

RECLASSIFICATION

Applicability – The applicability of this procedure document for various types of firms is as follows:

1. Comprehensive list of Documents Required:

Form-A, Form-C, Sale Deed, FMB, A-register, Encumbrance certificate, FMB & Adangal for Access Road , Registered professional Certificate copy, Key plan, Topo plan, Site plan, Master plan Extract, Affidavit for ownership & Below details
No Government/poromboke land involved,
No land acquisition proposed by any Govt. Department, Site not covered under Land Ceiling Act, 1978,
Site not covered under Land Reforms Act, 1961.

2. Fee: Rs.65,000/- In the case of reclassification the cost of publication of reclassification in Newspapers and Govt. gazette. (If the actual cost exceeds the said amount, the excess amount is also payable by the applicant)

3. Procedure with stagewise details and stage wise timelines: - The procedure requires LPA resolution, file being forwarded to Government and a Government Order to be released and involve around 180 days

4. Applicability in terms of Risk Category: The above procedure is applicable to all lands and any developments thereupon with all types of risk category (Low/Medium/High).

5. Size of Firm: The above procedure is applicable to lands and firms with developments of all sizes (Micro/Small/Medium/Large Enterprises).

6. Business Location: The above procedure is applicable to any development situated anywhere in Tamil Nadu except Chennai Metropolitan Area.

7. Foreign/Domestic Investor: The above procedure is applicable to any developments of both kinds of investors subject to the restrictions imposed by other relevant Acts/Rules, if an

Reclassification Process Workflow

Application



Site application



Call for Particulars



Newspaper Advertisement

21 days from date of publication
is considered for objection and
suggestion period



Technical Gazette



Authority meeting



Gazette Publication