

The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978

Act 24 of 1978

Keyword(s):

Act Repealed by 20 of 1999, Building Regulations, Ceiling Limit, Commencement, Dwelling Authority, Dwelling Unit, Family, Land Appurtenant, Master Plan, Urban Agglomeration, Urban Land

Amendments appended: 14 of 1979, 26 of 1989, 48 of 1994, 40 of 1996, 20 of 1999

DISCLAIMER: This document is being furnished to you for your information by PRS Legislative Research (PRS). The contents of this document have been obtained from sources PRS believes to be reliable. These contents have not been independently verified, and PRS makes no representation or warranty as to the accuracy, completeness or correctness. In some cases the Principal Act and/or Amendment Act may not be available. Principal Acts may or may not include subsequent amendments. For authoritative text, please contact the relevant state department concerned or refer to the latest government publication or the gazette notification. Any person using this material should take their own professional and legal advice before acting on any information contained in this document. PRS or any persons connected with it do not accept any liability arising from the use of this document. PRS or any persons connected with it shall not be in any way responsible for any loss, damage, or distress to any person on account of any action taken or not taken on the basis of this document.



1978 : T.N. Act 24]

Urban Land
(Ceiling and Regulation)THE TAMIL NADU URBAN LAND (CEILING AND
REGULATION) ACT, 1978.

ARRANGEMENT OF SECTIONS.

SECTIONS.

CHAPTER I.

PRELIMINARY.

1. Short title, extent and commencement.
2. Declaration.

CHAPTER II.

3. Definitions.

CHAPTER III.

CEILING ON VACANT LAND.

4. Persons not entitled to hold vacant land in excess of the ceiling limit.
5. Ceiling limit.
6. Transfer of vacant land.
7. Persons holding vacant land in excess of ceiling limit to file statement.
8. Filing of statement in cases where vacant land held by a person is situated within the jurisdiction of two or more competent authorities.
9. Preparation of draft statement as regards vacant land held in excess of ceiling limit.
10. Final statement.
11. Acquisition of vacant land in excess of ceiling limit.
12. Payment of amount for vacant land acquired.
13. Constitution of Urban Land Tribunal and appeal to Urban Land Tribunal.
14. Disputes regarding the right to receive the amount.
15. Revision by High Court.
16. Mode of payment of amount.
17. Ceiling limit on future acquisition by inheritance, bequest or by sale in execution of decrees, etc.

**SECTIONS.**

18. Power to enter upon any vacant land.
19. Penalty for concealment, etc., of particulars of vacant land.
20. Chapter not to apply to certain vacant lands.
21. Power to exempt.
22. Excess vacant land not to be treated as excess in certain cases.
23. Retention of vacant land under certain circumstances.
24. Disposal of vacant land acquired under the Act.
25. Special provision regarding disposal of vacant lands in favour of certain persons.

CHAPTER IV.**REGULATION OF USE OF URBAN PROPERTY.**

26. Definition.
27. Statement to be made before the registering authority in certain cases.
28. Regulation of construction of building with dwelling units.
29. Demolition and stoppage of buildings in certain cases and appeal.

CHAPTER V.**TRANSFER OF VACANT LANDS ACQUIRED UNDER THE ACT TO THE
CENTRAL GOVERNMENT.**

30. State Government to transfer certain vacant lands acquired under the Act to the Central Government.

CHAPTER VI.**MISCELLANEOUS.**

31. Powers of competent authority.
32. Jurisdiction of competent authorities and Tribunals in special cases.
33. Appeal.
34. Revision by State Government.
35. Bar of jurisdiction.



1978 ; T. N. Act 24]

*Urban Land
(Ceiling and Regulation)*

119

SECTIONS.

36. Power of State Government to issue orders and directions to the competent authority.
37. Returns and reports.
38. Delegation of powers.
39. Offences and punishments.
40. Offences by companies.
41. Indemnity.
42. Cognizance of offences.
43. Act to override other laws.
44. Court fees.
45. Certain officers to be public servants.
46. Correction of clerical errors.
47. Power to make rules.
48. Inclusion of any adjoining area in Schedule I.
49. Power to amend Schedule III.
50. Power to remove difficulties.
51. Repeal and Saving.

SCHEDULE I.**SCHEDULE II.****SCHEDULE III.**

TAMIL NADU ACT NO. 24 OF 1978.*

THE TAMIL NADU URBAN LAND (CEILING
AND REGULATION) ACT, 1978.

[Received the assent of the President on the 14th May 1978, first published in the Tamil Nadu Government Gazette Extraordinary on the 17th May 1978 (Vaikasi 3, Kalayukti (2009-Tiruvalluvar Andu)).]

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 building 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.

BE it enacted by the Legislature of the State of Tamil Nadu in the Twenty-ninth Year of the Republic of India as follows :—

CHAPTER I.

PRELIMINARY.

Short title,
extent and
commencement.

1. (1) This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978.

(2) This Act extends to the whole of the State of Tamil Nadu.

(3) (a) This Act, except sections 14, 15, sub-section (3) of section 20 and sections 27 and 48, shall be deemed to have come into force on the 3rd day of August 1976.

(b) Sections 14, 15, sub-section (3) of section 20 and sections 27 and 48 shall come into force on the date of the publication of this Act in the *Tamil Nadu Government Gazette*.

Declaration. 2. It is hereby declared that this Act is for giving effect to the policy of the State towards securing the principles specified in clause (b) and clause (c) of Article 39 of the Constitution.

*For Statement of Objects and Reasons, see *Tamil Nadu Government Gazette Extraordinary*, dated the 28th March 1978, Part IV—Section 1, Pages 317—318.



Ur
(Ceiling and Regulation;

CHAPTER II.

DEFINITIONS.

3. In this Act, unless the context otherwise requires,— Definitions.

(a) “building regulations” means the regulations contained in the master plan, or the law in force governing the construction of buildings”;

(b) “ceiling limit” means the ceiling limit specified in section 5 ;

(c) “commencement of this Act” means—

(i) in respect of any urban agglomeration specified in Schedule I, the 3rd day of August 1976,

(ii) in respect of any area declared to be an urban agglomeration by a notification under sub-clause (ii) of clause (n) of section 3, the date of publication of such notification in the *Tamil Nadu Government Gazette* ;

(iii) where any land, not being vacant land, has become vacant land by any reason whatsoever, the date on which such land becomes vacant land ;

(d) “competent authority” means any person or authority authorised by the State Government, by notification in the *Tamil Nadu Government 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.

Explanation.—Where, according to the plan approved by the appropriate authority, a unit of accommodation in any building or portion thereof is to be used solely for the purpose of residence, such unit of accommodation shall be deemed to be a dwelling unit ;

(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.



Explanation.—For the purpose of this clause, “minor” means a person who has not completed his or her age of eighteen years ;

(g) “industrial undertaking ” means any undertaking engaged in the manufacture or production of goods specified in Schedule III or carrying on any other activities specified in the said Schedule;

(h) “land appurtenant”, in relation to any building means an extent of five hundred square metres contiguous to the land occupied by such building and includes,—

(i) in the case of any building constructed before or under construction on the commencement of this Act with a dwelling unit therein, or

(ii) in the case of any building proposed to be constructed with a dwelling unit therein and in respect of which the plan for such building has been approved by the appropriate authority before the commencement of this Act,

an additional extent not exceeding five hundred square metres of land, if any, contiguous to the said extent of five hundred square metres of land:

Provided that in relation to a multi-storeyed building, the extent of land contiguous to the land occupied by such multi-storeyed building permitted according to the plan approved by the appropriate authority shall be deemed to be the land appurtenant ;

(i) “master plan”, in relation to an area within an urban agglomeration or, any part thereof, means the plan (by whatever name called) prepared under any law for the time being in force or in pursuance of an order made by the State Government for the development of such area or part thereof ;

(j) “person” includes an individual, a family, a firm, a company or an association or body of individuals, whether incorporated or not ;

(k) “prescribed ” means prescribed by rules made under this Act ;



(l) "to hold" with its grammatical variations, in relation to any vacant land, means—

(i) to own such land; or

(ii) to possess such land as owner or as tenant or as mortgagee or under an irrevocable power-of-attorney or under a hire-purchase agreement or partly in one of the said capacities and partly in any other of the said capacity or capacities.

Explanation I.—For the purpose of this clause, "tenant" means any person who has paid or has agreed to pay rent or other consideration for his being allowed by another to enjoy the land of the latter under a tenancy agreement, express or implied, and includes—

(i) any such person who continues in possession of the land after the determination of the tenancy agreement ;

(ii) the heirs, assignees, legal representative of such person, or persons deriving rights through such person.

Explanation II.—Where the same vacant land is held by one person in one capacity and by another person in another capacity, then, for the purposes of this Act, such land shall be deemed to be held by both such persons ;

(m) "Tribunal" means the Urban Land Tribunal constituted under section 13 ;

(n) "urban agglomeration" means—

(i) the area comprised in the urban agglomeration specified in Schedule I ; and

(ii) any other area which the State Government may, having regard to its location, population (population being more than one lakh) and such other relevant factors as the circumstances of the case may require by notification in the *Tamil Nadu Government Gazette*, declare to be an urban agglomeration and any agglomeration so declared shall be deemed to belong to category III in that Schedule;

(o) "urban land" means—

(i) any land situated within the limits of an urban agglomeration and referred to as such in the master plan ;
or



(ii) in a case where there is no master plan, or where the master plan does not refer to any land as urban land, any land within the limits of an urban agglomeration but does not include any such land which is mainly used for the purpose of agriculture.

Explanation.—For the purpose of this clause and clause (p),—

(A) “agriculture” includes horticulture, but does not include—

(i) raising of grass,

(ii) dairy farming,

(iii) poultry farming,

(iv) breeding of livestock, and

(v) such cultivation, or the growing of such plant, as may be prescribed ;

(B) land shall not be deemed to be used mainly for the purpose of agriculture, if such land is not entered in the revenue or land records before the commencement of this Act as for the purpose of agriculture;

(C) notwithstanding anything contained in the clause (B) of this *Explanation*, land shall not be deemed to be mainly used for the purpose of agriculture if the land has been specified in the master plan for a purpose other than agriculture :

Provided that where any such land is actually used mainly for the purpose of agriculture, such land shall not be deemed to be urban or vacant land so long as it is continued to be so used for the purpose of agriculture;

(D) where on the commencement of this Act, any land is actually used mainly for the purpose of agriculture, but is used mainly for a purpose other than agriculture, after such commencement, then on and from the date on which such land is used for any purpose other than agriculture, the land shall be deemed to be vacant land and accordingly the provisions of this Act shall apply.



(p) "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,—

(a) the land occupied by any building constructed before, or under construction on the commencement of this Act with the approval of the appropriate authority and the land appurtenant to such building ;

(b) the land where any building is proposed to be constructed in respect of which the building plan has been approved by the appropriate authority before the commencement of this Act and the land appurtenant to such building ;

(iii) in an area where there are no building regulations, the land occupied by any building constructed before or under construction on the commencement of this Act and the land appurtenant to such building ; and

(iv) the land which is exclusively used as pathway by one or more families subject to such limits and conditions as may be prescribed :

Provided that where any person ordinarily keeps his cattle, other than for the purpose of dairy farming or for the purpose of breeding of livestock, 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 such commencement shall not be deemed to be vacant land for the purposes of this clause.

CHAPTER III.

CEILING ON VACANT LAND.

4. 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.

Persons not entitled to hold vacant land in excess of the ceiling limit.



Ceiling limit. 5. (1) Subject to the other provisions of this section,—

(i) in the case of every person (other than a family and an industrial undertaking), the ceiling limit shall be,—

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

(B) Where the vacant land is situated in an urban agglomeration falling within category II specified in Schedule I, one thousand five hundred square metres ;

(C) Where the vacant land is situated in an urban agglomeration falling within category III specified in Schedule I, two thousand square metres ;

(ii) in the case of every family, the ceiling limit shall be as specified below :—

(A) Where the vacant land is situated in an urban agglomeration falling within category I specified in Schedule I and,—

(a) where the family consists of two members, one thousand square metres ;

(b) where the family consists of three members, one thousand five hundred square metres ;

(c) where the family consists of four or more members, two thousand square metres ;

(B) Where the vacant land is situated in an urban agglomeration falling within category II specified in Schedule I, and where the family consists of two or more members, three thousand square metres ;

(C) Where the vacant land is situated in an urban agglomeration falling within category III specified in Schedule I, and where the family consists of two or more members, four thousand square metres ;

(iii) in the case of every industrial undertaking, the ceiling limit shall be,—

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

(B) where the vacant land is situated in an urban agglomeration falling within category II, specified in Schedule I, three thousand square metres ;

1978 : T.N. Act 24]

*Urban Land
(Ceiling and Regulation)*

(C) where the vacant land is situated in an urban agglomeration falling within category III, specified in Schedule I, four thousand square metres.

(2) Where any person holds vacant land situated in two or more categories of urban agglomerations specified in Schedule I, then, for the purpose of calculating the extent of vacant land held by him,—

(a) (i) in the case of a person [other than an industrial undertaking or a family as is referred to in sub-clause (ii) or sub-clause (iii)], one square metre of vacant land situated in an urban agglomeration falling within category I shall be deemed to be equal to three square metres of vacant land situated in an urban agglomeration falling within category II and four square metres of vacant land situated in an urban agglomeration falling within category III ;

(ii) in the case of a family consisting of three members, one square metre of vacant land situated in an urban agglomeration falling within category I shall be deemed to be equal to two square metres of vacant land situated in an urban agglomeration falling within category II and two and two-third square metres of vacant land situated in an urban agglomeration falling within category III ;

(iii) in the case of a family consisting of four or more members and in the case of an industrial undertaking, one square metre of vacant land situated in an urban agglomeration falling within category I shall be deemed to be equal to one and a half square metres of vacant land situated in an urban agglomeration falling within category II and two square metres of vacant land situated in an urban agglomeration falling within category III ;

(b) one square metre of vacant land situated in an urban agglomeration falling within category II shall be deemed to be equal to one and one-third square metres of vacant land situated in an urban agglomeration falling within category III.

(3) Notwithstanding anything contained in subsection (1), where any person with the object of development of vacant land for sale by allotment of plots of land to others, has by himself, or through any other person,



Urban Land
(Ceiling and Regulation)

obtained before the commencement of this Act, the sanction of the appropriate authority for the lay out of such vacant land held by such person, then the person so holding the land shall be entitled to continue to hold such vacant land :

Provided that such person shall not transfer any such vacant land or part thereof by way of sale, mortgage, gift, lease or otherwise to any person who already owns a dwelling unit or any vacant land which together with the land to be transferred by that person would in the aggregate exceed the ceiling limit of such transferee.

(4) Where any firm or unincorporated association or body of individuals holds vacant land in any urban agglomeration, then, the right or interest of any person in the vacant land on the basis of his share in such firm or association or body shall also be taken into account in calculating the extent of vacant land held by such person.

(5) Where a person is a beneficiary of a private trust and his share in the income from such trust is known or determinable, the share of such person in the vacant land in any urban agglomeration held by the trust, shall be deemed to be in the same proportion as his share in the total income of such trust bears to such total income and the extent of such land apportionable to his share shall also be taken into account in calculating the extent of vacant land held by such person.

(6) Where a person is a member of a Hindu undivided family so much of the vacant land as would have fallen to his share had the entire vacant land held by the Hindu undivided family been partitioned amongst its members at the commencement of this Act shall also be taken into account in calculating the extent of vacant land held by such person.

(7) In the case of a Hindu undivided family consisting of—

- (i) a wife or husband ;
- (ii) (a) major sons, or
- (b) unmarried minor children, or



1978 : T.N. Act 24]

Urban Land
(Ceiling and Regulation)

123

(c) unmarried major daughters
of such wife or husband

and where in relation to any vacant land held by the wife or husband or both, as self acquired property, no division had taken place on or before the commencement of this Act, so much of the vacant land, as would have notionally fallen to the share of the wife, the husband, the major sons, unmarried major daughters or unmarried minor children in such family, had the entire vacant land, held by the wife or husband or both, been divided equally at the commencement of this Act, among the wife, husband, major sons, unmarried major daughters, or unmarried minor children aforesaid, shall also be taken into account in calculating the extent of vacant land held by each such person :

Provided that the notional share of a major son or unmarried major daughter as provided for in this sub-section shall not be taken into account in any case where the total extent of the vacant land held by the wife or husband or both as self-acquired property together with the extent of vacant land, if any, held by the unmarried minor children of such wife or husband does not exceed the ceiling limit of the family as fixed under clause (ii) of sub-section (1) :

Provided further that where the total extent of the vacant land held by the wife or husband or both as self-acquired property together with the extent of vacant land held by the unmarried minor children of such wife or husband exceeds the ceiling limit as fixed under clause (ii) of sub-section (1), then, the notional share of the major son or the unmarried major daughter as provided for in this sub-section shall be calculated only in respect of the extent of the vacant land which is in such excess.

(8) In the case of a family consisting of—

- (i) a wife or husband,
- (ii) (a) major sons, or
(b) unmarried minor children, or
(c) unmarried major daughters
of such wife or husband



governed by Christian Law, Muslim Law or any other personal law (other than the personal law relating to Hindus) and where in relation to any vacant land held by the wife or husband or both, no division had taken place on or before the commencement of this Act, so much of the vacant land, as would have notionally fallen to the share of the wife, the husband, the major sons, unmarried major daughters or unmarried minor children in such family, had the entire vacant land held by the wife or husband or both, been divided equally at the commencement of this Act among the wife, husband, major sons, unmarried major daughters or unmarried minor children aforesaid, shall also be taken into account in calculating the extent of vacant land held by each such person :

Provided that the notional share of a major son or unmarried major daughter as provided for in this sub-section shall not be taken into account in any case where the total extent of the vacant land held by the wife or husband or both together with the extent of vacant land, if any, held by the unmarried minor children of such wife or husband does not exceed the ceiling limit of the family as fixed under clause (ii) of sub-section (1) :

Provided further that where the total extent of the vacant land held by the wife or husband or both together with the extent of vacant land held by the unmarried minor children of such wife or husband exceeds the ceiling limit as fixed under clause (ii) of sub-section (1), then, the notional share of the major son or the unmarried major daughter as provided for in this sub-section shall be calculated only in respect of the extent of the vacant land which is in such excess.

(9) Where a person being a member of a housing co-operative society registered or deemed to be registered under any law for the time being in force, holds vacant land allotted to him by such society, then the extent of land so held shall also be taken into account in calculating the extent of vacant land held by such person.

Explanation.—For the removal of doubts, it is hereby declared that the definition of “family” in clause (f) of section 3 shall have no application for purposes of sub-sections (6), (7) and (8) except the provisos to sub-sections (7) and (8).



1978 : T.N. Act 24]

*Urban Land (Ceiling
and Regulation)*

727

6. No person holding vacant land in excess of the ceiling limit immediately before the commencement of this Act shall transfer any such land or part thereof by way of sale, mortgage, gift, lease or otherwise until he has furnished a statement under section 7 and a notification regarding the excess vacant land held by him has been published under sub-section (1) of section 11 ; and any such transfer made in contravention of this provision shall be deemed to be null and void.

7. (1) Every person holding vacant land in excess of the ceiling limit at the commencement of this Act shall, within such period as may be prescribed, file a statement before the competent authority having jurisdiction specifying the location, extent and such other particulars as may be prescribed of all vacant lands and of any urban or other land on which there is a building, whether or not with a dwelling unit therein in any urban agglomeration held by him (including the nature of his right, title or interest therein) and also specifying the vacant lands within the ceiling limit which he desires to retain.

(2) If the competent authority is of opinion that any person holds at the commencement of this Act, vacant land in excess of the ceiling limit, then, notwithstanding anything contained in sub-section (1), it may serve a notice upon such person requiring him to file, within such period as may be specified in the notice, the statement referred to in sub-section (1) and the person on whom such notice is served shall be bound to comply with such notice.

(3) The competent authority may, if it is satisfied that it is necessary so to do, extend the date for filing the statement under this section by such further period or periods, as it may think fit :

Provided that the period or the aggregate of the periods of such extension shall not exceed such period as may be prescribed.

(4) The statement under this section shall be filed,—

(a) in the case of an individual, by the individual himself ; where the individual is absent from India, by the individual concerned or by some person duly authorised



728 *Urban Land (Ceiling and
Regulation)*

by him in this behalf; and where the individual is mentally incapacitated from attending to his affairs by his guardian or any other person competent to act on his behalf ;

(b) in the case of a family, by the husband or wife, and where the husband or wife is absent from India or is mentally incapacitated from attending to his or her affairs, by the husband or wife who is not so absent or mentally incapacitated and where both the husband and the wife are absent from India or are mentally incapacitated from attending to their affairs, by any other person competent to act on behalf of the husband or wife or both ;

(c) in the case of a company, by the principal officer thereof ;

(d) in the case of a firm, by any partner thereof ;

(e) in the case of any other association, by any member of the association or the principal officer thereof ; and

(f) in the case of any other person, by that person or by a person competent to act on his behalf.

Explanation.—For the purposes of this sub-section, “principal officer”,—

(i) in relation to a company, means the secretary, manager or managing director of the company ;

(ii) in relation to any association, means the secretary, treasurer, manager or agent of the association ;

and includes any person connected with the management of the affairs of the company or the association, as the case may be, upon whom the competent authority has served a notice of its intention of treating him as the principal officer thereof.

(5) If any person who is liable to file a statement under this section fails to file the statement within the period within which it has to be filed, the competent authority, may obtain necessary information in such manner as it thinks fit.



1978: T.N. Act 24]

Ceiling and Regulation

8. (1) Where a person holds vacant land situated within the jurisdiction of two or more competent authorities, then, he shall file his statement under sub-section (1) of section 7 before the competent authority within the jurisdiction of which the major part thereof is situated and thereafter all subsequent proceedings under this Chapter shall be taken before that competent authority to the exclusion of the other competent authority or authorities concerned and the competent authority, before which the statement is filed, shall send intimation thereof to the other competent authority or authorities concerned.

Filing of statement in cases where vacant land held by a person is situated within the jurisdiction of two or more competent authorities.

(2) Where the extent of vacant land held by any person and situated within the jurisdiction of two or more competent authorities is equal, he shall file his statement under sub-section (1) of section 7 before any one of the competent authorities and send intimation thereof in such form as may be prescribed to the State Government and thereupon, the State Government shall, by order, determine the competent authority before which all subsequent proceedings under this Act shall be taken to the exclusion of the other competent authority or authorities and communicate that order to such person and the competent authorities concerned.

9. (1) On the basis of the statement filed under sub-section (1) or sub-section (2) of section 7 or on the basis of information obtained under sub-section (5) of that section and after such enquiry as the competent authority may deem fit to make, the competent authority shall prepare a draft statement in respect of the person who has filed the statement under sub-section (1) or sub-section (2) of section 7, or as the case may be, about whose lands information has been obtained under sub-section (5) of that section.

Preparation of draft statement as regards vacant land held in excess of ceiling limit.

(2) Every statement prepared under sub-section (1) shall contain the following particulars, namely :—

(i) the name and address of the person ;

(ii) the particulars of all vacant lands and of any urban or other land on which there is a building, whether or not with a dwelling unit therein, in any urban agglomeration held by such person ;



(iii) the particulars of the vacant lands which such person desires to retain within the ceiling limit and the particulars of the vacant lands which such person is allowed to retain within the ceiling limit ;

(iv) the particulars of the right, title or interest of the person in the vacant lands; and

(v) such other particulars as may be prescribed.

(3) If any person has specified the particulars of the vacant lands which he desires to retain within his ceiling limit, the competent authority shall as far as practicable declare the same vacant lands as comprised within his ceiling limit :

Provided that the competent authority may having regard to the accessibility to the vacant lands in excess of the ceiling limit held by such person or the optimum use to which such vacant lands can be put, and such other matters as may be prescribed, declare any other vacant lands held by such person as comprised within his ceiling limit. :

(4) The draft statement shall be served in such manner as may be prescribed on the person concerned together with a notice stating that any objection to the draft statement shall be preferred within thirty days of the service thereof.

(5) The competent authority shall duly consider any objection received, within the period specified in the notice referred to in sub-section (4) or within such further period as may be specified by the competent authority for any good and sufficient reason, from the person on whom a copy of the draft statement has been served under that sub-section and the competent authority shall, after giving the objector a reasonable opportunity of being heard, pass such orders as it deems fit.

Final statement.

10. (1) After the disposal of the objections, if any, received under sub-section (5) of section 9, the competent authority shall make the necessary alterations in the draft statement in accordance with the orders passed on the objections aforesaid and shall determine the vacant land held by the person concerned in excess of the ceiling limit and cause a copy of the statement as so altered to be



1978 : T.N. Act 24]

*Urban Land (Ceiling and
Regulation)* 151

served in the manner referred to in sub-section (4) of section 9 on the person concerned and where such vacant land is held under a lease, or a mortgage, or a hire-purchase agreement, or an irrevocable power of attorney, also on the owner of such vacant land and such statement so served shall be deemed to be the final statement.

(2) Notwithstanding anything contained in sub-section (1), where the competent authority is satisfied that any vacant land which is in excess of the ceiling limit is not fit, or cannot be used, for the construction of any building or the erection of any structure in accordance with the building regulations governing such construction or erection or, in a case where there are no such building regulations in force, the competent authority is satisfied upon an inquiry made by it in such manner as may be prescribed that any vacant land which is in excess of the ceiling limit is not fit, or cannot be used for, the construction of any building or the erection of any structure, then, the competent authority shall send a report to the State Government and the State Government may, after such inquiry as it deems fit, declare that such excess vacant land shall not be declared as land in excess of the ceiling limit and the decision of the State Government in this regard shall be final.

11. (1) As soon as may be after the service of the final statement under section 10 on the person concerned, the competent authority shall cause a notification giving the particulars of the vacant land held by such person in excess of the ceiling limit and stating that—

Acquisition of
vacant land in
excess of
ceiling limit.

(i) such vacant land is to be acquired by the State Government ; and

(ii) the claims of all persons interested in such vacant land may be made by them personally or by their agents giving particulars of the nature of their interests in such land,

to be published for the information of the general public in the *Tamil Nadu Government Gazette*, and in such other manner as may be prescribed.



Urban Land
(Ceiling and Regulation)

(2) After considering the claims of the persons interested in the vacant land, made to the competent authority in pursuance of the notification published under sub-section (1), the competent authority shall determine the nature and extent of such claims and pass such orders as it deems fit.

(3) At any time after the publication of the notification under sub-section (1) the competent authority may, by notification in the *Tamil Nadu Government Gazette*, declare that the excess vacant land referred to in the notification published under sub-section (1) shall, with effect from such date as may be specified in the declaration, be deemed to have been acquired by the State Government and upon the publication of such declaration, such land shall be deemed to have vested absolutely in the State Government free from all encumbrances with effect from the date so specified.

(4) During the period commencing on the date of publication of the notification under sub-section (1) and ending with the date specified in the declaration made under sub-section (3)—

(i) no person shall transfer by way of sale, mortgage, gift, lease or otherwise any excess vacant land (including any part thereof) specified in the notification aforesaid and any such transfer made in contravention of this provision shall be deemed to be null and void; and

(ii) no person shall alter or cause to be altered the use of such excess vacant land.

(5) Where any vacant land is vested in the State Government under sub-section (3), the competent authority may, by notice in writing, order any person who may be in possession of it to surrender or deliver possession thereof to the State Government or to any person duly authorised by the State Government in this behalf within thirty days of the service of the notice.



1978 : T.N. Act 24]

Urban
(Ceiling and Regulation)

(6) If any person refuses or fails to comply with an order made under sub-section (5), the competent authority may take possession of the vacant land or cause it to be given to the State Government or to any person duly authorised by the State Government in this behalf and may for that purpose use such force as may be necessary.

12. (1) Where any vacant land is deemed to have been acquired by the State Government under sub-section (3) of section 11, the State Government shall pay to the person or persons having any interest therein,— payment of amount for vacant land acquired.

(a) in a case where there is any income from such vacant land, an amount equal to ten times the net average annual income actually derived from such land during the period of five consecutive years immediately preceding the date of publication of the notification issued under sub-section (1) of section 11:

Provided that where in respect of such vacant land the amount calculated under this clause is less than the amount calculated under clause (b) the person or persons having interest in the vacant land shall be paid the higher amount calculated under clause (b);

(b) in a case where no income is derived from such vacant land, an amount calculated at a rate—

(i) not exceeding fifty rupees per square metre in the case of vacant land situated in an urban agglomeration falling within category I specified in Schedule I;

(ii) not exceeding twenty-five rupees per square metre in the case of vacant land situated in an urban agglomeration falling within category II specified in that Schedule; and

(iii) not exceeding fifteen rupees per square metre in the case of vacant land situated in an urban agglomeration falling within category III specified in that Schedule.

(2) The net average annual income referred to in clause (a) of sub-section (1) shall be calculated in the manner and in accordance with the principles set out in Schedule II.



**Urban Land
(Ceiling and Regulation)**

(3) For the purpose of clause (b) of sub-section (1), the State Government shall—

(a) divide, by notification in the *Tamil Nadu Government Gazette*, every urban agglomeration situated within the State into different zones, having regard to the location and the general use of the land situated in an urban agglomeration, the utility of the land in that urban agglomeration for the orderly urban development thereof and such other relevant factors as the circumstances of the case may require ; and

(b) fix, subject to the maximum rates specified in that clause, the rate per square metre of vacant land in each zone, having regard to the availability of vacant land in the zone, the existing use of vacant land in the zone and such other relevant factors as the circumstances of the case may require.

(4) Different rates may be fixed under clause (b) of sub-section (3) for vacant lands situated in different zones within each urban agglomeration.

(5) Notwithstanding anything contained in sub-section (1) where any vacant land which is deemed to have been acquired under sub-section (3) of section 11 is held by any person under a grant, lease or other tenure from the Central Government or any State Government and—

(i) the terms of such grant, lease or other tenure do not provide for payment of any amount to such person on the termination of such grant, lease or other tenure and the resumption of such land by the Central Government or the State Government, as the case may be ; or

(ii) the terms of such grant, lease or other tenure provide for payment of any amount to such person on such termination and resumption, then,—

(a) in a case falling under clause (i), no amount shall be payable in respect of such vacant land under sub-section (1) ; and

(b) in a case falling under clause (ii), the amount payable in respect of such vacant land shall be the amount payable to him under the terms of such grant, lease or



other tenure on such termination and resumption or the amount payable to him under sub-section (1), whichever is less.

(6) The competent authority may, by order in writing, determine the amount to be paid in accordance with the provisions of this section as also the person, or, where there are several persons interested in the land, the persons to whom it shall be paid and in what proportion, if any.

(7) Before determining the amount to be paid, every person interested shall be given an opportunity to state his case as to the amount to be paid to him.

(8) The competent authority shall dispose of every case for determination of the amount to be paid as expeditiously as possible and in any case within such period as may be prescribed.

(9) Any claim or liability enforceable against any vacant land which is deemed to have been acquired under sub-section (3) of section 11 may be enforced only against the amount payable under this section in respect of such land and against any other property of the owner of such land.

13. (1) The State Government may, by notification in the *Tamil Nadu Government Gazette*, constitute one or more Urban Land Tribunal or Tribunals.

Constitution of Urban Land Tribunal and appeal to Urban Land Tribunal.

(2) The Tribunal shall consist of a sole member who shall be an officer of the rank of a Member of the Board of Revenue*.

(3) The Tribunal shall have jurisdiction over such area as the State Government may, by notification in the *Tamil Nadu Government Gazette*, specify.

(4) If any person is aggrieved by an order of the competent authority under section 12, he may, within ninety days of the date on which the order is communicated to him, prefer an appeal to the Tribunal having

* By virtue of section 10 (1) of the Tamil Nadu Board of Revenue Abolition Act, 1980 (Tamil Nadu Act 36 of 1980), any reference to the Member, Board of Revenue shall be deemed to be a reference to the Government or the Appropriate Authority specified in the notification under sub-section (1) of section 4 of the said Act.

*Urban Land
(Ceiling and Regulation)*

jurisdiction over the area in which the vacant land (in relation to which the amount has been determined) is situated or where such land is situated within the jurisdiction of more than one Tribunal to the Tribunal having jurisdiction over the area in which a major part of such land is situated or where the extent of such land situated within the jurisdiction of two or more Tribunals is equal, to any of those Tribunals:

Provided that the Tribunal may entertain the appeal after the expiry of the said period of ninety days if it is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time.

(5) In deciding appeals the Tribunal shall exercise all the powers which a civil court has and follow the same procedure which a civil court follows in deciding appeals against the decree of an original court under the Code of Civil Procedure, 1908 (Central Act V of 1908).

Disputes
regarding the
right to
receive the
amount.

14. (1) In the event of there being a doubt or dispute as to the right of a person to receive the whole or any part of the amount referred to in section 12, the competent authority or the Tribunal, as the case may be, shall refer the matter to the court and shall make the disbursements in accordance with the decision of the court.

(2) In deciding a dispute referred to it by the competent authority or the Tribunal under sub-section (1), the jurisdiction of the court shall be limited to the decision as to the right of a person to receive the whole or any part of the amount referred to in section 12 but such court shall have no jurisdiction to go into the question of the correctness of the determination or the adequacy of the amount.

(3) Subject to the provisions of the Code of Civil Procedure, 1908 (Central Act V of 1908) applicable to appeals from original decrees, and notwithstanding anything to the contrary in any enactment for the time being in force, an appeal shall only lie to the High Court from any decision of the court under sub-section (1).

Explanation.—For the purposes of this section, “court” means—

(i) in the City of Madras, the City Civil Court ;



(ii) elsewhere, the Subordinate Judge's Court having jurisdiction and if there is no such Subordinate Judge's Court, the District Court having jurisdiction.

15. An application for revision from any party aggrieved, including the State Government, shall lie to the High Court within the prescribed period, from any order passed on appeal by the Tribunal, on any of the following grounds, namely :—

Revision by
High Court.

(a) that it exercised a jurisdiction not vested in it by law ; or

(b) that it failed to exercise a jurisdiction so vested; or

(c) that it acted in the exercise of its jurisdiction illegally or with material irregularity.

16. (1) The State Government shall, within a period of six months from the date of the order of the competent authority determining the amount to be paid under section 12, or, in a case where an appeal has been preferred against such order under section 13 or where a revision has been preferred under section 15, within a period of six months from the date of the final order of the appellate or revisional authority, pay the amount referred to in section 12 to the person or persons entitled thereto.

Mode of
payment of
amount.

(2) Twenty-five per cent of the amount or twenty-five thousand rupees, whichever is less, shall be paid in cash forthwith and the balance shall, during a period of fifteen years, be paid in cash in equal annual instalments carrying an interest at the rate of six per cent per annum with effect from the date on which the vacant land is deemed to have been, acquired by the State Government under sub-section (3) of section 11.

17. (1) If, on or after the commencement of this Act, any person acquires by inheritance, settlement or bequest from any other person or by sale in execution of a decree or order of a civil court or of an award or order of any other authority or by purchase or otherwise any vacant land the extent of which together with the extent of vacant land, if any, already held by him exceeds in the aggregate the ceiling limit, then, he shall, within such period as may be prescribed, file a statement before the

Ceiling limit
on future
acquisition by
inheritance,
bequest or by
sale in
execution of
decrees, etc.



competent authority having jurisdiction specifying the location, value and such other particulars as may be prescribed of all the vacant lands held by him and also specifying the vacant lands within the ceiling limit which he desires to retain.

(2) The provisions of sections 7 to 16 (both inclusive) shall, so far as may be, apply to the statement filed under this section and to the vacant land held by such person in excess of the ceiling limit.

Power to enter upon any vacant land. 18. The competent authority or any person acting under the orders of the competent authority may, subject to any rules made in this behalf and at such reasonable time as may be prescribed, enter upon any vacant land or any other land on which there is a building with such assistance as the competent authority or such person considers necessary and make survey and take measurements thereof and do any other act which the competent authority or such person considers necessary for carrying out the purposes of this Act.

Penalty for concealment, etc., of particulars of vacant land. 19. (1) If the competent authority, in the course of any proceedings under this Act, is satisfied that any person has concealed the particulars of any vacant land or of any other land on which there is a building, whether or not with a dwelling unit therein, held by him or furnished inaccurate particulars of such land or of the user thereof, it may, after giving such person an opportunity of being heard in the matter, by order in writing, direct that, without prejudice to any other penalty to which he may be liable under this Act, such person shall pay, by way of penalty, a sum which shall not be less than, but which shall not exceed twice, the amount payable under this Act in respect of the vacant land or of such other land or both, as the case may be, in respect of which the particulars have been concealed or in respect of which inaccurate particulars as aforesaid have been furnished.

(2) Any amount payable under this section, if not paid, may be recovered, as if it were an arrear of land revenue.



20. (1) Subject to the provisions of sub-sections (2) and (3) nothing in this Chapter shall apply to any vacant land held by—

Chapter not to apply to certain vacant lands.

(i) the Central Government or any State Government, or any local authority or any corporation established by or under a Central or Provincial or State Act or any Government company as defined in section 617 of the Companies Act, 1956 (Central Act 1 of 1956) ;

(ii) any military, naval, or air force institution ;

(iii) any bank ;

Explanation.—In this clause, “bank” means any banking company as defined in clause (c) of section 5 of the Banking Regulation Act, 1949 (Central Act 10 of 1949) and includes—

(a) the Reserve Bank of India constituted under the Reserve Bank of India Act, 1934 (Central Act 2 of 1934) ;

(b) the State Bank of India constituted under the State Bank of India Act, 1955 (Central Act 23 of 1955) ;

(c) a subsidiary bank as defined in the State Bank of India (Subsidiary Banks) Act, 1959 (Central Act 38 of 1959) ;

(d) a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (Central Act 5 of 1970) ;

(e) the Industrial Finance Corporation of India, established under the Industrial Finance Corporation Act, 1948 (Central Act 15 of 1948), the Life Insurance Corporation of India, established under the Life Insurance Corporation Act, 1956 (Central Act 31 of 1956), the Unit Trust of India, established under the Unit Trust of India Act, 1963 (Central Act 52 of 1963), the Industrial Development Bank of India established under the Industrial Development Bank of India Act, 1964 (Central Act 18 of 1964), the Industrial Credit and Investment Corporation of India, the Industrial Reconstruction Corporation



of India and any other financial institution which the State Government may, by notification in the *Tamil Nadu Government Gazette*, specify in this behalf ;

(iv) any public charitable or religious trust (including wakf) and required and used for any public charitable or religious purposes :

Provided that the exemption under this clause shall apply only so long as such land continues to be required and used for such purposes by such trust.

Explanation.—For the purposes of this clause,—

(1) “public charitable or religious trust”, means a trust for a public purpose of charitable or religious or of an educational nature and includes—

(i) any charitable or educational institution of a public nature ; and

(ii) any temple, math, mosque, church or other place by whatever name known, which is dedicated to, or for the benefit of, or used as of right by, any community or section thereof as a place of public religious worship ;

(2) “charitable purpose” includes relief of the poor, medical relief and the advancement of any other object of general public utility, not involving the carrying on of any activity for profit ;

(v) any co-operative society, being a land mortgage bank or a housing co-operative society, registered or deemed to be registered under any law relating to co-operative societies for the time being in force :

Provided that the exemption under this clause, in relation to a land mortgage bank, shall not apply to any vacant land held by it otherwise than in satisfaction of its dues ;

(vi) any such educational, cultural, technical or scientific,—

(i) institution ; or

(ii) club ;



1978 : T.N. Act 24]

Urban Land 741
(Ceiling and Regulation)

[not being a Corporation established by or under a Central or Provincial or State Act referred to in clause (i) or a society referred to in clause (vii)] as may be approved for the purposes of this clause by the State Government by general or special order, on application made to it in this behalf by such institution or club or otherwise :

Provided that no approval under this clause shall be accorded by the State Government unless the State Government is satisfied that it is necessary so to do having regard to the nature and scope of the activities of the institution or club concerned, the extent of the vacant land required *bona fide* for the purposes of such institution or club and other relevant factors;

(vii) any society registered under the Societies Registration Act, 1860 (Central Act 21 of 1860) or under any other corresponding law for the time being in force and used for any non-profit and non-commercial purpose ;

(viii) a foreign State for the purposes of its diplomatic and consular missions or for such other official purposes as may be approved by the State Government or for the residence of the members of the said missions ;

(ix) the United Nations and its specialised agencies for any official purpose or for the residence of the members of their staff ;

(x) any international organisation for any official purpose or for the residence of the members of the staff of such organisation :

Provided that the exemption under this clause shall apply only if there is an agreement between the Government of India and such international organisation that such land shall be so exempted.

(2) The provisions of sub-section (1) shall not be construed as granting any exemption in favour of any person, other than an authority, institution or organisation specified in sub-section (1), who possesses any vacant land which is owned by such authority, institution or organisation or who owns any vacant land which is in the possession of such authority, institution or organisation :



Provided that where any vacant land which is in the possession of such authority, institution or organisation, but owned by any other person is, declared as excess vacant land under this Chapter, such authority, institution or organisation shall, notwithstanding anything contained in any of the foregoing provisions of this Chapter, continue to possess such land under the State Government on the same terms and conditions subject to which it possessed such land immediately before such declaration.

Explanation.—For the purposes of this sub-section, the expression “to possess vacant land” means to possess such land either as tenant or as mortgagee or under a hire-purchase agreement or under an irrevocable power of attorney or partly in one of the said capacities and partly in any other of the said capacity or capacities.

1[(3) Notwithstanding anything contained in any law for the time being in force,—

(a) no public charitable or religious trust (including wakf) referred to in clause (iv) of sub-section (1) holding any vacant land in excess of the extent of land which excess land such trust would not have been entitled to hold but for the exemption under this section shall transfer any such excess land or part thereof by way of sale, mortgage, gift, lease or otherwise and any transfer of such excess land or part thereof in contravention of the provisions of this clause shall be null and void;

(b) if, at any time, the land held by such public charitable or religious trust (including wakf) referred to in clause (iv) of sub-section (1) ceases to be required and used for any public charitable or religious purposes, the provisions of this Act shall, with immediate effect, apply to such land and accordingly any vacant land in excess of the extent of land which excess land such trust would not have been entitled to hold but for the exemption under the said clause (iv), shall be acquired by the Government in accordance with the provisions of this Chapter :

¹ This sub-section was substituted for the following original sub-section by section 2 of the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1979 (Tamil Nadu Act 14 of 1979), which was deemed to have come into force on the 17th May 1978:—

“3 (a) Notwithstanding anything contained in any other law for the time being in force, no public charitable or religious trust (including wakf) referred to in clause (iv) of sub-section (1) holding any vacant land in excess of the extent of land which excess land such trust would not have been entitled to hold but for the exemption



Provided that the expression "commencement of this Act" in this Chapter shall be construed as the date on which the land ceases to be required and used for any public charitable or religious purposes.]

under this section shall transfer any such excess land by way of sale except with the previous permission, in writing, of the competent authority and the application in writing, to the competent authority for such permission shall be in such form and in such manner as may be prescribed.

(b) On receipt of an application under clause (a), the competent authority may, after making such inquiry as it deems fit as to whether the proposed sale is necessary or beneficial to such trust, by order, in writing, grant or refuse to grant the permission applied for :

Provided that the competent authority shall not refuse to grant the permission applied for unless it has recorded, in writing, the reasons for doing so and a copy of the same has been communicated to the applicant.

(c) Where within a period of one hundred and twenty days of the date of receipt of an application under clause (a), the competent authority does not refuse to grant the permission applied for or does not communicate the refusal to the applicant, the competent authority shall be deemed to have granted the permission applied for.

(d) Where the competent authority is of the opinion that the permission applied for under clause (a) may be granted, then, the competent authority shall have the first option to purchase such land or a portion thereof on behalf of the State Government at such price as may be agreed upon between the competent authority and such trust or in a case where there is no such agreement, at such price calculated in accordance with the provisions of the Land Acquisition Act, 1894 (Central Act I of 1894).

(e) If the option referred to in clause (d) is not exercised within a period of one hundred and twenty days from the date of receipt of the application for permission under clause (a), it shall be presumed that the competent authority has no intention to purchase such land on behalf of the State Government, and it shall be lawful for such trust to sell the land to whomsoever it may like :

Provided that where the competent authority exercises within the period aforesaid the option to purchase such land, the execution of the sale deed shall be completed and the payment of the purchase price thereof shall be made within a period of three months from the date on which such option is exercised.

(f) For the purpose of calculating the price of any vacant land under clause (d), it shall be deemed that a notification under subsection (1) of section 4 of the Land Acquisition Act, 1894 (Central Act I of 1894) had been issued for the acquisition of such vacant land on the date on which permission for sale under clause (a) was applied for.

(g) Any transfer of vacant land by way of sale made by the public charitable or religious trust in contravention of the provisions of clause (a), shall be null and void."



Power to exempt. 21. (1) Notwithstanding anything contained in any of the foregoing provisions of this Chapter,—

(a) where any person holds vacant land in excess of the ceiling limit and the State Government is satisfied, either on its own motion or otherwise, that, having regard to the location of such land, the purpose for which such land is being or is proposed to be used and such other relevant factors as the circumstances of the case may require, it is necessary or expedient in the public interest so to do, the State Government may, by order, exempt¹[whether prospectively or retrospectively and] subject to such conditions, if any, as may be specified in the order, such vacant land from the provisions of this Chapter ;

(b) where any person holds vacant land in excess of the ceiling limit and the State Government either on its own motion or otherwise, is satisfied that the application of the provisions of this Chapter would cause undue hardship to such person, the State Government may, by order, exempt¹[whether prospectively or retrospectively and] subject to such conditions, if any, as may be specified in the order, such vacant land from the provisions of this Chapter :

Provided that no order under this clause shall be made unless the reasons for doing so are recorded in writing.

(c) Where any person holds vacant land in excess of the ceiling limit and where in respect of such excess land the State Government or the Central Government or any company or corporation owned or controlled by the Central or State Government or any educational or medical institution has entered into an agreement before the commencement of this Act for sale of such excess vacant land or part thereof and the State Government either on its own motion or otherwise is satisfied that such agreement is for the benefit of the State Government or the Central Government or such company or corporation or institution, as the case may be, and that the transaction is *bona fide*, the State Government

¹ These words were inserted by section 2 (i) of the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1981 (Tamil Nadu Act 62 of 1981).



may, by order, subject to such conditions, if any, as may be specified in the order, exempt ¹[whether prospectively or retrospectively] such vacant land or part thereof as the case may be, from the provisions of this Chapter.

(2) If at any time the State Government is satisfied that any of the conditions subject to which any exemption under clause (a), clause (b) or clause (c) of sub-section (1) is granted is not complied with by any person, it shall be competent for the State Government to withdraw, by order, such exemption after giving a reasonable opportunity to such person for making a representation against the proposed withdrawal and thereupon all the provisions of this Chapter shall apply accordingly.

22. (1) Notwithstanding anything contained in any of the foregoing provisions of this Chapter, where a person holds any vacant land in excess of the ceiling limit and such person declares within such time, in such form and in such manner as may be prescribed before the competent authority that such land is to be utilised for the construction of dwelling unit (each such dwelling unit having a plinth area not exceeding eighty square metres) for the accommodation of the weaker sections of the society, in accordance with any scheme approved by such authority as the State Government may, by notification, in the *Tamil Nadu Government Gazette*, specify in this behalf, then, the competent authority may, after making such inquiry as it deems fit, declare such land not to be excess land for the purposes of this Chapter and permit such person to continue to hold such land for the aforesaid purpose, subject to such terms and conditions as may be prescribed including a condition as to the time limit within which such dwelling units are to be constructed.

Excess vacant land not to be treated as excess in certain cases.

(2) Where any person contravenes any of the terms or conditions subject to which the permission has been granted under sub-section (1) the competent authority shall, by order, and after giving such person an opportunity of being heard, declare such land to be excess land and thereupon all the provisions of this Chapter shall apply accordingly.

¹ These words were inserted by section 2 (ii) of the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1981 (Tamil Nadu Act 62 of 1981).



Retention of
vacant land
under certain
circumstances.

23. (1) Notwithstanding anything contained in any of the foregoing provisions of this Chapter, where any person has demolished wholly or partly before the commencement of this Act, or demolishes wholly or partly after such commencement, any building on any land held by him or any such building is destroyed or demolished wholly or partly either before or after such commencement, solely or partly due to natural causes and beyond the control of human agency and as a consequence thereof, in each such case, the land on which such building has been constructed becomes vacant land and the aggregate of the extent of such land and the extent of any other vacant land held by him exceeds the ceiling limit, then, he shall, within such time as may be prescribed file a statement before the competent authority having jurisdiction specifying the location, value and such other particulars as may be prescribed, of all the vacant lands held by him.

(2) Where, on receipt of a statement under sub-section (1) and after such inquiry as the competent authority may deem fit to make, the competent authority is satisfied that the land which has become vacant land is required by the holder for the purpose of redevelopment in accordance with the master plan, such authority may, subject to such conditions and restrictions as it may deem fit to impose, permit the holder to retain such land in excess of the ceiling limit for such purpose and where the competent authority is not so satisfied and does not so permit, the provisions of sections 7 to 16 (both inclusive) shall, so far as may be, apply to the statement filed under sub-section (1) and to the vacant land held by such person in excess of the ceiling limit.

Disposal of
vacant land
acquired
under the
Act.

24. (1) It shall be competent for the State Government to allot, by order, in excess of the ceiling limit any vacant land which is deemed to have been acquired by the State Government under this Act or which has been, or is, acquired by the State Government under any other law, or which otherwise belongs to the State Government, to any person for any purpose relating to, or in connection with, any industry or for providing residential accommodation of such type as may be approved by the State Government to the employees of any industry and it shall be lawful for such person to hold such land in excess of the ceiling limit.



Explanation.—For the purposes of this section,—

(a) where any land with a building has been or is acquired by the State Government under any other law and such building has been subsequently demolished by the State Government, then, such land shall be deemed to be vacant land acquired under such other law ;

(b) ‘industry’ means any business, profession, trade, undertaking or manufacture.

(2) In making an order of allotment under sub-section (1), the State Government may impose such conditions as may be specified therein including a condition as to the period within which the industry shall be put in operation or, as the case may be, the residential accommodation shall be provided for :

Provided that if, on a representation made in this behalf by the allottee, the State Government is satisfied that the allottee could not put the industry in operation, or provide the residential accommodation, within the period specified in the order of allotment, for any good and sufficient reason, the State Government may extend such period to such further period or periods as it may deem fit.

(3) Where any condition imposed in an order of allotment is not complied with by the allottee, the State Government, shall, after giving an opportunity to the allottee to be heard in the matter, cancel the allotment with effect from the date of the non-compliance of such condition and the land allotted shall revert in the State Government free from all encumbrances.

(4) Where any vacant land which is in the possession of any person for any purpose relating to, or in connection with, any industry but owned by any other person, is declared as excess vacant land under this Chapter, such person in possession of such vacant land shall, notwithstanding anything contained in any of the foregoing provisions of this Chapter, continue to possess such land under the State Government under such terms and conditions as may be fixed by the State Government.

Explanation.—For the purposes of this sub-section,—

(i) the expression “to possess vacant land” shall have the same meaning as in the *Explanation* under sub-section (2) of section 20 ;



(ii) the expression "industry" shall have the same meaning as in clause (b) of the *Explanation* under sub-section (1).

(5) Notwithstanding anything contained in the foregoing provisions of this section, any vacant land deemed to have been acquired by the State Government under this Act or which has been, or is, acquired by the State Government under any other law or which otherwise belongs to the State Government shall be disposed of in any manner whatsoever (including sale by auction or otherwise) by the State Government to subserve common good on such terms and conditions as the State Government may deem fit to impose and it shall be lawful for any person in whose favour such land has been disposed of to hold such land in excess of the ceiling limit so long as he complies with such terms and conditions.

(6) Notwithstanding anything contained in sub-sections (1) to (5), where the State Government is satisfied that it is necessary to retain or reserve any vacant land, deemed to have been acquired by that Government under this Act, for the benefit of the public, it shall be competent for the State Government to retain or reserve such land for the same.

Special provision regarding disposal of vacant lands in favour of certain persons.

25. (1) Notwithstanding anything contained in section 24 where any person, being the owner of any vacant land, had leased out or mortgaged with possession such land or had given possession of such land under a hire-purchase agreement to any other person and as a consequence thereof he has no vacant land in his possession or has vacant land in his possession less in extent than the ceiling limit and where the land so leased or mortgaged or given possession of is deemed to have been acquired by the State Government under this Chapter, then, such person shall be entitled to make an application to the State Government in such form and containing such particulars as may be prescribed within a period of six months from the date of such acquisition for the assignment to him,—

(a) in a case where he has no land in his possession, of so much extent of land as is not in excess of the ceiling limit ; or

(b) in a case where he has land in his possession less in extent than the ceiling limit, of so much extent of land as is required to make up the deficiency :



Provided that nothing in this sub-section shall be deemed to entitle a person for the assignment of land in excess of the extent of the land leased or mortgaged with possession or given possession under a hire-purchase agreement as aforesaid by such person.

(2) On receipt of an application under sub-section (1), the State Government shall, after making such inquiry as it deems fit, assign such land to such person on payment of an amount equal to the amount which has been paid by the State Government for the acquisition of the extent of land to be assigned.

CHAPTER IV.

REGULATION OF USE OF URBAN PROPERTY.

26. In this Chapter, "plinth area" in relation to— Definition.

(i) a dwelling unit in a building consisting of only one floor, means the area of the dwelling unit at the floor level and includes the thickness of the outer walls thereof ;

(ii) a dwelling unit in a building consisting of two or more floors, means the area of the dwelling unit at each floor level where the dwelling unit is proposed to be situated and includes the thickness of the outer walls thereof and the proportionate area intended for any common service facility at the floor level aforesaid.

Explanation.—For the purpose of this clause, "common service facility", includes facility like staircase, balcony and verandah.

27. (1) No document relating to transfer of vacant land either by sale, gift, exchange, lease, possessory mortgage, surrender, agreement, settlement, or otherwise, shall be registered unless a statement in writing is made in duplicate in such form as may be prescribed and filed by the transferor and the transferee before the registering authority under the Registration Act, 1908 (Central Act XVI of 1908), as to the total extent of vacant land held by him :

Statement to be made before the registering authority in certain cases.

Provided that no statement as required under this sub-section need be filed by the transferor and the transferee to the registering authority in respect of such document as is referred to in this sub-section which has been presented to the registering authority before the



commencement of this Act and is pending registration on the date of the publication of this Act in the *Tamil Nadu Government Gazette*.

(2) The registering authority referred to in sub-section (1) shall forward within such time and in such manner as may be prescribed, one copy of the statement referred to in sub-section (1) to the competent authority, within whose jurisdiction such land which is the subject-matter of the transfer or the major part thereof is situated.

(3) On receipt of the copy of the statement under sub-section (2), the competent authority may obtain such information as may be necessary and take such action as he deems fit in accordance with the provisions of this Act, and in accordance with such rules as may be made in this behalf.

Regulation of construction of buildings with dwelling units.

28. No person shall construct any building with a dwelling unit having a plinth area,—

(a) where the building proposed to be constructed is situated in an urban agglomeration falling within category I specified in Schedule I, in excess of three hundred square metres ;

(b) where the building proposed to be constructed is situated in an urban agglomeration falling within category II or category III specified in Schedule I, in excess of five hundred square metres :

Provided that nothing in this section shall apply to any building with a dwelling unit owned by the State Government or Central Government or any Company or Corporation owned or controlled by the Central or State Government.

Demolition and stoppage of buildings in certain cases and appeal.

29. (1) Where the construction of a building is commenced after the commencement of this Act and is carried on and completed in contravention of the provisions of section 28, the competent authority having jurisdiction over the area in which the building is situated, may make an order directing that such construction shall be demolished, either wholly or partly, or modified by the person at whose instance the construction has been commenced and is being carried on and completed, to the extent such demolition or modification does not contravene the provisions of that section, within such period (not being



less than fifteen days and more than thirty days from the date on which a copy of the order of demolition with a brief statement of the reasons therefor has been delivered to that person) as may be specified in the order for the demolition or modification:

Provided that no order for the demolition or modification shall be made unless the person has been given by means of a notice served in such manner as the competent authority may think fit a reasonable opportunity of showing cause why such order shall not be made:

Provided further that, where the construction has not been completed, the competent authority may, by the same order or by a separate order, whether made at the time of the issue of the notice under the first proviso or at any other time, direct the person to stop the construction until the expiry of the period within which an appeal against the order for the demolition or modification, if made, may be preferred under sub-section (2):

Provided also that nothing in this sub-section shall apply to any building constructed after the commencement of this Act in pursuance of a plan approved before the commencement of this Act by the appropriate authority under any law in force.

(2) Any person aggrieved by an order of the competent authority made under sub-section (1) may prefer an appeal against the order to the Tribunal having jurisdiction over the area in which the building is situated within the period specified in the order for the demolition or modification of the construction to which it relates.

(3) Where an appeal is preferred under sub-section(2) against the order for the demolition or modification the Tribunal may stay the enforcement of that order on such terms, if any, and for such period, as it may think fit:

Provided that, where the construction of any building has not been completed at the time of the making of the order for the demolition or modification, no order staying the enforcement of the order for the demolition or modification shall be made by the Tribunal unless security, sufficient in the opinion of the Tribunal, has been given by the appellant for not proceeding with such construction pending the disposal of the appeal.



752 **Urban Land**
(Ceiling and Regulation)

[1978 : T.N. Act 84]

(4) The provisions of sub-section (5) of section 13 and of section 15 shall apply to or in relation to an appeal preferred under sub-section (2) as they apply to or in relation to an appeal preferred under sub-section (4) of section 13.

(5) Save as provided in this section, no court shall entertain any suit, application or other proceeding for injunction or other relief against the competent authority to restrain it from taking any action or making any order in pursuance of the provisions of this section.

(6) Where no appeal has been preferred against an order for the demolition or modification made by the competent authority under sub-section (1), or where an order for the demolition or modification made by the competent authority under that sub-section has been confirmed on appeal, whether with or without variation, the person against whom the order has been made shall comply with the order within the period specified therein, or as the case may be, within the period, if any, fixed by the Tribunal or the High Court on appeal or revision, as the case may be and on the failure of the person to comply with the order within such period, the competent authority may himself cause the construction to which the order relates to be demolished or modified and the expenses of such demolition or modification shall be recoverable from such person as an arrear of land revenue.

CHAPTER V.

TRANSFER OF VACANT LANDS ACQUIRED UNDER THE ACT TO THE CENTRAL GOVERNMENT.

State Govern-
ment to
transfer certain
vacant lands
acquired
under the Act
to the Central
Government.

30. Where any vacant land, situated within the local limits of a cantonment, declared as such under the Cantonments Act, 1924 (Central Act 2 of 1924), or owned by the Central Government is deemed to have been acquired by the State Government under section 11, then, in such case, the State Government shall inform the Central Government of such acquisition and if the Central Government makes the request for the transfer of such vacant land to it, the State Government shall do so on payment by the Central Government of an amount equal to the amount which has been paid by the State Government for such acquisition.



1978 : T.N. Act 24]

(Ceiling and Regulation)

CHAPTER VI.

MISCELLANEOUS.

31. The competent authority shall have all the powers Powers of of a Civil Court, while trying a suit under the Code of Competent Civil Procedure, 1908 (Central Act V of 1908) in respect Authority. of the following matters, namely :—

- (a) summoning and enforcing the attendance of any person and examining him on oath ;
- (b) requiring the discovery and production of any document ;
- (c) receiving evidence on affidavits ;
- (d) requisitioning any public record or copy thereof from any court or office ;
- (e) issuing commissions for the examination of witnesses or documents ; and
- (f) any other matter which may be prescribed.

32. Where under sub-section (2) of section 8, the State Government determines the competent authority or where, for the reason that the extent of the vacant land situated within the jurisdiction of two or more Tribunals is equal, an appeal has been preferred to any one of the Tribunals under sub-section (4) of section 13, then, such competent authority or Tribunal, as the case may be, shall, notwithstanding that any portion of the vacant land to which the proceedings before the competent authority or the appeal before the Tribunal relates, is not situated within the area of its jurisdiction, exercise all the powers and functions of the competent authority or Tribunal, as the case may be, having jurisdiction over such portion of the vacant land under this Act in relation to such proceedings or appeal.

33. (1) Any person aggrieved by an order made by the competent authority under this Act, not being an order under section 12 or an order under sub-section (1) of section 29, may, within thirty days of the date on which the order is communicated to him, prefer an appeal to such authority as may be prescribed (hereafter in this section referred to as the appellate authority) :



Urban Ceiling and Regulation
(Ceiling and Regulation)

Provided that the appellate authority may entertain the appeal after the expiry of the said period of thirty days if it is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time.

(2) On receipt of an appeal under sub-section (1), the appellate authority shall, after giving the appellant an opportunity of being heard, pass such orders thereon as it deems fit as expeditiously as possible.

(3) Every order passed by the appellate authority under this section shall be final.

Revision by State Government. 34. The State Government may, on its own motion, call for and examine the records of any order passed or proceeding taken under the provisions of this Act against which no appeal has been preferred under section 13 or section 29 or section 33 for the purpose of satisfying itself as to the legality or propriety of such order or as to the regularity of such procedure and pass such order with respect thereto as it may think fit :

Provided that no such order shall be made except after giving the person affected a reasonable opportunity of being heard in the matter.

Bar of jurisdiction. 35. Save as otherwise provided in this Act, no order passed or proceeding taken by any officer or authority under this Act shall be called in question in any court, in any suit or application and no injunction shall be granted by any court in respect of any action taken or to be taken by such officer or authority in pursuance of any power conferred by or under this Act.

Power of State Government to issue orders and directions to the competent Authority. 36. The State Government may issue such orders and directions of a general character as it may consider necessary in respect of any matter relating to the powers and duties of the competent authority and thereupon the competent authority shall give effect to such orders and directions.

Returns and reports. 37. The competent authority shall furnish to the State Government such returns, statistics, accounts and other information as the State Government may, from time to time, require.



1978 : T.N. Act 24]

(Ceiling and Regulation)

38. The State Government may, by notification, direct that all or any of the powers exercisable by it under this Act except the power to make rules under section 47 and the power to issue notification under sub-clause (ii) of clause (n) of section 3 and section 48 may in such circumstances and under such conditions, if any, as may be specified in the notification be exercisable also by such officer or authority subordinate to the State Government as may be specified in the notification.

39. (1) If any person who is under an obligation to file a statement under this Act fails, without reasonable cause or excuse, to file the statement within the time specified for the purpose, he shall be punishable with imprisonment for a term which may extend to two years or with fine which may extend to five thousand rupees or with both.

(2) If any person who, having been convicted under sub-section (1), continues to fail, without reasonable cause or excuse, to file the statement he shall be punishable with fine which may extend to five hundred rupees for every day during which such contravention continues after conviction for the first such contravention.

(3) If any person who is under an obligation to file a statement under this Act files a statement which he knows or has reason to believe to be false, he shall be punishable with imprisonment for a term which may extend to two years or with fine which may extend to five thousand rupees or with both.

(4) If any person contravenes any of the provisions of this Act for which no penalty has been expressly provided for, he shall be punishable with imprisonment for a term which may extend to two years or with fine which may extend to five thousand rupees or with both.

40. (1) Where an offence under this Act has been committed by a company, every person who, at the time the offence was committed, was in charge of, and was responsible to the company for the conduct of the business of the company as well as the company, shall be deemed to be guilty of the offence and shall be liable to be proceeded against and punished accordingly :



Provided that nothing contained in this sub-section shall render any such person liable to any punishment, if he proves that the offence was committed without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

(2) Notwithstanding anything contained in sub-section (1) where an offence under this Act has been committed by a company and it is proved that the offence has been committed with the consent or connivance of, or is attributable to any neglect on the part of, any director, manager, secretary, or other officer of the company, such director, manager, secretary or other officer shall also be deemed to be guilty of that offence and shall be liable to be proceeded against and punished accordingly.

Explanation.—For the purposes of this section,—

(a) “company” means any body corporate and includes a firm or other association of individuals; and

(b) “director” in relation to a firm, means a partner in the firm.

Indemnity. 41. No suit or other legal proceeding shall lie against the State Government or any officer or authority of the State Government in respect of anything which is in good faith done or intended to be done by or under this Act.

Cognizance of offences. 42. No court shall take cognizance of any offence punishable under this Act except on complaint in writing made by the competent authority or any officer authorised by the competent authority in this behalf and no court inferior to that of a Metropolitan Magistrate or a Judicial Magistrate of the first-class shall try any such offence.

Act to override other laws. 43. The provisions of this Act shall have effect notwithstanding anything inconsistent therewith in any other law for the time being in force or any custom, usage or agreement or decree or order of a court, tribunal or other authority.

Court-fees. 44. Notwithstanding anything contained in the Tamil Nadu Court-fees and Suits Valuation Act, 1955 (Tamil Nadu Act XIV of 1955), every application, appeal or other proceeding under this Act shall bear a court-fee stamp of such value as may be prescribed.

1978 ; T.N. Act 24]

(Ceiling and Regulation)

45. Every officer acting under, or in pursuance of, the provisions of this Act or under the rules made thereunder shall be deemed to be a public servant within the meaning of section 21 of the Indian Penal Code (Central Act XLV of 1860). Certain officers to be public servants.

46. Clerical or arithmetical mistakes in any order passed by any officer or authority under this Act or arising therein from any accidental slip or omission may at any time be corrected by such officer or authority either on his or its own motion or on an application received in this behalf from any of the parties. Correction of clerical errors.

47. (1) The State Government may, by notification in the *Tamil Nadu Government Gazette*, make rules for carrying out the provisions of this Act. Power to make rules.

(2) In particular and without prejudice to the generality of the foregoing power, such rules may provide for all or any of the following matters, namely :—

(a) the cultivation or growing of plant which will not be agriculture under clause (A) of the *Explanation* to clause (o) of section 3 ;

(b) the period within which the statement may be filed under section 7 ;

(c) the form of intimation under sub-section (2) of section 8 ;

(d) the particulars to be mentioned in the statement referred to in sub-section (1) of section 7, sub-section (2) of section 9 and sub-section (1) of section 17 ;

(e) the manner of serving the draft statement under sub-section (4) of section 9 ;

(f) the manner of publishing the notification under sub-section (1) of section 11 ;

(g) the time within which the competent authority shall dispose of a case under sub-section (8) of section 12 ;

(h) the times during which the competent authority or any person acting under the orders of such authority may enter upon any vacant land under section 18 ;



(f) the time within which and the form and the manner in which a declaration under sub-section (1) of section 22 shall be made before the competent authority ;

(j) the terms and conditions subject to which a person permitted under sub-section (1) of section 22 may hold land in excess of the ceiling limit ;

(k) the particulars to be mentioned in the statement referred to in sub-section (1) of section 23 ;

(l) the form in which an application under sub-section (1) of section 25 may be made and the particulars to be mentioned in such application ;

(m) the powers of the competent authority under clause (f) of section 31 ;

(n) the appellate authority under sub-section (1) of section 33 ;

(o) the value of the court-fee stamp to be affixed on an application, appeal, or other proceeding under section 44 ;

(p) any other matter which is to be, or may be, provided for by rules under this Act.

(3) Every rule made under this Act shall, as soon as possible, after it is made, be placed on the table of both Houses of the Legislature and if, before the expiry of the session in which it is so placed or the next session, both Houses agree in making any modification in any such rule or both Houses agree that the rule should not be made, the rule shall thereafter have effect, only in such modified form or be of no effect, as the case may be, so, however, that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.

Inclusion of any adjoining area in Schedule I.

48. (1) The State Government may, after taking into account the object of this Act and such other matters as may be prescribed, by notification in the *Tamil Nadu Government Gazette* include any area adjoining the area comprised in the urban agglomeration specified in category I, II or III in Schedule I in such urban agglomeration and on the issue of such notification, the provisions of this Act shall apply to the adjoining area specified in such notification.



1978 : T.N. Act 24]

U

(Ceiling and Regulation)

(2) For the purposes of application of this Act, in respect of any such adjoining area included under sub-section (1) in the urban agglomeration specified in category I, II or III in Schedule I, "commencement of this Act" shall mean the date of publication of the notification under sub-section (1) in the *Tamil Nadu Government Gazette*.

49. The State Government may, by notification, amend prospectively or retrospectively Schedule III.

Power to amend
Schedule III.

50. (1) If any difficulty arises in giving effect to the provisions of this Act, the State Government may, by order, do anything not inconsistent with such provisions which appears to it to be necessary or expedient for the purpose of removing the difficulty.

Power to
remove
difficulties.

(2) No order under sub-section (1) shall be made after the expiration of a period of two years from the date of publication of this Act in the *Tamil Nadu Government Gazette*.

51. (1) The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1976 (President's Act 34 of 1976) (hereinafter referred to as the said Act), is hereby repealed.

Repeal and
Saving.

(2) Notwithstanding such repeal anything done or any action or proceeding taken under the said Act including any notification issued, rules and orders issued, returns furnished and statements filed or served in so far as they are not inconsistent with the provisions of this Act shall be deemed to have been done, taken, issued, filed or published under this Act.

(3) Notwithstanding anything contained in sub-section (2) and in section 8 of the Tamil Nadu General Clauses Act, 1891 (Tamil Nadu Act I of 1891), any statement filed by any person before the competent authority, or any statement served or notification published by any competent authority and all proceedings taken for the purpose of the determination of excess vacant land under the provisions of the said Act in so far as they relate to such persons who are not holding vacant land in excess of the ceiling limit fixed under this Act, shall be deemed to have never been filed, served, published or taken and the provisions of this Act shall have effect accordingly.



SCHEDULE I.

[See sections 3 (n), 5, 12, 28 and 48.]

CATEGORY I.

Madras Urban Agglomeration.

- (1) Madras Corporation.
- (2) Tiruvottiyur Municipality.
- (3) Alandur Municipality.
- (4) Tambaram Municipality.
- (5) Pallavaram Municipality.
- (6) Madhavaram Township.
- (7) Kathivakkam Township.
- (8) Avadi Township.
- (9) Ambattur Township.
- (10) St. Thomas Mount-cum-Pallavaram Cantonment.
- (11) Villivakkam Town Panchayat.
- (12) Thiruvanmiyur Town Panchayat.
- (13) Kunrathur Town Panchayat.
- (14) Anakaputhur Town Panchayat.
- (15) Kodambakkam Town Panchayat.
- (16) Pammal Town Panchayat.
- (17) Saligramam Town Panchayat.
- (18) Velacheri Town Panchayat.
- (19) Virugambakkam Town Panchayat.
- (20) Polal Town Panchayat.
- (21) Thiruneermalai Town Panchayat.
- (22) Chitlapakkam Town Panchayat.
- (23) Perungalathur Town Panchayat.
- (24) Naravarikuppam Town Panchayat.
- (25) Nandambakkam Town Panchayat.
- (26) Maduravayal Town Panchayat.
- (27) Kodungaiyur Town Panchayat.
- (28) Oragadam Panchayat.
- (29) Erukkancheri Town Panchayat.
- (30) Nerkundram Panchayat.

**Madras Urban Agglomeration—cont.**

- (31) Koyambedu Panchayat.
- (32) Peerkankaranai Panchayat.
- (33) Polichalur Panchayat.
- (34) Meenambakkam Panchayat.
- (35) Pallikaranai Panchayat.
- (36) Thirusulam Panchayat.
- (37) Thirumangalam Panchayat.
- (38) Kathirvedu Panchayat.
- (39) Perungudi Panchayat.
- (40) Mathur Panchayat.
- (41) Vengavasal Panchayat.
- (42) Sadayankuppam Panchayat.
- (43) Madipakkam Panchayat.
- (44) Kottivakkam Panchayat.

Revenue villages in Saidapet taluk.

- (45) 4 Kadappakkam.
- (46) 11 Theerthagirayampattu.
- (47) 13/2 Pullilyon.
- (48) 15 Vadagarai.
- (49) 16 Thandalkalani.
- (50) 24 Vaickadu.
- (51) 26 Manali.
- (52) 29 Chinnasekkadu.
- (53) 62 Soorapattu.
- (54) 64 Puthagaram.
- (55) 65 Kolathur.
- (56) 82 Nolambur.
- (57) 83 Adayalampattu.
- (58) 84 Perumalagaram.
- (59) 85 Ayanambakkam.
- (60) 90 Ayappakkam.
- (61) 91 Koladi.
- (62) 92 Noombal.
- (63) 93 Sivaboodam.

**762. Urban Land (Ceiling and Regulation)****Revenue villages in Saidapet taluk—cont.**

- (64) 94 Chettiaragaram.
- (65) 96 Vanagaram.
- (66) 97 Karambakkam.
- (67) 98 Porur.
- (68) 101 Valasaravakkam.
- (69) 102 Ramapuram.
- (70) 126 Cowl Bazaar.
- (71) 135 Ullagaram.
- (72) 138 Tharamani.
- (73) 139 Kanagam.
- (74) 142 Palavakkam.
- (75) 145 Neelengarai.
- (76) 150 Medavakkam.
- (77) 151 Nanmangalam.
- (78) 152 Kovilambakkam.
- (79) 153 Kolathur.
- (80) 157 Moovarasampattu.
- (81) 161 Sembakkam.
- (82) 164 Pulikkoradu.
- (83) 165 Kadapperi.
- (84) 166 Tambaram.
- (85) 172 Thiruvanjeri.
- (86) 174 Rajakilpakkam.
- (87) 175 Gowrivakkam.
- (88) 188 Jalladiampet.

Revenue villages in Ponneri taluk.

- (89) 8 Padiyanallur.
- (90) 13 Vichur.

Revenue village in Sriperumbudur taluk

- (91) 66 Manapakkam.

Revenue villages in Chengalpattu taluk.

- (92) 2 Vandalur.
- (93) 3 Kilambakkam.

**CATEGORY II.***Madurai Urban Agglomeration.*

- (1) Madurai Corporation.
- (2) Avaniyapuram Panchayat.
- (3) Tiruparankundram Panchayat.
- (4) Paravai Panchayat.
- (5) Vilangudi Panchayat.
- (6) Samayanallur Panchayat.
- (7) Harveypatti Township.
- (8) Tirunagar Panchayat.
- (9) Thathaneri Panchayat.
- (10) Thiagarajar Colony Panchayat.

Revenue village in Madurai South taluk.

- (11) 15/2 Pudukulam 2nd Bit.

Coimbatore Urban Agglomeration.

- (1) Coimbatore Municipality.
- (2) Singanallur Municipality.
- (3) Kurichi Panchayat.
- (4) Telungapalayam Panchayat.
- (5) Sanganur Panchayat.
- (6) Kuniamuthur Panchayat.
- (7) Ganapathi Panchayat.
- (8) Madukkarai Township.
- (9) Komarapalayam Panchayat.
- (10) Vallalore Panchayat.
- (11) Kavundampalayam Panchayat.
- (12) Vilankurichi Panchayat.
- (13) Perur Chettipalayam Panchayat.
- (14) Perur Panchayat.
- (15) Chinnavedampatti Panchayat.



*Urban Limit
(Ceiling and Regulation)*

Revenue villages in Coimbatore taluk.

- (16) 14 Saravananpatti.
- (17) 19 Vellaikinar.
- (18) 20 Thudiyalur.

Tiruchirappalli Urban Agglomeration.

- (1) Tiruchirappalli Municipality.
- (2) Srirangam Municipality.
- (3) Ponmalai Municipality.
- (4) Golden Rock Railway Colony Southern Railway Administration.
- (5) Ariyamangalam Panchayat.
- (6) Alathur Panchayat.
- (7) Abishekapuram Panchayat.
- (8) Pirattiyur Panchayat.
- (9) Ulkadai Ariyamangalam Panchayat.

Salem Urban Agglomeration.

- (1) Salem Municipality.
- (2) Suramangalam Municipality.
- (3) Jari Kondalampatti Panchayat.
- (4) Annadanapatti Panchayat.
- (5) Ammapalayam Panchayat.
- (6) Ammapet Panchayat.
- (7) Puthur Panchayat.
- (8) Kondalampatti Panchayat.
- (9) Thadampatti Panchayat.
- (10) Alagapuram Panchayat.
- (11) Neikarapatti Panchayat.
- (12) Sivadapuram Panchayat.
- (13) Meyyanur Panchayat.
- (14) Komarasamipatti Panchayat.
- (15) Kandampatti Panchayat.
- (16) Reddiapatti Panchayat.
- (17) Narasojipatti Panchayat.
- (18) Pallapatti Panchayat.



1978 : T.N. Act 24] *Urban Land*
(Ceiling and Regulation)

Revenue villages in Salem taluk.

- (19) 29 Reddiyur.
- (20) 54 Alagapurampudur.

CATEGORY III.

Tirunelveli Urban Agglomeration.

- (1) Tirunelveli Municipality.
- (2) Palayamkottai Municipality.
- (3) Melapalayam Municipality.
- (4) Thatchanallur Panchayat.
- (5) Naranammalpuram Panchayat.
- (6) Thalaiyuthu Panchayat.
- (7) Palayamkottai (Non-Municipal).
- (8) Sankar Nagar Township.
- (9) Alaganeri Panchayat.
- (10) Melanatham Panchayat.
- (11) Pettai Panchayat.

Revenue village in Tirunelveli taluk.

- (12) 134 Inam Karaiyiruppu.

¹[*Explanation.*—Where the local limits of any local authority referred to in this Schedule have been or are altered by the State Government under the law governing such local authority or where any such local authority has been or is redesignated, any reference to such local authority in this Schedule shall, with effect on and from the date on which the local limits have been, or are, so altered or, as the case may be, the date on which the redesignation, has taken or takes effect, be deemed to be a reference to the local authority having the local limits as so altered or, as the case may be, to the local authority with the redesignation.]

¹ This explanation was added by section 2 of the Tamil Nadu Urban Land (Ceiling and Regulation) Second Amendment Act, 1981 (Tamil Nadu Act 63 of 1981).



*Urban Land
(Ceiling and Regulation)*

[1978 : T. N. Act 24

SCHEDULE II.

[See section 12 (2).]

Principles for determination of the net average annual income.

1. The competent authority shall first determine the gross income actually derived by the holder of the vacant land acquired during the period of five consecutive years referred to in clause (a) of sub-section (1) of section 12 including any income from any produce derived from cultivation of the land during the said period.

2. For such determination the competent authority may—

(a) hold any local inquiry and obtain, if necessary, certified copies of extracts from the property tax assessment books of the municipal or other local authority concerned showing the rental value of such land ;

(b) estimate the income from any produce from such land after holding such local inquiry and taking such evidence as it thinks fit and after giving an opportunity to the person concerned of being heard in the matter.

3. The net average annual income referred to in clause (a) of sub-section (1) of section 12 shall be sixty per cent of the average annual gross income which shall be one-fifth of the gross income during the five consecutive years as determined by the competent authority under paragraph 1.

4. Forty per cent of the gross annual income referred to above shall not be taken into consideration in determining the net average annual income but shall be deducted in lieu of the expenditure which the holder of the vacant land would normally incur for payment of any tax to the municipal or other local authority and for collection and other charges including cultivation charges.



1978 : T.N. Act 24]

Urban Land
(Ceiling and Regulation)

767

SCHEDULE III.

[See sections 3(g), 5(1) (iii), 5 (2) and 49.]

INDUSTRIAL UNDERTAKINGS.*Manufacture of Dairy Products.*

- Manufacture of Milk powder, Ice Cream Powder and condensed milk except Baby Milk foods.
- Manufacture of Baby Milk Foods.
- Manufacture of Butter and Cream.
- Manufacture of Ghee.
- Manufacture of Cheese.
- Manufacture of Khoya.
- Manufacture of Pasturised Milk in bottles (plain or flavoured).
- Manufacture of Ice-Cream "Kulfi", etc.
- Manufacture of others.

Manufacture of Food Products.

- Slaughtering, preparation and preservation of meat.
- Mutton slaughtering, preparation.
- Beef slaughtering, preparation.
- Pork slaughtering, preparation.
- Poultry and other slaughtering, preparation.
- Preservation of meats except by canning.
- Processing and canning of meats.

Canning and preservation of fruits and vegetables.

- Artificial dehydration of fruits and vegetables.
- Sun drying of fruits and vegetables.
- Manufacture of fruit juice concentrates, squashes and powders.
- Manufacture of sauces, jam, jellies, marmalades, etc.
- Manufacture of pickles, chutneys, murabbas, etc.
- Canning of fruits and vegetables.
- Fruit and vegetable preservation not elsewhere classified.

***Canning, Preservation and Processing of fish, Crustacea and similar foods.***

Artificial dehydration of fish and sea foods.

Sun drying of fish.

Processing and canning of fish.

Manufacture of fish oil.

Manufacture of fish meal.

Fish processing and preserving not elsewhere classified.

Grain mill products.

Flour milling (by power machine).

Rice milling (by power machine).

Dal milling (by power machine).

Processing and grinding of cereals and grain manually.

Other grain milling and processing activities.

Manufacture of bakery products.

Bread making.

Manufacture of breakfast foods.

Manufacture of biscuits, cakes, pastries, etc.

Manufacture of other bakery products.

Manufacture and refining of sugar (Vacuum pan sugar factories).

Production of indigenous sugar, boora, khandsari, Gur, etc., from sugarcane, palm juice, etc.

Manufacture of "Boora" and candy.

Manufacture of "Khandsari" sugar.

Manufacture of "Gur".

Manufacture of others.

Production of common salt.



1978 : T. N. Act 24]

*Urban Land
(Ceiling and Regulation)*

Manufacture of Cocoa, Chocolate and sugar confectionery (including sweetmeats).

Manufacture of Cocoa products.

Manufacture of sugar confectionery.

Manufacture of Sweetmeats.

Manufacture of others.

Manufacture of hydrogenated oils, Vanaspathi, Ghee, etc.

Manufacture of other edible oils and fats, e.g., mustard oil, groundnut oil, til oil, etc. (Inedible oils).

Tea processing.

Coffee curing, roasting and grinding.

Coffee curing.

Coffee roasting, grinding, etc.

Cashewnut processing like drying, shelling, roasting, salting.

Cashew and apple processing.

Cashewnut shelling.

Cashewnut roasting, frying, salting, etc.

Cashewnut processing and packing not elsewhere classified.

Manufacture of Ice.

Manufacture of prepared animal feeds.

Manufacture of cattle feed.

Manufacture of poultry feed.

Manufacture of other animal feeds.

Manufacture of Starch.

Manufacture of Maize starch.

Manufacture of Tapioca starch.

Manufacture of Tamarind starch.

Manufacture of Potato starch.

Manufacture of other starches.



Urban
(Ceiling and Regulation)

Manufacture of food products not elsewhere classified.

Manufacture of malted foods.

Grinding and processing of spices.

Manufacture of "Papads", "Appalam", etc.

Manufacture of Egg Powder, Semi-processed foods and instant foods.

Manufacture of Sago and Sago Products.

Manufacture of Vitaminised High Protein flour (Multi-purpose foods).

Frying of dals, nuts and foods not elsewhere classified.

Manufacture of residuary snacks not elsewhere classified.

Other food processing and activities.

Manufacture of beverages, Tobacco and Tobacco Products.

Distilling, rectifying and blending of spirits.

Wine Industries.

Malt liquors and malt.

Manufacture of Beer.

Manufacture of other Malt, Liquors.

Manufacture of other Malt.

Production of country liquor and toddy.

Soft drinks and carbonated water industries.

Manufacture of Aerated drinks.

Manufacture of Aerated Natural flavoured syrups.

Manufacture of Synthetic flavoured syrups.

Manufacture of Fruit Juices.

Manufacture of Beverages not elsewhere classified.

Tobacco stemming, redrying and all other operations which are connected with preparing raw leaf tobacco for manufacture.

Manufacture of Bidi.

Manufacture of Cigars, Cigarettes, Cheroots and Cigarette tobacco.

Manufacture of Cigarette and Cigarette tobacco.

Manufacture of Cigars and Cheroot.



1978 : T.N. Act 24]

*Urban Land
(Ceiling and Regulation)*

771

Manufacture of chewing tobacco, zarda and snuff.

- Manufacture of Snuff.
- Manufacture of Zarda.
- Manufacture of Chewing tobacco.
- Manufacture of other tobacco.

Manufacture of tobacco and tobacco products not elsewhere classified.

Manufacture of Cotton Textiles.

Cotton ginning, cleaning and baling.

- Cotton ginning and baling.
- Cotton cleaning.

Cotton spinning, weaving, shrinking, sanforizing, mercerising and finishing of cotton textiles in mills.

- Cotton spinning and weaving.
- Cotton textile-shrinking, mercerising, etc.

Printing, dyeing and bleaching of cotton textiles.

- Dyeing of cloth and yarn.
- Bleaching of cloth and yarn.
- Printing of cloth.

Cotton spinning other than in mills (Charkha).

Production of Khadi.

Weaving and finishing of cotton textiles in handlooms other than khadi.

- Weaving.
- Finishing.

Weaving and finishing of cotton textiles in powerlooms.

- Weaving.
- Finishing.



Cotton textiles not elsewhere classified.

Manufacture of Wool, Silk and Synthetic Fibre textiles.

Wool cleaning, baling and pressing.

Wool cleaning.

Wool baling and pressing.

Wool Spinning, Weaving and Finishing in Mills.

Wool Spinning and Weaving (Other than in Mills).

Wool Spinning.

Wool Weaving in handlooms.

Wool Weaving in powerlooms.

Dyeing and Bleaching of Woollen textiles.

Manufacture of Wool not elsewhere classified:

Manufacture of Blankets and shawls.

Manufacture of felts.

Manufacture of others.

Spinning, Weaving and Finishing of Silk textiles.

Spinning and Weaving.

Finishing.

Printing, Dyeing and Bleaching of Silk textiles.

*Spinning, Weaving and Finishing of other Textiles-Synthetic Fibre Rayons
Nylons, etc.*

Spinning and Weaving.

Finishing.

Printing, Dyeing and Bleaching of Synthetic Textiles.

Silk and Synthetic Fibre Textiles not elsewhere classified.

Manufacture of Jute, Hemp and Mesta Textiles.

Jute and Mesta Pressing and Baling.



1978 : T.N. Act 24] Urban Land (Ceiling and Regulation) 115

Jute and Mesta Spinning and Weaving.

Spinning and Weaving.
Finishing.

Dyeing, Printing and Bleaching and Jute Textiles.

Preparing, Spinning, Weaving and Finishing of Hemp and other Coarse Fibres.

Preparing, spinning and weaving.
Finishing.

Manufacture of Jute Bags and other Jute textiles not elsewhere classified.

Manufacture of Textile Products (including Wearing Apparel other than Foot wear).

Knitting Mills.

Cotton knitting in mills.
Woollen knitting in mills.
Synthetic fibre knitting in mills.
Knitting other than in mills.

Manufacture of all types of Threads, Cordage, Ropes, Twines Nets.

Thread and Thread Ball making.
Manufacture of Jute/Hemp Rope and Cordage.
Manufacture of other Rope and Cordage.
Manufacture of Nets (except mosquito nets).
Manufacture of others.

Embroidery and making of Crepes, Laces and Fringes.

Embroidery work.
Laces and fringes.
Zari and Zari products.
Others.



Weaving Carpets, Rugs and other Similar Textile Products.

- Manufacture of Carpets, Rugs, Druggets, etc., except of coir.
- Manufacture of Durries.
- Manufacture of others.

Manufacture of all types of Textiles, Garments including wearing Apparel.

- Manufacture of Readymade garments.
- Manufacture of custom made wearing apparel.

Manufacture of Rain Coats, Hats, etc.

- Manufacture of Umbrellas.
- Manufacture of Rain coats.
- Manufacture of Hats, etc.

Manufacture of made-up Textiles Goods (except Garments) such as curtains, Mosquito Nets, etc.

- Manufacture of curtains, bed covers and furnishings.
- Manufacture of mosquito nets.
- Manufacture of others.

Manufacture of water-proof textiles such as oil cloth, Tarpaulin, etc.

- Manufacture of Oil cloth.
- Manufacture of Rubberised cloth.
- Manufacture of Tarpaulin.
- Manufacture of Artificial Leather.
- Manufacture of others.

Manufacture of coir and coir products.

- Manufacture of coir fibre and yarn.
- Manufacture of coir mattings, carpets, etc.
- Manufacture of ropes and twines.
- Manufacture of coir products not elsewhere classified.



1978 : T.N. Act 24]  Urban Land

Manufacture of textiles not elsewhere classified like linoleum, padding, wadding, upholstering, filling, etc.

Manufacture of Linoleum and similar products.

Manufacture of gas mantles.

Manufacture of made up canvas goods (tents, sails, etc.).

Manufacture of others not elsewhere classified.

Manufacture of wood and wood products, furniture and fixtures.

Manufacture of veneer, plywood and their products.

Manufacture of plywood and veneer.

Manufacture of flush doors and boards.

Manufacture of plywood products.

Sawing and planing of wood (other than plywood).

Manufacture of wooden and cane boxes, crates, drums, barrels and other wooden containers, Baskets and other rattan, bamboo, reed bamboo and willow.

Manufacture of wooden boxes, barrels, etc., except of plywood.

Manufacture of plywood chest for tea, etc.

Manufacture of baskets made from bamboo, cane reed and grass.

Manufacture of others.

Manufacture of structural wooden goods (including treated timber) such as beams, posts, doors and windows (excluding hewing and rough shaping of poles, bolts and other wood material which is classified under logging).

Manufacture of wooden industrial goods, such as bobbins, blocks, handles, Saddling and similar equipment and fixtures.

Manufacture of bobbins.

Manufacture of industrial fixtures.

Manufacture of Tool Handles.

Manufacture of Blocks.

Manufacture of others.



Manufacture of cork and cork products.

Manufacture of wooden furniture and fixtures.

Manufacture of bamboo and cane furniture and fixtures.

Bamboo, Cane and Reed Furniture.

Bamboo, Cane and Reed Screens.

Bamboo, Cane and Reed Fixtures.

Grass mats.

Others.

Manufacture of wood and wood bamboo and cane products not elsewhere classified.

Manufacture of Broomsticks.

Manufacture of wooden household and other products not elsewhere classified.

Manufacture of Bamboo, Cane, reed and grass products not elsewhere classified (thatching, etc.).

Manufacture of others.

Manufacture of paper and paper products and printing, publishing and allied industries.

Manufacture of pulp, paper and paper board including newsprint.

Manufacture of pulp (machine made).

Manufacture of paper (machine made).

Manufacture of newsprint (machine made).

Manufacture of packaging paper (machine made).

Manufacture of paper boards and straw boards (machine made).

Manufacture of hard boards including false boards and chip boards (machine made).

Manufacture of hand made pulp, paper, boards, etc.

Manufacture of others.



1978 : T.N. Act 24]

Urban Land

Manufacture of containers and boxes of paper and paper board.

Manufacture of paper bags.

Manufacture of card board boxes.

Manufacture of paper cups, saucers, plates, etc.

Manufacture of others.

Manufacture of pulp products not elsewhere classified like dolls.

Manufacture of paper and paper board articles not elsewhere classified.

Manufacture of paper hoops.

Manufacture of paper cones.

Manufacture of others.

Printing and publishing of newspapers.

Printing and publishing of periodicals, books, journals, atlases, maps and sheet music, directories, etc.

Printing of Bank notes, currency notes, postage stamps, security passes, etc.

Engraving, etching, block making, etc.

Book-binding.

Printing, publishing and allied activities not elsewhere classified like envelope printing, picture postcard printing, embossing, etc.

Manufacture of leather and leather and fur products (except repair).

Tanning, curing, finishing, embossing and japanning of leather.

Flaying and curing of raw hides and skins.

Tanning and finishing of sole leather.

Tanning and finishing of industrial leather.

Vegetable tanning of light leather.

Chrome tanning.

Finishing of Upper leathers, Lining leather, Garment leather, etc.

Others.



Manufacture of foot-wear (excluding repair) except vulcanized or moulded rubber or plastic foot-wear.

Manufacture of leather shoes.

Manufacture of leather-cum-rubber/plastic cloth shoes.

Manufacture of leather sandals and chappals.

Manufacture of leather-cum-rubber/plastic cloth.

Sandals and chappals.

Manufacture of wearing apparel like Coats, Gloves, etc., of leather substitutes of leather.

Manufacture of leather consumer goods (other than apparel and foot-wear).

Manufacture of Leather Travel Goods like suit cases, bags.

Manufacture of Leather purses and ladies handbags, artistic leather presentation articles and novelties, etc.

Manufacture of others.

Scrapping, currying, tanning, bleaching and dyeing of fur other pelts for the trade.

Manufacture of wearing apparel of fur and pelts.

Manufacture of fur and skin rugs and other articles.

Manufacture of leather and fur products not elsewhere classified.

Manufacture of rubber, plastic, petroleum and coal products.

Tyre and tube industries.

Manufacture of tyres and tubes for motor vehicles, tractors and aircraft.

Manufacture of tyres and tubes for motor cycles and scooters.

Manufacture of tyres and tubes for cycles.

Manufacture of other tyres and tubes.

Retreading of tyres.



Manufacture of foot-wear made primarily of vulcanized moulded rubber and plastic.

Manufacture of Rubber foot-wear.

Manufacture of Plastic and P.V.C. foot-wear.

Manufacture of Canvas-cum-rubber/plastic foot-wear.

Manufacture of rubber products not elsewhere classified.

Rubber surgical and medical equipment such as gloves, hot water bags, etc.

Prophylactics (Rubber contraceptives).

Rubber Balloons.

Manufacture of Rubber pipes.

Miscellaneous Rubber Industrial and Domestic goods (Brushes, washers, etc.).

Manufacture of Foam Rubber Mattresses and Cushions.

Rubber Sheets.

Others.

Manufacture of plastic products not elsewhere classified (except house furnishings).

Manufacture of Plastic Blow Moulded Containers.

Manufacture of Acrylic Plastic Sheets.

Manufacture of Reinforced and Laminated Plastic Sheets.

Manufacture of Plastic Monofilaments and products therefrom such as nets, cords, etc.

Manufacture of Polythene Bags (plain and printed).

Manufacture of Spectacles Frames.

Plastic moulded industrial accessories, not elsewhere classified (like knobs, radio cabinet fixture, etc.).

Manufacture of Plastic moulded domestic goods not elsewhere classified (including buckets, jugs, etc.).

Manufacture of others (including plastic foam products, buttons, etc.)

***Petroleum Refineries.******Manufacture of products of petroleum not elsewhere classified.***

- Manufacture of Liquid paraffin.
- Manufacture of Plasticisers.
- Manufacture of Candles.
- Manufacture of others.

Production of coal tar in coke ovens.***Manufacture of other coal and coal tar products not elsewhere classified.***

- Manufacture of Napthalene.
- Manufacture of others.

Manufacture of Chemicals and Chemical products (except products of Petroleum and Coal).***Manufacture of basic industrial organic and inorganic chemicals and gases such as acids, alkalies and their salts; gases like acetylene, oxygen, nitrogen, etc.***

- Manufacture of basic heavy inorganic chemicals.
- Manufacture of basic heavy organic chemicals.

Manufacture of fertilisers and pesticides.

- Manufacture of inorganic fertilisers.
- Manufacture of organic fertilisers.
- Manufacture of mixed fertilisers.
- Manufacture of pesticides (insecticides, fungicides and weedicides).
- Manufacture of pesticides — formulations.
- Manufacture of others.

Manufacture of Paints, Varnishes and Lacquers.

- Manufacture of Paints, Varnishes, Lacquers, etc.
- Manufacture of Dye-stuffs.
- Manufacture of Indigo.
- Manufacture of waxes and polishes.
- Manufacture of others.



1978 : T. N. Act 24]

*Urban Laws
(Ceiling and Regulation)*

781

Manufacture of drugs and medicines.

- Manufacture of allopathic medicines.
- Manufacture of Ayurvedic and Unani medicines.
- Manufacture of Homoeopathic medicines.
- Manufacture of other medicines.

Manufacture of perfumes, cosmetics, lotions, hair dressings, tooth pastes, soap in any form, synthetic detergents, shampoos, shaving products, cleaners, washing and scouring products and other toilet preparations.

- Manufacture of toilet soaps.
- Manufacture of washing soap and soap powder.
- Manufacture of perfumes and lotions.
- Manufacture of tooth pastes, tooth powder, shaving cream, shaving sticks, etc.
- Manufacture of Cosmetics and Toilet Aids like creams, shampoos, Lipsticks, Nail Polish, Powder, etc.
- Manufacture of Hair Dressings/Oils.
- Manufacture of Glycerine.
- Manufacture of Detergents.
- Manufacture of others.

Manufacture of inedible oils.

- Manufacture of vegetable oils including solvent extracted oils.
- Manufacture of animal oils and Fats.

Manufacture of turpentine, synthetic resins, plastic materials and synthetic fibres like nylon, terylene except glass, etc.

- Manufacture of Turpentine and resin.
- Manufacture of Synthetic Resins.
- Manufacture of Synthetic rubber.
- Manufacture of Plastic Material.
- Manufacture of Synthetic fibres.
- Manufacture of Celluloid.
- Manufacture of Products of fermentation industries other than alcohol.
- Manufacture of others.

*Manufacture of Matches.**Manufacture of explosives and ammunition and fire works.*

Manufacture of Explosives (including industrial explosives).

Manufacture of Ammunition.

Manufacture of Safety fuses.

Manufacture of Fire works.

Manufacture of others.

Manufacture of chemical products not elsewhere classified including photo-chemicals , sensitised films and paper.

Manufacture of Photo chemical materials, sensitised films and paper.

Manufacture of fine chemicals.

Manufacture of Sizing materials and textile chemicals auxiliaries.

Manufacture of Drug Intermediaries.

Manufacture of Glue and gelatine.

Manufacture of Synthetic sweetners.

Manufacture of Shellac.

Manufacture of Dyes stuff Intermediaries.

Manufacture of others.

*Manufacture of Non-metallic mineral products.**Manufacture of structural clay products.*

Manufacture of Fire Bricks.

Manufacture of Refractories.

Manufacture of Furnace lining bricks (Acidic, Basic and neutral).

Manufacture of Tiles.

Manufacture of others.



1978 : T. N. Act 24]

*Urban Land
(Ceiling and Regulation)*

783

Manufacture of Glass and Glass Products.

- Manufacture of Hollow Glassware (bottles, jars, etc.).
- Manufacture of Sheet and Plate glass.
- Manufacture of Glass Wool.
- Manufacture of Laboratory Glassware.
- Manufacture of Optical glass.
- Manufacture of Table and kitchen glassware.
- Manufacture of Glass Bangles.

*Manufacture of earthen ware and earthen pottery.**Manufacture of Chinaware and porcelainware.*

- Manufacture of Chinaware.
- Manufacture of Sanitaryware.
- Manufacture of Insulators.
- Manufacture of others.

Manufacture of cement, lime and plaster.

- Manufacture of Cement.
- Manufacture of Lime.
- Manufacture of others.

*Manufacture of mica products.**Manufacture of structural stone goods, stone ware, stone dressing and stone crushing.*

- Stone dressing and stone crushing.
- Others.

*Manufacture of earthen and later statues and other products.**Manufacture of asbestos cement and other cement products.*

- Manufacture of Asbestos Cement.
- Manufacture of Asbestos Sheets.
- Manufacture of others.



Manufacture of miscellaneous non-metal mineral products such as slate products, abrasives, graphite-products, mineral wool, silica products and other non-metallic products not elsewhere classified.

Manufacture of Hume pipes and other Cement and Concrete Products (including slabs, poles, pillars and screens).

Manufacture of B.C.C. Bricks and Tiles.

Manufacture of Insulating Boards.

Manufacture of Gypsum boards.

Manufacture of Grinding Wheels and Abrasives.

Manufacture of Graphite products such as Electrodes, Crucibles, etc.

Manufacture of others.

Basic Metal and Alloy Industries.

Iron and Steel Industries.

Manufacture of Iron and Steel.

Manufacture of Special Steel.

Foundaries for casting and forging iron and steel.

Manufacture of Castings and forgings.

Manufacture of Structural.

Manufacture of Pipes.

Manufacture of Plates.

Manufacture of Wire Drawings.

Manufacture of Tools.

Manufacture of others.

Manufacture of Ferro-alloys.

Making of Alloys.

Wire drawings.

Rough castings.

Forgings.

Tool making.

Others.

Copper Manufacturing.

Melting and refining of Metal.

Rolling into basic form.

Wire Drawings.

Manufacture of others.

*Brass Manufacturing.*

- Making of brass and rolling into basic form.
- Manufacture of rough castings.
- Manufacture of others.

Aluminium Manufacturing.

- Melting and refining of metal.
- Rolling into basic form.
- Wire drawings.
- Manufacture of rough castings.
- Manufacture of Forgings.
- Manufacture of others.

Zinc manufacturing.

- Melting and refining of metal.
- Rolling into basic form.
- Manufacture of others.

Other Non-ferrous metal industries.

- Melting and refining of metal.
- Rolling into basic form.
- Others.

Manufacture of Metal products and parts, except Machinery and Transport Equipments.

Manufacture of Fabricated metal products such as metal cans from tin-plate, terne-plate or enamelled sheet metal, metal shipping containers, barrels, drums, kegs, pails, safes, vaults, enamelled sanitary and all other fabricated metal products not elsewhere classified.

- Manufacture of Safes and vaults and almirahs.
- Manufacture of Steel trunks.
- Manufacture of Drums, Tanks, Rails and Metal containers not elsewhere classified.
- Manufacture of Sanitary and plumbing fixtures and fittings of metal.
- Manufacture of Stoves.
- Manufacture of Hurricane Lanterns and Oil Pressure Lamps.
- Manufacture of Welding not elsewhere covered.
- Manufacture of others.



Manufacture of structural metal products.

Manufacture of furniture and fixtures and fixtures primarily of metal.

Manufacture of hand tools and general hardware.

Manufacture of Hand Tools.

Manufacture of Bolts and nuts.

Manufacture of Locks.

Manufacture of Metal Chains.

Manufacture of Agricultural hand tools and implements.

Manufacture of General hardware.

Manufacture of Parts and accessories.

Manufacture of Others.

Enamelling, japanning, lacquering, galvanising, plating and polishing of metal products.

Manufacture of metal utensils, cutlery and kitchenware.

Manufacture of Cutlery.

Manufacture of Utensils.

Manufacture of Pressure Cookers.

Manufacture of Kitchen gadgets.

Manufacture of Others.

Manufacture of Metal Products, except machinery and transport equipment not elsewhere classified like type founding.

Type founding.

Manufacture of Razor blades.

Manufacture of springs.

Manufacture of Art Metalware.

Manufacture of Others.

Manufacture of Machinery, Machine Tools and parts except Electrical machinery.

Manufacture of agricultural machinery and equipment and parts.

Manufacture of Tractors, Harvestors and Other Heavy machinery.

Manufacture of Light Agricultural machinery and equipment.

Manufacture of Forage Presses.

Manufacture of Parts and Accessories.

Manufacture of others.



1978 : F.N. Act 24]

**Urban Land
(Ceiling and Regulation)**

787

Manufacture and repair of drills, coal cutting machines, earth moving, lifting and hoisting machinery, cranes, conveyors and road rollers and other heavy machinery and equipment used by construction and mining industries.

Manufacture of Earth moving machinery.

(Bull-dozers, dumpers, scrapers, loaders, drag lines, bucket wheel, excavators, road rollers, etc.)

Manufacture of Fork lift trucks, etc.

Manufacture of Parts and accessories.

Manufacture of Others.

Manufacture of Prime movers, boilers and steam generating plants such as diesel engines and parts.

Manufacture of Boilers and Steam Generating Plants.

Manufacture of Steam Engines and Turbines.

Manufacture of Internal Combustion Engines.

Manufacture of Parts and Accessories.

Manufacture of Others.

Industrial Machinery for Food and Textile Industries.

Manufacture of Rice, Dal and Flour Mill Machinery.

Manufacture of Oil Mill Machinery.

Manufacture of Sugar Machinery.

Manufacture of Tea Machinery.

Manufacture of Textile Machinery (such as spinning frames, carding machines, power looms, etc., including textile accessories).

Manufacture of Jute Machinery.

Manufacture of Parts and accessories.

Manufacture of Others.

Industrial Machinery for other than Food and Textiles Industries.

Manufacture of Pharmaceutical Machinery.

Manufacture of Chemical Machinery.

Manufacture of Paper Machinery.

Manufacture of Mining Machinery.

Manufacture of Metallurgical Machinery.

*Industrial Machinery for other than Food and Textile Industries—cont.*

- Manufacture of Cement Machinery.
- Manufacture of Parts and accessories.
- Manufacture of Others.

Manufacture of Refrigerators, Air-conditioners and Fire-Fighting Equipment and their parts, components and Accessories.

- Manufacture of Refrigerators and Air-conditioning.
- Plants for Industrial and Commercial use.
- Manufacture of Domestic Air-conditioners.
- Manufacture of Domestic Refrigerators.
- Manufacture of Fire fighting Equipment and Engines.
- Manufacture of Parts and accessories.
- Manufacture of Others.

Manufacture, alteration and repair of general items of non-Electrical machinery, components, equipment and accessories not elsewhere classified.

- Manufacture of Size Reduction Equipment—crushers, ball mills, etc., and conveying equipment, bucket elevators, ship-hoist cranes, derricks, etc.
- Manufacture of Mixers and Reactors (Kneading mills, turbo mixers, etc.).
- Manufacture of Centrifugal Machines and Driers.
- Manufacture of Power driven pumps, reciprocating, centrifugal, etc.
- Manufacture of Air-Gas Compressors and Vacuum pumps (excluding electrical furnaces).
- Manufacture of Ball Roller and Tapered bearings.
- Manufacture of Speed and Reduction Units.
- Manufacture of parts and accessories.
- Manufacture of Others.

Manufacture of Machine Tools, their parts and accessories.

- Manufacture of Automatic, Capstans and Turrets and Lathes.
- Manufacture of Boring, Broaching, Drilling and Threading Machines.
- Manufacture of Milling, Planning, Shaping, Gear cutting and slotting machines.
- Manufacture of Grinding, Lapping, Honing and polishing machines.

*Manufacture of Machine Tools, their parts and accessories—cont.*

- Manufacture of Sawing, Contour Sawing, filling and cut-off machines.
- Manufacture of Metal Forming Machinery.
- Manufacture of other metal work machine tools.
- Manufacture of parts and accessories.
- Manufacture of Others.

Manufacture of office, computing and accounting machinery and parts.

- Manufacture of Typewriters.
- Manufacture of Duplicators.
- Manufacture of Calculating machines.
- Manufacture of Postal Franking machines.
- Manufacture of Addressing machines.
- Manufacture of Weighing machines.
- Manufacture of Office copying machines not elsewhere classified.
- Manufacture of parts and accessories.
- Manufacture of others.

Manufacture and repair of non-electrical machinery, equipment components and accessories not elsewhere classified (such as sewing machines, automatic merchandising machines, washing, laundry, dry-cleaning and pressing machines, cooking ranges and ovens, other service industry machines, arms and armaments, etc.).

- Manufacture of Sewing machines.
- Manufacture of Knitting machines.
- Manufacture of Washing and Laundrying machines.
- Manufacture of Arms and Armaments.
- Manufacture of Size Separation units-screens, Classifiers, etc.
- Manufacture of Filtration of Distillation equipment.
- Manufacture of Evaporators and Crystallisers.
- Manufacture of Parts and accessories.
- Manufacture of Other including general jobbery engineering.

***Manufacture of Electrical Machinery, Apparatus and Supplies and Parts.***

Manufacture of electrical industrial machinery and apparatus and parts (such as electrical motors, generators, transformers, electromagnetic clutch and brakes, etc.).

Manufacture of Generators.

Manufacture of Transformers.

Manufacture of Switch Gears.

Manufacture of Electric Motors.

Manufacture of Parts and Accessories.

Manufacture of Others.

Manufacture of Insulated wires and cables.

Manufacture of Storage Batteries.

Manufacture of Dry Cells.

Manufacture of Parts and Accessories.

Manufacture of Others.

Manufacture of electrical apparatus, appliances and other parts such as lamps, bulbs, tubes, sockets, switches, fans, insulators (except porcelain), conductors, irons, heaters, shavers, vaccum cleaners, etc., excluding repairing.

Manufacture of Electrical Fans.

Manufacture of Fluorescent Tubes.

Manufacture of Ordinary Electric Lamps.

Manufacture of Miniature Lamps.

Manufacture of Power capacitors.

Manufacture of vaccum cleaners.

Manufacture of Household Appliances (like electric irons, heaters, etc.).

Manufacture of Parts and Accessories.

Manufacture of Others,



1978 : T. N. Act 24]

Urban L
(Ceiling and Regulation)

Manufacture of radio and television transmitting and receiving sets including transistor radio sets, sound reproducing and recording equipment including tape recorders, public addresses systems, gramophone records and pre-recorded magnetic tapes, wire and wireless, telephone and telegraph equipment, signalling and detection equipment and apparatus, radar equipment and installations, parts and supplies specially used for electronic apparatus classified in this group.

Manufacture of Wireless Communication Apparatus.

Manufacture of Radios.

Manufacture of Television sets.

Manufacture of Teleprinters.

Manufacture of Telephones.

Manufacture of Telegraph Equipment.

Manufacture of Phonographs and Record Changers.

Manufacture of Parts and Accessories.

Manufacture of Others (including public Address equipment).

Manufacture and repair of Radiographic, X-ray apparatus and tubes and parts.

Manufacture of Electronic Computer, Control Instruments and other equipment.

Manufacture of Electronic Computers.

Manufacture of Electronic Control Instruments.

Manufacture of Others.

Manufacture of electronic components and accessories not elsewhere classified.

Manufacture of Carbon and Wire Wound Resistors.

Manufacture of Electrolytic and Ceramic and Styroflex capacitors.

Manufacture of Gang Condensers.

Manufacture of Intermediate Frequency Transformer.

Manufacture of volume controls, Band change switches and similar components (not elsewhere classified).

Manufacture of Ferrites.

Manufacture of Trimmers and Padders.

Manufacture of Parts and accessories.

Manufacture of others.

Manufacture of electrical machinery, apparatus, appliances, supplies and parts not elsewhere classified.

Manufacture of Light Fittings.

Manufacture of Emergency Lighting equipment.

Manufacture of Flash Lights.

Manufacture of Stage Lighting equipment.

Manufacture of Electric Furnaces and Ovens.

Manufacture of Telescopic aerials.

Manufacture of Parts and accessories.

Manufacture of Others.



Urban Land
(Ceiling and Regulation)

*Manufacture of Transport Equipment and parts,
Ship building and repairing.*

Making of ships and other vessels drawn by power.

Boat Building.

Parts and accessories.

Manufacture of Locomotives and parts.

Manufacture of Diesel Locomotives.

Manufacture of Steam Locomotives.

Manufacture of Electric Locomotives.

Manufacture of Parts and accessories of Locomotives.

Manufacture of Railway wagons and coaches and parts.

Manufacture of Railway coaches.

Manufacture of Railway Wagons.

Manufacture of parts and accessories.

Manufacture of other rail-road equipment.

Manufacture of Tramway Works.

Manufacture of Parts and accessories.

Manufacture of Others.

Manufacture of Motor Vehicles and parts.

Manufacture of Motor cars.

Manufacture of Buses, Trucks, etc.

Manufacture of Jeeps and Station Wagons.

Manufacture of Parts and accessories.

Manufacture of others.

Manufacture of Motor-cycles and scooters and parts.

Manufacture of Motor Cycles.

Manufacture of Scooters and Scooterettes.

Manufacture of Parts and accessories.

Manufacture of others.



1978 ; T.N.Act 24]

*Urban Lana
(Ceiling and Regulation)*

Manufacture of bi-cycles, cycle-rickshaw and parts.

- Manufacture of bi-cycles.
- Manufacture of cycle-rickshaws.
- Manufacture of Parts and accessories.
- Manufacture of others.

Manufacture of aircrafts and its parts.

- Manufacture of aircrafts.
- Manufacture of air craft parts and accessories.

Bullocks-carts, push-carts, hand-carts, etc.

Manufacture of transport equipment and parts not elsewhere classified.

- Manufacture of Fork Lifts and other material hauling equipment,
- Manufacture of Trailers.
- Manufacture of parts and accessories.
- Manufacture of others.

Other Manufacturing Industries.

Manufacture of medical, surgical and scientific equipments.

- Manufacture of Surgical and medical instruments.
- Manufacture of Laboratory and Scientific Instruments.
- Manufacture of Mathematical Instruments.
- Manufacture of Water meters, Steam meters and Electricity meters.
- Manufacture of Instruments indicating recording and regulating devices for pressure temperature, rate of flow, weights and levels, etc.
- Manufacture of Industrial Instruments (not elsewhere classified).
- Manufacture of Parts and accessories.
- Manufacture of others.

Manufacture of photographic and optical goods (excluding photo chemicals, sensitised paper and film).

- Manufacture of Optical lenses.
- Manufacture of Optical Instruments.
- Manufacture of Photographic copying equipment.
- Manufacture of Cinematographic Equipment.
- Manufacture of parts and accessories.
- Manufacture of others.

***Manufacture of watches and clocks.***

- Manufacture of clocks and table time pieces.
- Manufacture of watches.
- Manufacture of Parts and accessories.
- Manufacture of others.

Manufacture of Jewellery and related articles.

- Manufacture of Gold and Silver and Precious stone Jewellery.
- Manufacture of Gold and Silver articles (other than jewellery).
- Manufacture of others.

Minting of coins.***Manufacture of sports and athletic goods and play equipment.******Manufacture of children's play equipment.******Manufacture of musical instruments.******Manufacture of Stationery articles like fountain-pens, pencils, pens, pin-cushions, tags, etc., not elsewhere classified.***

- Manufacture of Fountain-pens and ball pens.
- Manufacture of Pencils.
- Manufacture of File covers.
- Manufacture of Stapling Machines, punches, etc.
- Manufacture of Pins and clips.
- Manufacture of Carbons and type-writer ribbons.
- Manufacture of Rubber stamps.
- Manufacture of Parts and accessories.
- Manufacture of others.

Manufacture of miscellaneous products not elsewhere classified such as costume jewellery, costume novelties, feathers, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs and similar articles.

- Manufacture of Hair Brushes and Dusters and Feather Articles.
- Making of signs and advertising displays.
- Manufacture of Mechanical toys.

**1978 : T.N. Act 24]***Urban Land
(Ceiling and Regulation)*

195

Manufacture of Non-Mechanical toys.

Manufacture of Bones, Ivory, Horns and similar products.

Manufacture of Wigs.

Manufacture of Costume and Imitation Jewellery.

Manufacture of Novelties, Lamp shades, presentation articles, Badges, etc., including Artificial flowers, art works, not elsewhere classified.

Manufacture of others.



1979 : T.N. Act 14] *Urban Land (Ceiling and Regulation) Amendment*

TAMIL NADU ACT NO. 14 OF 1979.*

THE TAMIL NADU URBAN LAND (CEILING AND REGULATION) AMENDMENT ACT, 1979.

[Received the assent of the President on the 21st March 1979, first published in the Tamil Nadu Government Gazette Extraordinary on the 22nd March 1979 (Panguni 8, Kalayukti (2010-Tiruvalluvar Andu)).]

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

BE it enacted by the Legislature of the State of Tamil Nadu in the Thirtieth Year of the Republic of India as follows :—

1. (1) This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1979. Short title and commencement.

(2) (a) The provisions of this Act, except section 2, shall be deemed to have come into force on the 1st February 1979.

(b) Section 2 shall be deemed to have come into force on the 17th May 1978.

2. [The amendment made by this section has already been incorporated in the principal Act, namely, the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978).]

3. Notwithstanding anything contained in any law for the time being in force, anything done or any action taken under clauses (a) to (f) of sub-section (3) of section 20 of the principal Act as in force immediately before the 1st February 1979, including any permission granted or deemed to have been granted or any option exercised or agreement entered into or order made shall be deemed never to have been done, taken, granted, exercised, agreed upon or made. Certain things done, actions taken, etc., to be null and void.

4. The Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Ordinance, 1979 (Tamil Nadu Ordinance 5 of 1979), is hereby repealed.

* For Statement of Objects and Reasons, see Tamil Nadu Government Gazette Extraordinary, dated the 19th February 1979, Part IV—Section 1, Pages 34-35.

GOVERNMENT OF TAMIL NADU

1989

[Registered No. M-1]

[Price : 15 Paise]



TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 379-A]

MADRAS, THURSDAY, JUNE 29, 1989

AANI 15, SUKLA, THIRUVALLUVAR AANDU—2020

Part IV—Section 2

Tamil Nadu Acts and Ordinances.

The following Act of the Tamil Nadu Legislative Assembly received the assent of the President on the 24th June 1989 and is hereby published for general information :—

ACT No. 26 OF 1989.

An Act further to amend 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 Fortieth Year of the Republic of India as follows :—

1. (1) This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1989. Short title and commencement.

(2) It shall be deemed to have come into force on the 1st day of December 1980.

2. In section 13 of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (hereinafter referred to as the principal Act), in sub-section (2), for the words "an officer of the rank of a Member of the Board of Revenue", the words "the Commissioner of Land Reforms" shall be substituted. Amendment of section 13.

3. In the application of any rule, by-law, regulation, notification, form or order made or issued or deemed to have been made or issued under the principal Act, any reference to the Member of the Board of Revenue shall, unless the context otherwise requires, be deemed to be a reference to the Commissioner of Land Reforms. Construction of reference.

(By order of the Governor.)

P. JEYASINGH PETER,
Secretary to Government, Law Department.

PRINTED AND PUBLISHED BY THE DIRECTOR OF STATIONERY AND PRINTING, MADRAS,
ON BEHALF OF THE GOVERNMENT OF TAMIL NADU

TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

335

The following Act of the Tamil Nadu Legislative Assembly received the assent of the President on the 12th August 1994 and is hereby published for general information :—

ACT No. 48 OF 1994.

An Act further to amend 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 Forty-fifth Year of the Republic of India as follows :—

1. This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1994. Short title.

Tamil Nadu Act 24 of 1978. 2. In section 16 of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978, for sub-section (2), the following sub-section shall be substituted, namely:— Amendment of section 16

“(2) (a) If the amount payable is twenty-five thousand rupees or below, it shall be paid in cash forthwith.

(b) If the amount payable exceeds twenty-five thousand rupees, the first twenty-five thousand rupees shall be paid in cash forthwith and the balance shall, during a period of fifteen years, be paid in cash in equal annual instalments carrying an interest at the rate of six per cent per annum with effect from the date on which the vacant land is deemed to have been acquired by the State Government under sub-section (3) of section 11.”.

(By order of the Governor)

M. MUNIRAMAN,
Secretary to Government,
Law Department.

©

GOVERNMENT OF TAMIL NADU

1996

Registered No. M 1

(Price 60 paise)



TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

PUBLISHED BY AUTHORITY

586)

CHENNAI, TUESDAY, NOVEMBER 19, 1996

Karthigai 4, Thadhu, Thiruvalluvar Aa idu—2027

Part IV—Section 2

Tamil Nadu Acts and Ordinances.

CONTENTS.

Act:	Pages.
No. 40 of 1996—Tamil Nadu Urban Land (Ceiling and Regulation) Amendment ..	233—237
No. 41 of 1996—Plantations Labour (Tamil Nadu Amendment)	239

The following Act of the Tamil Nadu Legislative Assembly received the assent of the President on the 15th November 1996 and is hereby published for general information :—

ACT No. 40 OF 1996.

An Act further to amend 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 Forty-seventh Year of the Republic of India as follows:—

1. (1) This Act may be called the Tamil Nadu Urban Land (Ceiling and Regulation) Amendment Act, 1996.

Short title
and commence-
ment.

(2) This section and clause (2) of section 2 shall come into force at once and the rest of this Act shall come into force on such date as the State Government may, by notification, appoint.

2. The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) (hereinafter referred to as the principal Act), shall have effect as if,—

Tamil Nadu
Act 24 of
1978 as sub-
sequently
modified to
have effect
subject to
modifications.

(1) in section 3,—

(i) clause (a) had been relettered as clause (aa) and before clause (aa) as so relettered, the following clause had been inserted, namely:—

“(a) “appellate authority” means the authority prescribed under sub-section (1) of section 33 ;”;

(ii) after clause (k), the following clause had been inserted, namely :—

“(kk) “Special Appellate Tribunal” means the Special Appellate Tribunal referred to in sub-section (1) of section 13-A;”;

(2) after section 13, the following section had been inserted, namely :—

“13-A. Establishment of Tamil Nadu Land Reforms Special Appellate Tribunal to be the special Appellate Tribunal for the purposes of this Act.—(1) (a) The State Government shall, by notification, establish the Tamil Nadu Land Reforms Special Appellate Tribunal constituted under section 77-C of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961), as the Special Appellate Tribunal for the purposes of this Act.

(b) The State Government shall consult the Chief Justice of India for adjudication or trial of all disputes or complaints with respect to urban land ceiling matters arising under this Act, by the Chairman, Vice-Chairman or Member of the Tamil Nadu Land Reforms Special Appellate Tribunal:

Provided that before consulting the Chief Justice of India under this clause the State Government may satisfy itself that the Administrative Member in the Tamil Nadu Land Reforms Special Appellate Tribunal holding office as such Member on the date of such consultation had dealt with urban land ceiling measures also during his service in the State Government in any capacity for a period of not less than one year in the aggregate.

(2) For the purposes of this Act, in regard to the Administrative Member of the Special Appellate Tribunal, the provisions of clause (d) of sub-section (4) of section 77-C of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961) shall apply subject to the modification that for the words “land reform measures” occurring therein, the words “urban land ceiling measures” had been substituted.

(3) The provisions of sections 77-D, 77-E and 77-F of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961), as amended from time to time, shall, *mutatis mutandis*, apply to the Special Appellate Tribunal in respect of the matters falling under this Act.”;

(3) in section 14, for sub-section (3), the following sub-section had been substituted, namely:—

“(3) Any person aggrieved by any decision of the court under sub-section (1) may, within ninety days of the date on which the decision is communicated to him, prefer an appeal to the Special Appellate Tribunal:

Provided that the Special Appellate Tribunal may entertain an appeal after the expiry of the said period of ninety days if it is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time.”;

(4) in section 15, including the marginal heading, for the words "High Court" in two places where they occur, the words "Special Appellate Tribunal" had been substituted;

(5) after section 15, the following sections had been inserted, namely:—

"15-A. Tribunals under Article 323-B of the Constitution for urban land ceiling matters.—It is hereby declared that the competent authority referred to in clause (d) of section 3, the Tribunal referred to in clause (m) of section 3, the court referred to in section 14, the appellate authority referred to in clause (a) of section 3, the State Government referred to in section 34 and the Special Appellate Tribunal referred to in clause (kk) of section 3 shall be the hierarchy of Tribunals for purposes of clause (3) (a) of Article 323-B of the Constitution, for adjudication or trial of any dispute or complaint with respect to urban land ceiling matters arising under this Act.

15-B. Special powers of revision by Special Appellate Tribunal.—(1) Notwithstanding anything contained in this Act, the Special Appellate Tribunal may, of its own motion or on application, call for and examine the record of the competent authority, the Tribunal, the court, the appellate authority and the State Government in respect of any proceeding under this Act, to satisfy itself as to the regularity of such proceeding or the correctness or legality or propriety of any decision passed or order made therein, and, if in any case, it appears to the Special Appellate Tribunal that any such decision or order should be modified, annulled, reversed or remitted for reconsideration, it may pass orders accordingly:

Provided that every application to the Special Appellate Tribunal for the exercise of the powers under this section shall be made within such period as may be prescribed:

Provided further that the Special Appellate Tribunal may admit an application made after the expiration of the prescribed period if it is satisfied that the applicant was prevented by sufficient cause from making the application in time:

Provided also that this section shall not apply to any proceeding of the court or the Tribunal, in respect of which appeal under sub-section (3) of section 14, or revision under section 15 respectively, lies to the Special Appellate Tribunal.

(2) No order prejudicial to any person shall be passed under sub-section (1), unless such person has been given an opportunity of making his representations."

(6) in section 29, in sub-section (6), for the words "High Court", the words "Special Appellate Tribunal" had been substituted;

(7) in section 33, in sub-section (1), the expression "(hereafter in this section referred to as the appellate authority)" had been omitted;

(8) for section 35, the following sections had been substituted, namely:—

"35. Bar of jurisdiction of all courts except the Supreme Court.—Notwithstanding anything contained in any other law, but save as otherwise provided in this Act, the jurisdiction of all courts, except the jurisdiction of the Supreme Court, is excluded with respect to any matter which is, by or under this Act, required to be decided or dealt with by the competent authority, the Tribunal, the court, the appellate authority, the State Government or the Special Appellate Tribunal.

35-A. Bar of writs in High Court.—No writ shall lie in the High Court to set aside or modify any proceeding or order taken or made by the competent authority, the Tribunal, the court, the appellate authority, the State Government or the Special Appellate Tribunal under this Act, or with respect to any other matter which is, by or under this Act, required to be decided or dealt with by the competent authority, the Tribunal, the court, the appellate authority, the State Government or the Special Appellate Tribunal.

35-B. Power to summon persons to give evidence and produce documents.—

(1) The Special Appellate Tribunal, the State Government, the appellate authority, the court, the Tribunal or the competent authority, shall have power to summon any person whose attendance such authority considers necessary either to give evidence or to produce a document or any other thing in any inquiry which such authority is making in connection with the adjudication or trial of any dispute or complaint with respect to urban land ceiling matters arising under this Act.

(2) A summons to produce documents or other things may be for the production of certain specified documents or things or for the production of all documents or things of a certain description in the possession or under the control of the person summoned.

(3) All persons so summoned shall be bound to attend either in person or by an authorised agent, as such authority may direct; and all persons so summoned shall be bound to state the truth upon any subject respecting which they are examined or make statements and produce such documents and other things as may be required:

Provided that the exemption under section 132 of the Code of Civil Procedure, 1908 (Central Act V of 1908) shall be applicable to any requisition for attendance under this section.

(4) Every such inquiry as aforesaid shall be deemed to be a judicial proceeding within the meaning of section 193 and section 228 of the Indian Penal Code (Central Act XLV of 1860).

35-C. Penalty for contravention of order of Special Appellate Tribunal, etc.—

Any person who wilfully fails to comply with any summons, requirement, direction or order issued or made by the Special Appellate Tribunal, the State Government, the appellate authority, the court, the Tribunal, or the competent authority, shall be punishable with imprisonment for a term which may extend to six months or with fine which may extend to two thousand rupees or with both.

35-D. Cognizance of offences.—(1) Notwithstanding anything contained in section 42, no court shall take cognizance of any offence punishable under section 35-C, save on complaint made by the State Government or by any officer empowered by the Special Appellate Tribunal in this behalf.

(2) No court inferior to that of a Metropolitan Magistrate or a Judicial Magistrate of the first class shall try any offence under this Act."

Transfer of
pending
proceedings in
the High
Court to the
Tamil Nadu
Land Reforms
Special Appel-
late Tribunal.

3. (1) All cases connected with the urban land ceiling dealt with in the principal Act and pending in the High Court immediately before the date appointed by the State Government under sub-section (2) of section 1 (hereafter in this section referred to as the said date) as would have been within the jurisdiction of the Tamil Nadu Land Reforms Special Appellate Tribunal, if the cause of action on which such proceedings are based had arisen after the said date, shall stand transferred to the Tamil Nadu Land Reforms Special Appellate Tribunal with effect from the said date.

(2) All writ petitions (including any petitions and proceedings relating thereto), connected with, or arising out of proceedings under, the principal Act and pending in the High Court immediately before the said date, shall stand transferred to the Tamil Nadu Land Reforms Special Appellate Tribunal, with effect from the said date and the said writ petitions, petitions and proceedings shall be deemed to be *suo motu* revision petitions under section 15-B of the principal Act and the Tamil Nadu Land Reforms Special Appellate Tribunal shall pass appropriate orders accordingly.

(3) All writ-appeals (including any petitions and proceedings relating thereto), connected with, or arising out of proceedings, under, the principal Act and pending in the High Court immediately before the said date, shall be heard and disposed of by the High Court, as if this Act had not been passed.

(By order of the Governor)

A. K. RAJAN,
Secretary to Government,
Law Department.

TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

147

The following Act of the Tamil Nadu Legislative Assembly received the assent of the Governor on the 16th June 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. Short title and commencement.

(2) It shall come into force at once.

Tamil Nadu
Act 24 of 1978.

2. The Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (hereinafter referred to as the principal Act), is hereby repealed. Repeal of Tamil Nadu Act 24 of 1978.

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

Savings.

(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 ; and

(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 : Abatement of legal proceedings.

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 in 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.