APPENDIX - I

முன்புடன் 73511/93/31/93 வருடம்: 31.1.93.

முன்புடன் 73511/93/31/93 வருடம்: 31.1.93.

பாகு: - அழகத்தின் மேற்புறம் பார்க்கிறேனே.

பார்க்கிறேனே: - அழகத்தின் மேற்புறம்.

பார்க்கிறேனே: - பாடல் வகையில்.

பார்க்கிறேனே: - மேற்புறவு.

பார்க்கிறேனே: - குறைக்கும்.

பார்க்கிறேனே: - வெளி குறைக்கும்.

பார்க்கிறேனே: - முழும்லையாறு.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - வருகையுடைய.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேනே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவையில்.

பார்க்கிறேனே: - மேற்புறவை�்க்.
APPENDIX - II

பாறை: - செய்தியில் மற்றும் பதிப்புகள் (சீரமைப்புச் செய்க்கப்பட்டது)
ஆணடி போன்ற வரலாற்றுத்துறைச் செய்தியிலிருந்து
சுருக்கப்பட்டு, பதிப்புகள் மற்றும் பேக்குத்துறை பதிப்புகள்
நூற்றாண்டுகள் முழுக்கல் ஆண்டு வருடங்கள் -
போற்றப்பட்டு

பாறை: - தேசிய முன்னேற்றம் கட்டுப்பாடு மற்றும் புதுப்பிப்பு
2. வேறு பகுதிகளில், புதுப்பிப்பு போற்றப்பட்டு
ஆணய பதிவு 21.10.93

பிரச்சனங்கள், பேரரசு ஆலுநகரில் அதிகரிப்பு
தன்மானம் பெருக்கி இருந்த பகுதிகள். இந்தச் செய்திகள்
சுருக்கப்பட்டு, பதிப்புகள் 1966
பதிவு போன்ற வரலாற்றுத்துறை (சீரமைப்பு)
செய்திகள் 1978 வரலாற்று
பதிவுகள் இருந்த சுருக்கம் (சீரமைப்பு).
12. ஹெட்டார்ட் அடையாள முறை, வித்தியாசம், -20) புதுக்கு
பேரராணம் போற்றப்பட்டு தரிசமில் சுருக்கம் (சீரமைப்பு

(சீரமைப்பு)

பிரச்சனங்கள்:

சரியாய்வு, 
போற்றப்பட்டு (புதின் வரலாறு)

சுருக்கம்/சீரமைப்பு

29.11.93
USE ZONE REGULATIONS

(G.O. Ms. No. 1730 RD&LA dt. 24.7.1974)

1 RESIDENTIAL USE ZONE:

a) Primary Residential Use Zone
b) Mixed Residential Use Zone

USE ZONE I- (a) PRIMARY RESIDENTIAL USE ZONE

Uses permitted

1. All residential buildings including single and multi-family dwellings, apartment dwelling and tenements together with appurtenances pertaining thereto;
2. Professional consulting offices of the residents and other incidental uses therefor;
3. Petty shops dealing with daily essentials including retail kprovisions, soft drinks, cigarettes, newspapers, milk-kiosks, cycle repair shops and single person tailoring shops;
4. Hair dressing saloons and Beauty parlours.
5. Nursery and primary schools.
6. Taxi and auto rickshaw stands; and
7. Parks and playfields.

USE ZONE I - (b) MIXED RESIDENTIAL USE ZONE

Uses permitted

1. All uses permitted under Use zones (a) i.e. primary residential Use zone.
2. Hostels and single persons apartments.
3. Community Halls, Kalyanamandapams, Religious buildings welfare centres and gymnasiums;
4. Recreation clubs, Libraries and Reading rooms.
5. Clinics, Dispensaries and Nursing Homes;
6 Government Municipal and other Institutional sub-offices
7 Police Stations, Post & Telegraph offices, Fire Stations and Electric Sub station
8 Banks and safe Deposit Vaults,
9 Educational Institutions excluding college
10 Restaurants without residential accommodation eating and catering houses and lodging houses (as amended in Govt. letter No 69759/UDIV(2) 99/11 of H&UD department dt. 22 6 92)
11 Petrol filling and service stations
12 Department stores or shops for the conduct of retail business
13 Vegetable, Fruit, flower, fish eggs and meat shops,
14 Bakeries and confectioneries,
15 Laundry, Tailoring and Goldsmith shops, and
16 Cottage Industries permissible in residential areas under G O Ms No 566 RD&LA dated 13 3 1962

II. COMMERCIAL USE ZONE – USE ZONE 2

Uses permitted
1 All uses permitted in Use Zone 1 (a) and 1 (b) i.e Residential Use Zones,
2 All commercial and business uses including all shops, stores, market and uses, connected with the display of merchandise, either wholesale or retail rent excluding exposures, abnoxious products and other materials like to cause health hazards,
3 Business offices and other commercial and financial institutions,
4 Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are wither abnoxious or likely to cause health hazards
5 Cinema theaters and other commercial entertainment centres,
6 Research, experimental and testing laboratories not involving danger of fire, explosion or health hazards,
7. Transportation terminals, including bus stands, railway stations and organised parking lots.

8. Automobile repair shops and garages.

9. Small industries, using electric motor not exceeding 20 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety; and

10. Installation of electric motors not exceeding 20 H.P. for the incidental to the commercial Activities permissible in the zone.

11. Restaurants with or without boarding and lodging houses, Star hotels and Non-star hotels. (As amended in Govt letter No.69759/JDIV (2) 89/11 H&UD department dated 22.6.93.

III. INDUSTRIAL USE ZONE - USE ZONE 3

a. Controlled industrial Use Zone
b. General Industrial Use Zone
c. Special Industrial and Hazardous Use Zone

Use Zone III (a) CONTROLLED INDUSTRIAL USE ZONE

Uses permitted

a. All commercial uses listed under Use Zone 1 (a), 1 (b) and 2 i.e. residential and commercial use zones;

b. Industries using electric power not exceeding 130 H.P. (L.T. Maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour liquid effluent dust, smoke, gas vibration etc., of otherwise likely to cause danger or nuisance to public health or amenity. Provided that these industries may use steam, oil or gas, power during periods of power shortages or failure.

c. Hotels, Restaurants and clubs, places for social intercourse, recreation and worship and dispensaries and clinics and

d. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.
**USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE**

**Use permitted**

1. All commercial uses listed Use Zone 1 (a), 1 (b) and i.e. residential and commercial use zones.

2. All industries without restrictions on the horsepower installed or type of motive power used excluding those are abnoxious or hazardous nature by reason or odour, liquid, effluent dust, smoke, gas, vibration etc., or otherwise likely to cause danger or nuisance to public health or amenities.

3. Hotels, restaurants and clubs or places for social intercourse, recreation and worship or for dispensaries and clinics; and

4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

**USE ZONE ALL (c) SPECIAL INDUSTRIAL AND HAZARDOUS USE ZONE**

**Use permitted**

1. All commercial uses listed under Use Zone 1 and 2 i.e. residential and commercial use zones.

2. All industries permissible in the Use Zone III (a) and III (b) i.e. the controlled and general industrial use zone;

3. All uses involves storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosion.

4. All uses involving storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies acids or other liquids or chemical producing flames, fumes and explosive, poisonous, irritant or corrosive gases;

5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into find practicals subject to a spontaneous ignition;
Processing or manufacturing anything from which offensive or unwholesome smells arise,

Storing handling or processing of manure, offal, blood, bones, rags, hides, fish, horns or skin,

Washing or drying wool or hair,

Making fish oil,

Making soap, boiling or pressing oil, burning bricks, tiles, pottery or lime,

Manufacturing or distilling sago and artificial manure,

Brewing beer, manufacturing by distillation arrack or spirit containing alcohol, whether denatured or not,

In general any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zones III (a) and III (b) i.e. controlled industrial and the general industrial use zone,

Hotels, restaurants and clubs or places for social intercourse, recreation and worship or dispensaries and clinics and

Residential building for caretakers, watchman and other essential staff required to be maintained in the premises.

IV. EDUCATIONAL USE ZONE – USE ZONE 4

Uses permitted

1. Schools, colleges and other higher education and training institutions and the uses connected herewith

2. All uses permitted in Use Zone 1 (a) i.e. primary residential use zone.

3. Hostels, and single persons apartments,

4. Recreation clubs, libraries and Reading Rooms and

5. Restaurants,

V. PUBLIC AND SEMI PUBLIC USE ZONE – USE ZONE 5

1. Government and Quasi-Government offices,

2. Art Galleries, Museums, Aquaria, and public Libraries,
3. Hospitals, Sanitoria and other medical and public health institutions;


5. Organised Parking lots and Bus and Taxi stands.

6. Parks, Playfields, swimming pools, stadia, Zoological gardens, exhibition grounds and other public and semi-public open spaces;

7. (a) All uses permitted in the Use Zones 1 (a) and (b) i.e. Residential Use Zones

b. Ring and link roads.

VI. AGRICULTURAL USE ZONE – USE ZONE 6

Uses permitted

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and private parks, playfields, gardens, caravan and campaign sites and other recreational uses.
5. Dairy and cattle farms
6. Piggeries and Poultry farms;
7. Water tanks and reservoirs;
8. Sewages farms and garbage dumps;
9. Airports and broadcasting installations
10. Forestry
11. Cemeteries, Crematoria and burning and burial grounds
12. Storing and drying of fertilizers;
13. Fish curing;
14. Salt manufacturing
15. Brick, tile or pottery manufacture
16. Stone crushing and quarrying and
17. Sand, clay and gravel quarrying
1. Name : 

2. Address : 

3. Education : 

4. Business : 
   a. Registered 
   b. Non Registered 

5. How many years are you doing real estate business ? 

6. Where is your business location? 
   a) Central business district 
   b) Residential area 
   c) Sub urban area 
   d) Within urban agglomeration 
   e) Without urban agglomeration 
   f) Others 

7. What are the factors influencing for increasing urban land values in our place? 
   a) Revision of guideline values 
   b) After 1980 commercial land use pattern 
   c) Upgradation of municipalities into corporation 
   d) Housing loan facilities 
   e) Plot promoters (or) flat builders and foundation 
   f) Induction a plot system from early 1970's 
   g) Social status
h) Continuous increasing the rent value for housing
i) High income level of the town
j) Employment opportunities
k) Good business centre
l) Good export centre
m) Speculation
n) Important of Public projects introduced local bodies
o) Like bustand
p) Shopping Complex
q) Introduction new bus route.
r) Increased population
s) Religious place
t) Refugees
u) Head Quarters of the transport
v) Water facilities
w) Educational centre
x) Good environment
y) Good climate
z) Public land are more
aa) Net work of Railway and Telecommunication
bb) No disturbance of social events
cc) Others

8. What are the reason for increasing land value in residential area in TUA

1. Housing loan facilities (Strongly agreed)
   (Agreed)
2. Educational Facilities (Strongly agreed)
   (Agreed)
3. REPs and falt promotion (Strongly agreed)
   (Agreed)
4. Essay availability of lands (Strongly agreed)
   (Agreed)

9. Are you satisfied with this business?
   a) Yes
   b) No

   If so, give what is percentage?
11. What are the factors for the variation?

a) 
b) 
c) 
d) 
e) 

12. Do you agree that some place guideline values in greater than market value?

a) Yes 
b) No

If so to what extent?

13. What are the factors for the variation?

a) 
b) 
c) 
d) 
e) 

14. Give the land value per square feet which you have transacted in commercial land use in your places?

<table>
<thead>
<tr>
<th>Land use area</th>
<th>1981-84</th>
<th>1994</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) NSB Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Thillainagar</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Westbolivar Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Palakkarai</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Central Busstand</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) Main Guard Gate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Puthur High Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) Salai Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Chinnakadai Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>j) Periyakadai Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>k) Others</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
15. Furnish the land value per square feet which you have transacted in residential
   Land use area 1981-84 1994
   a)
   b)
   c)
   d)
   e)
   f)
   g)

16. Give the land value per sq.ft. which you have transacted in industrial area?
   Land use area 1981-84 1994
   a)
   b)
   c)
   d)
   e)
   f)

17. Give the land value per square feet which you have transacted in fringe area?
   Land use area 1981-84 1994
   a)
   b)
   c)
   d)
   e)
   f)

18. Do you feel that the land value declines in the gradient from central business
    area to fringe area?
    a) Yes
    b) No

19. What are reasons for this?

20. Do you agree that, the land values in very low in Dalit pocket?
    Yes
    No
21. What are reasons for this?

22. Do you feel that, non-economic factors like, caste, religion etc) are also catering land values?
   a) Yes
   b) No

23) If yes, state the reasons for this?
   a)
   b)
   c)
   d)
   e)

24) Do you agree, that the guideline is a good systematic land market system?
   a) Yes
   b) No

25) Have you any suggestion to streamline registration process?
   a)
   b)
   c)
   d)

26) What are the factors for converting agricultural land into urban land?
   a)
   b)
   c)
   d)
   e)

27) What do the crops cultivate in these area?
   a) Paddy
   b) Plantain
   c) Others

28) What is reason for given up by farmers?
   a)
   b)
   c)
   d)
   e)
29) How many acres are converted agricultural land into urban land?

30) When did start this conversion agricultural land into urban land in your place?

31) Do you agree that the converting agricultural land will be affected agricultural productivity?
   a) Yes
   b) No

If it is no

32) What are reasons for this?
   a)
   b)
   c)
   d)

33) Due to upgradation of pollution and other environmental problem in the central business district. Are the people migrated from CBD to fringe area?

34) Do you agree because of agricultural land ceiling Act, the land lords would like to dispose their land?
   a) Yes
   b) No

35) Do you agree because of land tenant act the land lords, would like to dispose their land?
   a) Yes
   b) No

36) Due to the better price for land, the farmers wanted to dispose their land
   a) Yes
   b) No

37) Do you agree that the reversion of the guideline values, will be slow down documents registration for the government?
   a) Yes
   b) No
38) What are the reasons for this?
   a) 
   b) 
   c) 
   d) 

39) Do you agree because of realestate promoters, the agricultural land converted into urban land?
   a) Yes 
   b) No 

40) What are the reasons?
   a) 
   b) 
   c) 
   d) 
   e) 

41) What is problems for developing legally to promote your business?
   a) 
   b) 
   c) 
   d) 

42) Without DD approval, you can not do lay out but your people are doing for these layout.
   What is your further plan?

43) How do you pay tax for converting agricultural land to urban land?
   a) 
   b) 
   c) 

44) When did you start converting agricultural land into urban land in Tiruchirappalli?

45) What are the purpose for converting agricultural land in your place?
   a) residential 
   b) industry 
   c) brick making 
   d) others
46) How do you rate Tiruchirappalli with other cities in trends of land values?

47) Is there any concentration of wealth urban land in the lands of the few in Tiruchirappalli (ownership of land by a few individuals)

48) What is the reasons for farmers disposing their land?
   a) huge amount of money
   b) to start own business in the town
   c) to build house
   d) others

49) Are you going with middlemen for buying agricultural land from farmers?
   a) Yes
   b) No
   if it yes

50) What is the reasons for this?

51) What is the reason for converting agricultural land in Tiruchirappalli mainly three places?
   a) Pitchandarkoil
   b) Samayapuram Tolgate
   c) Vayalur Road
   d) Ariyamangalam

52) Why do not be you converting agricultural land to urban land in Tiruchirappalli mainly three places?
   a) Edamalaipattypudur
   b) Manikandam
   c) Pratiyur

53) What is the reasons for this
   a)
   b)
   c)
   d)
54) Do you agree that because of local town buses, the agricultural land converted into urban land?
   a) Yes
   b) No

   If it no

55) What is the reasons for it?
DETERMINATION OF MARKET VALUE OF PROPERTY

Law, Procedure and case laws on the subject.

I have the pleasure to participate in this seminar with officials of the Registration Department for which I am thankful to the Government of Karnataka and the office bearers of the Association of the Karnataka Registration Department. I am also happy to note that this is the first time that such a seminar and symposium has been arranged. I feel proud to present a paper on determination of market value of properties, law, procedure and case laws so that it will be helpful to evolve a uniform procedure in all the Southern States. Before going into details, it is better to define the concept of Market Value at the outset.

2. DEFINITION OF MARKET VALUE: The definition of market value as found in the "explanation" under section 47A of the Indian Stamp (Madras Amendment) Act, 1967 (Act 24 of 1967) is that for the purpose of this Act, market value of any property shall be estimated to be the price which in the opinion of the Collector or the Appellate Authority as the case may be, such property would have fetched if sold in the open market on the date of execution of the instrument of Conveyance, Exchange or Gift.

3. I shall first trace the historical background relating to the evolution of the concept of market value.

Section 3 of the Indian Stamp Act, which is the "Charging" Section, lays down that the instruments shall be chargeable with duty of the amount as indicated in Schedule I to the Act. The original structure of schedule I was to levy stamp duty on the amount of consideration, in respect of deeds where consideration passes between the parties; and on the value of the property set forth in the instrument, in respect of instruments where there is no consideration.

In Tamilnadu, besides the stamp duty, a transfer duty which was in the form of a surcharge on stamp duty was also levied on the instruments of Sale, Exchange, Gift, Mortgage with possession and Lease in perpetuity under the provisions of Madras City Municipal
The pattern of levy of transfer duty was also similar to stamp duty, on 'Consideration' or 'Value set forth' as the case may be, mentioned earlier. In the year 1960, the rate of transfer duty was raised from 4% to 5%. In the year 1962, Act No.8 of 1962, was introduced and it increased the rate of stamp duty on all instruments by $1\frac{1}{2}$ times. Again, the rate of stamp duty was raised in the year 1965, though the increase was marginal.

After these increases in the rate of transfer duty and stamp duty, a tendency to evade payment of stamp duty and transfer duty was noticed among the public. They took advantage of the loophole in Schedule I and attempted to understate the consideration in deeds of conveyance on Sale. By this method they avoided not only payment of stamp duty but also transfer duty. They also made use of the term "Value set forth in the instrument" and tried to undervalue their properties in deeds of Exchange and Gifts. They mentioned in such deeds a value which they knew was a value lower than the real value, in order to evade stamp duty as well as transfer duty.

With a view to arrest this tendency and to prevent leakage of the legitimate revenue to the State, the Act 24 of 1967 was introduced to plug the loopholes in Schedule I to the Stamp Act. By this Act, the "Chargeability basis" was changed from "consideration" to "market value" of the property in regard to deeds of conveyance, and from "value set forth" to "market value" of the property in respect of deeds of Exchange and Gift. Later the Act was extended to cover deeds of Release of benami right and settlement in favour of persons other than family members, also.

The concept of "market value", though introduced in 1967, was nothing new, because, as far back as in 1950, the High Court of Madras has ruled that the term "Value set forth in the instrument" meant "market value" in Board of Revenue V. Venkatarama Ayyar 1950 Madras 738. Again in Rambilas V. Superintendent of Stamp 1950 Nag. L.J. 658, it has been held that where the value is not truly set forth, the revenues sufficiently protected by the provisions in sections 27 and 64 and the Collector has power to hold an inquiry to ascertain the true valuation and consider prosecution of the executant if there were a deliberate undervaluation by the latter.
As regards the additional staff now required for the Inspector General’s Office the Government consider that the increase of work can be managed by the existing staff.

5. Regarding periodical revision of the guidelines, the Government consider that it is not necessary to do it elaborately and that a special staff of four Special Tahsildars, four Sub Registrars I Grade, eight Assistants, four Typists and eight Last Grade Government Servants would be sufficient for the whole State. The Inspector General is requested to submit proposals in this regard at the appropriate time.

6. The expenditure should be debited to ‘15. Registration fees - (b) District Charges’.

7. The expenditure is on a "New Service" and the approval of the Legislature will be obtained in due course. Pending approval of the Legislature, the expenditure should be met initially by an advance from the Contingency Fund. Orders regarding which will be issued in the Finance (BG) department. The Inspector General of Registration is requested to report the probable expenditure likely to be incurred during the current year to the Finance (BG) department to enable that department to sanction the advance from the Contingency Fund.

8. The Government also sanction the supply of 16 foolscap size typewriter (English) free of cost by the Director of Stationery and Printing, Madras for the use of 19 typists sanctioned in the annexure to this Office.

9. The typewriters sanctioned in para 8 above should be placed in charge of qualified persons who will be held responsible for their proper maintenance, care and upkeep and they should be returned to the Director of Stationery and Printing when such qualified persons cease to be available or if for any reasons the typewriters are no longer required.

10. This order issues with the concurrence of the Finance and Social Welfare department with their U.O.No.20415 Rev/71-1, dt. 17-5-71 and No.10121 S & P I/71-1 dt. 24-2-71 respectively.

(BYORDER OF THE GOVERNOR)

A.S.VENKATARAMAN,

(Additional Secretary to Government)
An Act to provide for the imposition of a ceiling on vacant land in urban agglomerations, for the acquisition of such land in excess of the ceiling limit, to regulate the construction of buildings on such land and for matters connected therewith, with a view to preventing the concentration of urban land in the hands of a few persons and speculation and profiteering therein and with a view to bringing about an equitable distribution of land in urban agglomerations to subserve the common good.

Whereas it is expedient to provide for the imposition of a ceiling on vacant land in urban agglomerations, for the acquisition of such land in excess of the ceiling limit, to regulate the construction of buildings on such land and for matters connected therewith, with a view to preventing the concentration of urban land in the hands of a few persons and speculation and profiteering therein and with a view to bringing about an equitable distribution of land in urban agglomerations to subserve the common good;

And whereas Parliament has no power to make laws for the States with respect to the matters aforesaid except as provided in articles 249 and 250 of the Constitution;
And whereas in pursuance of clause (1) of article 252 of the Constitution resolutions have been passed by all the Houses of the Legislatures of the States of Andhra Pradesh, Gujarat, Haryana, Himachal Pradesh, Karnataka, Maharashtra, Orissa, Punjab, Tripura, Uttar Pradesh and West Bengal that the matters aforesaid should be regulated in those States by Parliament by law;

Be it enacted by Parliament in the Twenty-seventh Year of the Republic of India as follows:—

CHAPTER I
Preliminary

1. (1) This Act may be called the Urban Land (Ceiling and Regulation) Act, 1976.

(2) It applies in the first instance to the whole of the States of Andhra Pradesh, Gujarat, Haryana, Himachal Pradesh, Karnataka, Maharashtra, Orissa, Punjab, Tripura, Uttar Pradesh and West Bengal and to all the Union territories and it shall also apply to such other State which adopts this Act by resolution passed in that behalf under clause (1) of article 252 of the Constitution.

(3) It shall come into force in the States of Andhra Pradesh, Gujarat, Haryana, Himachal Pradesh, Karnataka, Maharashtra, Orissa, Punjab, Tripura, Uttar Pradesh and West Bengal and in the Union territories at once and in any other State which adopts this Act under clause (1) of article 252 of the Constitution, on the date of such adoption; and, save as otherwise provided in this Act, any reference in this Act to the commencement of this Act shall, in relation to any State or Union territory, mean the date on which this Act comes into force in such State or Union territory.

CHAPTER II
Definitions

2. In this Act, unless the context otherwise requires,—

(a) "appointed day" means,—

(i) in relation to any State to which this Act applies in the first instance, the date of introduction of the Urban Land (Ceiling and Regulation) Bill, 1976 in Parliament; and

(ii) in relation to any State which adopts this Act under clause (1) of article 252 of the Constitution, the date of such adoption;

(b) "building regulations" means the regulations contained in the master plan, or the law in force governing the construction of buildings;

(c) "ceiling limit" means the ceiling limit specified in section 4;

(d) "competent authority" means any person or authority authorised by the State Government, by notification in the Official Gazette, to perform the functions of the competent authority under this Act for such area as may be specified in the notification and different persons or authorities may be authorised to perform different functions;

(e) "dwelling unit", in relation to a building or a portion of a building, means a unit of accommodation, in such building or portion, used solely for the purpose of residence;

(f) "family", in relation to a person, means the individual, the wife or husband, as the case may be, of such individual and their unmarried minor children.
(p) "urbanisable land" means land situated within an urban agglomeration, but not being urban land;

(q) "vacant land" means land, not being land mainly used for the purpose of agriculture, in an urban agglomeration, but does not include—

(i) land on which construction of a building is not permissible under the building regulations in force in the area in which such land is situated;

(ii) in an area where there are building regulations, the land occupied by any building which has been constructed before, or is being constructed on, the appointed day with the approval of the appropriate authority and the land appurtenant to such building; and

(iii) in an area where there are no building regulations, the land occupied by any building which has been constructed before, or is being constructed on, the appointed day and the land appurtenant to such building:

Provided that where any person ordinarily keeps his cattle, other than for the purpose of dairy farming or for the purpose of breeding of live-stock, on any land situated in a village within an urban agglomeration (described as a village in the revenue records), then, so much extent of the land as has been ordinarily used for the keeping of such cattle immediately before the appointed day shall not be deemed to be vacant land for the purposes of this clause.

CHAPTER III

CEILING ON VACANT LAND

3. Except as otherwise provided in this Act, on and from the commencement of this Act, no person shall be entitled to hold any vacant land in excess of the ceiling limit in the territories to which this Act applies under sub-section (2) of section 1.

4. (1) Subject to the other provisions of this section, in the case of every person, the ceiling limit shall be,—

(a) where the vacant land is situated in an urban agglomeration falling within category A specified in Schedule I, five hundred square metres;

(b) where such land is situated in an urban agglomeration falling within category B specified in Schedule I, one thousand square metres;

(c) where such land is situated in an urban agglomeration falling within category C specified in Schedule I, one thousand five hundred square metres;

(d) where such land is situated in an urban agglomeration falling within category D specified in Schedule I, two thousand square metres.
<table>
<thead>
<tr>
<th>State/Union territory</th>
<th>Towns</th>
<th>Peripheral area</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>13. Tamil Nadu—concl.</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e) Thallakkulam</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(f) Ponmeni</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(g) Paravai</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(h) Vilangudi</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Samayananallur</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(j) Sathamangalam</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(k) Beebikulam</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(l) Harveypatti</td>
<td>T. S.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(m) Tirunagai</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(n) Thathaneri</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(o) Thaigaraajar Colony</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5. Tiruchirapalli U. A.—</strong></td>
<td></td>
<td><strong>5 Kms.</strong></td>
<td>C</td>
</tr>
<tr>
<td>(a) Tiruchirapalli</td>
<td>M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Srirangam</td>
<td>M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Ponmalai</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(d) Golden Rock Railway Colony</td>
<td>Southern Railway Administration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e) Ariyamangalam</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(f) Alathur</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(g) Abishekapuram</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(h) Pirattiyur</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Utkadai Ariyamangalam</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6. Tirunelveli U. A.—</strong></td>
<td></td>
<td><strong>1 Km.</strong></td>
<td>D</td>
</tr>
<tr>
<td>(a) Tirunelveli</td>
<td>M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Palayankottai</td>
<td>M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Melapalayam</td>
<td>M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(d) Thatchanallur</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e) Naranammalpuram</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(f) Thalayuthu</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(g) Palayankottai (N. M.)</td>
<td>N. M.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(h) Sankarnagar</td>
<td>T. S.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Alaganeri</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(j) Melanatham</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(k) Pettai</td>
<td>P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>14. Uttar Pradesh</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1. Moradabad U. A.—</strong></td>
<td></td>
<td><strong>1 Km.</strong></td>
<td>D</td>
</tr>
<tr>
<td>(a) Moradabad</td>
<td>M. B.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Moradabad Railway Settlement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2. Bareilly U. A.—</strong></td>
<td></td>
<td><strong>5 Kms.</strong></td>
<td>C</td>
</tr>
<tr>
<td>(a) Bareilly M. B. an Northern Railway Colonies—</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Bareilly</td>
<td>M. B.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Northern Railway Colony</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PART IV—SECTION 2
Tamil Nadu Acts and Ordinances.

CONTENTS

ACTS:

No. 17 of 1999—Tamil Nadu Industrial Establishments (Conferment of Permanent Status to Workmen) Amendment ........ 142
No. 18 of 1999—Tamil Nadu Shops and Establishments Amendment ....... 143
No. 19 of 1999—Tamil Nadu Panchayats (Second Amendment) ......... 145
No. 20 of 1999—Tamil Nadu Urban Land (Ceiling and Regulation) Amendment .... 147
The following Act of the Tamil Nadu Legislative Assembly received the assent of the Governor on the 16th Jan., 1999 and is hereby published for general information:—

ACT No. 20 OF 1999.

An Act to repeal the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978.

Be it enacted by the Legislative Assembly of the State of Tamil Nadu in the Fiftieth Year of the Republic of India as follows:—

1. (1) This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Repeal Act, 1999.

(2) It shall come into force at once.

2. The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (hereinafter referred to as the principal Act), is hereby repealed.

3. (1) The repeal of the principal Act shall not affect—

(a) the vesting of any vacant land under sub-section (3) of section 11, possession of which has been taken over by the State Government or any person duly authorised by the State Government in this behalf or by the competent authority;

(b) the validity of any order granting exemption under sub-section (1) of section 21 or any action taken thereunder.

(2) Where—

(a) any land is deemed to have vested in the State Government under sub-section (3) of section 11 of the principal Act but possession of which has not been taken over by the State Government or any person duly authorised by the State Government in this behalf or by the competent authority;

(b) any amount has been paid by the State Government with respect to such land,

then, such land shall not be restored unless the amount paid, if any, has been refunded to the State Government.

4. All proceedings relating to any order made or purported to be made under the principal Act pending immediately before the commencement of this Act, before any court, tribunal or any authority shall abate:

Provided that this section shall not apply to the proceedings relating to sections 12, 13, 14, 15, 15-B and 16 of the principal Act so far as such proceedings are relatable to the land, possession of which has been taken over by the State Government or any person duly authorised by the State Government in this behalf or by the competent authority.

(By order of the Governor)

K. PARTHASARATHY,
Secretary to Government,
Law Department.
GOVERNMENT OF TAMIL NADU.

ABSTRACT

AGRICULTURE - Conversion of wet lands for non-agricultural purposes like house sites, establishment of factories etc - Prior approval of Agriculture Department before such conversion - Guidelines - Issued.

AGRICULTURE (AP.I) DEPARTMENT

G.O.Ms.No.605 Dated: 11.11.1991

Read:

G.O.Ms. No.559, Agriculture dt. 9,10.91

ORDER:

In the Government Order read above, orders were issued directing the planning authorities of the State to get the prior concurrence of the Agriculture Department before according approval to house sites/building plans, wherever wet lands are involved, to the effect that the wet-land involved is not fit for cultivation. It was further directed that the planning authorities of local bodies should take prior concurrence of the respective Joint Directors of Agriculture in the Districts. Apart from this, the Joint Directors were requested to send monthly periodical reports to the Director of Agriculture showing the list of cases and extent of wet lands for which concurrence are granted by them. The Director of Agriculture has also been instructed to consolidate the reports received from Joint Directors and send a monthly report to Government.

2. In order to ensure strict compliance of the above orders, the Government issue the following guidelines for regulating the issue of concurrence by the Joint Directors:-
1. The Joint Directors of Agriculture should ensure that the wet lands involved are not fit for cultivation while granting concurrence of the Department to the planning authority, for converting the same for non-agricultural purposes.

2. The Joint Directors are empowered to grant concurrence in respect of individual building applications only; in the case of layouts for building sites, application for cluster of building, private group houses, apartments, factories and buildings coming under non-residential purposes like shopping complexes, play grounds, parks, cinema houses, Kalyan Mantaps etc., only the Government in Agriculture Department is competent to grant concurrence for conversion of wet lands. The Joint Directors concerned should refer such proposals to the Government for permission through the Director of Agriculture with their specific recommendation on the fitness or otherwise of the wet land in question for cultivation. They shall be held personally responsible for any lapse in this regard.

3. The proposals to be sent to Government should contain the details of the land to be converted, like the topography of the locality, layout plan (indicating wet lands proposed for conversion in green colour) the usage of the wet land in question for the last 10 years, the objections if any for conversion from any quarters, the specific recommendation of the Joint Director of Agriculture etc. to enable the Government to take a decision.

4. In the case of building applications falling under the approved Master Plan, if con
carance for conversion of wet lands had already been obtained from the Director of Agriculture prior to the approval of Master Plan, planning authorities should invariably intimate the Joint Directors that the building application falls under the approved Master plan and that the concurrence of Director of Agriculture had already been obtained for conversion of wet lands. In such cases the planning authorities can sanction the building applications without referring the Joint Directors. Only intimation about the grant of approval should be communicated to the Joint Directors.

5) This order shall not apply to the construction of buildings proposed by Government/Departments/Government undertakings.

(By ORDER OF THE GOVERNOR)

P. M. VEDANARAYANAN
VIGILANCE COMMISSIONER
AND DEVELOPMENT COMMISSIONER.

To

The Director of Agriculture, Madras-5,
The Commissioner for Revenue Administration, Madras -5.
The Commissioner for Land Administration, Madras-5.
The Director of Municipal Administration, Madras-5.
The Commissioner of Rural Development, Madras-108.
The Director of Town Panchayats, Madras-108.
The Madras Metropolitan Development Authority, Madras-9.
பு. என். 5059/96 எனும் புத்தகம்

பதிப்பு பொறியல் 16006/95 பிந்தைய

சூன்று குற்றகால பரிசயம் இருந்திருக்கின்றது.

பதிப்பு அழைக்கப் பெறப்பட்டது.

புத்தகம்: 21.3.96

பக்தி பிள்றி குருதியானது (மங்குசை பெருந்தீன்)

சுதேசப்பாதுக்கள் (மங்குசை பெருந்தீன்)

சோல. 4.4
2. It is submitted by both the learned counsel for the petitioner and respondents that the matter in issue in the writ petition is covered by a ruling of Division Bench of this Court dated 14.11.1995, in M.P. No. 6535 of 1992 and 11000 of 1994, etc., wherein the Division Bench of this Court has quashed the impugned notification and has held as follows:


(2) All other contentions are left open."

3. In view of the above, the writ petition is allowed. Consequently, no order is necessary in M.P. No. 25462 of 1995.

(2.)... P. Paramasivan,
A.S. Engineer (p)

/ true copy /

(Sub.)...........
Sub Asst. Registrar (Statistics)

To

1. The Secretary to the Govt. of Tamil Nadu, Agricultural Dep., Fort St. George, Madras-9 (with records if any)
2. The Director, Town and Country Planning Dep., 793, Anna Salai, Madras-2.
3. The Commissioner, Triplicane Panchayat Union, Triplicane, Chennai-60 Dist.
4. The Commissioner, Kundrathur Panchayat Union at Padampai, Chennai-60 Dist.

Dated: 5.1.96

ORD:
S.P. No. 16006 of 1995
and
M.P. No. 25462/95.

Allowing the petition to issue a writ of Declaration and no order is necessary in M.P. etc., as stated within.

For Director of Town and Country Planning
APPENDIX VIII

HIGHER SECONDARY SCHOOLS IN THE TIRUCHIRAPALLI EDUCATIONAL DISTRICT

1. Govt. HSS., Manapparai
2. " " Karungulam
3. " " Poolampatti
4. " " Thuvarankurichi
5. " " Vyampatti
6. " " Ayilapettai
7. " " Inamkolathur
8. " " Somarasampettai
9. Govt. Syed Murduza HSS for Boys, Tiruchirapalli
10. Govt. Adi Dravidar Welfare Boys' HSS, Kattupappakurichi
11. Govt. " " Girls' HSS, " "
12. St. Andrew's HSS, Manapparai
13. Sirumalar Girls' HSS, Manapparai
14. Thiagesar Mills HSS, Manapparai
15. St. James HSS, Palakurichi
16. Ratna HSS, Pettavaithalai
17. Boys' HSS, Srirangam
18. Girls' HSS, Srirangam
19. Vivekananda HSS, Tirupparaithurai
20. Mukkulathore HSS, Tiruverumbur
21. National College HSS, Tiruchirapalli
22. Savitri Vidyalaya Hindu Girls' HSS, Tiruchirapalli
23. St.Philomina's Girls' HSS, Tiruchirapalli
24. St. Joseph's College HSS, Tiruchirapalli
25. K.A.P. Viswanatham HSS, Tiruchirapalli
26. Bishop Heber HSS, Mainguard Gate, Tiruchirapalli
27. Holy Cross Girls' HSS, Tiruchirapalli
28. Ponnaiah HSS, Tiruchirapalli
29. Seva Sangam Girls' HSS, Tiruchirapalli
30. Khajamian Boys' HSS, Tiruchirapalli
31. Boiler Plant Boys' HSS, Tiruchirapalli
32. St. Anne's Girls' HSS, Tiruchirapalli
33. E.R. HSS, Tiruchirapalli
34. U.D.V. HSS, Tiruchirapalli
35. R.C. HSS, Tiruchirapalli
36. Seshayee Iyengar Memorial HSS, Tiruchirapalli
37. Holy Redeemer's Girls' HSS, Tiruchirapalli
38. St. Joseph's Girls' HSS, Ponmalaipatti
39. Boiler Plant Girls' HSS, Tiruchirapalli
40. Methodist Girls' HSS, Tiruchirapalli
41. Railway Mixed HSS, Golden Rock, Tiruchirapalli
42. St. John's Vestry AIHSS, Tiruchirapalli
43. St. Joseph's AI Girls' HSS, Tiruchirapalli
44. Sacred Heart HSS, Ponmalaipatti
45. Bishop Heber HSS, Puthur, Tiruchirapalli
46. Periyar Maniammai Girls' HSS, Tiruchirapalli
47. Campion HSS, Tiruchirapalli
48. Selva Damodaran HSS, Tiruchirapalli
49. Annal Girls' HSS, Airport, Tiruchirapalli
50. Sri Ranga Matric. HSS, Srirangam, Tiruchirapalli
51. Seventh Day Adventist Matric. HSS, Tiruchirapalli
52. Jeyendra Girls' Matric. HSS, Tiruchirapalli
53. Rockfort Matric. HSS, Tiruchirapalli
54. St. James Matric. HSS, Tiruchirapalli
55. Y.W.C.A. Matric. HSS, Tiruchirapalli
56. Kalaimagal Matric. HSS, Tiruchirapalli
57. Vallankanni Matric. HSS, Tiruchirapalli
58. Govt. Adi Dravldar Welfare HSS, Ponmalaipatti
59. R.S.K. HSS, (CBSE), B.H.E.L., Tiruchirapalli

Source: Office of the Chief Education Officer, Tiruchirapalli

Housing loan Facilities

1. Housing Development Finance Corporation (HDFC)

2. Housing Co-operatives
   1. The Tiruchirappalli Co-op. Building Society, R.5114
      Tennur, Trichy - 17
      Year (1959)
   2. The Tiruchirappalli Housing Society Ltd., R. 1261, Trichy - 1
      Year (1947)
   3. The Tiruchirappalli Housing Society Ltd. Woaiyur (1961)
   4. Other Commercial bank in Tiruchirappalli. Year