting shall, not less than ten days before the date of meeting –

(a) be published on the notice board of the planning authority and in every local authority within whose limit any portion of the area included in the plan is situated;

(b) be sent to the Director; and

(c) subject to the provisions of sub-rule (3), be sent to all persons known or believed to have rights in any land or building in the area included in the proposed scheme and to other persons known or believed to be affected by the said scheme;

Provided that it shall not be necessary to send notice to tenants whose leases expire within a year of the date of the planning authority's declaration of intention to make or adopt a Land Pooling Area Development Scheme under section 39-A. In the case of land or buildings belonging to Government, such notice shall be served on the District Collector concerned.

(3) (a) The sending of the notice referred to in clause (c) of sub rule (2) to any person mentioned therein shall be effected –

(i) by giving or tendering the notice to such person; or

(ii) if such person is not found, by leaving the notice at his last known place of abode or business or by giving or tendering the notice to some adult member or servant of his family; or

(iii) if such person does not reside in the local planning area and his address elsewhere is known to the authority by sending the same to him by registered post; or

(v) if none of the means aforesaid is available, by affixing the notice on some conspicuous part of such place of abode or business.

(vi) when such person is an owner or occupier of any building or land, it shall not be



necessary to name the owner or occupier in the notice, and in the case of joint owners or occupiers, it shall be sufficient to send the notice to one of such owners or occupiers.

(4) At such meetings, the proposed scheme shall be generally described and explained and a minute of each meeting shall be maintained for record.

(5) Where the number of persons likely to be affected by the scheme are more than 100 to be filled before issue. The planning authority shall, where possible, promote the formation of one or more committees or such persons or representatives of such persons for the purpose of explaining the scheme to owners of lands and buildings and for the purpose of discussion and consultation with them.

(6) **Written agreements shall be executed by the owners individually and collectively** with respect to transfer of ownership right with the planning authority. The contents of the scheme, contemplated in section 39-D, as that are applicable, shall form part of the agreement. The necessary stamp fee on such agreements shall be borne by the planning Authority.

(7) The planning authority may take into consideration all such suggestions made and objections raised on the proposals of the draft scheme, shall hold

land surveys and ownership verification meetings, as may be required, before finalising the draft scheme under section 39-F.

**10. Appointment of an officer to enquire into the disputed ownership.**- Upon receipt of the request along with details of requirement for appointment of an officer to enquire into the disputed ownership, if any, under section 39-E from the appropriate planning authority or the designated officer appointed for the scheme, at any time before the scheme is made, the Government in consultation with the Director, shall thereupon, within three months, appoint an officer not lower in rank than that of the District Revenue Officer.

**11. Estimate and financing of the scheme.**- (1) The estimate of the cost of the Scheme prepared in **Form-III**, shall state in detail the manner in which the scheme is proposed to be financed, the amount required for the scheme and the time and loans, if any, are required. The costs of a Land Pooling Scheme shall include-

- (a) all sums payable by the appropriate authority under the provisions of this Act, which are not specifically excluded from the costs of the scheme;

- (b) all sums spent or estimated to be spent by the appropriate authority in the making and execution of the scheme;
- (c) all sums payable on the Development Rights Certificate(DRC) to be issued upon consent of the owners as compensation for land reserved or designated for any public purpose or for the purpose of the appropriate authority which is solely beneficial to the owners of land or residents within the area of the scheme;
- (d) such portion of the sums payable as compensation or as DRC for land reserved or designated for any public purpose or for the purpose of the appropriate authority which is beneficial partly to the owners of lands or residents within the area of the scheme and partly to the general public, as is attributable to the benefit accruing to the owners of land or residents within the area of the scheme from such reservation or designation;
- (e) all legal expenses incurred by the appropriate authority in the making and in the execution of the scheme;
- (f) If the total cost of providing infrastructure facilities like roads, water supply etc., in a scheme

exceeds the total value of the land available for sale for the planning authority, then such excess amount shall be borne by the land owners in proportion to their extent of land contributed for the scheme.

(2) In case of scheme for developing industrial parks by the Government agencies like SIPCOT or SIDCO under the provisions of these rules, it should include the possibility of constitution of a special purpose vehicle (SPV) to govern the scheme and provide that the full or part of land can be marketed by the Government, SIPCOT or SIDCO and consequently the benefits accruing through such sales can be shared to each of the land owner appropriately in such proportion as detailed out in such scheme, instead of returning back the portion of land in lieu of the land contributed by the land owner for the scheme.

**12. Submission of the Draft Scheme for preliminary approval of the Government.**- A copy of every draft scheme with all its enclosures, shall be sent by the appropriate Planning Authority to the Government requesting preliminary approval of the draft scheme and for publication of notice of preparation of the scheme, within six months from the date of publication of the notification under sub-section (1) of

section 39 or within such further time as the Government may permit. The enclosures must include the list of objections and suggestions received from the owners of land or building and all other details relating to the consultation of owners:

Provided that the appropriate planning authority other than the Chennai Metropolitan Development Authority shall submit the same to the Government through the Director.

**13. Preliminary approval of Government.** – (1) As soon as may be, after the draft scheme was submitted to the Government, but not later than one month, the Government shall either give its preliminary approval to the appropriate planning authority for the publication of notice under sub-section (1) of section 39-H, of the preparation of Land Pooling Area Development Scheme or direct the planning authority to make such modifications in the scheme as it thinks fit in the public interest.

(2) In case where the scheme has been returned by the Government under sub-rule (1), the planning authority shall make such modifications and corrections as directed by the Government within two months from the date of return of the plan from the Government and resubmit it. Such scheme shall be accompanied by

revised maps incorporating the modifications and corrections.

Provided that the appropriate planning authority other than the Chennai Metropolitan Development Authority shall submit the same to the Government through the Director.

(3) The Government shall thereupon give its preliminary approval to the planning authority for the publication of notice under sub-section (1) of section 39-H, of the preparation of Land Pooling Area Development Scheme within one month on receipt of the modified scheme from the planning authority.

**14. Publication of notice by the appropriate planning authority inviting objections and suggestions.**— (1) Within 15 days from the date of receipt of the preliminary approval of the Government under rule 13, a notice in **Form VI** indicating the place or places where copies of the draft scheme may be inspected, inviting objections and suggestions in writing from any person affected or interested in the scheme within sixty days from the date of publication of the notification shall be published by the appropriate planning authority —

(i) in the Tamil Nadu Government Gazette;

(ii) in two leading daily newspapers circulating in that area of which at least one shall be in Tamil.

(2) A copy of such notification shall also be sent to the Heads of Departments, etc. mentioned in **Annexure-I.**

**15. Duties of the designated officer.**-(1) The designated officer shall, as soon as possible or within a period of one month after the expiry of the period mentioned in the notice published under rule 14, for the purpose of preparing the draft scheme, give notice in **Form-VII** and shall state therein the time, as indicated in the notice within which the owner of any property or right which is injuriously affected by the making of a Scheme shall be entitled under section 39-J to make a claim before him. Such notice shall be published in the District Gazette and in one or more Tamil newspapers circulating within the area of the appropriate authority and shall be pasted in prominent places at or near the areas comprised in the scheme and at the office of the designated officer.

(2) The notice under sub-rule (1) shall specify the matters which are proposed to be decided by the designated officer and state that all persons who are interested in the plots or are affected by any of the

matters specified in the notice shall communicate in writing their objections to the designated officer within a period of twenty days from the publication of notice in the District Gazette. Such notice shall also be displayed in the notice board of the office of the designated officer and of the appropriate planning authority and the substance of such notice shall also be displayed at conspicuous places in the area.

(3) The designated officer shall give every person interested in any land affected by any particular part of the scheme sufficient opportunity of stating their views and shall not give any decision till he has duly considered their representations, if any.

(4) If during the proceedings, it appears to the designated officer that there are conflicting claims or any difference of opinion with regard to any part of the scheme, the designated officer shall record a brief minute setting out the points at issue and the necessary particulars, and shall give a decision with the reasons therefor. All such minutes shall be appended to the scheme.

(5) The designated officer shall record and enter in the scheme every decision taken by him. The calculations and estimates shall be set out and recorded in Form-II,



Form-III and in other statements as may be prepared by the designated officer.

(6) The scheme as drawn up by the designated officer shall include particulars specified in rule 7 read with section 39-D.

(7) The component parts of the scheme shall be so arranged that they may be readily referred to in connection with the map and plans.

(8) The designated officer shall publish the scheme drawn up by him in the District Gazette in **Form-VIII** and also by means of an advertisement in two leading daily newspapers circulating in that area of which at least one shall be in Tamil announcing that the scheme shall be open for the inspection of the public during office hours at his office and communicate forthwith the decisions taken by him in respect of each plot to the owner or person interested, by the issue of the requisite extract from the scheme in **Form-XI** and **Form-X** as the case may be. The designated officer shall also inform the Director about the publication of final scheme.

(9) The final scheme drawn up by the designated officer shall contain all plans of the scheme, forms, regulations for control of development and decisions recorded by

the designated officer under sub-section (a) to (g) of section 39-M.

**16. Procedure for disposing of Appeals.** – (1) On receipt of a copy of appeal presented to under section 39-K, the appellate authority shall give notice as it deems sufficient to the parties concerned.

(2) The authority shall meet and adjourn as it thinks proper with due regard to the dispatch of business, but shall decide all appeals received.

(3) The appellate authority shall record their decisions in writing in any case where the proposal of the designated officer under sub-rule 8 of rule 15 are modified, varied or rejected by them.

**17. Submission of final scheme by the designated officer to the Government for approval.** -The designated officer shall submit the final scheme as modified to the Government through the Director or the Chennai Metropolitan Development Authority, as the case may be for approval after making necessary variation in accordance with the decision of the appellate authority, within twelve months from the date of publication of notice under rule 14 or within such further time, not exceeding six months, as may be allowed by the Government and shall be accompanied by three copies of a fresh plan prepared with reference

to the modifications which the designated officer thinks fit.

**18. Approval of the scheme by the Government. -**

(1) As soon as may be but not later than three months from the receipt of the final scheme, the Government may either approve the said scheme or may approve it with such modifications as it may consider necessary or may return the said scheme to the appropriate planning authority to modify the scheme or to prepare a fresh scheme in accordance with such directions as it may issue in this behalf.

(2) The appropriate planning authority shall carry out such modifications, and resubmit the plan, within two months.

**19. Publication of the notice of approval of the scheme by the Government. -**

(1) Within three months after the approval of the scheme by the Government, the appropriate planning authority shall publish a notification in **Form-XI** intimating the approval of the Land Pooling Area Development Scheme-

(i) in the Tamil Nadu Government Gazette;

(ii) in two leading daily newspapers circulating in that area of which at least one shall be in Tamil.

(2) A copy of the notification published under sub-rule (1) shall also be published-

- (i) in the notice board of the planning authority and local authority or authorities in whose jurisdiction the planning area lies;
- (ii) on the notice board of the office of the Regional Deputy Director.
- (iii) on the notice board of the office of the District Collector.

(3) The scheme shall come into operation from the date of publication of the notification referred to in sub-rule (1) above in the Tamil Nadu Government Gazette.

**20. Manner and method of compensation payable under clause (e) of section 39-M.**

- (1) The compensation payable under clause (e) of section 39-M shall be the difference between the value of the property (inclusive of structures) on the basis of the existing use and that on the basis of permitted use as per the scheme, both values being determined as on the date of declaration of intention to prepare the scheme.

- (2) In making the valuation on the basis of permitted use, allowance shall be made for the expenses that may have to be incurred in so converting the existing structures as to make them suitable for permitted use.
- (3) In case provision is made for continuance of the existing use for a number of years taking into consideration the future life of the structure, the compensation payable shall be limited to the salvage value of the materials i.e., the present value of the standing structure less value of the materials at the end of such period.
- (4) The compensation payable under this rule shall be paid in the same manner as any other compensation under the Act.

**21. Schemes under section 39-B.** – A Scheme under section 39-B of the Act, published in the Tamil Nadu Government Gazette, shall be republished by the appropriate planning authority by a notice in Form XIII–

- (i) in the District Gazette concerned,
- (ii) on the notice board of the Planning Authority; and

(iii) in two leading daily newspapers circulating in that area of which at least one shall be in Tamil.

**22. Application of rules.-** Rules 6 to 21 shall as far as may be apply to the Schemes required to be prepared under section 39-B.

**23. Registration of the scheme.-** As soon as may be after the publication of notification under section 39-A or under section 39-B, as the case may be, the Member Secretary of local planning authority shall sign a copy of such notification specifying the date of his signature the land or lands to which it relates and the survey number or numbers comprised therein; and present the copy so signed or cause it to be presented for registration as soon as possible after such signature but in any case within the time limit specified in Part IV of the Indian Registration Act, 1908.

**24. Variation to the scheme.-** (1) Within three months after the variation of the scheme by the Government under sub-section (2) of section 39-Q, the appropriate planning authority shall publish a notification in Form-XII intimating the variation of the Land Pooling Area Development Scheme-

(i) in the Tamil Nadu Government Gazette;

(ii) in two leading daily newspapers circulating in that area of which at least one shall be in Tamil.

(2) A copy of the notification published under sub-rule (1) shall also be published-

(i) in the notice board of the planning authority and local authority or authorities in whose jurisdiction the planning area lies;

(ii) on the notice board of the office of the Regional Deputy Director.

(iii) on the notice board of the office of the District Collector.

(3) The draft variation or revocation so published shall be confirmed with or without modification by the Government.

**25. Period within which compensation may be**

**claimed.-** The claim under section 39K shall be made within three months from the date fixed in the notice given under sub-rule (8) of rule 15.

**26. Time limit for payment under sub-section (1) of section 39-K.-**

The owner of a plot shall make payment under section 39K within a period of three months from the date on which the owner is directed by the Town Planning Officer to make payment.

**27. Temporary borrowing by the appropriate authority.-**

The appropriate authority may for the

purpose of (a) meeting expenditure debitable to capital account and (b) for re-paying any loan previously taken under this Act properly chargeable to revenue, borrow by way of temporary loan or overdraft from any bank or otherwise, such sums as it may require, on such terms and conditions as the appropriate authority thinks fit. The amount so borrowed together with the interest thereon shall be repaid from the current account within a period of twelve months from the date of the temporary borrowing or such extended period as State Government may allow.



## **APPENDIX**

### **FORM-I**

[see rule 3]

It is hereby notified under section 39-A of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) that the Local Planning Authority of ----- passed under sub-section (1) of section 39-A, declare its intention to make a land pooling area development scheme in respect of the area / areas hereunder:-

(Here describe the area or areas to be included in the Land Pooling Area Development Scheme by boundaries or by Revenue wards, block and survey numbers and state also the approximate extent)."

2. A copy of the plan of the area included in the Detailed Development Plan (Map No. 1) will be kept for inspection during office hours at the office of the Local Planning Authority.

----- Planning Authority

Office of the ----- Planning Authority.

Date:

## FORM-II

[see rule 7(d)]

NAME AND NUMBER OF LAND POOLING AREA DEVELOPMENT SCHEME :-----

### Redistribution and Valuation Statement

	1. Serial Number																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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\* Note.- (a) Original Value means the value of the original plot without reference to any improvement contemplated in the scheme [Clause --- of sub-section ---- of section---]

(b) Semi-final Value means the value of the final plot without reference to any improvements contemplated in the scheme, other than improvements due to alteration of its boundaries i.e., value of the final plot as a result of improvement in its shape [Clause --- of sub-section ---- of section---]

(c) Final value means the value of the final plot with reference to the improvement contemplated in the scheme on the assumption that the scheme has been completed (section --).

### FORM-III

[see rule 7(f) and 11]

#### Estimation of Finance of the Land Pooling Area Development Scheme

Scheme No of the \*..... Rs. ....

Date .....

#### Expenses under section 39-D

Other Expenses.\* \*

Expenses shown in the redistribution and Valuation Statement (total of column 11 of Form-2).

Cost of publications under section 39-A(2), 39-H, 39-O, 39-Q(2) and / or under Rules 5,9,16,17,23,24,27.

Compensation under section 39-D(c)(iv), 39-D(f), 39-I(e), 39-M(e), 39-M(g), 39-T(2) and Legal expenses.

Cost of demarcation, salaries of Town Planning officer and Board of Appeal and their staff and other expenses under section 39-G.

-----  
(a) Total.....

Total of increments (Col.12 of Form F) Rs. ....

Proportion of increment to be contributed by each holder (section 39-D(f), 39-M(g), 39-T(2))-----percent.

Rs. ....

(b) Total of the contribution under section 39-D(f), 39-M(g), 39-T(2). Rs.....

NET COST of Scheme to the Appropriate Authority :-

(a)-(b).

\*Give name of the Appropriate Authority here.

\*\*In detail (Section or Authority to be quoted.);

Note:- The sign (-) before an item of expenses indicates that the amount is payable to the Appropriate Authority. Particulars should be inserted showing how net cost of the Scheme to the Appropriate Authority is proposed to be met.

**FORM-IV**

[see rule 7(h)]

Ownership and extent of lands etc., included in the Land Pooling Area Development Scheme.

Municipal Assessment Number	Survey Number	Sub- division.	Extent (Hectare.)	Name of owner or occupier	Present use of land and building	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Local Planning Authority

Office of the Local Planning Authority.

Date:

**FORM-V**

[see rule 9(2)]

The ----- Planning Authority has prepared a Land Pooling Area Development Scheme for the areas described hereunder:

(Describe the area by boundaries or by wards, block and survey numbers.)

A copy of the Land Pooling Area Development Scheme prepared together with Map No. 2 will be kept for inspection during office hours at the office of the Local Planning Authority. Any owner of land and / or building who intends to make any objections and suggestion as regards the plan may do so in the meeting of owners proposed to be held on-----

-----Planning Authority

Office of the -----Planning Authority.

Date:

**FORM-VI**

[see rule 14]

**NOTICE**

The draft Land Pooling Area Development Scheme prepared by the planning authority of-  
----- for the area described in the schedule is hereby published.

2. Any person affected by the Land Pooling Area Development Scheme or interested in the scheme may before communicate in writing or represent in person to the Member-Secretary of the Planning Authority any objection or suggestion relating thereto.

3. The Land Pooling Area Development Scheme with all its enclosures may be inspected free of cost during office hours at the office of the planning authority. Copies of the Land Pooling Area Development Scheme are also available at the office of the planning authority for sale at the following prices (here enter the price).

Schedule

Planning Authority

Date:

## **FORM-VII**

[see rule 15(1)]

### **NOTICE**

NAME AND NUMBER OF LAND POOLING AREA DEVELOPMENT SCHEME :-----

I, the undersigned, Thiru , Designated Officer, .....hereby inform all the interested and the concerned persons that the Director of Town and Country Planning, Government of Tamil Nadu vide his order No.....dated.....Published in the Tamil Nadu Government Gazette Part.....Page.....has appointed me as the Designated Officer for the above Scheme as required by sub section 3 of section 39-G of the Tamil Nadu Town and Country Planning Act, 1971. I hereby give notice that I have entered upon the duties as Designated Officer on ..... The above scheme is bounded on North by,....., on South by....., on West by..... and on East by.....; As required by rule 16 of the Land Pooling Area Development Scheme Rules, I hereby inform all those interested or affected by any of the matters included in the above Scheme that they should communicate their objection or suggestion in writing with requisite evidence and documents before me within 20 days of the Publication of this notice in the District Gazette in respect of the matters mentioned in the section 39-H of the Tamil Nadu Town and Country Planning Act, 1971. Any person who is injuriously affected by the above Land Pooling Area Development Scheme is entitled to claim the damages in accordance with the section 39-K(1) of the Tamil Nadu Town and Country Planning Act, 1971, and he should communicate the details of his claim to the undersigned Designated Officer within three months of the Publication of this notice with requisite documents and evidence.

A copy of the Draft Land Pooling Area Development Scheme No..... for which preliminary approval is accorded by the Government is kept open in the office of the Designated Officer during office hours on all days except holidays with all the required documents, statements, plans forms and all the persons having interest in the lands and any person affected by the proposals of the Land Pooling Area Development Scheme are requested to inspect the scheme in the above office where arrangements for explaining the scheme proposals have been made.

Date :-

Office of the Designated Officer.

**DESIGNATED OFFICER**  
**LAND POOLING AREA DEVELOPMENT SCHEME :---**



**FORM-VIII**

[see rule 15(8)]

NAME AND NUMBER OF LAND POOLING AREA DEVELOPMENT SCHEME :-----

In accordance with the rule 15(8) of the Land Pooling Area Development Scheme Rules and as provided in section 39-J, I have today (dated /month/ year) declared my decisions as Designated Officer.

As required under section 39-J of the Tamil Nadu Town and Country Planning Act, 1971 every owner of the lands included in the Land Pooling Area Development Scheme is being sent a copy of my decisions as Designated Officer in respect of this property. Any person who is aggrieved of the decision may present an Appeal in respect of the decision which are appealable to the Director or the Chennai Metropolitan Development Authority (with three copies of Memorandum of Appeal) affixing the requisite Court fee Stamp on the original copy of Memorandum of Appeal.

A copy of the above scheme with all the information, decisions and plans are available for inspection in the office of the Designated Officer on all days excepting holidays during the office hours and necessary arrangements have been made to explain the scheme.

**DESIGNATED OFFICER**

LAND POOLING AREA DEVELOPMENT SCHEME :-----

Date :

Office of the Designated Officer.

## FORM-IX

[see rule 15(8)]

NAME AND NUMBER OF LAND POOLING AREA DEVELOPMENT SCHEME :-----

### PRELIMINARY

I send herewith the extract the decisions taken by me in respect of the original Plot No.....of the above scheme taken in accordance with of section 39-J of the Tamil Nadu Town and Country Planning Act, 1971 for information to you as required under sub-rule (8) of rule 15 of the Land Pooling Area Development Scheme Rules.

S.No.	Original Plot No.	Area of original Plot in sq.mt.	Plot No, of final Plot allotted	Area of final plot allotted	Remarks

This preliminary scheme is being submitted to Government for sanction in accordance with sub-section (1) of Section 39-A of the Tamil Nadu Town and Country Planning Act, 1971.

**Date :**

**DESIGNATED OFFICER**

LAND POOLING AREA DEVELOPMENT SCHEME :-----

I have further to inform you as under\* :-

- (1) The rights of the mortgagor or mortgagee on the Original Plot No. are transferred to the Final Plot allotted against the Original Plot.
- (2) All the rights of the passage on the lands merged in the Final Plot are hereby extinguished unless such rights are preserved in column No. 16 of the Form-2 of the Scheme.
- (3) The Tenure of the Final Plot will be as per the tenure of the Original Plot. Any agreement in respect of the Original Plot in between you and the appropriate Authority or the Government are transferred to the Final Plot with the modifications regarding the area allotted in the Final Plot.
- (4) unless decided otherwise you will be permitted to remove the trees, compound wall, barbed wire, huts sheds and other materials from the original plot within one month of the date on which the preliminary scheme comes into force or the date fixed by the Government subject to condition that by doing so you will have to fill in all the holes resulted on account of removing the trees and other materials.
- (5) Any other matter.

## FORM-X

[see rule 15(8)]

### FINAL

I send herewith my decision under of section 39-J of the Tamil Nadu Town and Country Planning Act, 1971 in respect of the Original Plot No.-----as required by sub-rule (8) in of rule 15 of the Land Pooling Area Development Scheme Rules.

S. No. City S.No.	Original Plot No.	Area of Original Plot in sq. mt.	Rate per sq. mt. in Rs.	Remarks	Plot No. of the Final plot Allotted
1	2	3	4	5	6

S. No. City S. NO.	Area of Final plot in sq. mt.	Rate per sq. mt. of the Final Plot without any improvement as contemplated	Rate per sq. mt. of the Final Plot with improvement as contemplated in the Scheme
1	2	3	4

Rs.

The compensation payable to you under section 80	-----
Amount payable by you under section 80	-----
Estimated amount of the increment under section 78	-----
Amount of incremental contribution under section 79	-----
The compensation under section 82	-----
Net amount of contribution	-----
Net amount payable to you.	-----

**FORM-XI**

[see rule 19]

**NOTIFICATION**

NAME AND NUMBER OF LAND POOLING AREA DEVELOPMENT SCHEME :-----

Under section 39-N of Tamil Nadu Town and Country Planning Act, 1971, the Government has approved the Land Pooling Area Development Scheme indicated above prepared for the planning area described below. (Here enter the area included in the scheme).

2. It shall come into operation from the date of publication of the notification in the Tamil Nadu Government Gazette.

3. A copy of the map of the area included in the plan will be kept for inspection and also available for sale, during office hours in the office of the planning authority, for a period of three months.

Planning Authority

Dated:

## FORM-XII

[see rule 23(1)]

In exercise of the powers conferred by sub-section (2) of section 39 of the Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Government hereby proposes to make draft of variations to the ..... Land Pooling Area Development Scheme approved in the proceedings.

notification ..... dated ..... and published as  
..... dated ..... pages of part .....  
Section ..... of ..... the Tamil Nadu Government Gazette, dated  
..... and the same are hereby published for the information of all the persons likely to  
be affected thereby as required under rule 13 of the Preparation and sanction of Land Pooling  
Area Development Scheme.

2. Any person affected by the draft variation ordered by the Government to the Land Pooling Area Development Scheme or interested in the scheme may before 60 days communicate in writing or represent in person to the Executive Authority / Member Secretary of the----- Planning authority any objections and suggestions relating thereto.

3. The draft variations with plan may be inspected free of cost anytime during the office hours at the office of the ..... Local Planning authority”.

Planning Authority

Dated:

## **ANNEXURE**

1. Director of Town and Country Planning
2. Inspector of Municipalities
3. Director of Health Services and Family Planning
4. Chief Engineers (General) Irrigation, Buildings, Highways and Rural Works.
5. Director of Industries and Commerce
6. Tamil Nadu State Electricity Board
7. Tamil Nadu State Housing Board
8. Tamil Nadu Water Supply and Drainage Board
9. Central Public Works Department
10. District Collector of the concerned District.