



**Government of Tamil Nadu**

**ABSTRACT**

Tamil Nadu Urban Land (Ceiling and Regulation) Rules 1978 - Allotment of land acquired under the Act - Payment of land value - Amendment to rule 23(8) -Orders issued.

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**Revenue (ULC 1(1) Department**

**G.O.Ms.No.140**

**Dated: 20.2.1998**

**Read:**

1. G.O.Ms.No.1682 Revenue dated 10.7.89
2. G.O.Ms.No.1106, Revenue, dated 25.6.82

Read also:

1. From the Special Commissioner and Commissioner of Land Reforms  
Ir.No.R.Dis.33653/92 G1, dated 9.2.93
2. From the Special Commissioner and Commissioner of Land Reforms  
Ir.No.G1/8590/93 dated 29.7/93
3. From the Special Commissioner and Commissioner of Land Reforms  
Ir.No.G1/30688/94. dated 25.10/94

**ORDER**

The Government approve the draft amendment of rule 23(8) of the Tamil Nadu Urban Land (Ceiling and Regulation) Rules, 1978. The appended notification will be published in the next issue of the Tamil Nadu Government Gazette.

/By order of the Governor/

**P.S. Pandyan,**  
**Secretary to Government.**

**To**

The Principal Commissioner and Commissioner of Land Reforms,Chepauk, Chennai-5  
The Director of Urban Land Ceiling & Urban Land Tax, Chennai-5  
The Director of Stationery & Printing, Chennai-2

(for publication of the notification in the next issue of Tamil Nadu Government Gazette)  
All competent authorities (through Director of Urban Land Ceiling and Urban Land Tax, Chennai-5)  
The Chairman, Tamil Nadu Housing Board, Nandanam, Chennai-35  
The Chairman, Tamil Nadu Slum Clearance Board, 5 Kamarajar Salai Chennai-5  
The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai-8  
The Director of Town and Country Planning, Chennai-2  
The Director of Rural Development, Panagal Building, Saidapet, Chennai-15  
All Heads of Departments  
All Collectors  
The Commissioner, Corporation of Chennai / Madurai / Salem / Coimbatore / Tirunelveli  
The Secretary to Government of India,  
Ministry of works and Housing, New Delhi.

Copy to:

All Departments of Secretariat,  
Revenue ULC, II, III, IV, V OP, I Departments, Chennai-9  
G.O.Ms.No.1682, Revenue, dated 10.7.80 }  
G.O.Ms.No.1106, Revenue, dated 25.6.82  
S.F./S.Cs

/Forwarded/By order/

**Section Officer.**

## **APPENDIX**

### **NOTIFICATION**

In exercise of the powers conferred by sub-sections (1) and (2) of section 47 of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, (Tamil Nadu Act 24 of 1978), the Governor of Tamil Nadu hereby makes the following amendment to the Tamil Nadu Urban Land (Ceiling and Regulation) Rules, 1978:-

### **AMENDMENT**

In the said Rules, in rule 23, for sub-rule (8) the following sub-rule shall be substituted, namely:-

" (8) The Land value to be collected in respect of the vacant lands allotted under the Act shall be determined in the manner indicated below, namely:-

(1) State Government Departments	-No cost
(2) Local bodies, Municipal Corporations and Public Sector undertakings under the control of State Government.	-Single guideline value
(3) Central Government Departments	- Single guideline value

(4) Public Sector Undertakings under the control of the Central Government	-Single guideline value
(5) (A) Tamil Nadu Housing Board	- Single guideline value
(B) Tamil Nadu Slum Clearance Board	
(a) Housing Project for slum dwellers	
(b) Construction of commercial complex	- Acquisition charge plus 40% service charges
(c) Tamil Nadu Water Supply and Drainage Board	- Single guideline value
	- Single guideline value
(6) Industries:	
(a) Public Sectors	-Single guideline value
(b) Private Sectors	
(i) New Industries	- Single guideline value
(ii) Existing industries	-Two times of the guideline value
(7) Construction of houses of employees working in the industry	-- single guideline value
(8) Institutions like self financing schools/colleges / and Hospitals which run on profit basis:	
(i) New Institutions	
(ii) Existing Institutions	-Single guideline value
	-Two times of the guideline value
(9) Private Individuals:	
(a) For those who do not have land or house.	-Single guideline value
(b) For those who have land	-Two times of the guideline value
(10) Charitable organisations and the schools, hospitals which are functioning on non-profit motive.	-Each case has to be examined and decision to be taken based on its merits, not exceeding the single guideline value.

In the event of delay on the part of the allottee to pay the land value as determined above, a compound interest at the rate of 12% (twelve percent) per annum or at the rate that may be revised by the Government, from time to time shall be levied and collected from the allottee for such belated period from the date of order or allotment.

Explanation:- For the purpose of this sub-rule guideline value" shall mean the value fixed by the Registration department as on the date of order of allotment of the land.

**P.S. Pandyan,  
Secretary to Government.**

/True copy/

**Section Officer.**