



WELCOME

LAND REQUIREMENTS

- Nature of land in possession
- Name entered in the Revenue Records
- Patta not given apply for the same
- Patta not transferred apply for transfer
- Keep records of possession and enjoyment
- Ensure entries for source of irrigation in revenue records
- Do not refuse to receive any notice

CLASSIFICATION OF LANDS

PRIVATE LANDS

NON PRIVATE LANDS

NON PRIVATE LANDS

- NATHAM LANDS
- PORAMBOKE LANDS
- GOVERNMENT LANDS

NATHAM LANDS

- HOUSE SITES ENJOYED BY THE VILLAGERS FOR THE RESIDENTIAL PURPOSES
- DOES NOT VEST WITH THE GOVERNMENT AT ALL
- NO ASSESSMENT
- PERSON IN OCCUPATION IS THE OWNER
- TRANSFERABLE

PORAMBOKE LANDS

- VEST WITH THE GOVERNMENT
- ENCROACHMENTS ARE PERMITTED
- B- MEMO AND C- MEMO(SHIVAJIMA) ARE LEVIED
- B-MEMO ARE OBJECTIONABLE
- C-MEMO ARE UNOBJECTIONABLE
- PATTA CAN BE GIVEN AFTER RECLASSIFICATION

GOVERNMENT LANDS

- ACTUAL ENJOYMENT WITH THE GOVERNMENT
- VACANT LANDS CAN BE GIVEN UNDER A GRANT
- ASSIGNMENT OF LANDS UNDER BSO 21

LAND ACQUISITION IN TN

- LAND ACQUISITION ACT 1894
- TN LAND ACQUISITION FOR HARIJAN WELFARE SCHEME ACT 1978
- TN LAND ACQUISITION FOR INDUSTRIAL PURPOSES ACT, 1997

PROCEDURE FOR LAND ACQUISITION

- PUBLIC NOTICE
- PERSONAL NOTICE
- ENQUIRY REGARDING ACQUISITION
- PUBLICATION OF NOTICE OF ACQUISITION
- DETERMINATION OF COMPENSATION
- ENHANCEMENT OF COMPENSATION

RIGHTS UNDER LAND ACQUISITION ACT, 1894

- Can agree for a compensation by private negotiation
- Dispute the quantum and seek enhancement and reference to court
- Award amount +30% solatium+ interest at 12% upto taking possession
- 9% Interest from date of dispossession till payment or deposit in court.

RIGHTS UNDER THE TN LAND ACQ. HARIJAN WELFARE SCHEME ACT, 1978

- COLLECTOR IS THE AUTHORITY TO DECIDE THE NEED FOR ACQUISITION
- 15% SOLATIUM ONLY
- 6% INTEREST ONLY
- RIGHT OF APPEAL TO THE COURT IN SIX WEEKS FROM THE DATE OF RECEIPT OF COPY OF THE ORDER
- SECOND APPEAL TO THE HIGH COURT IF COMENSATION IS ABOVE RS.50,000/

RIGHT UNDER THE TN LAND ACQN FOR INDUSTRIAL PURPOSES ACT, 1997

- COLLECTOR TO PASS ORDER IN SIX MONTHS
- 30% SOLATIUUM
- 9%INTREST
- MUST OBJECT TO COMPENSATION WITHIN SIXTY DAYS FROM THE DATE OF DECISION
- GOVT. CAN RESTORE THE LAND IF ACQN DROPPED

AMENDED LAND ACQN ACT

- Social Impact Assessment study - public hearing, report, expert committee scrutiny
- Multi cropped land exempted
- After notification no transfers allowed
- Notification to be made in 12months from expert group report
- Objections to notification in 60 days to Collector
- Rehabilitation and Resettlement scheme

New Land Acqn Act contd.

- Public hearing on the report for rehabilitation and resettlement
- Final declaration in 12 months from the preliminary notification along with the scheme
- Possession to be taken only after payment of compensation within 3 months from award
- Resettlement in 18 months

COMPENSATION

- Market value of the preceeding three years
- Add 1-2 times market value if rural area
- Add 1 time market value if urban area
- 100% solatium
- 12% interest upto possession
- 9% interest after possession till payment /deposit
- Severance compensation

COMPENSATION – contd.

- Land owner to seek reference for higher compensation within 6 weeks from date of award
- Or 6 weeks from date of notice under S.21 or within 6 months from date of award
- Collector can extend time upto one year
- Award amount must be received under PROTEST if enhancement is required

ADDITIONAL BENEFITS

- Compensation for rehabilitation
- Resettlement with infrastructure
- Subsistence allowance
- Transport allowance
- Safeguards to existing rights under scheduled areas acts
- Special consideration in regard to fishing rights, rural artisans, small traders, cattle shed and petty shops costs

ADDITIONAL BENEFITS- contd.

- Alternate land allotted
- Employment or annuity can be availed
- Upto 25% value of compensation can be obtained as share in the requisitioning body
- Separate body constituted to hear the disputed claims/compensation
- Right of appeal to the High Court only

ADDITIONAL BENEFITS

- Compensation if land withdrawn from acquisition
- No change in public purpose allowed
- Return of unutilised land if not put to use in 5 years from taking possession
- Acquired land sold, then 40% of appreciated value to the land owners



THANK YOU