

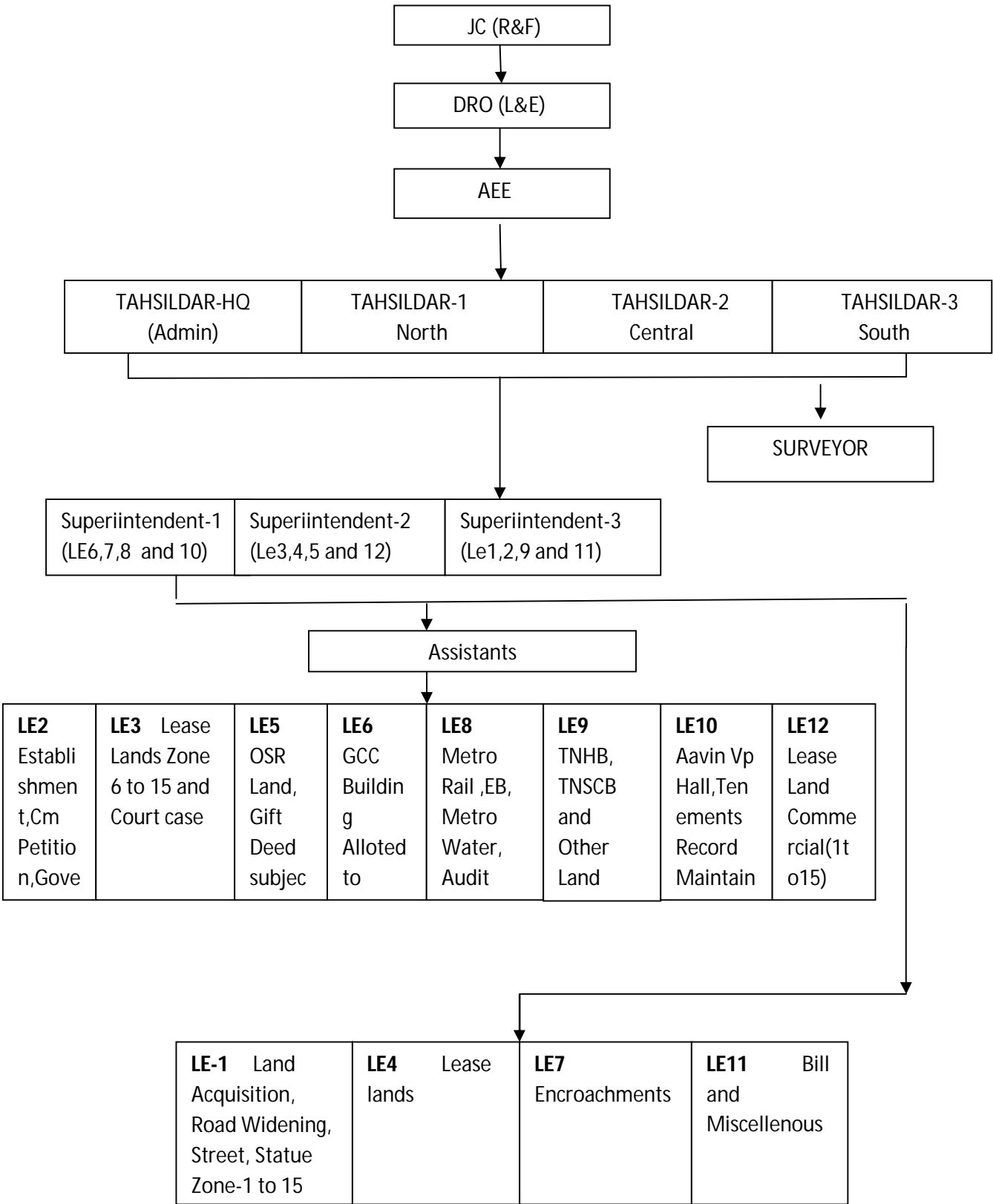
PARTICULARS OF GREATER CHENNAI CORPORATION

LAND AND ESTATE DEPARTMENT:-

This Department was formed by merging the Land and Survey Section from Works Department and Miscellaneous section from the Revenue Department as per Council Resolution No.563/89. dated.01.07.1989 to deal with matters related to Land and Estates of the Corporation.

Land and Estate Department is functioning with a sanctioned complement of 1 DRO, 1 AEE & 4Tahsildars and Other Ministerial staffs under administrative control of JC (R&F) GCC.

Organisation Chart:-



Functions:-

1. Monitoring the taking over of roads and open spaces earmarked in the approved layouts through gift deeds u/s 74 of CCMC Act 1919 and Taking necessary action for effecting the transfer of such lands in the revenue records in favour of Greater Chennai Corporation after making suitable sub-divisions.
2. Accepting any immovable properties gifted in favour of Greater Chennai Corporation from the donor through Gift deed u/s 74 of CCMC Act, 1919.
3. Allotting & Collection of rent for Corporation buildings allotted to other government bodies/departments.
4. Collection of lease rent for Corporation Land and sending lease proposal to Government .
- 5 Sending proposals to the Land Acquisition Officer for acquisition of lands for Corporation purpose either under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act TNRFCTA 2013 or through private negotiation.
- 6 Sending proposals for alienation of Government lands u/s.24 of Revenue standing in favour of Greater Chennai Corporation for public purpose.
- 7 Disposal of Corporation lands to other Government Department for public purpose u/s. 75 of CCMC Act, 1919.

Land Acquisition:-

When there is no Corporation private or Government vested land available for any developmental activities of Greater Chennai Corporation such as construction of School buildings, Hospitals, Dispensaries, Bridges, Culverts, Roads, Parks and Play grounds and Public Conveniences etc., then the private lands required are being acquired through the concerned Land Acquisition Officer either under the provisions of the The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act TNRFCTA 2013 or through private negotiations. In such event after getting resolution of Council as per provisions of 76 of the C.C.M.C. Act 1919, the proposals in the format prescribed by the Government along with the sketches etc. are sent to the Collector, Chennai District through this department. The cost of acquisition is being borne by the respective requisitioning department of Greater Chennai Corporation. These kind of acquired lands are classified as Corporation private lands.

Alienation of Government Lands:-

Any Government lands which were not vested with corporation, if required, for any developmental activities of Greater Chennai Corporation such as construction of School buildings, Hospitals, Dispensaries, Bridges, Culverts, Roads, Parks, Play grounds and Public Conveniences etc. are being requisitioned for alienation by the Government. As per provisions contained in section 24 of the Revenue Standing Order, after getting resolution of the Council, proposals in the format prescribed along with the sketches etc. are sent to the Collector, Chennai District through this department. The lands alienated in favour of Greater Chennai Corporation are classified as "Corporation Public lands".

OSR Lands / Roads:-

Lands reserved as Open Space, Roads, Parks and Playgrounds etc. shall be retained for the public purpose as specified in the approved layout by the C.M.D.A. and Director of Town Country Planning, shall be vested with the local body. These lands were automatically vested as the property of the respective local body prior to the introduction of handing over these lands with a registered gift deed. Nowadays, these kind of lands are being taken over from the respective layout promoters/TNHB/TNSCB etc. by a

registered gift deed after getting resolution from the council as per provisions under section 74 of CCMC Act

The lands so reserved shall be free from construction/encroachment. These lands can be utilised only for the purpose for which it was reserved. The reserved land shall not be sold or let out to any Govt. dept./private individuals.

No permanent structure can be made in any of these lands without prior permission of the Government as per provisions under section 8 of the Tamil Nadu Parks, Play Fields and Open Spaces (Preservation and Regulation) Act, 1959

The details of all such OSR lands shall be prepared and published by the Government every five years as per provisions under section 5(3) (a) & (b) of the Tamil Nadu Parks, Play Fields and Open Spaces (Preservations and Regulations) Act 1959. These kind of lands classified as "Corporation Private lands"

Gift Lands:-

Any donor may donate any immovable property to the Greater Chennai Corporation for the use of the public purpose such as Hospitals, Schools etc through a registered gift deed and this can be accepted by the Corporation as per provisions under section 74 of CCMC Act after getting resolution of the Corporation Council. This kind of land can be used only for the purpose for which it was donated. This kind of lands are classified as "Corporation Private lands".

Transfer of Corporation Lands to Government Departments / Undertakings / Corporations/ Boards

The land pertaining to the Corporation and is required by other Govt departments/Undertakings/Corporations/Boards, it can be alienated and the orders of such alienation are vested with the Commissioner of Corporation as per G.O.Ms.No.25 MAWS dept dt.25.02.2000.

The Corporation private land, if any required by the Govt dept/Govt undertaking, it shall be alienated on collection of prevailing market value, as per the G.O.Ms.No.35, MAWS dept dt.17.02.1997 after getting resolution of the Corporation Council as per provisions under section of 75 of CCMC Act.

However, it can be disposed of at the rate of Rs.10,000/- per ground if the land in question is pre-occupied by the slum dwellers where the TNSCB is coming forward to take up developmental project over the land as per G.O.(Rt) 35 M.A.W.S. Department dt 17.2.1997.

NOC is being given to the District Collector in respect of Land alienation other than Government Poramboke to the Government Department/Undertaking.

Lease Land :-

Disposal of Corporation lands to any private individual/organisation etc. are banned by the Govt. in G.O.(Rt)No. 730, RDLA Department, dated 14.4.1976.

Many of the immovable properties of the Corporation as requested by Government Departments/ Undertakings / Corporations/ Boards /Private Associations / Individuals have been let on lease basis as per provisions under section 75 of CCMC Act 1919 prior to the year 1976.

As the lease period of many cases have already expired, actions is being initiated to resume the lands/send proposal to government for extension as it seems fit.

Rented Building:-

Greater Chennai Corporation Building are allotted to Ration Shop for Rent Basis for only Government Purpose as per Council Resolution.

Naming and Re-Naming of Streets, Parks, Playgrounds Etc.,

U/s.228 of CCMC Act, 1919, the Council shall give names to new public streets, parks, playgrounds, bus-stands, arch or new municipal properties and may alter the name of any public streets, parks, playgrounds, bus-stands, arch or municipal properties subject to the approval of the State Government. However, the Government have given direction vide G.O.(Rt.) No.113, Municipal Administration and Water Supply Department, dated 30.6.1998 avoid sending any proposals to Government for naming or re-naming of public street, park, playground, bus-stand, arch or municipal property. Further, the Government have reiterated in G.O.No.573, Municipal Administration and Water Supply Department, dated 14.12.2001 to follow the above instructions.

Installation of Statues In Corporation Areas:-

The Government have issued guidelines in G.O.(Rt.)No.221, Municipal Administration and Water Supply Department, dated 20.11.1998 for installation of statues in Corporation areas that

- The statue, Arch etc., should be installed only after getting the orders from the Government.
- The statue, Arch etc., which have been already erected should be maintained by the Associations concerned at their own cost.
- If the statue is required to be shifted for any reason, the same may be shifted only after getting orders from the Government.