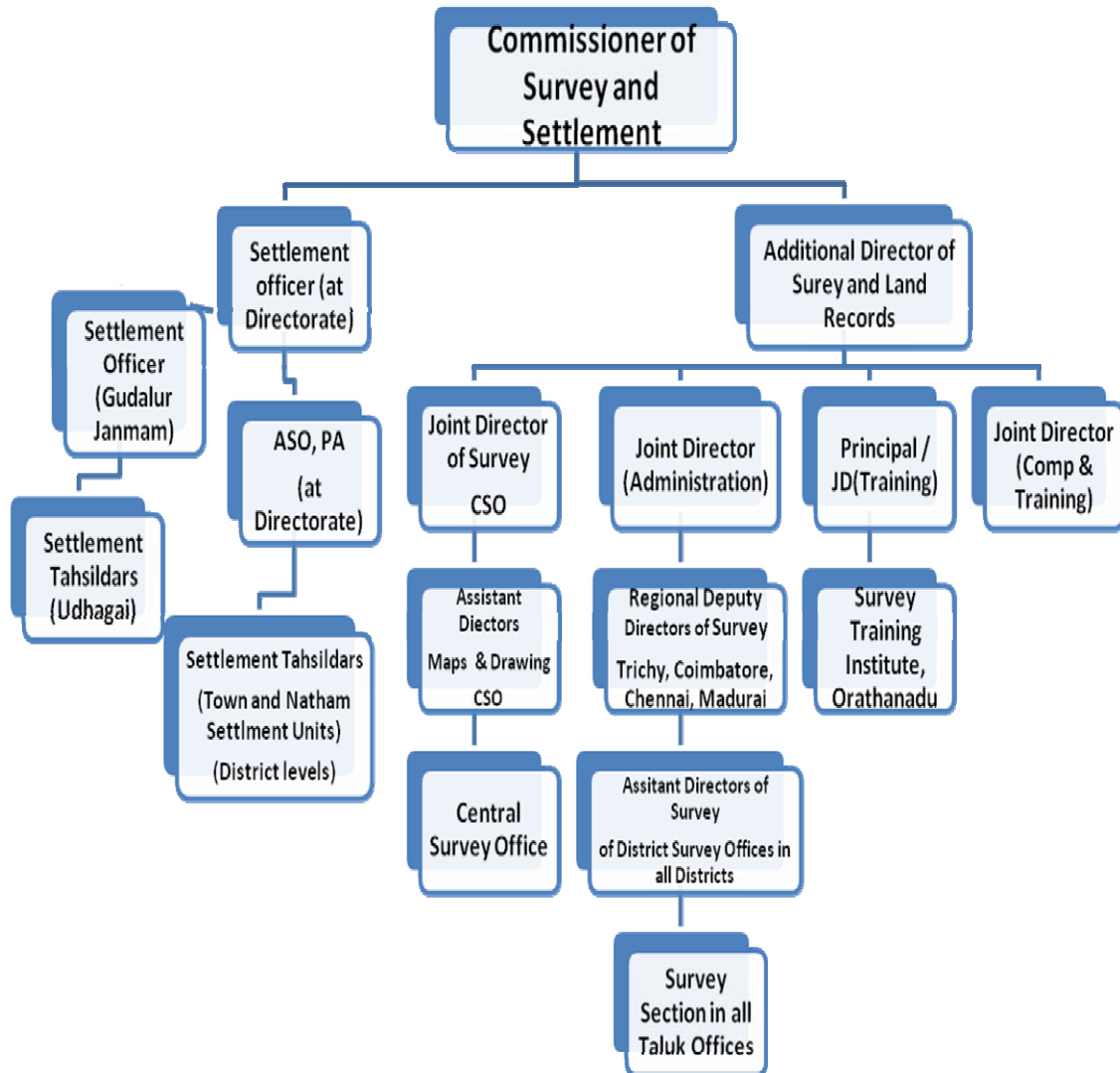


6. SURVEY AND SETTLEMENT

The Department of Survey and Settlement was constituted in the year 1859 under the British rule. The main functions of this Department are to conduct State-wide Cadastral Survey, create land records and maintain them by updating with reference to subsequent changes.

The Directorate of Survey and Settlement, located at Survey House, Chepauk, Chennai, has two Wings viz., Survey and Settlement. All Survey and Settlement schemes and other related works are monitored by this Directorate. The Central Survey Office which prepares and publishes State-wide land survey is also located at this Directorate. District Survey Office, headed by an Assistant Director of Survey and Land Records in every District Headquarter, is responsible for ground-level implementation of Survey Schemes. Survey sections available in every Taluk office is responsible for maintenance of land records with reference to changes in ownership details and land attributes like classification etc.

Organisational Chart



6.1 Modern Resurvey

Land Survey using Chains, Cross staffs and Theodolites was initiated under the British rule in

1850s. The whole country was surveyed using Triangulation method during that period and land records were created. After the independence of the country, resurvey was conducted in Tamil Nadu in 1960s in multiple phases, spanning over 30 years. In 1980s, Updating of Registry, a Scheme to update the land ownership records was implemented.

Introduction of Modern equipments in Resurvey will ensure millimetre accuracy and also creation of digital database of Lands and their attributes. This will help the public not only to know about their land details but also help the land Administrating officials for proper planning of land use. Also, fraudulent transactions will be curbed and Government lands can be protected through the digital database and Web-based monitoring.

Modern Survey using Global Positioning System (GPS) and Electronic Total Station (ETS) is in

progress in Perambalur Town and in 10 newly created Municipal Towns. Modern Survey is also in progress in the extended areas of 6 Corporations. Based on the Announcement made on the floor of Legislative Assembly on 08.08.2014, Agastheeswaram Taluk of Kanniyakumari district has been chosen as Pilot Taluk and Resurvey using GPS and ETS has been commenced there. A pilot study is in progress in Uthangarai Taluk in Krishnagiri district for this purpose. On successful completion of this pilot study a decision will be taken to extend the above modern survey to other districts of the State.

6.2 Computerisation of Land Records

Land Records are of two types, viz. (1) Textual Records and (2) Graphical Records.

In Tamil Nadu, textual Land Records are of three types viz., Rural, Urban and Natham Land Records. Since the format of these Land Records

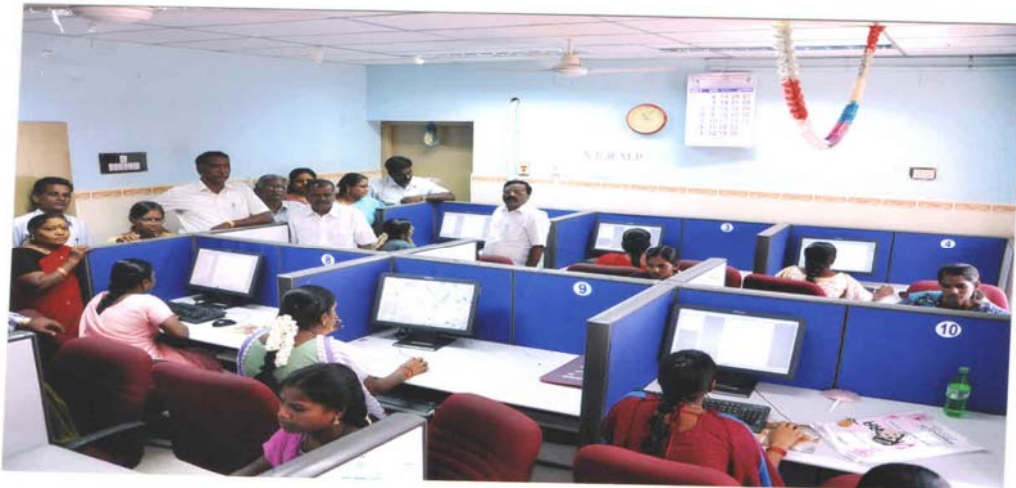
were different, Rural Land Records were computerised initially. The computerized Rural Land Records have been made operational as stand-alone systems using Tamil Nilam software in all the Taluk offices. Issuance of Manuscript Pattas has been banned in the year 2003 itself and computer-generated Pattas only are being issued in respect of Rural areas.

6.2.1 Computerisation of Urban Land Records

Data Entry of Urban Land Records has been completed in Chennai district. In the other districts, this work was pursued under the control and supervision of the District Collectors.

All the 3.76 Lakh Urban Land Records of Chennai district have been computerized. In the districts other than Chennai, out of 33.81 Lakh Urban Land Records, 33.09 Lakh records have been computerized so far. Data Entry of Urban Land Records has been completed in 24 districts and it will be completed very soon. After the data

entry, the data will be brought online through Web-based Tamil Nilam software as e-service within the Financial Year 2015-16 for the use of the public.



A view of Data Entry in progress in District Survey Office, Cuddalore

6.2.2 Computerisation of Natham Land Records

Data Entry of Natham Land Records was commenced last year. Out of 1.45 Crore Natham records, 1.38 Crore records have been computerized so far. Work has been completed in 20 districts. In the rest of the 11 districts (except Chennai), the work will be completed shortly. On completion of Data Entry in the Financial Year

2015-16, Natham land records will be integrated with the existing computerized 'A' Register and Chitta and will be brought online through Web-based software for the usage of the public.

6.2.3 Digitization of Field Measurement Sketches

A Field Measurement Sketch (FMS) is a map drawn mathematically using measurements of the survey fields with reference to details of abutting fields. Using this, boundaries of survey fields can be determined and sub-divisions can be identified and measured. Around 53 Lakh FMS are available in all the Taluk offices all over the State. In order to computerise them, Digitization of Field Measurement Sketches using 'Collabland' software was commenced under the Computerisation of Land Records Programme in all the District Survey Offices (except Chennai).

By entering the measurements of land parcels in Collabland Software, Digitization of the sketches is being undertaken by this department.

Out of 53 Lakh FMS, 29.11 Lakh FMS have been digitized so far. Issuance of Computer-generated FMS along with Patta has already been commenced in the Financial Year 2015-16, as pilot scheme in Perambalur Taluk through stand-alone server. As soon as all the FMS, of each taluk in the State, are digitized, it will be integrated with the already computerised 'A' Register and Chitta using Web-based software and copies of FMS will be made available for download along with Patta for the use of the public. Also, FMS of individual land parcels will be mosaicked to form Village Maps for the Departmental use.

6.2.4 Web-based software for Land Records (Online Patta Transfer)

At present, the main records available in every taluk are uploaded to the e-service server in Chennai. With a view of providing updated Land Records to the land owner, web-based system for online management of land records has been developed and hosted at the servers

at the State Data Centre in Chennai. A Special drive for eliminating the data entry errors from the 'TAMIL NILAM' land records database has been organized in order to ensure error-free database before it is brought online. Implementation of this web-based patta transfer system has already been commenced as pilot project in Perambalur and Srirangam Taluks. Subsequently, it has been extended to 15 more Taluks in 15 Districts. Efforts will be taken to implement online Patta transfer throughout the State within the current financial year in a phased manner.

(1) Benefits to Public

- People can apply online for Patta transfer through any Common Service Centres (CSC) situated nearer to them.
- They can ascertain the action taken on their application and the current status through internet.

- SMS will be sent to the applicants on receipt of applications (as acknowledgement), regarding date fixed for field inspection by the firka surveyor and on approval of Patta/ rejection of applications by Tahsildar/ Deputy Tahsildar.
- Digitally signed Patta can be downloaded through internet.
- There is no need for the public to go to Taluk offices.
- It will also ensure delivery of other related services to the public through electronic mode.

(2) Benefits to Officials

- Since the workflow has been computerized, the workload of the officials will be highly reduced and they can easily perform their routine duties.
- Officials can work in an impressive IT environment.

- Higher officials can closely monitor the status of work online.
- Officials can analyze the status of pending applications any time and issue necessary instructions.

(3) Current Status of Implementation of Web-based software

- (i) 'A' Register and Chitta of all the Taluks have already been computerized.
- (ii) In order to eliminate Data Entry errors and also to ensure updation to the current status, a Special Drive for Verification and Updation of Land Records was conducted in all Taluks (except those in Chennai) across the State under the direct monitoring of the District Collectors, which has ensured 'error-free land records'.
- (iii) Two Servers have been installed at the State Data Centre for hosting the Rural Land Records.

(4) Modalities observed

- (i) It is proposed to implement the software in two phases. In the First Phase, it will be implemented in one taluk in every district and in the Second Phase; it will be extended to the rest of the taluks.
- (ii) Utmost care has been taken to ensure availability of all necessary infrastructure in the taluks like availability of Common Service Centres (CSC), network connectivity, provision of laptops/ desktops to the officials concerned.
- (iii) Training has been provided to the Revenue and Survey staff of the Taluk Offices at 3 levels viz., (1) State Level training to: District Revenue Officers, Deputy/ Sub Collectors, Tahsildars, Deputy Tahsildars, Deputy Inspectors of Survey, District Informatics Officers, etc. (2) District Level training by District Informatics Officers to: Tahsildars, Revenue Inspectors, Village

Administrative Officers, Survey staff, etc.

(3) Again training at Taluk level to: Village Administrative Officers, Zonal Deputy Tahsildars, Land Records Draftsmen and Field Surveyors

(5) Current Status of Implementation of Web-based software for Urban Land Records

- (i) It is proposed to implement Web-based software in two Pilot Taluks viz., Mambalam and Egmore and then to extend it to the remaining taluks in Chennai and Urban areas in other Districts in a phased manner.
- (ii) A Server has been installed at the State Data Centre exclusively for hosting Urban Land Records.
- (iii) As per the above plan, Pilot implementation of the Web-based software has been commenced and monitored in respect of Mambalam and Egmore Taluks.

6.3 National Land Records Modernization Programme

The Department of Land Resources (DoLR), Ministry of Rural Development of Government of India is implementing the 'National Land Records Modernization Programme (NLRMP)' by merging two erstwhile Centrally-Sponsored Schemes 'Computerization of Land Records (CLR) Programme' and 'Strengthening of Revenue Administration and Updating of Land Records (SRA&ULR) Programme'.

The Government of Tamil Nadu by contributing its financial share under the integrated programme 'NLRMP', aims to provide service to the public with the objectives of modernizing management of land records, minimizing scope of disputes on landed property, enhancing transparency in the land records maintenance system, and facilitating moving eventually towards guaranteed conclusive titles.

The following Schemes are pursued by the Government through this department under NLRMP:

6.3.1 Land Records Management Centres (LRMCs)

Land Records Management Centres/ Modern Record Rooms are being created in every Taluk with necessary infrastructure for using them as Common Service Centres. All the services of Revenue Department will be provided to the public through a single window of LRMC.

Details of funds released for the creation of LRMCs

Sl.No.	Year of sanction by GOI	Total Amount released @ 50:50 by GOI and GOTN (Rs. in Lakh)	No. Taluks for which funds have been sanctioned
1	2011-2012	525.00	21
2	2013-2014	855.00	57
3	2014-2015	1140.00	76
Total		2520.00	154

(1) Current status

- (i) So far, 15 LRMCs have started functioning in Kanniyakumari, Tirunelveli and Kancheepuram districts.

- (ii) Creation of LRMCs has just been completed in 63 Taluks of 24 districts and they will start functioning shortly.



LRMC at Uthiramerur Taluk in Kancheepuram District

- (iii) In the financial year 2015-16, LRMCs will be created in 76 taluks.
- (iv) Necessary infrastructure for preservation of old precious records in Taluk offices will be created in all LRMCs.
- (v) Also, old records will be scanned and preserved in digital format and they will be indexed for easy retrieval.



6.3.2 Taluk Data Centres/ Supply of computers to newly created Taluk Offices

Computers have been supplied to all Taluk Offices and Revenue Divisional Offices that were newly created in the year 2011-2012 to 2013-2014. Also, computers will be supplied soon to the Taluk Offices and Revenue Divisional Offices that have been recently created.

6.3.3 NLRMP Cell

NLRMP Training Cell has been created at the Survey Training Institute, Orathanadu to impart training to the staff in Modern Survey and digital mapping.

- (i) Electronic Total Stations (ETS), LaserJet printer, Global Positioning System (GPS), CAD Software, Furniture, Stationery, Library-Books, training Materials and 10 KVA Generator have been provided to the Training Cell.
- (ii) New Record room has been constructed. Funds have been provided towards management overheads including hiring of vehicles for field visits, appointment of drivers, formation of infrastructure, faculty on contract basis, boarding and lodging for trainees.

6.4 Strengthening of Survey Department

(1) With a view of bringing the digitized Field Measurement Sketches into usage and to facilitate online management of land records, Laptops have been provided to 600 Firka Surveyors.

(2) To facilitate easy communication related to Patta transfer work, 1600 SIM Cards have been provided to Firka Surveyors, Inspectors, Deputy Inspectors and Sub-Inspectors of Survey, for insertion in their Mobile Phones, under BSNL's Closed User Group (CUG) facility.

(3) Office cum Residential Quarters to Firka Surveyors

Based on the Announcement made by the Honourable Chief Minister in the Legislative Assembly in the Financial Year 2013-14, construction of Office cum Residential Quarters for Firka Surveyors has been completed in

100 Firkas. This scheme will enable the public to easily approach the Firka Surveyors in the Firkas in which they are residing. This will also be of immense benefit to the Firka Surveyors as they can conveniently perform their work related to field inspections within their Firkas.



**Office cum Residential Quarters at
Manjakuppam Firka in Cuddalore District**

(4) A Video Conferencing system has been exclusively commissioned at the Directorate of Survey and Settlement for reviewing the progress in online Patta transfer. Through this system, video conferencing is done twice a month with all the Assistant Directors and

district level survey staff to ascertain their requirements and also to review their work.

(5) In this department, so far 717 Field Surveyors and 416 Draftsmen have been recruited through Tamil Nadu Public Service Commission(TNPSC). 702 Field Surveyors and 53 Draftsmen will be recruited through TNPSC shortly. In order to train the new recruits on field and on computers, orders have been issued in G.O.(Ms)No.179, Revenue Department, dated 22.04.2015 to reappoint retired Sub Inspectors of Survey. Accordingly, 92 retired officials have been reappointed so far.

(6)Preparation of Village/ Taluk/ District Maps in Tamil

Based on the Announcement made on the floor of the Legislative Assembly in the Financial Year 2014-15, preparation of Village/ Taluk/ District Maps in Tamil Language has been started at the Central Survey Office,

Chennai. This work, which is going on in full swing will be completed within 2 years' time.



The Village/ Taluk/ District maps in Tamil will be made available to the public on completion of digitization at all stages and after validation. These maps will also be made available online for downloading through internet. Publishing of Maps in Tamil Language, which is a first initiative of this kind, will be of great use to the village people.

6.5 Settlement

Historically, the Government are entitled to a share of the produce of the land owners. The commuted money value of such share is called the Assessment and the procedure pursued in determination of such assessment is known as Settlement of Land Revenue. Under ryotwari settlement, the assessment of land tax is determined with reference to composition of soil, sub-divided into sorts and grades based on the properties of the soil and other factors affecting the fertility of the soil.

During the British period, cultivators in Zamindari estates were very much affected as the land tax collected from them by the Zamindars and Inamdars was at high rate and also it was not determined based on the fertility of the soil. In order to reduce the burden of land tax on the cultivators and to collect taxes directly by the Government from

cultivators, ryotwari settlement was introduced in such estates. To achieve this, several Intermediary Abolition Acts have been enacted.

- I. The Tamil Nadu Estates (Abolition and Conversion into Ryotwari) Act, 1948 (Tamil Nadu Act 26/1948)
- II. The Tamil Nadu Inam Estates (Abolition and Conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 26/1963).
- III. The Tamil Nadu Leaseholds (Abolition and Conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 27/1963).
- IV. The Tamil Nadu Minor Inams (Abolition and conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 30/1963).
- V. The Tamil Nadu Gudalur Janmam Estates (Abolition and Conversion into Ryotwari) Act, 1969 (Tamil Nadu Act 24/1969).

VI. The Tamil Nadu Levy of Assessment in Freehold Lands Act, 1972 (Tamil Nadu Act 31/1973).

VII. The Tamil Nadu (Transferred Territory) Ryotwari Settlement Act, 1964 (Tamil Nadu Act 30/1964).

The work has been completed in all the areas except in 10 Estates under Tamil Nadu Act 26/1963, 5 villages under the Tamil Nadu Act 30/63. Further, the work is in progress in Janmam lands in The Nilgiris District under the Tamil Nadu Act 24/69.

The details of the Acts under which the settlement work is pending are as follows:

I. The Tamil Nadu Inam Estates (Abolition And Conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 26 /1963)

The Act provides for the acquisition of rights of land holders in Inam Estates in the State of Tamil Nadu and the introduction of the ryotwari settlement in such estates.

The Settlement work has been completed in all the estates taken over under this Act except 10 estates. The Settlement work could not be completed in time due to various court cases. As the Court cases have been concluded in most of the cases, action has been taken in such cases, as stated below:

The present stage of each Estate/ Village is detailed below:

Sl. No.	Name of the village	Taluk & District	Present stage
1	Arayapuram Thattimal Padugai	Papanasam Taluk Thanjavur District	As the notification issued by Government had been confirmed by the Supreme Court New Delhi, the Survey and Settlement works have been commenced. The Settlement field work and subdivision work have been completed. Statutory enquiry and the issue of rough patta will be commenced, shortly.
2	Suryanarayanapuram	Pattukottai Taluk Thanjavur District	As the judgements of the Inam Abolition Tribunal Thanjavur and the High Court of Madras are against notification of Government, under the Tamil Nadu Inam (Abolition and Conversion into Ryotwari) Act 26/63, the proposal has been received for the introduction of Settlement under the Tamil Nadu Act 30/63 and it is under consideration of the Government.
3	Ramachandran Koil Pathu	Tharangambadi Taluk Nagapattinam District	The settlement work is pending awaiting the judgement in court case.
4	Kazhnivaipatti	Thirumayam Taluk Pudhukkottai District	As the judgements of the Inam Abolition Tribunal Pudukkottai and the High Court of Madras are against notification of Government, under the Tamil Nadu Inam (Abolition and Conversion into Ryotwari) Act 26/63, the proposal has been sent to Commissioner of Land Administration for the introduction of Settlement under the Tamil Nadu Act 30/63 and it is under consideration.
5	Chennasandiram	Hosur Taluk Krishnagiri District	As the High Court of Madras confirmed the notification issued by the Government and the appeal before the Supreme court, New Delhi was dismissed, the preparation of Survey records has been commenced for the introduction of settlement.
6	Thimmasandiram		
7	Uliyalam		
8	Birasandiram	Hosur Taluk Krishnagiri District	The draft deletion notification is under consideration of the Commissioner of Land Administration/Government to delete these three villages from the notification already published under Tamil Nadu Act 26/1963. The settlement work will be commenced after that.
9	Ellayasandiram		
10	Marasandiram		

II. The Tamil Nadu Minor Inam (Abolition And Conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 30/1963)

The Act provides for the acquisition of the rights of the Inamdars in minor inams in the State of Tamil Nadu and the introduction of Ryotwari Settlement in such Inams.

The Settlement work is pending in the following 5 Inam villages only. The settlement work has been taken up after the conclusion of various court cases. The present stage of the work is as follows:

Sl. No.	Name of the village	Taluk & District	Present stage
1	Karanapatti	Iluppur Taluk Pudhukkottai District	On completion of Court cases, the settlement work has been commenced. The Statutory enquiry has been completed for the agricultural lands and it is in progress in respect of house sites. Issuance of patta will be commenced shortly.
2	Kothandaramapuram	Iluppur Taluk Pudhukkottai District	On completion of Court cases, settlement work has been completed and the comparison of Fair Accounts is in progress.
3	Nilayapatti	Iluppur Taluk Pudhukkottai District	On completion of Court cases, Survey work is in progress.
4	Agasthiyampalli	Vedharanyam Taluk Nagapattinam District	On completion of Court cases, Survey work is in progress.
5	Tharikkomban	Ilaiyangudi Taluk Sivagangai District.	Steps have been taken to publish the notification in district Gazette. Survey and Settlement work will be commenced shortly.

III. The Tamil Nadu Gudalur Janmam Estates (Abolition And Conversion into Ryotwari) Act, 1969 (Tamil Nadu Act 24/1969)

The Act provides for the acquisition of rights of the Janmies in Janmam estates of the Gudalur Taluk and Pandalur Taluk in the Nilgiris District and the introduction of Ryotwari Settlement.

The Civil Appeals and Writ Petitions had been filed by some of the leaseholders and janmies before the Supreme Court against the inclusion of the Act in the 9th Schedule of the Constitution and the three judges bench of the Supreme court finally disposed them upholding such inclusion in the 9th schedule of the Constitution of India.

Table 6.2 The area details of the settlement works carried out so far;

S.No	Particulars	Area (in acres)
1	Total Janmam area	80,087.74
2	Initially settled	28,087.03
3	Declared as Forest under section 53	17,014.43
4	Handed over to Forest department	11,204.47
5	Covered by court cases that had been declared as Forest.	5,809.96
6	Balance area for settlement.	34,986.28

Out of 17,014.43 acres declared as Forests under this Act, 5,809.96 acres are covered by court cases and 11,204.47 acres have been handed over to the Forest department vide G.O.(Ms) No.363, Revenue[SS-I(1)]Department, dated 28.11.2011.

In respect of the balance area of 34,986.28 acres for settlement, the High Court had directed the Settlement Officer/District Revenue Officer to receive the petitions from the petitioners and consider under section 8 or 9 of the Act. Accordingly, the Settlement Officer (Gudalur Janmam Lands) has received 546 petitions. The present status of petitions is given below:

No. of petitions received	546
No. of petitions disposed of	388
Pending petitions with Settlement Officer	158
No. of appeals filed before Janmam Abolition Tribunal (JAT), Udhagamandalam against Settlement Officer's order	307
No. of cases disposed by JAT	08
Pending in JAT	299
No. of appeals against orders of JAT	06

6.5.1 SCHEMES

6.5.1.1 Natham Settlement

The Government, in the notification published in G.O.(Ms.)No.1971, Revenue Department, dated 14.10.1988, ordered for the performance of Settlement work in village Natham sites/ house sites and also in the agricultural lands used for non-agricultural purposes, in the entire State except for Chennai old city. Accordingly, till 1999, this work had been completed in all the districts except 12-taluks, viz., Kanniyakumari district (4-taluks), the Nilgiris district (6-taluks), Kancheepuram district (1-taluk), Tiruvallur district (1-taluk) and also in 31-added villages of the Chennai district.

In 2007, this work has been commenced in the above mentioned areas. The work has been completed in Kanniyakumari district (4-taluks), Kancheepuram district (1-taluk) and 31-added villages of the Chennai district. It is in progress in the Nilgiris and Thiruvallur districts.

9,549 manai pattas have been issued from 1.4.2014 to 31.07.2015.

6.5.1.2 Revenue Follow Up Work In Hill Villages

The Government, in the notification published in G.O.(Ms) No.113, Revenue Department, dated 02.02.1995, have ordered for the commencement of Revenue Follow-up Work in 67 Hill Villages in the State. The work has been completed in 60 hill villages and pattas have been issued.

In Patchamalai hill village in Gangavalli Taluk of Salem District, the pattas pertaining to agricultural lands have been issued and the work is in progress with respect to Natham areas.

The work is in progress in Anamalai hill village of Valparai Taluk in Coimbatore District, 4 Hill villages of Kollimalai Taluk in Namakkal District and Elagiri hill village of Tirupattur taluk in Vellore district.

6.5.1.3 Revenue Follow-Up Work In Corporations And Municipal Towns

The Government, in the notification published in G.O. (1D) No.103, Revenue [SSII-1] Department, dated 01.03.2007 have ordered for the commencement of Revenue Follow-up Work in all the Municipalities and the Corporations of the State (except Chennai old city) in order to update the registries in Revenue Records, to issue pattas to land holders, to prepare and hand over the records for the use in the District Revenue Administration.

Out of 123 Municipalities and 12 Corporations, the work has been completed in 7-Municipalities. The work is performed by 74 Settlement Tahsildar units. Now, the work is in progress in 5 Corporations and 65 Municipalities. On completion of the work in the existing units, the work will be commenced in the remaining areas.

3,11,470 Pattas have been issued from 1.4.2014 to 31.07.2015.

6.6 Survey Of Wakf Properties

The survey of wakf properties has been undertaken throughout the State by all the regular District Revenue Officers who have been designated as Additional Survey Commissioners of wakfs for this purpose, within their jurisdiction/districts, under the control and supervision of Director of Survey and Settlement who has been designated as Commissioner of survey of Wakfs. The work has been completed in 5 districts so far and the work is in progress in all other districts.

R.B. Udhayakumar
Minister for Revenue