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NOTIFICATIONS BY GOVERNMENT

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NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

The Tamil Nadu Regularisation of Unapproved Layouts and Plots in Hill Areas Rules, 2020.

*[G.O. Ms. No. 66, Housing and Urban Development [UD4(3)], 30th March 2020,
பங்குனி 17, விகாரி, திருவள்ளூர் ஆண்டு-2051.]*

No. SRO A-20/2020.—WHEREAS guidelines for regularization of unapproved Layouts and plots in urban and rural areas including hill areas is being implemented as per the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017. It is noticed that a large number of unapproved Layouts and sub-divisions developed all over the State in both the urban and rural areas and Hill Areas coming under the purview of Hill Area Conservation Authority (HACA), are without adequate infrastructure and public amenities and most of the plots in such Layouts and sub-divisions have been purchased by poor and innocent people and there is no way to convert these Layouts and sub-divisions or plots back to their original use;

AND WHEREAS it is expedient to regularize the plots in such unapproved Layouts or sub-divisions in Hill Areas so as to protect the interests of those innocent purchasers and to provide basic infrastructure facilities;

AND WHEREAS it is also observed, that regularization of sold out plots alone without considering the Layout or sub-division as a whole will result in noncontiguous pockets of development, causing enormous difficulty to the Local Bodies to provide services to the regularized plots in isolation and therefore, it is considered necessary to regularize these unapproved Layouts and sub-divisions in Hill Areas in their entirety by insisting to widen the roads, improve circulation, reserve areas for open space and public purpose to the extent feasible in each Layout. Regularization will be considered on case to case basis depending on the NOC issued by the District level officials of the departments vnamely, Forests, Geology and Mining and Agricultural Engineering;

NOW THEREFORE, in exercise of the powers conferred by section 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby exempts the unapproved Layouts in the Hill Areas except for certain specific hill areas like "Elephant corridors" as identified by the Environment and Forest Department of Government of Tamil Nadu, "Ecologically sensitive areas" as notified by the Government of India vide the Gazette of India, Part II, sec 3, subsection (ii), dated:03-10-2018 and Landslide prone areas identified by the Geology and Mining Department, where any or all plots are sold and registered on or before the 20th October 2016 and all unapproved plots which are sold and registered on or before the 20th October 2016 from the operation of all the provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and makes the following rules for regularization of such unauthorized Layouts and plots under section 122 of the said Act.

RULES.

- (1) **Short title.**— These rules may be called the Tamil Nadu Regularization of Unapproved Layouts and Plots in Hill Areas Rules, 2020.
- (2) **Definitions.**—In these rules, unless the context other wise requires,-
 - (1) "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);
 - (2) "Annexure" means Annexure appended to these rules;
 - (3) "Competent Authority" means,-
 - (i) for regularization of unapproved individual plot in a sub-division or Layout in Hill areas-
 - (a) in case of a City Municipal Corporation, the Commissioner;
 - (b) in case of a Municipality, the Commissioner;
 - (c) in case of a Town Panchayat, the Executive Officer; and
 - (d) in case of a Village Panchayat, the Block Development Officer (Village Panchayats);
 - (ii) for regularization of Layout in the selected Hill areas, the Member-Secretary of the composite Local Planning Authority or Regional Planning Authority or the New Town Development Authority functioning under the control of the Town and Country Planning Department or the Regional Deputy Director or Assistant Director of the Town and Country Planning Department, as the case may be, in whose jurisdiction the Layout exists;
 - (4) "Development charge" means the amount to be collected towards the cost of providing amenities and infrastructure facilities in urban and rural areas within the jurisdiction of the Local Authorities at the rates specified in rule 12;
 - (5) "Development Control Regulations" means the development control regulations for the areas as prescribed in the

respective Master Plans, wherever applicable;

(6) "Development Plans" means Master Plans, Regional Development Plans, New Town Development Plans, Detailed Development Plans and Town Planning Schemes in force in the respective planning area;

(7) "Form" means Form appended to these rules;

(8) "Guideline value" means the guideline value of the land fixed by the Registration Department prevailing as on the 1st August, 2007 for the plots registered up to the 31st March, 2012 and for the plots registered on or after the 1st April, 2012, the prevailing guideline value as on the date of notification of these rules. For the unsold plots in the Layout, the value fixed by the Registration Department on the date of issue of in-principle approval of Layout framework;

(9) "Layout" means division of land into plots by introducing a new road or street in the hill areas falling under the jurisdiction of Directorate of Town and Country Planning;

(10) "Layout framework" means Layout plan approved by the Competent Authority specified in clause (ii) of sub-rule(3) of rule 2 with or without changes, showing the changes made on the ground Layout plan submitted by the Layout Promoter or Society or Association or prepared suo-motu as per sub-rule(3) of rule 7 for the purpose of improving the Layout;

(11) "Layout Promoter" means a person whether owner or authorized person of any land including a registered co-operative society and an Association, who has developed land into a Layout for the purpose of selling the plots in the said Layout;

(12) "Local Authority" means all City Municipal Corporations, Municipalities, Town Panchayats, Panchayat Unions and Village Panchayats;

(13) "Plot holder" means a person in whose name the plot is registered with a registered sale deed or title deed executed on or before the 20th October, 2016;

(14) "Plot or Unapproved plot" means a plot in an unapproved Layout or sub-division in the hill areas;

(15) "Regularization charge" means a charge to be paid for regularizing the unapproved plot or the unapproved Layout or the unapproved sub-division in the hill areas as provided in rule 11;

(16) "Regularization of unapproved Layout in the Hill areas" means the regularization of unapproved Layout framework in the hill areas. Such regularization of unapproved Layout framework will not automatically regularize the individual plot in the Layout. The individual plot owner / promoter (in the case of unsold plots) shall, after regularization of unapproved Layout framework in the hill areas, apply for regularization of his plot/plots separately;

(17) "Sub-division" means division of land abutting an existing road or street into plots without introducing any new road or street in areas falling within the jurisdiction of Directorate of Town and Country Planning;

(18) "Unapproved Layout or sub-division" means a Layout or sub-division of land made without the prior approval or concurrence of the Director of Town and Country Planning;

(19) Words and expression used, but not defined in these rules, shall have the same meaning assigned to them in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and Tamil Nadu Combined Development and Building Rules, 2019.

3. Applicability:- (1) These rules shall be applicable to the following areas, namely.-

(a) Hill Areas specified in Annexure-I.

(b) (i) List of Hill Stations specified in Schedule II to the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920),

(ii) Other local bodies to which Chapter X-A of the said Act has been extended; and

(iii) List of such villages/taluks in the hill areas falling under the districts, namely, The Nilgiris, Dindigul and Salem.

(2) These rules shall not be applicable to the Hill areas specified in Annexure II.

4. Eligibility for considering regularization of unapproved plots and Layouts.- Only those unapproved Layouts where a part or full number of plots have been sold through a registered sale deed on or before the 20th October, 2016 shall be eligible to be considered for regularization under these rules. Similarly, all plots including unsold ones are eligible for regularization in Layouts where at least a part of the total number of plots have been sold through a registered sale deed on or before 20th October 2016. Individual plot in a sub-division registered by a sale or title deed on or before 20th October, 2016 shall also be eligible for regularization. As proof and evidence, the plot holder or the Layout promoter is required to furnish copies of the sale deed or title deed for the plots sold. Agreement for sale or General Power of Attorney shall not be considered as evidence for proof of sale of plot.

5. Restrictions for regularization of unapproved plots and Layouts in the Hill Areas. – The following categories shall not be eligible for regularization, namely:-

- (i) plot or Layout in part or whole, which is located in public water body like Channel, Canal, Tank, Lake, River, etc.;
- (ii) plot or Layout in part or whole in Government Poramboke land;
- (iii) plot or Layout in Open Space Reservation (OSR) land, Park or Play-field reserved in any approved Layout or sub-division;
- (iv) vacant plots blocking access to surrounding lands which do not have any other means of access;
- (v) plot or Layout in part or whole, lying in the lands affected by the alignments of proposed road or rail corridors and street alignments specified in the development plans;
- (vi) plot with any encroachment on to a public road or street or on any other land over which the applicant does not possess ownership right and lands attracted by the repealed Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) and the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961);
- (vii) plot or Layout in part or whole, lying in the lands below the alignment of high tension and extra high voltage electric line including tower lines;
- (viii) plot or Layout in a part or whole, lying in the lands within the 500m from the boundaries of Reserve Forest and Wooded Lands or areas of Special Interest as may be declared by the Government, from time to time.

6. Conditions for regularisation of unapproved plots and Layouts.- The applications for regularisation of unapproved Layouts and plots under these rules shall be considered on case by case basis, subject to production of the following, namely:-

- (i) NOC from the District Forest Officer for Individual plots and unsold plots in Layout up to 5 acres and No Objection Certificate from Principal Chief Conservator of Forest(PCCF) for unsold plots in Layout above 5 acres;
- (ii) NOC from the Executive Engineer (Agriculture Engineering Department);
- (iii) NOC from the Assistant Director or Deputy Director of Geology and Mining Department; and
- (iv) NOC from the Revenue Divisional Officer

7. Compulsory application for regularization in Hill Areas.- (1) It shall be compulsory for all the individual plot owners and Layout promoters eligible under rule 4 to file an application on-line in FORM-I for regularization to the Competent Authority concerned within six months from the date of commencement of these rules along with the fees and charges as per the self assessment made and annexed with the application. The Competent Authority shall process the application and pass orders of regularization on-line:

Provided that the application for individual plot regularization in a Layout shall be considered for regularization only after in principle approval of the Layout framework is issued by the Competent Authority. Accordingly, all the individual plot owners in an unapproved Layout shall apply for regularization of their plots along with a sketch of the Layout.

(2) Within 15 days from the date of notification of these rules, the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall call upon the Competent Authority concerned specified in clause (i) of sub-rule(3) rule 2 to furnish a certified list of unapproved Layouts in the above Hill Areas formed within its jurisdiction along with the details of name of the revenue village, survey numbers or ward numbers, town survey numbers, name of the local body, as the case may be covered by the Layout and its extent

(3) Upon receipt of the list of unapproved Layouts in the above Hill areas, the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall suo-motu prepare and approve and give in-principle approval for the Layout framework as existing on ground, subject to modifications in respect of connectivity to the adjoining lands by employing the services of licensed surveyors/Architect/ Engineer for those Layouts which are covered in the list furnished by the Competent Authority concerned specified in clause (i) of sub-rule (3) of rule 2.

(4) The Layout Promoter or Registered Co-operative society or Association applying for regularization of the Layout in the above Hill areas shall be jointly and severally responsible for undertaking the rectification of deficiencies in such unapproved Layout and to comply with the conditions as directed by the Competent Authority concerned, and pay the required fees and charges as prescribed in these rules to the Competent Authority.

(5) Application for regularization of unapproved individual plot in a Layout or sub-division in the Hill areas shall be made to the Competent Authority concerned as specified in clause (i) of sub-rule (3) of rule 2.

(6) Application for regularization of unapproved Layout in the above Hill areas shall be made to the Competent Authority concerned as specified in clause (ii) of sub-rule (3) of rule 2.

(7) An application made by any person for regularization of plot or Layout in the above Hill areas who does not have any right over the land shall be summarily rejected.

(8) The application shall be accompanied by the following documents, namely:-

(a) For regularization of unapproved individual plot in a sub division or Layout in the Hill areas:

(i) Three copies of plan showing the site plan with dimensions of the plot or sub division as per the patta or Field Measurement Book (FMB) sketch, and the width of the access road duly signed by both the applicant who has the right over the land and the Licensed Surveyor or other professionals prescribed in the relevant Act or Building Rules;

(ii) A copy of Layout plan showing the plot proposed for regularization, dimensions of the plots, road network, width of the roads, dimensions of public open spaces and public purpose plots along with survey field numbers of the village covered by the Layout;

(iii) A copy of topo sketch showing the location of Layout and connectivity of the Layout to the public road and physical features surrounding the Layout;

(iv) A self attested copy of sale deed or title deed for the plot.

(v) A copy of patta, Permanent Land Record (PLR) or Town Survey Land Record (TSLR) extract in favour of the applicant shall be furnished. If the patta, Permanent Land Record (PLR) or Town Survey Land Record (TSLR) in favour of the applicant has not been obtained, then, the same in favour of the previous owner of the land shall be furnished;

(vi) Encumbrance certificate issued by the Registration Department covering the plot transaction issued not more than a week before the date of application;

(vii) In case of plot falling in agriculture land, a certificate or status report from the Tahsildar of the concerned Taluk that the Layout is not obstructing the waterways on the common field irrigation channels on the ground and flood level or inundation status.

(b) For regularization of unapproved Layout in the Hill areas:

(i) Five copies of Layout plan showing the dimensions of the plots, road network, width of the roads, dimensions of public open spaces, public purpose plots and the survey field numbers of the village covered by the Layout and marking the plots sold in the Layout before the commencement of these rules;

(ii) A copy of the topo sketch plan showing the public access to the Layout, width of the access road and the surrounding physical features within a radius of 500 meters from the Layout;

(iii) Encumbrance Certificate (EC) issued by the Registration Department covering all the survey field numbers of the Layout for the period from the date of commencement of sale of plot to the date not more than a week before the date of application;

(iv) A self attested tabular statement showing the details of the plots sold including plot number, dimensions and its extent, date of sale, document number, name of the purchaser tallying with the encumbrance certificate and the details of unsold plots in case where the application is made by the Layout promoter;

(v) Self attested copy of ownership document in favour of the owner of the land in which the Layout has been formed in case where the application is made by the Layout promoter;

(vi) Latest Patta, Permanent Land Records (PLR) or Town Survey Land Records (TSLR) and Field Measurement Book (FMB) sketches for the survey fields covered in the entire Layout;

(vii) Site Inspection Report and Recommendation of the Revenue Divisional Officer (RDO) or any officer authorized by the District Collector concerned;

(viii) NOC from District Forest Officer or any officer authorized by the Principal Chief Conservator of Forests at the District level;

(ix) NOC from Executive Engineer (Agricultural Engineering Department) or any officer authorized by the Chief Engineer (Agri Engg) at the District level;

(x) NOC from the Assistant or Deputy Director of Geology and Mining Department of the respective District;

(c) A self declaration in FORM-II to the effect that the Layout is not attracted under the provisions of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) and the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961);

(d) In case of applications submitted by Layout Promoter or Society or Association, an undertaking in a non-judicial stamp paper of value not less than twenty rupees in FORM-III agreeing to undertake the rectification works as directed by the Competent Authority and remit the development charges, regularization charges as applicable as assessed by the Competent Authority. In suo-motu approval specified in sub-rule(3) of rule 7, the plots falling in spaces specified for rectification in the Layout by the competent authority will not be regularized to the extent of required rectification.

(e) Any other document such as legal opinion from the Government pleader or as may be required by the Competent Authority;

8. An application under these rules shall be in conformity with the following, namely:-

(1) The Civil Aviation Regulations of the Ministry of Tourism and Civil Aviation under the Aircraft Act, 1934 (Central Act XXII of 1934).

(2) The Ministry of Defence Regulations for developments in the vicinity of the Air Force Stations within 100 meters around the areas notified under the Works of Defence Act, 1903 (Central Act VII of 1903).

(3) The Coastal Zone Regulations of the Ministry of Environment and Forest under the Environment (Protection) Act, 1986 (Central Act 29 of 1986), notified in the Gazette of India Extraordinary, Part-II, Section 3, sub-section (ii), dated 6th January, 2011.

(4) Areas notified under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of 1958), and the Tamil Nadu Ancient and Historical Monuments and Archaeological Sites and Remains Act, 1966 (Tamil Nadu Act 25 of 1966).

(5) The Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993.

(6) Restrictions or Regulations or rules issued by Central or State Government for monument zone, heritage towns or any other zone or area.

(7) Restrictions as stipulated in the provisions of the Acts related to the Forest Department in respect of the areas falling under prohibited areas, buffer zones, if any, lying immediately outside the boundary of the Wild life sanctuaries, Reserved Forests etc.;

(8) Private Forests notified under Tamil Nadu Preservation of Private Forest Act, 1949 (Tamil Nadu Act XXVII of 1949).

(9) Janmam Estate lands as per The Gudalur Janmam Estates (Abolition and Conversion into Ryotwari) Act, 1969 (Tamil Nadu Act 24 of 1969).

9. Guidelines for regularization in the above Hill areas.- The unapproved individual plot and the unapproved Layout seeking regularization in the above Hill areas should conform to the following, namely:-

(a) The individual plot in a Layout or sub-division seeking regularization in the Hill areas specified in rule 3 should have been sold or transferred in favour of the applicant by a registered sale deed executed before 20th October 2016.

(b) The unapproved Layout seeking regularization under the rules shall be a contiguous piece of land.

(c) Any plot for regularization shall abut a public street or gain access from a public street through a private street over which the applicant has the right to access.

(d) The Layout applied for regularization shall gain access from a public road of minimum width of 4.8 meters in case of Corporations and Municipalities and 3.6 meters in case of Town Panchayats and Village Panchayats.

(e) In case of individual plot,-

(i) all plots in a Layout for which in – principle approval of Layout frame work is granted by the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall be eligible for regularization.

(ii) the individual plot in a sub division, shall be regularized irrespective of the building violation in the residuary plot.

(iii) the individual plot in a Layout shall be regularized only to the extent it tallies with the plot dimensions and abutting road width in the in-principle approved Layout frame work.

(iv) the applicant shall, if any part of a plot in an in-principle approved Layout framework is required for road widening or providing access to the surrounding areas, gift to the local body through a registered gift deed, as required by the Competent Authority.

(v) the individual plot in a Layout or a sub-division that were already sold out shall be regularized with full exemption from the Open Space Reservation and the requirements of the Development Control Regulations;

(f) In case of Layouts,-

(i) if atleast one plot has been sold out in an unapproved Layout, the internal roads of the Layout abutting such sold out plot shall be regularized on "as is where is" basis. Whereas, the internal roads of the Layout abutting unsold plots shall be made as per the requirements of the Development Control Regulations;

(ii) the reservation of land for Open Space Reservation shall be provided by amalgamating or altering the unsold plots to an extent of not less than 10% of the total area of unsold plots. However, it would not be essential to provide 10% of the unsold plot area in a Layout in one contiguous stretch or in definite dimension. The Layout promoters shall transfer the spaces earmarked for roads and Open Space Reservation to the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 through a registered gift deed. Later the same shall be transferred to the Competent Authority specified in clause(i) of sub-rule(3) of rule 2 every month through a registered gift deed.

(iii) In Layouts where a portion or whole of the Layout is formed in agricultural lands in areas other than planning areas, the Competent Authority shall examine whether any common irrigation filed channel will be obstructed or encroached or removed due to the formation of Layout and also the level of inundation to decide on the in principle approval of the Layout framework.

10. Effect of regularization—(1) Plots under earlier regularization schemes implemented by the Government shall be deemed to be regularized for residential usage irrespective of the land use zone in the development plans concerned. Further, the unapproved Layout or sub-divisions formed prior to 29.11.1972 in rural areas and prior to 01-01-1980 in urban areas within the jurisdiction of Directorate of Town and Country Planning, shall be deemed to have been approved. The roads and Open Space Reservation area, if any, in such Layout shall be deemed to have been vested with the concerned local authority,

(2) All the plots in unauthorized Layout/sub-divisions made from,-

(a) 29.11.1972 to 20.10.2016 in rural areas in Directorate of Town and Country Planning jurisdiction; and

(b) 01.01.1980 to 20.10.2016 in respect of urban areas in Directorate of Town and Country Planning jurisdiction,

shall be eligible for regularization under these rules;

11. Regularization Charge —(1) Regularization charge shall be assessed and levied separately for the plot or Layout for regularization under these rules at the rates given below:-

The regularization charge per square meter of the plot area shall be-

(i) Rs.150/- in City Municipal Corporation area;

(ii) Rs.100/-in Municipal area and;

(iii) Rs.50/-in areas covered under Town Panchayats and Village Panchayats areas.

(2) The regularization charges levied and collected under this rule shall be remitted into the Government account and shall be earmarked for the purpose of developing infrastructure amenities in the local authorities.

12. Levy of Development Charge – (1) Development charge shall be collected for the regularization of plot or Layout or sub division under these rules at the rates given below:-

The Development Charge per square meter of the plot area shall be,-

(a) Rs. 750/-in City Municipal Corporation Area;

(b) Rs. 375/-in Special and Selection Grade Municipal Area;

(c) Rs. 225/- in Grade-I and Grade-II Municipal Area;

(d) Rs. 120/- in Town Panchayat Area; and

(e) Rs. 40/-in Village Panchayat Area.

(2) The development charges so collected by the local authorities shall be remitted to the separate account of the respective local authorities and shall be utilized for providing basic infrastructure facilities like roads, drinking water, storm water drains etc., for the particular Layout and shall be used to fund amenities and infrastructure development programs in the respective Layout area including meeting of the State share under the centrally sponsored schemes.

13. Scrutiny fees.— Scrutiny fee at the rate of Rs.500/- per plot shall be collected by the competent authority specified in clause (ii) of sub-rule (3) of rule 2.

14. Removal of doubt.— The Regularization Charges and Development Charges specified in these rules are inclusive of the normally leviable charges by the Directorate of Town and Country Planning and Local Authority under the relevant laws and therefore they shall not collect any other charges other than the charges specified in these rules for issue of regularization order for the plot.

15. Processing of the application – (1) The Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 on receipt of application for regularization of Layout, shall carry out inspection, confirm the status of access road examine the application as per these rules, call for any additional details or particulars which are relevant to consider, if necessary, and decide on the in-principle approval of Layout framework:

Provided that if the additional details or particulars called for by the Competent Authority are not furnished within sixty days from the date of receipt of the communication by the applicant, the application shall be rejected.

(2) In case of applications submitted to the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2, the rectification in the Layout directed by the Competent Authority shall be completed to the satisfaction of the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 including handing over of Open Space Reservation, land and roads, if any, to the concerned local authority.

(3) If the Layout is in accordance with these rules, upon intimation received from the Competent Authority specified in clause (i) of sub-rule (3) of rule 2 of the satisfactory rectification of the Layout and the handing over of Open Space Reservation, land and roads, the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall grant in principle approval to the Layout framework and forward a copy of the approved Layout framework to the Competent Authority specified in clause (i) of sub-rule (3) of rule 2.

(4) On receipt of the in-principle approval of the Layout framework from the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2, the Competent Authority specified in clause (i) of sub-rule (3) of rule 2 shall ensure that the individual plot applied for regularization tallies with the corresponding plot in the in-principle approved Layout framework in respect of the plot dimensions and width of abutting road and issue demand notice for payment of Regularization Charges and Development Charges.

(5) If the payment is made as per the demand notice, the Competent Authority specified in clause (i) of sub-rule (3) of rule 2 shall issue regularization order for the plot along with a copy of plan showing the individual plot so regularized.

(6) (a) In case of Layout plans prepared suo-motu as per sub-rule (3) of 7, the Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall examine the Layout in accordance with the guidelines in rule 7 and propose necessary changes, if any, required and estimate the scrutiny fees, regularization charges, development charges for the entire Layout. The charges and fees which shall be collected from each plot owner of the Layout on pro-rata basis shall also be estimated.

(b) The Competent Authority specified in clause (ii) of sub-rule (3) of rule 2 shall incorporate the changes or rectification works in the Layout plan and grant in-principle approval for Layout frame work. The in-principle approved Layout frame work plan and the charges and fees to be collected from each plot owner on pro-rata basis shall be forwarded to the Competent Authority specified in clause (i) of sub-rule (3) of rule 2.

(c) On receipt of the in principle approved Layout framework and the details of charges to be collected, the Competent Authority specified in clause (i) of sub-rule (3) of rule 2 shall confirm the ownership right of the plot owner, collect the charges applicable for the plot and issue approved regularized plan for the plot. The Competent Authority specified in clause (i) of sub-rule (3) of rule 2 shall undertake the improvement works on behalf of the Layout promoter or plot owners. The roads and Open Space Reservation shall be taken over suo-motu for maintenance under the appropriate provisions of the local bodies Acts and rules made thereunder.

(7) Regularization of unapproved Layout framework will not automatically regularize the individual plot in the Layout. The individual plot owner/promoter (in the case of unsold plots) shall, after regularization of the Layout framework, apply for regularization of his plot/plots separately.

(8) On receipt of the demand notice for payment of charges and fees, the applicant is liable to pay all the charges and fees to the Competent Authority as per the demand notice within thirty days from the date of communication of the said demand notice. If the payment is not made within the time stipulated above, it shall attract interest at the rate of six per cent per annum. If the payment is made as per the demand notice, the competent authority specified in clause (ii) of sub-rule (3) of rule 2 shall issue regularization order along with a copy of plan showing the plot or plots regularized. The total amount paid by the applicant as per the demand shall be apportioned appropriately and transferred to the respective accounts by the Competent Authority. If the said amount is not remitted within 90 days from the date of receipt of the said demand notice, the application shall be summarily rejected.

(9) In case of applications which are found to be not in accordance with these rules or in compliance with the directions issued by the Competent Authority, orders shall be issued rejecting such applications.

(10) The Competent Authority specified in clause (i) of sub-rule (3) of rule 2 shall forward the copy of the in-principle approved Layout framework along with the gift deed for the roads and the Open Space Reservation to the concerned Tahsildar for carrying out mutation in the revenue records especially in respect of Open Space Reservation and roads.

16. Consequences of non-regularization.— Where no regularization is ordered under these rules for an unapproved plot or Layout, then-

(a) no electricity, water supply, drainage and sewerage connections shall be extended to such unapproved plot or Layout;

(b) such unapproved plot or Layout shall not be registered under the Registration Act, 1908 (Central Act IX of 1908) by the Registration Department; and

(c) No building approval shall be given by the authorities concerned for such unapproved plot or Layout.

17. Appeal.— (1) Any person aggrieved by an order passed by the Competent Authority in Directorate of Town and Country Planning jurisdiction may prefer an appeal to the Director of Town and Country Planning within thirty days from the date of receipt of the order:

Provided that the Director of Town and Country Planning may admit an appeal preferred after the expiration of thirty days, if they are satisfied that the appellant had sufficient cause for not preferring the appeal within the said period.

18. Revision.— Any person aggrieved by an order passed by the Director of Town and Country Planning may prefer revision to the Government within thirty days from the date of receipt of the order:

Provided that the Government may admit a revision preferred after the expiration of thirty days, if they are satisfied that the appellant had sufficient cause for not preferring the revision within the said period.

19. Review.— Any person aggrieved by an order passed by the Government may prefer review to the Government within thirty days from the date of receipt of the order by explaining new grounds for reviewing the order:

Provided that the Government may admit a review preferred after the expiration of thirty days, if they are satisfied that the applicant had sufficient cause for not preferring the review within the said period.

20. Disclaimer.— Regularization of plot and Layout in identified Hill Area under these rules shall not be deemed to be a regularization of the building constructed in the plot and shall not confer any right on the applicant or owner of the plot to obliterate the action taken against such buildings under sections 56 and 57 of the Act.

21. Transitory provisions.— On and from the date of coming into force of these rules,-

(1) All applications and appeals in respect of Hill areas pending under the Tamil Nadu Regularisation of Unapproved Layout and Plots Rules, 2017 shall stand transferred to the Competent Authority and to the Director of Town and Country Planning, respectively, under these rules.

(2) In case where orders have been passed on the applications by the competent authority under the Tamil Nadu Regularisation of Unapproved Layout and Plots Rules, 2017, appeal shall lie to the Director of Town and Country Planning under these rules.

(3) In cases where orders have been passed on appeal by the Director of Town and Country Planning under the Tamil Nadu Regularisation of Unapproved Layout and Plots Rules, 2017, revision shall lie to the Government under these rules.

(4) In cases where orders have been passed on appeal by the Government under the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017, review shall lie to the Government under these rules.

APPENDIX

ANNEXURE-I

Hill Areas (see rule 3(1))

District	Names of Taluks	Names of Villages
1. Coimbatore	Coimbatore South	1. Narasipuram
		2. Vellimalaipattinam
		3. Devarayapuram
		4. Kallikanaickenpalayam
		5. Mathuvarayapuram
		6. Alandurai
		7. Thenkarai
		8. Mathampatti
		9. Theethipalayam
		10. Perurchettipalayam
		11. Sundakkamuthur
		12. Ettimadai
		13. Mavuthampatti
		14. Thondamuthur
	Coimbatore North	1. Naickenpalayam
		2. Gudalur
		3. Narasimmanaickenpalayam
		4. Nanjundapuram
		5. Chinnathadagam
		6. Somaiyampalayam
	Udumalpet	1. Valayapalayam
		2. Thali
		3. Jallipatti
		4. Linkamavur
		5. Venkittapuram
		6. Manupatti
		7. Kallapuram
	Mettupalayam	1. Tholampalayam
		2. Vellyankadu
		3. Thekkampatty
		4. Odanthurai
		5. Nellithurai
		6. Cheickkathasampalayam
		7. Sirumugai
	Pollachi	1. Periyapodu
		2. Vettaikaranpudur
		3. Kaliyapuram
		4. Kottoor
		5. Angalakurichi
		6. Thoraiyur
7. Jallipatty		
8. Arthanaripalayam		

District	Names of Taluks	Names of Villages
2. Dindigul	Dindigul	1. Pandiramalai
		2. Thonimalai
		3. Manalur
		4. Godalvavi
		5. Chatrapatti
		6. Paraipatti
		7. Ayyampalayam
		8. Narasingapuram
		9. Kasavanampatti
		10. Sirangadu
3. Erode	Bhavani Bhavani Sub-Taluk	1. Bargur A
		2. Bargur B
	Sathiyamangalam Thalavadi Sub-Taluk	1. Thalaimalai
		2. Neithalapuram
		3. Iggalur
		4. Marur
		5. Dhoddakajanur
		6. Thalavadi
		7. Chikkakajanur
		8. Mallankuzhi
		9. Arulavadi
		10. Paiannapuram
		11. Mathahalli
		12. Kettavadi
		13. Konganahalli
		14. Panahahalli
		15. Dhoddamuthukarai
		16. Eraganahalli
	17. Thingalur A and B	
	18. Thiganarai	
Sathiyamangalam Thalavadi Sub-Taluk	19. Karalavadi	
	20. Hasanur	
Kuthialathur sub-Taluk	1. Kuthiyalathur	
	2. Kunri	
	3. Koothampalayam	
4. Kanyakumari	Agastheeswaram	1. Vadasery
		2. Kulasekarapuram
		3. Theroor
		4. Eravipudur
		5. Suchindram
	Thovalai	1. Ananthapuram
		2. Arumanaloor
		3. Darisanamcope
		4. Erachakulam
		5. Esanthimangalam
		6. Chenbagaramanpudur

District	Names of Taluks	Names of Villages		
4. Kanyakumari-contd.,	Vilavancode	1. Paloor 2. Nattalam 3. Arudesam 4. Kulappuram 5. Methukummal 6. Palugal 7. Vellamcode 8. Mancode 9. Kalial 10. Kunnathur 11. Arunmanai		
	Kalkulam	1. Aloor 2. Villukkuri 3. Kalkulam 4. Thuckalay 5. Ponmanai 6. Thumbacode 7. Thirparappu 8. Mecode		
	5. Namakkal	Namakkal	1. Gundur Nadu 2. Valappur Nadu 3. Ariyur Nadu 4. Valavanthi Nadu 5. Thinnanur Nadu 6. Devannur Nadu 7. Selur Nadu 8. Unantangal Taraf 9. Malayalapatti 10. Karukudal Taraf 11. Perunappan Solai 12. Periyakombai 13. Pudur Palappatti 14. Mullakurichi Taraf 15. Periyakurichi	
			Rasipuram	1. Keelur 2. Melur 3. Kidamalai 4. perakkarai Nadu 5. Bail Nadu 6. Edappuli Nadu 7. Chittur Nadu 8. Thiruppuli Nadu 9. Pelappadi Nadu 10. Alathur Nadu 11. Gunduni Nadu 12. Adakkam Pudukombai 13. Bodamalai

District	Names of Taluks	Names of Villages
6. Salem	Salem	1. Nilavarapatti
		2. Jarugumalai Hills
		3. Arunoottumalai
	Attur	1. Chinnakalrayan (North)
		2. Periyakalrayan (South)
		3. Soolankurichi
		4. Periyakalrayan Melnadu
		5. Kariyakoil
		6. Paithur
		7. Kil Avarai
		8. Kollimalai Hills(Pilliarmathi)
		9. Saradimoolai. Kallippatti in Valakombai Taraf
	Vazhapadi	1. Thekkalpatti
		2. Aladipatti
		3. Puzhuthikuttai
		4. Chinnavelampatti
		5. Periyavelampatti
		6. Pallikadu
		7. Arunoothumalai
		8. Pelampadi
9. Sirumalai		
Gangavalli	1. Pachaimalai	
	2. Veppadai	
Mettur	1. Palamalai	
7. Tirunelveli	Tenkasi	1. Aykudi
		2. Melagaram
		3. Ayiraperi
		4. Pattapathu
		5. Mathalamparai
		6. Ilanji
		7. Tenkasi
		8. Boganallur
		9. Chokkampatti
		10. Pattakkurichi
		11. Puliur
	Alangulam (Previously Tenkasi Taluk)	1. Ayyanarkulam
		2. Alangulam
		3. Maranthai
		4. Mayamankurichi
		5. Sivalarkulam
		6. Nettur
		7. Subbaiahpuram
		8. Keezhapavur II
		9. Kazhuneerkulam
10. Thuthikulam		

District	Names of Taluks	Names of Villages
7. Tirunelveli—contd.,	Ambasamudram	1. Keelmugam
		2. Aladiyur Part II
		3. Vickramasingapuram Part II
		4. Therku Kallidaikurichi PartII
		5. Malayankulam
		6. Therku Karukurichi
		7. Thiruviruthanpuli Part II
		8. Sivasailam
	Nanguneri	1. Earwadi
		2. Nambithalaivanpattayam
		3. Thalavaipuram
		4. Thirukkurungudi II
		5. Mahiladi
		6. Malayadipudur
		7. Seevalaperi
		8. Keelakaruvankulam
		9. Padmaneri
		10. Pathai
		11. Devanallur
		12. Idaiyankulam
		13. Singikulam
		14. Melkarai
		15. Keezha Kaduvetti
		16. Kallikulam
		17. Iraippuvarai
		18. Ilankulam
		19. Rajakkamangalam
	Sankarankovil	1. Kurukkalpatti
		2. Naduvakkurichi major
		3. Narikkudi
		4. Pazhanakottai
		5. K. Alangulam
		6. Sayamalai Part I
		7. Sayamalai Part II
		8. Nalanthula
		9. Kalapalankulam
		10. Maruthakinaru
		11. K. Karisalkulam
		12. Nakkalamuthanpatti
		13. Mukkuttumalai
		14. Maipparai
		15. Varahanur
		16. Thiruvengadam

District	Names of Taluks	Names of Villages
7. Tirunelveli—contd.,	Sankarankovil	17. Sundaresapuram
		18. Sevalkulam
		19. Perumpathur
		20. Karisathan
		21. Vadikottai
		22. Therkusankarankoil
		23. Periyoor
		24. Pandapuli
		25. Perumalpatti
		26. Paruvakkudi
		27. Veerasigamani
		28. Keezha Veerasigamam
	29. Madathupatti	
	30. Vadakkupudur	
	31. Pattadaikatti	
	32. Ariyanayagipuram	
	Shenkottai	1. Vadakarai Keelpidagai
		2. Vadakarai Maelpidagai
		3. Panmozhi
		4. Thenpothai
		5. Mekkarai
		6. Shencottai Keelur
		7. Shencottai Melur
		8. Karkudi
		9. Nagalkadu
		10. Vallam
		11. Pudur
	Sivagiri	1. Thirumalainayakkanpudukudi
		2. Melapuliangudi
		3. Alangulam
		4. Nagaram
		5. Malayadikkurichi
6. Thalaivankottai		
7. Ariyur		
8. Coodalure		
9. Thenmalai I		
10. Thenmalai II		
11. Vasudevanallur		
12. Thirumalapuram		
13. Naranapuram I		
14. Naranapuram II		
15. Ramanathapuram		
16. Viswanathaperi I		
17. Viswanathaperi II		
18. Rayagiri I		
19. Rayagiri II		

District	Names of Taluks	Names of Villages
8. Tiruvannamalai	Tiruvannamalai Chengam	1. Thenmalai Hills
		1. Athipattu
		2. Kilpattu
		3. Chinnakilpattu
		4. Kilaiyur
		5. Kalathur
		6. Kilthattiyapattu
		7. Pedapanimarathur
		8. vannankuttai
		9. Melsilanbadi
		10. Pandrew
		11. Ooragoundanur
		12. Palamarathur
		13. Puliyur
		14. Melthattiyapattu
		15. Nellivoy
		16. Erukambattu
	17. Perumuttam	
	Polur	1. Melpattu
		2. Neepalampattu
		3. Chenbagathoppu
		4. Kanamlai
		5. Amirthi
		6. Keelkanavayur
		7. Puliyankuppam
		8. Seengadu
		9. Erumaiyanur
		10. Kovilur
		11. Thumbakkadu
		12. Kuttakarai
		13. Pattaraikkadu
	14. Melhippili	
	15. Nammiyampatti	
16. Eriyur		
17. Kilthattiyapattu		
18. Odamangalam		
19. Veerappanur		
20. Pudupattu		
9. Tiruchirappalli	Thuraiyur	1. Thenparanadu
		2. Vannadu
		3. Kombai
		4. Pachamalai Hills
		5. Pachamalai Taraf
		6. Valasaikalippatti
		7. Veppanthattai
		8. Velur (known as Karattur)
		9. Manmalai (Second Bit) in Kudamalai Taraf
		10. Manmalai (First Bit)

District	Names of Taluks	Names of Villages
10. Vellore	Vellore	1. Palampattu 2. Mulluvadi 3. Alleri 4. Vazhapandal 5. Nochimedu 6. Gurumalai 7. Velakulmalai 8. Thollar 9. Jarthankollai 10. Patti Gudisai 11. Muthuangudisai 12. Thattamkuttai 13. Veepalampattu 14. Elluparai 15. Naickanoor 16. Chinnakottanchetty 17. Periyakottanchetti 18. Thandaiamkottai 19. Kunuganoor 20. Pillayarkuttai 21. Melkupkaravur 22. Kilkupkaravur 23. Thenthur 24. Pudur 25. Koiythur Satpithur 26. Kathyapatti 27. Peenjamandai
11. Villupuram	Sankarapuram	1. Aravangadu 2. Maniyarpalayam 3. Keezhathukuzhi 4. Malathukuzhi 5. Melnilavur 6. Keezhnilavur 7. Vilvathi 8. Perumanatham 9. Kilakkadu 10. Kallipparai 11. Koodaram 12. Alanoor 13. Serappattu 14. Kurambaloor 15. Vanjikkuzhi 16. Vazhakkuzhi 17. Vellarikkadu 18. Ingadu 19. Vengodu

District	Names of Taluks	Names of Villages
11. Villupuram-contd.,	Sankarapuram	20. Mottaiyanur
		21. Erukkanpattu
		22. Kariyalur
		23. Nochimedu
		24. Mavadipatti
		25. Vellimalai
		26. Kandikkal
		27. Vanniyur
		28. Mozhippattu
		29. Arampoondi
		30. Varam
		31. Uppur
		32. vandagappadi
		33. Erukkampattu
		34. Thorangoor
		35. Ezhuthur
		36. Thoradippattu
		37. Naranampattu
		38. Melpacheri
		39. Mundiur
		40. Perumbur
		41. Vazhappadi
		42. Sirukkalur
		43. Pottiyam
		44. Malliyambadi
		45. Kondiyanatham
		46. Karuvelampadi
		47. Kallipattu
		48. Pachery
49. Moolakadu		
12. Virudhunagar	Srivilliputhur	1. Maharajapuram
		2. Watrap
	Rajapalayam	1. Muthusampuram
		2. Thiruchallur
13. Theni	Uthamapalyam	1. Narayanathevanpatty (North)
	Andipatty	1. Mayladumparai
		2. Kadamalikundu
14. Dharmapuri (Now Krishnagiri District)	Denkanikottai Taluk	1. Rayakotta
		2. Nellur
		3. Pillari Agaraharam
		4. Bodichipalli
		5. Jakkeri
		6. Kalpalam
		7. Mallikarjuna Durgam
		8. Kundhukottai
		9. Agalakottai
		10. Bevunatham

District	Names of Taluks	Names of Villages
14. Dharmapuri(Now Krish-nagiri District)-contd.,	Denkanikottai Taluk	11. Narappanatti
		12. Baleguli
		13. Peria Baleguli
		14. Bocupuram
		15. Urakkaimedu
		16. Kadulakkasendirem
		17. Kurumber Kirama Natham
		18. Masadi
		19. Rousara Samudiram
		20. Alasatti
		21. Betta Mugulalam Melur
		22. Jalana Sandiram
		23. Unisenatham
		24. Rattinagiri
		25. Thadikkal
		26. Govinthampati
		27. Periya Sathakkal
		28. Thattasandiram
		29. Gudiyur
		30. Betta Mugulalam
		31. Devara Doddathathanahalli
		32. Tholuva Betta
		33. Periyakallathampatti
		34. Halaipalli
		35. Pulavalli
		36. Mugankarai
		37. Thitakari
		38. Kandhappanur
		39. Sidhapuram
		40. Madakal
		41. Kulikunda
		42. Arul Natham and its surroundings
		43. Kollathi
		44. Karadikkal
		45. Mugandam
		46. Malligabai Thotti
		47. Ullbenda
		48. Sambangi Ramathotti
		49. Thotta Munji
		50. Varatha Natham
		51. Sagamunju
		52. Somagundapalli
		53. Karagathur
		54. Kuppather
		55. Kottaiyur
		56. Thimmathur

District	Names of Taluks	Names of Villages
14. Dharmapuri (Now Krishnagiri District)-contd.,	Denkanikottai Taluk	57. Kochur
		58. Thottiyur
		59. Kodakarai Hills and its surroundings
		60. Kembakarai
		61. Palikundu
		62. Munjukondapalli
		63. Melpatti
		64. Nandhapuram
		65. Natrapalayam
		66. Keratti
		67. Chinna motragi
		68. Panjalthunai
		69. Sakkilintham
		70. Hosur
		71. Pathigoundanur
		72. Masenatti
		73. Athimarathur
		74. Arthakinaru
		75. Arokyapuram
		76. Agalakottai
		77. Kattunnisai
		78. Padhavanahalli
		79. Kurimandhai
		80. Kumbaveilur
		81. Biligundalu
		82. Ootamalai
		83. Gullatty
		84. Doddamachi
		85. Koochuvadi
		86. Thaggatty
		87. Urigam village and its surroundings
		88. Maulanahalli
		89. Belpatti
		90. Uduparani
		91. Nanjukondahalli
		92. Kulipandu
		93. Sulagunda and its surroundings
		94. Nandhimangalam
	95. Devarbeta	
	96. Belakkarai	
	97. Nachipalli	
	98. Athinattam and surroundings	
	Uthankari	1. Chitteri Hills (entire taluk)

District	Names of Taluks	Names of Villages
15. Madurai	Peraiyur	A Athipatti Firka
		1. Pappinaickanpatti
		2. Athipatti
		3. Thullukutti naickkanur
		4. Vittaipatti
		5. Vandari
		6. Saptur
		7. Kudiseri
		8. Kethuvarpatti
		9. Mangal revu
		10. Kudipatti
		B Elumalai Firka
		1. Melathirumanickam
		2. Seelnayackanpatti
		3. Peraiyampaatti
		4. Elumalai
		5. Uthapuram
		6. Mallapuram
		7. Thirumanickam
		8. Sulapuram
		9. Thadayampatti
		10. Manibamettupatti
		11. E. Kottaipatti
		C Peraiyur Firka
		1. Kuvalapuram
		2. Silaimalaipatti
		3. Sandaiyur
		4. Peraiyur Bit – I
		5. Peraiyur Bit – II
		6. Chinna Poolampatti
		7. S. Keezhapatti
		8. Mathakarai
	Usilampatti	A. Karumathur Firka
		1. Karumathur
		2. Mudalai Kulam
		3. Vikramangalam
		4. Kovilankulam
		5. Kannanur
		6. Panniyan
		7. Pullaneri
		8. Sakkarappanaikanur
	9. Pana Moopan patti	
	10. Eravapatti	
	B. Usilampatti Firka	
	1. Thoddappanaickanur	
	2. Puthampatti	
	3. Nalluthevanpatti	
	4. Nakkalapatti	
	5. Allikundam	

District	Names of Taluks	Names of Villages
15. Madurai-contd.,	Usilampatti	6. Thummalapatti
		7. Erumarpatti
		8. Usilampatti
		9. Yagurani
		10. Ayanmettupatti
		11. Maanothu
		12. Jothilnaickanur
		C. Uthappanaickanur Firka
		1. Uthappanaickanur
		2. Nadupatty
		3. Thimmanatham
		4. Kalluthu
	5. Mekkilarpatti	
	6. Keeripatti	
	7. Seemanuth	
	8. Sikkampatti	

Annexure II

Hill Areas (see rule 3(2))

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
1.	Coimbatore	Coimbatore North	Eco sensitive area	1. Anaikatti(North)
			Eco sensitive area	2. Anaikatti(South)
			Eco sensitive area	3. Thadagam R.F.
		Mettupalaym	Eco sensitive area	1. Odanthurai R.F
			Eco sensitive area	2. Jaganarai Slopes R.F
			Eco sensitive area	3. Kallar R.F
			Eco sensitive area	4. Hulical Drug R.F
			Eco sensitive area	5. Pillur Slope R.F
			Eco sensitive area	6. Nellithurai And Sundapatti R.F
			Eco sensitive area	7. Kandiyur R.F
			Eco sensitive area	8. Nilgiri Eastern Slope R.F
			Eco sensitive area	9. Melur Slope R.F
			Eco sensitive area	10. Anaikatti North R.F
		Udumalaipettai	Eco sensitive area	1. Anamalai R.F
			Eco sensitive area	2. Amaravathi R.F
			Eco sensitive area	3. Kudiraiar and Kukkar R.F
			Eco sensitive area	4. Manjampatti R.F

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
2.	Dindigul	Dindigul	Eco sensitive area	1. Erukkalmalai R.F
			Eco sensitive area	2. Kannivadi Town Panchayat
3.	Kanyakumari	Agastheesvaram	Eco sensitive area	1. Thekkumalai R.F(West and East)
		Kalkulam	Eco sensitive area	1. Veerapuli R.F
			Eco sensitive area	2. Veerapuli extension(old Kulasek-arapuram)
			Eco sensitive area	3. Vellimalai Forest
		Thovala	Eco sensitive area	1. Veerapuli R.F
			Eco sensitive area	2. Asambu R.F
			Eco sensitive area	3. Poigaimalai R.F
			Eco sensitive area	4. Thadagamalai R.F
		Vilavancode	Eco sensitive area	1. Kilamalai R.F
		4.	Theni	Uttamapalaym
Eco sensitive area	2. Koothanatchiyar R.F			
Eco sensitive area	3. Vannathiparai R.F			
Eco sensitive area	4. Pandarathurai R.F			
Eco sensitive area	5. Melagudalur R.F			
5.	Tirunelveli	Ambasamudiram	Eco sensitive area	1. Papanasam R.F/ Manimutharu Town Panchayat
			Eco sensitive area	2. Singampatti Zamindar Forest
			Eco sensitive area	3. Therku Viravanallur R.F
			Eco sensitive area	4. Dharmapuramatam
		Nanguneri	Eco sensitive area	1. Kalakadu R.F
		Shenkottai	Eco sensitive area	1. Puliyari R.F (part)
		Sivagiri	Eco sensitive area	1. Sivagiri R.F
		Tenkasi	Eco sensitive area	1. Krishnapuram R.F
			Eco sensitive area	2. Vairavankulam R.F
			Eco sensitive area	3. Courtrallam Slopes R.F
6.	Virudhunagar	Rajapalayam	Eco sensitive area	1. Settur R.F
			Eco sensitive area	2. Sappaniparambu R.F
			Eco sensitive area	3. Kollankondan R.F

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
			Eco sensitive area	4. Kothankulam R.F
	Virudhunagar- <i>contd.</i> ,	Srivilliputhur	Eco sensitive area	1. Khansabpuram (Unnipath R.F)
			Eco sensitive area	2. Srivilliputthur R.F
			Eco sensitive area	3. Khansabpuram (Khansabpuram R.F)
			Eco sensitive area	4. Pudupatti R.F
			Eco sensitive area	5. Sundarapanduyam R.F
			Eco sensitive area	6. Venkateshwarapuram R.F
			Eco sensitive area	7. Pillaiyarnatham R.F
			Eco sensitive area	8. Valaikulam R.F
7.	Nilgiris	Gudalur		1. Cherumulli I 2. Cherumulli II
			Eco sensitive area	3. Mudumalai
			Eco sensitive area	4. Nellakotta
			Eco sensitive area	5. Sree Madurai
				6. Devala I 7. Devala II
			Land Slide Vulnerable and Eco sensitive area	8. Gudalur I 9. Gudalur II
			Land Slide Vulnerable and Eco sensitive area	10. O'valley I 11. O'Valley II
				12. Padanthorai I 13. Padanthorai II
		Udhagamandalam	Land Slide Vulnerable and Elephant Corridor	1. Hullathy
			Land Slide Vulnerable and Elephant Corridor	2. Kadanad I 3. Kadanad II
			Eco sensitive area and Elephant Corridor	4. Masinagudi
			Land Slide Vulnerable and Eco sensitive area	5. Naduvattam
			Land Slide Vulnerable, Eco sensitive area and Elephant Corridor	6. Sholur

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
	Nilgiris-contd.,	Udhagamandalam	Land Slide Vulnerable and Eco sensitive area	7. Ebbanad I 8. Ebbanad II
			Land Slide Vulnerable	9. Kagguchi I 10. Kagguchi II
			Land Slide Vulnerable and Eco sensitive area	11. Kookal
			Land Slide Vulnerable	12. Thummanatty I 13. Thummanatty II
			Land Slide Vulnerable	14. Thuneri
			Land Slide Vulnerable	15. Nanjanad I 16. Nanjanad II
			Land Slide Vulnerable	17. Udhagai – Rural 18. Udhagai Town (East) 19. Udhagai Town (West)
		Coonoor	Land Slide Vulnerable	1. Coonoor Town
			Eco sensitive area	2. Coonoor Rural
			Land Slide Vulnerable and Eco sensitive area	3. Burliar
			Land Slide Vulnerable	4. Yedapally
			Land Slide Vulnerable	5. Ketti I 6. Ketti II 7. Ketti III
			Land Slide Vulnerable	8. Adigaratty I 9. Adigaratty II
			Land Slide Vulnerable	10. Melur I 11. Melur II 12. Melur III
			Land Slide Vulnerable	13. Hulical I 14. Hulical II
			Land Slide Vulnerable	15. Hubathalai
			Kotagiri	Land Slide Vulnerable and Eco sensitive area
		Land Slide Vulnerable		2. Denad I 3. Denad II
		Land Slide Vulnerable and Eco sensitive area		4. Kadinamala

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
	Nilgiris-contd.,	Kotagiri	Land Slide Vulnerable and Eco sensitive area	5. Kengarai I 6. Kengarai II 7. Kokodu
			Land Slide Vulnerable and Eco sensitive area	8. Konavakorai I 9. Konavakorai II
			Eco sensitive area	10. Nandhipuram
			Land Slide Vulnerable and Eco sensitive area	11. Jackanarai 12. Jagathala I 13. Jagathala II
			Land Slide Vulnerable	14. Kotagiri I 15. Kotagiri II 16. Kotagiri III
			Land Slide Vulnerable	17. Naduhatty I 18. Naduhatty II
				19. Hallimoyar 20. Kallampalayam
			Land Slide Vulnerable	21. Kodanad
			Land Slide Vulnerable	22. Nedugula I 23. Nedugula II
		Kundah	Land Slide Vulnerable	1. Bikkatty
			Land Slide Vulnerable	2. Ithalar I 3. Ithalar II
			Land Slide Vulnerable	4. Muligoor
			Land Slide Vulnerable	5. Balacola I 6. Balacola II
			Land Slide Vulnerable and Eco sensitive area	7. Kil – Kundah I 8. Kil – Kundah II
			Eco sensitive area	9. Kinnakorai
		Kundah	Land Slide Vulnerable and Eco sensitive area	10. Mel - Kundah
		Panthalur	Land Slide Vulnerable	1. Cherangode I 2. Cherangode II 3. Erumad I 4. Erumad II 5. Moonad I 6. Moonad II

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
	Nilgiris- <i>contd.</i> ,	Panthalur	Land Slide Vulnerable and Eco sensitive area	7. Nelliyalam I 8. Nelliyalam II
8.	Coimbatore	Coimbatore North	Eco sensitive area	1. Veerapandi
		Coimbatore South	Eco sensitive area	1. Boluvampatti (Block I)(Booluva-patti)
			Eco sensitive area	2. Booluvampatti (Block II)(Ikkarai-bolluvapatti)
		Valparai	Eco sensitive area	1. Anamalai Hills village (entire taluk)
9.	Dindigul	Kodaikanal	Eco sensitive area	1. Adukkam
			Eco sensitive area	2. Kamanur
			Eco sensitive area	3. Kilakkuchettipatti
				4. Kodaikanal
			Eco sensitive area	5. Kookal
				6. Mannavanur
			Eco sensitive area	7. Pachalur
				8. Pannaikadu
			Eco sensitive area	9. Periyur
				10. Poolathur 11. Poombarai 12. Poondi
			Eco sensitive area	13. Thandikudi
			Eco sensitive area	14. Vadakavunji
		Eco sensitive area	15. Vellagavi	
			16. Vilpatti	
		Dindigul	Eco sensitive area	1. Sirumalai
			Eco sensitive area	2. Adalur
Palani (Now Oddanchattiram Taluk)	Eco sensitive area	1. Vadagadu		
10.	Kanniyakumari	Thovalai	Eco sensitive area	1. Alagiapandiapuram
			Eco sensitive area	2. Siramadam
			Eco sensitive area	3. Thovalai

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
	Kanniyakumari	Thovalai	Eco sensitive area	4. Aralvoimozhi
		Kalkulam	Adjacent to R.F	1. Velimalai
			Eco sensitive area	2. Surulacode
11.	Salem	Yercaud		1. Anaikadu 2. Arangam 3. Aranmanaikadu 4. Arasamarattur 5. Asambur 6. Attiyur 7. Chinnamadur 8. Choalambadi 9. Elavadi 10. Gundur 11. Kadukkamarattur 12. Kakkampadi 13. Karadiyur 14. Kelaiyur 15. Kiliyur 16. Kiraikadu 17. Kolagur 18. Kombuttukki 19. Kommakadu 20. Kondaiyanur 21. Kottachchedu 22. Kovilur 23. Kumbippadi 24. Kuttumuttal 25. Madur 26. Mailappatti 27. Mangalam 28. Manjakkuttai 29. Maramangalam 30. Mavutthu 31. Melur 32. Mottur 33. Mulivi 34. Mundachchedu 35. Mundagambadi 36. Nagalur 37. Nallur 38. Narathanchedu (041) 39. Narttanchedu (057) 40. Olavakodu 41. Palakkadu 42. Pattippadi 43. Periyakadu 44. Pilleri 45. Pottukkadu 46. Pudur (040) 47. Puliyampatti 48. Puliyankadai 49. Puliyur 50. Puttur (033) 51. Puttur (061) 52. Semmaduvu 53. Semmanatham 54. Sendittu 55. Sengadu 56. Sengalattupadi 57. Solur

S.No.	District	Taluk	Zone	Village and Reserve Forest(R.F)
	Salem- <i>contd.</i> ,	Yercaud		58. Sonappadi 59. Sorakkappatti 60. Teppakadu 61. Thalaichcholai 62. Valavandi 63. Vasambadi 64. Vellakkadi 65. Velur 66. Veppadi 67. Yercaud
12.	Tirunelveli	Tenkasi	Adjacent to R.F	1. Courtallam
			Eco sensitive area	2. Kadayanallur
			Eco sensitive area	3. Kambaneri Pudukudi-I
			Adjacent to R.F	4.Vairavankulam
		Ambasamudram	Adjacent to R.F	1. Zamin Singampatti Part II
			Adjacent to R.F	2. Therku Veeravanallur Part II
		Nanguneri	Adjacent to R.F	1.Kalakkadu
			Eco sensitive area	2.Vadakarai
		Shenkottai	Eco sensitive area	1. Achanpudur
			Adjacent to R.F	2.Puliyarai
		Sivagiri	Adjacent to R.F	1. Sivagiri I
			Adjacent to R.F	2. Sivagiri II
13.	Vellore	Tirupathur		1. Athanavor
				2. Mangalam
14.	Virudhunagar	Srivilliputhur	Adjacent to R.F	1. Valaikulam
			Adjacent to R.F	2. Venkatesuwapuram
			Eco sensitive area	3. Kansapuram
			Adjacent to R.F	4. Pillayarnatham
15.	Theni	Uthamapalyam	Adjacent to R.F	1. Mela Gudalur(South)
			Adjacent to R.F	2. Mela Gudalur(North)
			Eco sensitive area	3. Erasakkanaickanur
			Eco sensitive area	4. Highwaywis
		Bodinayackanur	Eco sensitive area	1. Bodinaickanur (North)
			Eco sensitive area	2. Kottakudi
			Eco sensitive area	3. Agamalai
		Andipatty	Eco sensitive area	1. Megamalai

APPENDIX**FORM I****Application for regularisation of plot and layout**

[See rule 7 (1)]

From

To

The Competent authority,

Sir

I hereby apply for regularisation of plot / layout under the provisions of the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules in Hill Areas, 2019. The details of the plot / layout proposed for regularization are furnished in the following table:

Sl. No.	Subject.	Details.			
1.	Name of the applicant.				
2.	Name of the layout, if any.				
3.	Plot number(s).				
4.	Taluks and villages lie in Hill areas as per the G.O.(Ms)No.49, Housing and Urban Development Department, dated 24.03.2003.				
	a. District				
	b. Name of Taluk				
	c. Name of Village				
5.	Name of the Village and Panchayat				
6.	Panchayat Union.				
7.	Name of the Corporation / Municipality/Town Panchayat.				
8.	Ward No. and Block No.				
9.	Taluk.				
10.	District.				
11.	Survey Numbers of the plot or sub-division or layout applied for regularization.				
	Plot Number (s)	Wet land		Dry land	
		SF.No./ R.S.No. / TS No.	Extent in acre/ Sq.m	SF.No./ R.S.No. / TS No.	Extent in acre/ Sq.m
	a.				
	b.				
	Total extant:				

Sl. No.	Subject.	Details.	
12.	Total number of plots in the layout.		
13.	Total number of plots sold in the layout.		
14.	Total number of plots in the layout with building.		
15.	OSR area required in sq.m (10% of the total layout area).		
16.	Extent of OSR land provided in the layout in sq.m.		
17.	Whether the OSR land in the layout was handed over to the local authority.	Yes / No, Extent.....sq.m.	
18.	Whether the roads in the layout handed over to the local authority.	Yes / No, Extent.....sq.m.	
19.	Date of registration of plot(s).	Plot No (s)	Date of Registration

(Strike out whichever is not applicable)

I also forward herewith the following particulars:-

1) Demand draft or Banker's cheque from any Nationalised / Scheduled Bank or payment through NEFT/RTGS, towards scrutiny fee at the rate of Rs.500/- (Rupees five hundred only) per plot and Regularisation charges drawn in favour of the Competent Authority, payable at the local branch of the Bank.

2) A self declaration in a non judicial stamp paper of value not less than twenty rupees, that the plot or layout is not attracted under the provisions of the Repealed Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) and the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961).

3) An undertaking in a non-judicial stamp paper of value not less than twenty rupees agreeing to undertake the rectification works as directed by the Competent Authority and remit the development charges, regularisation charges and Open space reservation land charges as applicable and as assessed by the Competent Authority.

(strike out whichever is not applicable)

I, the plot holder / Layout promoter / registered Co-operative

Society / Association being the owner / legal representative of every part of the land to which the accompanying application relates request to accord regularization of plot / layout.

Date :

Signature of the applicant.

Encl:

- 1) Self Assessment Working Sheet.
- 2) Declaration
- 3) Undertaking

Self Assessment Working Sheet Calculation of Regularisation Charge, Development Charge and Scrutiny Fees (Fill up the table applicable)

For Individual Plot: (Tick those applicable)	
Plot Area in sq.m	
Regularisation charge (a) x Rs.150/ sq.m for Corporation Area / Rs.100/sq.m. for Municipal Area / Rs.50/ sq.m for Town Panchayat and Village Panchayat Areas.	
Development Charge (a) x Rs.750/sq.m for Corporation Area / Rs.375/sq.m in Special and Selection Grade Municipal Area, Rs.225/sq.m. for Grade-I and Grade-II Municipal Area, Rs.120/sq.m. for Town Panchayat and Rs.40/sq.m. for Village Panchayat Areas	
Scrutiny Fee of Rs.500/plot	
Total Charges (b) + (c)	
For Layout	
Total Plot Area in sq.m.	
Regularisation charge (a) x Rs.150/ sq.m for Corporation Area / Rs.100/ sq.m. for Municipal Area / Rs.50/ sq.m for Town Panchayat and Village Panchayat Areas.	
Development Charge (a) x Rs.750/sq.m for Corporation Area / Rs.375/sq.m in Special and Selection Grade Municipal Area, Rs.225/sq.m. in Grade-I and Grade-II Municipal Area, Rs.120/sq.m. for Town Panchayat and Rs.40/sq.m. for Village Panchayat Areas	
OSR area required in sq.m. (10% of the total layout area).	
OSR area provided in sq.m.	
Scrutiny Fee. Number of plots x Rs.500	
Total Charge (b) + (c)	
Payment Detail.	
Demand Draft No and Date (Drawn on Nationalised / Scheduled Bank	
Bank / Branch	
Charges if remitted through NEFT/RTGS	
Name of the Account Holder: Account No: Bank / Branch Amount: Date IFSC Code:	

Form - II**Format of Declaration****(See rule 7 (8) (c))**

IS/o.,D/o..... am the applicant for the plot(s) bearing no(s) in T.S.No/R.S.No/S.NoWard No.....Block No.....of Village Taluk District

solemnly affirm that the plot / layout applied for regularization under these rules is not attracted under the provisions of the Repealed Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of 1978) and Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961).

I understand that if the above said land is declared otherwise, the plot/ layout if regularized shall be cancelled.

Date

Name and signature of the applicant.

Form - III**Format of undertaking in Rs. 20/- non-judicial stamp paper****(For regularization of unapproved layout)****(See rule 7 (8) (d))**

I.....S/o.,D/o..... am the applicant for the plot(s) bearing no(s) in T.S.No/R.S.No/S.No..... WardNo Block No of Village Taluk..... District.

Hereby agree to undertake the rectification works as directed by the Competent Authority and remit the development charges, regularisation charges, Open space reservation charges and Scrutiny Fees as applicable and as assessed by the Competent Authority

Date

Name and Signature of the applicant.

RAJESH LAKHONI,
Principal Secretary to Government.