



## **GREATER CHENNAI CORPORATION** **NOTICE**

### **Guideline for Vacant Land Owners**

Greater Chennai Corporation – Solid Waste Management Department  
Guidelines for the Maintenance of Vacant Lands – Based on TNULB Act  
1998 & TNULB Rules 2023

These guidelines have been formulated to address the adverse impacts of neglected vacant lands, which significantly affect the city's aesthetics, environment, and public safety. By implementing these comprehensive measures, the Greater Chennai Corporation aims to ensure systematic maintenance, beautification, and sustainable management of such lands.

#### **Guidelines for Vacant Landowners:**

As a responsible landowner, you are required to comply with the relevant provisions of the Solid Waste Management Rules, 2016, the Tamil Nadu Urban Local Bodies (TNULB) Act, 1998, and the TNULB Rules, 2023. Proper maintenance of vacant lands contributes to urban cleanliness, public health, and community safety.

The following detailed instructions must be followed by landowners:

#### **1. Cleaning of Vacant Land:**

- a. Regularly inspect the land to identify overgrown vegetation, waste accumulation, and stagnant water.
- b. Remove weeds, bushes, and grass to prevent breeding grounds for mosquitoes, rodents, and other vectors.
- c. Dispose of removed vegetation appropriately as per solid waste norms.

#### **2. Waste Management:**

- a. Prevent accumulation of solid waste and construction debris on the land.

- b. If waste is found, remove it promptly and segregate it (recyclable/non-recyclable) in accordance with Solid Waste Management Rules, 2016.
- c. Avoid burning waste as it harms the environment and public health.

### **3. Drainage Maintenance & Water Stagnation Removal:**

- a. Regularly check for stagnant water.
- b. Ensure proper maintenance of drains and water channels to prevent blockages.
- c. Immediately address any water stagnation to avoid mosquito breeding and disease spread.

### **4. Fencing & Security:**

- a. Install sturdy and secure fencing around the land to prevent unauthorized access, dumping, and encroachments.
- b. Regularly inspect the fence for damages and carry out timely repairs.

### **5. Cooperation with Greater Chennai Corporation:**

- a. Landowners must share contact details and postal address with the Revenue, Health, and Zonal Offices for coordination regarding land maintenance.
- b. Cooperate during inspections and respond promptly to notices and instructions from Corporation officials.

### **Corporation's Directives:**

Compliance with these guidelines is vital for the welfare of the community and protection of the environment. Non-compliance may result in actions under:

TNULB Act, 1998 – Section 177 (4) and TNULB Rules, 2023 – Chapter XII (Public Health & Solid Waste Management): Rules 384, 385, and 392 (Sub-Rules 5 & 6)

## **Warning Notice Procedure:**

If a landowner violates the TNULB Act or these guidelines, a Warning Notice will be issued, allowing 7 days to rectify the shortcomings.

### **Follow-up Inspections:**

Post-notice, inspections will be carried out by Assistant Engineers, Sanitary Inspectors, or Conservancy Supervisors to verify compliance within the given timeframe.

### **Relevant Legal Provisions:**

#### **I) TNULB Rules, 2023:**

Rule 384 – Authority to issue notice to stop/remove materials causing public nuisance (e.g., coal, fireworks, dust, smoke, etc.)

Rule 385 – Vector Control: If mosquito/rodent breeding is suspected, a notice will be issued to eliminate such conditions. Failure to comply may lead to Corporation intervention and recovery of expenses from the landowner.

Rule 392, Sub-Rules 5 & 6 –

#### **Prohibits dumping of solid waste in open areas.**

Mandates maintenance of vacant land free from waste and vector-breeding conditions.

Corporation may clean the site and recover the cost if the owner fails to comply.

#### **II) TNULB Act, 1998 – Section 180:**

Authorizes imposition of penalties up to Rs. 25,000/- for violations.

In case of continuing violations, a fine of Rs. 500/- per day may be levied.

**Authorized Officers for Issuing Notices:**

1. For Nuisance & Waste Removal Notices:  
Assistant Engineers / Assistant Executive Engineers  
Conservancy Inspectors / Supervisors
2. For Vector Control Notices:  
Health Officers / Sanitary Inspectors

**Waste Removal Charges:**

If waste is not cleared by the owner and poses a public health hazard, the Corporation will undertake removal using its own or hired vehicles. The cost will be added to the property tax record under "Solid Waste Removal Charges."

- i. Authorization for designated officials to issue notices to landowners who fail to maintain vacant plots, based on TNULB Act 1998, Section 180 and TNULB Rules 2023, Section 384, 385, and 392 (5, 6, 7).
- ii. In cases where vacant plots pose public health risks due to unmanaged waste, the Corporation shall clear the waste and recover the cost under "Solid Waste Removal Charges" in the property tax records, as per the scale mentioned below.

up to 5 MT of waste: Rs. 5,800

up to 10 MT of waste: Rs. 11,600

**Commissioner**  
**Greater Chennai Corporation**