

6. SURVEY AND SETTLEMENT

6.1 History of Land Survey

Land is the most precious resource for mankind, man always tried to measure the land under his possession. Later on, kings and rulers felt the necessity of measuring the land for collecting revenue from the ryots on agricultural yields.

For the administration of Lands, the Survey and Settlement Directorate was constituted in the year 1858, which is one of the oldest Directorate in Tamil Nadu and it has crossed 160 years of public service. Land is the most important factor of production. A sound and robust land registry system and accurate measurements are prerequisite for managing this resource.

During the reign of king Raja Raja I of Chola Dynasty the first systematic Survey of Land was undertaken. Modern Survey was started during British period. Col. William Lambton laid the baseline of 12 kms from

St.Thomas Mount to Perambauk (Perumbakkam), Sholinganallur taluk of Tamil Nadu with a Theodolite machine in 1802 AD and started the Great Trigonometrical Survey.

Tamil Nadu is the origin of 'Great Arc' Survey and it took 62 years to complete the work throughout the Nation. In olden days Survey work was undertaken using theodolite, Chain and Cross Staff. Many different methods starting from Khasara, Plain Tables, Triangle Ray method, Khalihote method have been experimented but mostly diagonal and offset method have been used because of its accuracy. The Survey methods of older days have reached now to digital Surveying, with modern instruments such as Electronic Total Station (ETS), Global Positioning System (GPS)/ Differential Global Positioning System (DGPS).

This Directorate has successfully completed the following Survey Schemes and undertaken the survey works using modern survey equipments.

S. No	Types of Survey	Year
1	Initial Survey	1826
2	Ryotwari initial Survey	1858
3	Hill Village Survey	1883
4	Block maps in Town Survey	1891-1894
5	Resurvey	1905-1926
6	Updating of Registry Scheme (UDR)	1979-1987
7	Natham Survey	1989-1992
8	Supplemental Town Survey	1989-1997
9	Modern Town Survey	From 2002 to till date
10	Modern Resurvey	From 2016 to till date

In the year 1852 itself, Surveyor Radhanath Sikdar of Kolkatta measured the height of the Mount Everest as 29,002 feet using a older type Theodolite machine. While it was measured through modern equipments the height of the peak has been confirmed exactly

as 29,037 feet. This illustrates the dedication of Surveyors in those days and ensures the development and accuracy of survey techniques adopted.

6.2 Organizational set up

The Hon'ble former Chief Minister inaugurated the "Survey House" at Chepauk on 18.07.2001. The Directorate functioning at "Survey House", has two wings viz., Survey and Settlement. All Survey and Settlement schemes and other related works are designed, implemented and monitored by the Directorate. The Central Survey Office is the technical wing of the Directorate and it prepares maps and updates the same. The District Level Survey activities are carried out by District Offices, each headed by an Assistant Director of Survey with Field Surveyors, Draftsman, Supervising officials and Ministerial staff.

Further Survey sections are also functioning in each Taluk offices headed by the Deputy Inspector of Survey who is responsible

for maintenance of land records and marking of Field boundaries. The subsequent changes in the ownership on the transaction of lands are being made in the relevant registers.

The organizational chart of the directorate

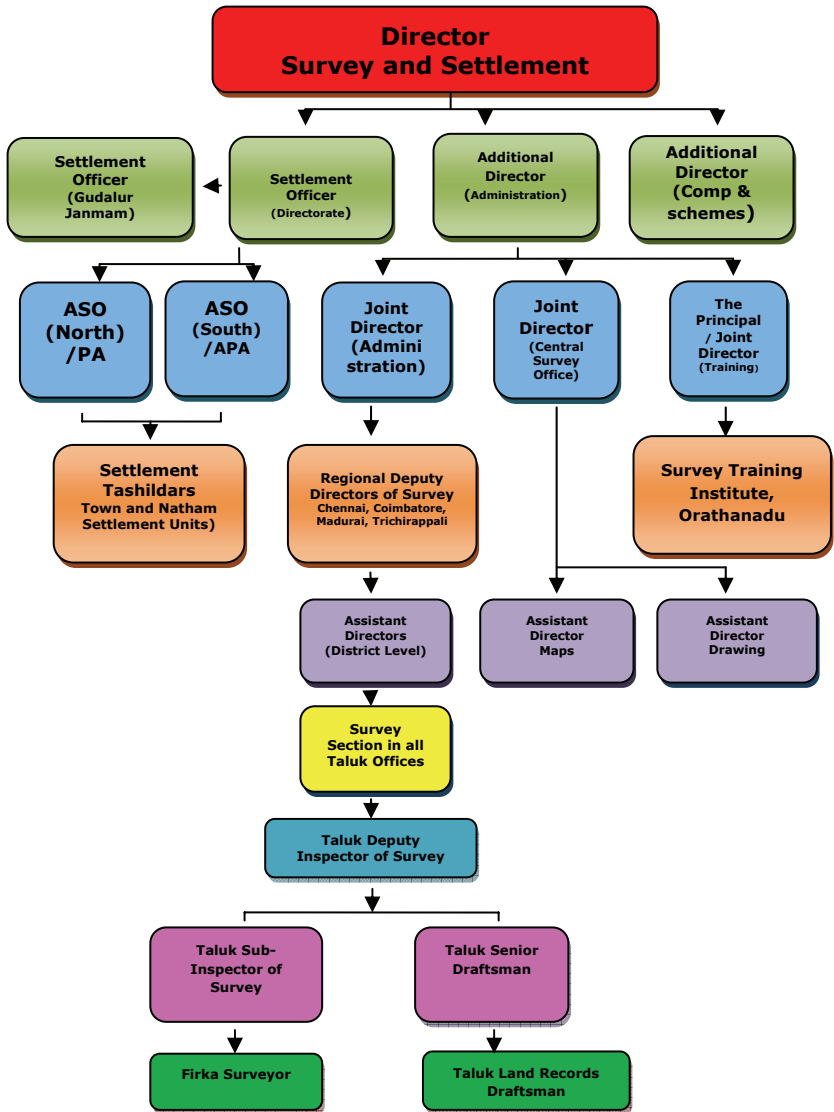


Table-6.1
Sanctioned Posts to Survey Wing

S.No	Name of the Wing	No. of Posts
1	Field Wing	5,507
2	Technical Wing	2,080
3	Ministerial Wing	1,079
4	Others	19
Total		8,685

6.2.1 Survey Maintenance Work

Petitions seeking patta transfers and Sub-divisions are being received from the public through e-service centres and Registrar Offices, are registered in the Survey Wing of Taluk Office and forwarded to the concerned Firka Surveyors. Orders on fixing up of Field boundary and Patta transfer are being issued by the Tahsildars, on the inspection reports submitted by the Firka Surveyors after scrutiny by the Survey officials

of the Taluks concerned. These are the routine works of Taluk offices.

6.3 Schemes of Survey

6.3.1 Natham Survey

Natham Survey Scheme was introduced in 1989 to Survey the lands falling under the classification of Natham Poramboke which were used as residences and to record the enjoyment right of enjoyers in the 'A' register. After the completion of the Survey process Pattas had been issued to those who were actually residing in the house. The Survey work has been completed in all districts. Settlement process has also been completed and pattas have been issued.

6.3.2 Hill Village Survey

Hill Village Survey was initiated in 1983 in 67 Villages and it has been completed in all villages spread over in 6 districts.

6.3.3 Town Survey

Town Survey has some differences from the Cadastral Survey, which is being used for rural areas because of large built up area in the Urban areas. Here traverse lines are aligned along the streets, survey is conducted Block wise and the Land Records are maintained in the form of Ward maps/ Block maps, Town Survey Land Register (TSLR) and Chitta. Whenever, new areas are declared as Municipalities and Corporations by the Government, a fresh survey is conducted by adopting Town Survey Method.

As of now 12 Corporations and 125 Municipalities are in Tamil Nadu. In the above said 12 corporations Town Survey has been Completed as per the existing boundary limits of Corporations by traditional methods. Further in 6 Corporations and in its extended areas Town Survey is in progress using modern equipments. The remaining 6 corporations are to be taken up for town survey using modern equipments.

Out of the total number of 125 municipalities in Tamil Nadu, Town survey has been completed in 84 municipalities by traditional methods. In 13 municipalities town survey is in progress using modern equipments. In the remaining 28 municipalities town survey is to be taken up using modern equipments.

6.3.4 Survey using Modern Equipments

Survey is ensured Millimeter level accuracy by using the modern equipments and also helps in creation of digital database of Land parcels and their attributes. This will help the public to identify about their land and know the details without the help of Surveyors and make the process transparent.

Digitalized records (maps) can be hosted in GIS environment and this will greatly facilitate land use planning and monitoring. Further usage of Government/ Public land can be monitored through satellite imagery superimposed on digital maps and unauthorised use of such land

can be detected easily and preventive measures can be taken.

Initially, modern survey was taken up with the equipments of Global Positioning System (GPS) and Electronic Total Station (ETS) in Urban areas to speed up the Survey process and to minimize the legal disputes which arise due to small measurement errors. Now, many areas of the State are being surveyed with modern equipments.

6.3.5 Resurvey

Now, Resurvey work is going on in Hosur Taluk of Krishnagiri district and Kothagiri Taluk of The Nilgiris district. Differential Global Positioning System – Real Time Kinematic (DGPS-RTK) methods are used in Resurvey work.

Action is being taken to set up a network of Continuously Operating Reference Stations (CORS) in 74 locations across the State. In these locations, Circular Pillars upto the height of

6 to 8 feet on the top of the buildings of Taluk Offices/ Collectorates have been constructed by the Public Works Department and provision of required network facilities and UPS, Surge Protector etc, is in progress. As a part of this work a control centre at this Directorate is being created with required network. With the establishment of CORS network, DGPS – RTK based survey will be faster and of millimeter of accuracy. This work will be completed within two to three years.

6.3.6 Digital India Land Records Modernization Programme (DILRMP)

The Government of India has started National Land Records Modernization programme (NLRMP) to modernize land records all over India by merging two existing Central Sector Schemes viz., Computerization of Land Records and Strengthening of Revenue Administration and Updation of Land Records

(CLR & SRA and ULR schemes). The National Land Records Modernisation Programme has been redesigned as “Digital India Land Records Modernisation Programme” and the funding pattern has been changed to make it 100% centrally, with effect from 01.04.2016.

This scheme ensures the improved service to the public with the objectives of modernizing management of land records, minimizing scope of disputes on land properties, enhancing transparency in the maintenance of land records and facilitating guaranteed conclusive titles using digital technology and better process control.

6.4 The present types of land records prepared and maintained as follows

6.4.1 Rural Areas

- ❖ **‘A’ Register** – In the first page of this register under History sheet, details of location of the village, the year in which survey was done lastly, total extent of

the village, category-wise classification of lands with extent, assessment details, landowner's name, details of important Habitats and monuments, details of Fishing rights, number of revenue officials working in the village administration are shown.

- ❖ **Chitta** – Details of Survey Field Number, Sub Division Number, extent, assessment of Lands owned by an individual are arranged alphabetically and the register is maintained to know the details of the Land Tax to be paid by a land owner.
- ❖ **Field Measurement Book (FMB)**– The combined volume of field measurement sketches of all individual fields in a village is called Field Measurement Book. In this book separate sketches for each survey number, sub-division, boundaries, measurements and “Details”

are registered. This book is being used to know the location of each survey field, to register cultivation details and to solve survey field boundary disputes.

- ❖ **Adangal** - This Register contains details about Patta lands of Wet, Dry Manavari, Assessed waste lands (Wet/ Dry) and all the details of Poramboke lands of village. This register is to be maintained Fasli wise. This register is being maintained with survey-number, classification and irrigation source wise. In each survey number the details of cultivation and non-cultivation periods are registered as "Details".
- ❖ **Village Maps** - It is a combined sketches of Field Measurement Sketches. Village roads, irrigation sources, temples, Tanks including places of social importance are mentioned by specific symbols.

- ❖ **Traverse Survey** - Traverse survey records are maintained by registering Angle and distances of the village boundaries and boundaries of survey fields dividing the village in kadam boundaries using Theodolite instruments. It is the basic frame work of the survey in the village.

6.4.2 Urban Areas

- ❖ **Town Survey Land Register (TSLR)** - This register contains the details of the Town Survey Number-wise particulars correlated with old Survey Numbers, Extent, Assessment, Door No. and street names, names of the land owners and the details of the utility of lands.
- ❖ **Block Map** - Block Map is combination of Town Survey numbers having particular areas which the Cadastral survey field sketches of Town Survey

are surveyed based on the roads available at present.

6.5 Computerization of Land Records

To digitize the land records and to offer them to the public online, specific application software and data base have been developed with the help of National Informatic Centre (NIC) as listed below:-

- ❖ **Tamil NILAM**, (Tamil Nadu Info-system on Land Administration and Management) envisages computerisation of 'A'-Register and Chitta for online management in rural areas.
- ❖ **COLLABLAND**, for digitising FMB, Block maps and Village maps and hosting them in the web for viewing, download and online management.
- ❖ **Web-based Tamil NILAM (Urban)**, for online management of URBAN land records such as TSLR, Town 'A'-register and other related records.

Tamil Nilam has been operational in 276 Rural Taluks and 12 Urban Taluks out of 292 Taluks in the State and action is being taken to bring online of remaining 2 Rural Taluks and 2 Urban Taluks.

6.5.1 Natham Land Records

All 1.42 Crores Natham Land Records have been computerized and 99.67% of records have been verified so far. The verification process is in progress. On completion of verification and rectification of errors, the data will be hosted in Tamil Nilam data base Taluk wise.

6.5.2 Urban Land Records

Out of 37.87 lakh of Urban Land Records 37.78 lakh records have so far been computerized and verified. The works related remaining records will be completed shortly.

As of now, 36 Towns, 3 Corporations and Data pertaining to all the 10 Taluks in Chennai District, have been brought online. Action is being taken to bring the land records of the

remaining Towns and the urban areas of the State viz. all Municipalities and Corporations online early.

6.5.3 Field Measurement Sketches/ Block Maps

Digitization of Field Measurement Sketches and Block maps (for urban areas) is being done using COLLABLAND Software. So far 53.90 Lakh Field Measurement Sketches have been digitized out of the available 55.25 Lakh sketches. The FMS belongs to 84 Taluks out of 292 Taluks have fully been brought online and 33.06 Lakh FMS out of 53.90 Lakh digitized FMS have been brought online in total. The Balance FMS will be digitized and ported early. The Hon'ble Chief Minister of Tamil Nadu has inaugurated the e-Service of FMS on 04.01.2018 for 43 Taluks. The public can download digitally signed FMS from Internet. Further, preparation of combined Sketch of Village/ Taluk/ District maps by

mosaicing all the FMS for the use of official work and also for the use of public is in progress.

In addition to that, Digitization of Block Maps has also been taken up. In Chennai District, the Digitization of Block Maps through outsourcing is now in progress. Necessary orders have been issued to Collectors of other Districts to carry over the work through outsourcing. The mosaicing of Village maps is also in progress.

The aforesaid works of computerisation of Natham, Urban Land Records, computerisation of Field measurement sketches and bringing them online is considered as a milestone in survey and a great achievement of the Government.

6.5.4 Land Records Management Centres (LRMCs)

Land Records Management Centres (LRMC) are planned to be created in a phased manner in every Taluk, with necessary

infrastructure to keep the manual land records safely, and to maintain in digital format, so as to enable to furnish copies to public on demand. These centres can also be used to provide all services being offered by the Revenue and Disaster Management Department. 76 LRMCs have so far been created and the work is in progress in 78 taluks out of sanctioned 154 Taluks. Based on the announcement made in the Legislative Assembly in the year 2016-2017 it has been planned to create 100 more LRMCs. The work will be completed in due course.

6.6 Additional Survey Training Institute and Training Cell for Modern Survey

In the Survey Training Institute, Orathanadu of Thanjavur District, an additional "Training Cell" has been created to impart training in Modern Survey and digital mapping, with necessary Modern equipments and infrastructures.

In addition to the Survey Training Institute, Orathanadu, action is being taken to create a new Survey Training Centre in Chennai to impart advanced Training in Modern Surveying and Mapping with modern facilities at a cost of Rs. 2.45 Crore.

6.6.1 Preparation of Maps in Tamil - Village-Taluk- District

In the Central Survey office, Chennai, all the Village, Taluk and District Maps in Tamil Language are being prepared. All the District and Taluk maps have been digitalized so far and the preparation of maps in Tamil language for all villages is in progress. The Village, Taluk and District maps will be made available for public on completion of digitization and validation. Publishing of Maps in Tamil Language will be of great use to the village people. All Government departments can also download these maps according to their requirements, through Internet.

6.7 Online System of Land Records- Benefits

The Scheme of digitization of Land Records and maintaining in online is beneficial to the public in the following ways.

(A) Benefits to the Public

- ❖ People can apply for online Patta transfer through the Common Service Centre (CSC) situated nearer to their residences, instead of going to Taluk offices.
- ❖ Computer-generated acknowledgement is provided immediately to the applicants, and are being accounted for.
- ❖ Applications are instantaneously transferred to concerned officers and the current status can be ascertained by the public through the website **tamilnilam.tn.gov.in/revenue/login.html**

- ❖ Applicants are being informed of the action taken on their application through SMS to their registered mobile number.
- ❖ Digitally signed Patta can be downloaded from the website without going to Taluk offices.

(B) Benefits to the department

- ❖ With Computerization of workflow, work load of the officials is significantly reduced.
- ❖ Since the higher officials monitor the different kind of skills of the officials, their efficiency is found to be the best in the field
- ❖ Since, the applications are received through online, there is no omissions and greater accountability has been brought in.
- ❖ The Online generated Management Information System (MIS) reports enable the controlling officers from Collectors to other downward Officers to monitor the

process, to analyze the problems and to take appropriate action.

6.7.1 Integration of Data Base of Tamil Nilam with Registration Department

The Land Records are being computerised and brought online. While the land transactions are taking place at Registrar Offices, the Registration authorities are permitting the registration process, only after confirming the ownership details of lands, with the land records, which are available on the web. This helps to avoid the fraudulent land transactions.

For the issuance of Patta Transfer orders immediately after the land transactions held at registrar offices, the Data Base of Registration department has been integrated with the Tamil Nilam Data Base of Survey Department. Based on the facility provided on 12.02.2018, the Patta transfer orders can be issued to public

immediately without calling for fresh applications.

6.8 Facilities provided for better performance of the Directorate:

6.8.1 Office cum Residential Quarters to Firka Surveyors

Based on the Announcement made by the Hon'ble Former Chief Minister of Tamil Nadu under rule 110 on the floor of the Legislative Assembly during the financial year 2013-14 Office cum Residential Quarters for Firka Surveyors have been constructed in 100 Firkas. This will enable the public to easily approach the Firka Surveyors to fulfill their requirements.

As per the G.O. (Ms) No.164, Revenue [SS-II] Department, dated 04.05.2017, action is being taken to construct 50 more Office cum Residential Quarters to Firka Surveyors at an estimated cost of Rs. 7.68 crore.

As per the announcement made by the Hon'ble Minister for Revenue and Disaster

Management on the floor of the Tamil Nadu Legislative Assembly, the Government have sanctioned Rs. 1.62 Crores for the construction of 10 more office cum Residential Quarters to Firka Surveyors for the year 2017 – 2018 vide G.O.(Ms) No. 415, Revenue and Disaster Management Department. Dated 15.12.2017. The preliminary works for the construction has been commenced by Public Works Department.

6.8.2 Laptops to Survey Officials

Laptops have been provided to 1,140 Firka Surveyors, 285 Deputy Inspector of Survey and 126 Land Records Draftsman to facilitate online management of Land Records and to the use of public.

6.8.3 Provision of 3G Data cards to 264 Firka Surveyors

To expedite the process of Online Patta Transfer, action is being taken to provide initially 264 numbers of 3G Data cards to Firka Surveyors with annual subscription. Data cards

will be provided to the remaining Firka Surveyors in phases.

6.8.4 Laptops to Higher Officials

In order to monitor the online patta transfer schemes which are being implemented by the Taluk offices, 50 higher officials of this department have been provided Laptops and 3G data cards.

6.8.5. Provision of Sim Cards with CUG facility

1600 SIM Cards under CUG (Closed User Group) facility have been provided to Firka Surveyors, Inspectors, Deputy Inspectors and Sub-Inspectors of Survey of this department to facilitate easy communication related to Patta transfer and other official works.

6.8.6 Filling up of Vacancies

Tamilnadu Government have recruited 340 Field Surveyors and 291 Draftsman through TNPSC from 01.01.2017 to 31.12.2017.

Moreover, TNPSC was requested to fill up 156 posts of Field Surveyor and 74 posts of Draftsman. Accordingly, an examination was conducted by the TNPSC and the results are awaited. Further 88 Surveyors and 41 Draftsman posts have been filled by appointing legal heirs of deceased Government servants on compassionate ground. Action is also being taken to fill up 33 surveyor posts through compassionate ground.

6.8.7 Modernization of Photo Zinco Press

The Photo zinco press of Central Survey office is being modernized at a cost of Rupees one Crore. Machineries worth Rs.60.94 Lakh have already been installed and the civil work and minor works at a value of Rs.12.12 Lakh has been completed and the remaining works

will be completed shortly. The renovated press has commenced its printing works. In the modernized Photo Zinco Press by using the newly purchased and installed machines, District, Taluk and Village Maps along with survey and settlement forms are printed and distributed to all settlement wings and district survey offices. In future, if orders received from the Government for the need of other departments they can also be done here.

6.8.8 Additional Building for preservation of records

To preserve the old precious Land records such as Block Maps, Village Maps, Taluk Maps and District Maps of all over the State which are available with Central Survey Office, Chennai, an

additional building has been constructed and inaugurated by the Hon'ble Former Chief Minister of Tamil Nadu on 28.12.2015 at a cost of Rs. 2.20 Crores in the 'Survey House' campus.

6.8.9 AMMA Mobile application of e-services

For easy access of land records by the public a mobile application of e-services (AMMA Mobile Apps) has been launched by Hon'ble Chief Minister on 01.03.2018. Through this facility the public can view the details of lands by gently touching their mobile phone screens.

6.9 Awards for Survey Department

6.9.1 'Best Practices Award' 2016 for Online Patta Transfer System

In recognition of the services rendered and initiatives taken by this Directorate, Hon'ble Former Chief Minister of Tamil Nadu, presented **'Best Practices Award'** for the year 2016 along with a cash reward of Rs.2.00 Lakh in the 70th Independence Day celebrations held on 15.08.2016. This award has been given for having computerized all land records and for implementing Online Patta Transfer System to make available updated land records online for the public and for facilitating viewing and downloading of 'A' Register and Chitta anytime from anywhere.



Best Practices Award 2016



Department of Survey and Settlement for Online Patta Transfer has been presented with the 'Best Practices Award for improvement of quality delivery system ensuring Good Governance' by the Chief Minister of Tamil Nadu during the Independence Day Celebrations on 15th August 2016

Chennai - 600 009
Dated : 15.8.2016

P. Rajasekhar Reddy
Chief Secretary
Government of Tamil Nadu

6.9.2 CSI–Nihilent e-Governance Award

This Directorate has been presented with the prestigious CSI-Nihilent e-Governance Award 2015-2016 by Computer Society of India for the better implementation of “AMMA Land Records Online Mutation for Title Transfer” on 9th December 2016.

6.9.3 Skoch Order – Of - Merit

Skoch order - of - Merit award presented to the Department of Survey and Settlement for successful implementation of online system for Land Records.



SKOCH ORDER – OF - MERIT



**Pilot study of Modern Resurvey
using DGPS and RTK Technology
Thiruvannamalai District**



**CORS setup – District Collectorate –
Thiruvallur**



**LRMC at Tambaram Taluk-
Kancheepuram District**



**Office cum Residential Quarters to Firka Surveyor
Uthiramerur Taluk, Kancheepuram District**



**DILRMP Survey Training Institute-Orathandu,
Thanjavur District**



Hon'ble Tamil Nadu Chief Minister has inaugurated the e-service of FMS on 04.01.2018 for 43 Taluks



Hon'ble Tamil Nadu Chief Minister has inaugurated Amma Mobile (Access and Manage through Mobile from Anywhere e-Service of Land Records) app on 01.03.2018

6.10 Settlement

The Revenue Department use to collect a share of the produce of land by means of land Revenue. The procedure adopted to determine such assessment is known as Settlement of Land Revenue. The assessment of land revenue is determined based on the classification and taram of the soil which is determined with reference to the irrigation sources, quality and fertility of soil.

Initially, the Ryotwari Settlement procedure by which the Assessment is determined based on the classification of soil and irrigation sources had been introduced in the year 1879-1880 onwards replacing the old procedure of Permanent Settlement in which Assessment was collected without adopting the soil classification procedure. However, land tax was continued to be collected under Permanent Settlement procedures in the lands held by Zamindars/ Inamdars, in such estates. At the

time of independence, most of Tamil Nadu was covered by Ryotwari settlement, except the Zamin estates and Inams estates. Hence, after attaining Independence, to reduce the burden of ryots and to do away with the class of such landholders altogether, several Landholder Abolition Acts have been enacted. The Settlement Work had been completed under most of these Acts and the work/ appeal is pending under the following Acts:

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

Under Estates, Inams and Minor Inams Abolition Acts, the landholders were abolished and survey and settlement works were conducted. As on today, the settlement work has been completed in all the areas except in the some villages.

6.10.1 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 villages taken over under this Act, except in the following villages that had earlier been covered by court cases

Sl. No.	Name of the Village	Taluk and District
1	Arayapuram Thattimal Padugai	Papanasam Taluk, Thanjavur District
2	Ramachandran Koil Pattu	Tharangambadi Taluk, Nagapattinam District
3	Kazhnivaipatti	Ponnamaravathy Taluk, Pudukkottai District
4	Chennasandiram	Hosur Taluk, Krishnagiri District
5	Thimmasandiram	
6	Uliyalam	

6.10.2 The Tamil Nadu Minor Inams (Abolition and Conversion into Ryotwari) Act, 1963 (Tamil Nadu Act 30/1963)

The Act provides for the acquisition, 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 has been completed in all the estates taken over under this Act, except the following villages that had earlier been covered by court cases.

Sl. No.	Name of the Village	Taluk and District
1	Karanapatti	Ponnamaravathy Taluk, Pudukkottai District
2	Kothandaramapuram	Iluppur Taluk, Pudukkottai District
3	Nilayapatti	
4	Agasthiyampalli	Vedharanyam Taluk, Nagapattinam District
5	Tharikkomban	Ilaiyangudi Taluk, Sivagangai District
6	Birasandiram	Hosur Taluk, Krishnagiri District
7	Ellayasandiram	
8	Marasandiram	
9	Suryanarayanapuram	Pattukottai Taluk Thanjavur District

In respect of all these villages, settlement work was delayed because of court cases filed by respective land holders. Now, except in the case of Ramachandran Koil Pattu village, all other court cases have been disposed and the survey and settlement works have been commenced.

6.10.3 The Tamil Nadu Gudalur Janmam Estates (Abolition and Conversion into Ryotwari) Act, 1969 (Tamil Nadu Act 24/1969)

An action has been initiated under this Act for the acquisition of rights of the Janmies in Janmam estates of the Gudalur and Pandalur Taluks in Nilgiris District and for the introduction of Ryotwari Settlement. The settlement process was not completed, due to filing of a number of Civil Appeals and Writ Petitions by some of the leaseholders and janmies before the High Court and then before the Supreme Court challenging the inclusion of the entire Act in the 9th schedule of the Constitution. As the Supreme Court has finally upheld the inclusion of the entire Act in the 9th schedule of the Constitution, action has been taken to complete the settlement process.

Out of total extent of 80,087.74 acres of Janmam land, 45,101.46 acres have been settled so far and extents of 34,986.28 acres remain to be settled.

The details of the settled area so far are as follows:

S.No	Particulars	Area (in acres)
1	Total Janmam area	80,087.74
2	Total area settled	45,101.46
3	Handed over to Forest Department in the settled Area.	17,014.43
4	Balance area for settlement. (1-2)	34,986.28

With regard to the balance area of 34,986.28 acres for settlement, the High Court had directed the Settlement Officer/ District Revenue Officer to consider the petitions received under section 8, 9, 10 of the Act. The present stage of the petitions is as follows:-

Number of petitions received	566
Petitions disposed	548
Pending with the Settlement Officer	18

In order to settle the remaining unsettled area 34,986.28 acres in Gudalur Janmam Lands, it has been decided to form a committee under Additional Chief Secretary/ Commissioner of Land Administration to decide on the time-expired lease cases and encroachments. In this regard following steps have been taken:

- I) A District Committee have been formed under the chairmanship of the District Collector, the Nilgiris with the following members:
 - a) Assistant Director of Survey and Land Records, The Nilgiris
 - b) Settlement Officers-I and II (Janmam Lands)
 - c) Revenue Divisional Officer, Gudalur.
 - d) District Forest Officer, Gudalur.
 - e) Forest Settlement Officer, The Nilgiris.
 - f) Tahsildars - Gudalur and Pandalur taluks

- II) The District Level Committee is convened once in a month to decide on the work to be performed by the Settlement Officers I and II, to review the time-expired lease cases and fix the target, review the court cases and send a report to Additional Chief Secretary/ Commissioner of Land Administration and the Directorate of Survey and Settlement.
- III) A State Level Committee is formed under the Chairmanship of Additional Secretary/ Commissioner of Land Administration, with the following members.
- (a) Special Secretary, Environment and Forest Department, Secretariat, Chennai.
 - (b) Director of Survey and Settlement, Chennai.
 - (c) Joint Commissioner (Cinema and Irrigation), O/o the Commissioner of Land Administration, Chennai

This State Level Committee will consider the recommendations of the District Level Committee and take appropriate decision.

- IV) Apart from this, in order to expedite the remaining settlement work and to review the encroachments, the Government have formed a 3 member Committee in G.O. (D) No.73, Environment and Forest (FR-14) Department, dated 19.03.2018

The recommendations of the committee will be considered and appropriate decision will be taken by the Government.

6.11 Schemes

6.11.1 Natham Settlement

The Government, by publishing a notification in G.O. (Ms.) No. 1971, Revenue Department, dated 14.10.1988, have 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, this work had been completed in all the villages.

6.11.2 Settlement in Hill Villages:

Subsequent to the completion of hill survey, the Settlement Work had been ordered to be commenced in 67 hill villages in the State. The work has been completed in 61 hill villages and it is in progress in 6-villages.

6.11.3 Settlement in Corporations and Municipal Towns

The Government have ordered for the commencement of Settlement 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 and to prepare and hand over the land records for the use in Revenue Administration.

Accordingly, among the 12 Corporations and 150 Municipalities in the State, the work had

been completed in 17 Municipalities. The work is in progress in 5 Corporations and 66 Municipalities with 78 Special Tahsildar units. The work in the remaining towns/ Corporations will be commenced in stages by redeploying units from those Towns/ Corporations where work is completed.

Through this Town Settlement scheme from 2011 to March-2018, so far 11,44,072 pattas have been issued.

6.12 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 Survey Commissioner of Wakfs. The work has been completed in 23 districts so far and the work is in progress in remaining districts.

R.B.UDHAYAKUMAR
Minister for Revenue and
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