



E1/12329/09

002621



ABSTRACT

Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 as amended - Lands held by M/s. GRT Hotels and Resorts Private Limited in Nagachi Village - Ramanathapuram Taluk and District - Grant of permission under section 37-A of the said Act - Orders issued.

G.O. (Ms) No. 118

Revenue [LR. II (2)] Department

Dated : 10.03.2015

Read:-

1. From the Chairman, M/s GRT Hotels and Resorts Private Limited, petition dated 28.02.2011.
2. From the Principal Secretary / Commissioner of Land Reforms Letter RC. No. E1/12329/2009 (L.Ref), dated 31.07.2012.
3. Government letter No.40925/LR.II(2)/2009-6, Revenue Department, dated 25.10.2013.
4. From the Principal Secretary / Commissioner of Land Reforms Letter No. E1/12329/2009 (L.Ref), dated 10.6.2014.

ORDER:-

M/s. GRT Hotels and Resorts Private Limited in its petition first read above requested the Government to grant permission under section 37-A of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961, to hold the lands acquired in Nagachi Village, Ramanathapuram Taluk and District.

2. The Principal Secretary / Commissioner of Land Reforms in the reference second read above has stated that the Assistant Commissioner (L.R) Madurai, has reported that the total lands held by the company is 82.93 acres. But on scrutiny of the sale deed and on reconciliation the total extent is arrived as 86.16 ordinary acres and that the holdings of the company are as follows:-

Sl.No.	Particulars	Extent in Ordinary acres
1.	Total holdings of the company	
	Lands acquired in 2007	73.59
	Lands acquired in 2011	12.57
	Total	86.16
2.	LESS Ceiling Area	59.64
3.	Excess lands for which permission u/s 37-A of the Act to be granted	26.52

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The Principal Secretary and Commissioner of Land Reforms has stated that an extent of 86.16 acres of the land has been taken into account of the holdings of the company and that the excess lands held by the company are 26.52 acres covered under section 37-A of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961.

The Principal Secretary and Commissioner of Land Reforms has further stated that the case of the company was examined and placed before the Industrial Exemption Committee meeting on 19.07.2012 and that after hearing the representation made by the company's representative, the Committee opined that the company is not ready to commence the project in the near future, but the project has good potential, if implemented properly and that therefore considering all the facts and the opinion of the invitees, the Committee has resolved to recommend the case to the Government for grant of permission under section 37-A of the Act to hold an extent of 26.52 ordinary acres in excess of the ceiling area of 59.64 ordinary acres equivalent to 15.000 standard acres in Nagachi Village of Ramanathapuram Taluk and District for the project involving hospitality infrastructure including Beach Sports activities such as Wonder Splash, Wavy and vertical falls, Water rides, wave pool, Vintage Tornado, Boating, Thunder Rain, Horse Ride, Ropeway, Surfing, Skiing, etc., subject to the condition that the above lands should be put to commercial use within a period of 3 years.

Based on the recommendation of the Industrial Exemption Committee, the Principal Secretary and Commissioner of Land Reforms has recommended earlier to grant permission under section 37-A of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961, to hold an extent of 26.52 ordinary acres in excess of the ceiling area of 59.64 ordinary acres in Nagachi Village of Ramanathapuram Taluk and District.

3. In the reference third read above, the Government requested the Principal Secretary / Commissioner of Land Reforms to send the report pertaining to the genuineness of the company.

4. The Principal Secretary / Commissioner of Land Reforms in the reference fourth read above stated that the case of the company was already taken up for consideration by the Committee on 19.07.2012 and that the Committee pointed out that an extent of 3.23 acres stands registered in the name of the Chairman as per sale deed and patta has not been changed in favour of the company and that the Committee directed to get the lands transferred in the name of the company for SF. No. 7/2E2 - 2.35 acres, 7/3 - 0.88 acres (totaling 3.23 acres) and that, on verification of the patta submitted by the company, it was found that an extent of 3.58 acres stands registered in SF. No. 7/3, instead of 0.88 acres, resulting in an additional extent of 2.70 acres and that when the case was again placed before the Industrial Exemption Committee on 26.08.2013, the Committee asked for the sale deed and patta for the extent registered and further observed about the

non - commencement of activity in the area. The company informed that they have not yet commenced any activity and requested an extension of time. -51-

The Industrial Exemption Committee has resolved

(a) to grant one week's time to the company for submission of the required land document and to take decision based on the documents for recommendation to the Government regarding the actual holdings and ;

(b) to recommend based on the justification for time extension and requirement submitted in writing.

The Principal Secretary and Commissioner of Land Reforms has further stated that with regard to the justification for extension of time, the company in their letter dated 17.10.2013 mainly stated the issues / difficulties they are facing to the proposed Hotel project and that they will start construction activities once the road, Electricity, Water and drainage connection are in place and that they are not having any definite plan of action as to whether they intend to commence the work in the 1st phase and in the 2nd phase etc., and that since the time limit of 3 years has already been recommended to the Government for utilizing the lands for commercial purposes, the request of the company may be taken up for consideration after the expiry of 3 years based on the progress made with regard to the utilization of lands.

The Principal Secretary and Commissioner of Land Reforms has further stated that the excess extent of 2.70 acres registered in Survey No.7/3, the company has produced the order of the Tahsildar dated 25.10.2013 in which it was stated that instead of registering an extent of 8.88 acre (0.35.5 hectares), it was wrongly registered as 3.58 acres (1.45.5 hectare) and that therefore ordered to make necessary corrections in the computerized patta and accordingly after corrections, an extent of 0.88 acre (0.35.5 hectares) has been registered in Survey No. 7/3 under patta No. 1408, in favour of the company and that therefore there is no variation / increase in the extent recommended to the Government.

The Principal Secretary / Commissioner of Land Reforms has further stated that as there is no increase in the extent already recommended to the Government and as time limit of 3 years has been recommended for utilizing the lands for commercial purposes, the Principal Secretary and Commissioner of Land Reforms has therefore recommended to Government to grant permission under section 37-A of the Act to the above said company to hold an extent of 26.52 ordinary acres in excess of the ceiling area of 59.64 ordinary acres equivalent to 15.000 standard acres in Nagachi Village of Ramanathapuram Taluk and District as recommended by the Industrial Exemption Committee. The Principal Secretary /Commissioner of Land Reforms has furnished the checklist wherein it has been stated that the Committee observed that the project has good potential if implemented properly.

The Government after careful examination, accept the recommendation of Industrial Exemption Committee and the Principal Secretary / Commissioner of Land Reforms and accordingly grant permission under section 37-A of the Tamil Nadu

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Land Reforms (Fixation of Ceiling on Land) Act, 1961 in favour of M/s. GRT Hotels and Resorts Private Limited to hold an extent of 26.52 ordinary acres (as mentioned in the annexure I to this order) in excess of the ceiling area of 59.64 ordinary acres (retainable areas, as mentioned in the annexure II to this order) equivalent to 15.000 standard acres in Nagachi Village of Ramanathapuram Taluk and District for the project involving hospitality infrastructure including Beach Sports activities such as Wonder Splash, Wavy and vertical falls, Water rides, Wave pool, Vintage Tornado, Boating, Thunder Rain, Horse Ride, Ropeway, Surfing, Skiing etc., subject to the following conditions:-

- i. The above lands should be put to commercial use within a period of 3 years;
- ii. The lands should not be sold, mortgaged or alienated;
- iii. The company should adhere the conditions as laid down under rule 56 (3) of the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Rules, 1965.

(By Order of the Governor)

R. VENKATESAN
Secretary to Government

To

The Principal Secretary / Commissioner of Land Reforms, Chepauk, Chennai-5.

✓ The Director of Land Reforms, Chennai-5.

The District Collector, Ramanathapuram District.

M/s. GRT Hotels and Resorts Private Limited,

No.136, Usman Road, T.Nagar, Chennai-17.

Copy to

The Special Personal Assistant to the Hon'ble Minister for Revenue Chennai-9.

The Private Secretary to Secretary to Government, Revenue Department, Chennai-9.

SF/SC.

//Forwarded By Order//

Order done
10/3/15
Section Officer
JA
19/3/2015

ANNEXURE - I

G.O.(Ms) No. 118, Revenue Department, dated 10.03.2015

Details of Land for which permission is granted to M/s. GRT Hotels and

Resorts Private Limited under section 37-A of the Tamil Nadu Land

Reforms (Fixation of Ceiling on Land) Act, 1961.

Sl.No.	District	Taluk	Village	Survey No.	Extent in Ordinary acres
1.	Ramanathapuram	Ramanathapuram	Nagachi	7/2D	1.64
2.				7/2E2	2.35
3.				7/3	0.88
4.				8/1B	1.67
5.				8/1C1	3.64
6.				8/1C2	0.53
7.				8/1C3	0.53
8.				8/1C4	0.53
9.				8/1C5A	0.49
10.				8/1C5B	1.51
11.				8/1D	0.19
12.				5/1	4.36
13.				3/2	4.42
14.				3/3	0.64
15.				3/4	1.34
16.				3/5	1.80
	Total				26.52

R. VENKATESAN
Secretary to Government

//True Copy //

[Signature]
10/3/15
Section Officer
10/3/2015

//p.t.o. for Annexure - II //

ANNEXURE - II

G.O.(Ms) No.118, Revenue Department, dated 10.03.2015.

**Details Retainable portion of land owned by M/s. GRT Hotels and
Resorts Private Limited**

Sl.No.	District	Taluk	Village	Survey No.	Extent in Ordinary acres
1.	Ramanathapuram	Ramanathapuram	Nagachi	4	14.18
2.				7/1	4.84
3.				7/2A2A	3.58
4.				7/2A2B	3.58
5.				7/2A1	1.21
6.				7/2B	1.64
7.				7/2C	1.64
8.				7/2E1	7.90
9.				8/1A1	1.05
10.				8/1A2	1.68
11.				8/1A3	9.99
12.				7/2E3	8.35
	Total				59.64

R. VENKATESAN
Secretary to Government

//True Copy //


Section Officer
10/3/2015