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**Abstract**

Land transfer - Kancheepuram District - Shollinganallur Taluk - Karappakkam Village - an extent of 10.00 Acres (4.05.0 hectare) out of total extent of 17.26 acres (6.99.0 hectare) of land - S.No.174/6 etc., - classified as "Nanjai Tharisu" - Land transfer to Higher Education Department for eventual allotment to Tamil Nadu Teachers Education University - Orders - Issued.

**Revenue [LD-IV] Department**

**G.O.(Ms)No.265.**

**Dated:19.6.2014.**

**Jaya Varudam**

**Aani**

**Thiruvalluvar Aandu 2045**

**Read:**

- 1.G.O.(Ms) No.135, Revenue (LD II(1)) Department, dated 17.3.2010.
- 2.From the District Collector, Kancheepuram letter No.N2/26661/2013, dated 10.1.2014.
- 3.From the Additional Chief Secretary and Commissioner of Land Administration letter No.B1/1886/2014, dated 20.02.2014.
- 4.From the District Collector, Kancheepuram letter No.N2/26661/2013, dated 3.3.2014.
- 5.G.O.(Ms) No.241, Revenue (LD 2(1)) Department, dated 16.6.2014.

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**Order:**

In the letter second read above, the District Collector, Kancheepuram has sent land alienation proposal for the following extent of lands, in Karappakkam Village, Shollinganallur Taluk, Kancheepuram District in favour of Tamil Nadu Teachers Education University for the construction of Tamil Nadu Teachers Education University Buildings:-

S.No.	Total extent (hectare)	Proposed extent (hectare)	classification
174/6	1.67.0	0.24.0	Nanjai Tharisu
174/7	0.57.5	0.57.5	Nanjai Tharisu
174/8	0.65.0	0.65.0	Nanjai Tharisu
174/9	0.67.0	0.67.0	Nanjai Tharisu
174/10	0.91.0	0.91.0	Nanjai Tharisu
174/22B2	2.51.5	1.00.5	Nanjai Tharisu
Total	<b>6.99.0 hectare or 17.26 Acre</b>	<b>4.05.0 hectare or 10 acre</b>	

2. Scrutiny of the proposal reveals that:-
  - a) The requisitioning agency (i.e) Tamil Nadu Teachers Education University has applied for alienation of land as per RSO 24, and an undertaking to abide by the condition imposed by the Government under RSO 24 and to pay the land cost.
  - b) The proposed land is classified as "Nanjai Tharisu".

/p.t.o./

- c) The District Revenue Officer, Kancheepuram has inspected the land on 14.09.2013 and reported that the proposed land is 4 feet below the road level with stagnation of water. Further, there are no historical monuments, well, places of worship and no HT/LT line passing through the proposed land.
- d) "A1" Notice was published in the village on 08.08.2013 and no objections were received so far.

3. As regards the fixation of land cost, as per sales statistics:-

The value of the 1 Sq.ft., of land in 2011	= Rs. 2,083/-
12% notional increase for 2011	= Rs. 250/-
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Total	= Rs. 2,333/-
12% notional increase for 2012	= Rs. 280/-
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Total	= Rs. 2,613/-
12% notional increase for 2013	= Rs. 314/-
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Total	= Rs.2,927/-
12% notional increase for 2014	= Rs. 351/-
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Total	=Rs.3,278/-
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Value of 1.00.0 Hectare of land	= Rs. 35,28,439/-
Value of 4.05.0 Hectare of land	= Rs. 1,42,90,17,795/-

4. The District Collector, Kancheepuram, has recommended the land alienation proposal for an extent of 10.00 acres of land in 174/6 etc. in Karapakkam Village, Shollinganallur Taluk, Kancheepuram District in favour of Tamil Nadu Teachers Education University for the construction of University Buildings as per the conditions laid down under RSO 24 on collection of land cost, development charges and other charges. He has also requested the Government to take a decision on fixation of land cost at Government level.

5. In the letter third read above, the Additional Chief Secretary / Commissioner of Land Administration, has stated that, it is seen from the proposal that the suit land has already been leased out to CMRL., for a short period of 4 Years vide G.O. first read above, by fixing the lease rent at Rs. 64,58,400/- . However, based on the request received from the CMRL., on 21.04.2011 to surrender the land to Government for the reason that there is no proper approach road to suit land to carry the Machineries and Materials to suit land, the District Collector said to have sent a report to Government for the cancellation of G.O. where the lease has been ordered. But the out come of the said proposal has not been reported.

6. The Additional Chief Secretary / Commissioner of Land Administration, has further stated that, in respect of allotting land to Universities, uniform decision has been taken by the office to recommend for transfer of land in favour of Higher Education Department under the provisions of RSO 23A and eventually that said land can be given to Universities for construction of Buildings, so as to have a holding on the suit land, as the Universities are autonomous body and procedural hurdles exist, whenever, Government propose to resume the land for utilizing the same for other public purpose.

7. The Additional Chief Secretary and Commissioner of Land Administration has further stated that, in this case, the land in question is wet land, even though it is not used as such. The present inevitability certificate is in the name of the Revenue Divisional Officer, as against the District Revenue Officer, Kancheepuram. The District Collector, Kancheepuram has also not clearly made out the case for recommending the wet land/not used as wet land, already alienated to others etc.,. Hence, the District Collector, Kancheepuram has been requested separately to send his report on this aspect, with the District Revenue Officer level inevitability certificate, directly to Government under intimation to that Department.

8. The Additional Chief Secretary / Commissioner of Land Administration has recommended the proposal for transfer of an extent of 10.00 Acres of land classified as "Nanjai Tharisu" in S.No.174/6 etc., in Karappakkam Village, Shollinganallur Taluk, Kancheepuram District with usual terms and conditions as laid down under RSO 23A in favour of Higher Education Department on free of cost, but on collection of sub-division charges including stone value, for eventual allotment of Tamil Nadu Teachers Education University for the construction of University buildings.

9. In the letter fourth read above, the District Collector, Kancheepuram has furnished the inevitability Certificate in the name of the District Collector, Kancheepuram.

10. In the G.O. fifth read above, orders have been issued for cancelling the orders issued in G.O. first read above.

11. The Government, after careful consideration, have decided to accept the proposal of the District Collector, Kancheepuram and the recommendation of the Additional Chief Secretary / Commissioner of Land Administration and hereby order to transfer the following extent of lands in :-

S.No.	Total extent (hectare)	Proposed extent (hectare)	classification
174/6	1.67.0	0.24.0	Nanjai Tharisu
174/7	0.57.5	0.57.5	Nanjai Tharisu
174/8	0.65.0	0.65.0	Nanjai Tharisu
174/9	0.67.0	0.67.0	Nanjai Tharisu
174/10	0.91.0	0.91.0	Nanjai Tharisu
174/22B2	2.51.5	1.00.5	Nanjai Tharisu
Total	<b>6.99.0 hectare or 17.26 Acre</b>	<b>4.05.0 hectare or 10 acre</b>	

in Karappakkam Village, Shollinganallur Taluk, Kancheepuram District to Higher Education Department for eventual allotment to Tamil Nadu Teachers Education University for the construction of University buildings, subject to usual terms and conditions laid down under RSO 23A, free of cost with the following conditions:-

**Conditions :**

- (i) Stone charges, sub-division charges etc., should be collected from the requisitioning department.
- (ii) The requisitioning department should abide by all the conditions imposed by the Government and the land should be used only for the purpose for which it is transferred.
- (iii) The requisitioning department should return the land or part thereof to the Revenue department if it is no longer required.

12. The Additional Chief Secretary and Commissioner of Land Administration and the District Collector, Kancheepuram District are requested to take necessary action as per the orders issued in para 11 above and make necessary changes in the Revenue records within a month.

(By Order of the Governor)

**Gagandeep Singh Bedi,**  
Secretary to Government.

**To**

The Additional Chief Secretary and Commissioner of Land Administration,  
Land Administration Department, Chepauk, Chennai-5.  
The District Collector, Kancheepuram District, Kancheepuram.

**Copy to**

✓ The Vice Chancellor, Tamil Nadu Teachers Education University, Chennai  
The Higher Education Department, Chennai-9.  
The Senior Personal Assistant to Minister for Revenue, Chennai-9.  
The Private Secretary to Secretary to Government, Revenue Department, Chennai-9.  
SF/SC.

/Forwarded by Order/

  
Section Officer.

  
19/6/14