

**SCHEME REPORT FOR THE
SETTLEMENT OF VILLAGE SITES
(NATHAM) IN PONDICHERRY AND
KARAIKAL REGIONS**

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SCHEME REPORT FOR THE SETTLEMENT OF VILLAGE SITES (NATHAM) IN PONDICHERY AND KARAİKAL REGIONS

Scheme Report for effecting land revenue settlement in respect of non-agricultural lands in village site (Natham) in Pondicherry and Karaikal regions of the Union Territory of Pondicherry submitted by the Settlement Officer, Pondicherry under section 8 (4) of the Pondicherry Settlement Act, 1970 (Act 28 of 1970).

I. INTRODUCTORY :

The object of the settlement now undertaken is to determine the assessment on all lands covered by housesites, huts or houses and appurtenance thereto, collectively going by the nomenclature of "village site" or "natham" and which are non-agricultural in character. These lands are described in the ex-French Revenue records as "Manais" or "Manaimappus" and they are not at present subjected to levy of land tax. Their classification in those records was 'poramboke' (colonie, commune, habitation etc.). They are not covered by the Scheme Reports under the Pondicherry

Settlement Act, 1970 submitted by the Settlement Officer previously as those reports related to the settlement of the agricultural lands only in the respective regions of Pondicherry and Karaikal. The Planning Commission approved subsequently a scheme for the settlement of the lands comprised in the "natham" as described above at an estimated outlay of Rs. 6.70 lakhs during the Fifth Plan period.

2. The non-agricultural lands in the Municipal towns of Pondicherry, Karaikal and Yanam are outside the scope of this Report as they will be covered by another similar scheme under the Fifth Five Year Plan going by the name of "Detailed Town Survey". This latter scheme has also been approved by the Planning Commission for implementation in the Fifth Plan period.

II. FEATURES OF SETTLEMENT :

3. The principal features of the scheme of "natham" settlement are,-

i) to survey each housesite and its appurtenance, if any as a separate holding and to prepare measurement sketches therefor and fix the land revenue due on it whether built upon or not with reference to the provisions contained in section 8 (3) of the Pondicherry Settlement Act, 1970, i.e., treating it as a non-agricultural land.

ii) to prepare the records prescribed in the Settlement Act, viz., the Settlement Register and the Register of Rights as provided for in section 13 (1) of the Act in respect of the above said lands.

4. Lands which are used or which may be required for communal public or Government purposes will be assigned an appropriate "poramboke" classification such as overhead tank, community hall, school, road, street, etc., and no assessment will be fixed on those lands.

III. FIXATION OF RATES OF ASSESSMENT :

5. Section 8 (3) of the Act referred to above states that in fixing the rates of assessment, regard shall be had to the value of the land for the purposes for which it is held. For this purpose, the lands will be divided into groups and further divided into classes under those groups. Non-agricultural lands fall broadly into four categories by reason of the use to which they are put and the value of the lands differs from category to category, depending on the particular use to which they are put. The categories are,-

- i) lands used for residential purposes;
- ii) lands used for commercial purposes, such as shops, tea-stalls, etc.;
- iii) lands used for industrial purposes, such as rice mills, soda factory, etc., where the process of producing any article therein is carried on with the aid of power;
- iv) other lands, not falling under any of the categories (i) to (iii) above and which are used as private schools, bajan temples, recreation clubs, etc.

6. The Union territory of Pondicherry is by and large a predominantly agricultural area with a small number of villages (129). The living conditions in the villages do not differ appreciably from village to village with the exception of Ariyur which is perhaps the only village which can claim to be put on the industrial map of the territory. Notwithstanding the homogeneity of living conditions in almost all the villages, small variations are however, to be found in some urban and semi-urban areas where the value of the lands is higher than those in other villages wholly rural in character. This is because of existence of public offices, educational and communication facilities, markets, cinemas, hotels, etc., in such areas attracting a fairly large floating population. The Headquarters of the commune panchayats and of the sub-taluk offices can be said to be of such an urban or semi-urban character. The villages in the regions are accordingly proposed to be divided into the following groups :-

GROUP I - Predominantly urban and semi-urban areas like head-quarters of commune panchayats and of the Deputy Tahsildars and Ariyur industrial area.

GROUP II - All areas other than those included under Group-I.

NOTE : The Settlement Officer will have power, however, to the grouping of any other village for reasons to be recorded in writing and subject to the approval of the Director of Survey and Settlement.

7. The lands in the villages included in each group will be divided into four classes mentioned in para. 5 above, depending on the use to which they are put at the time of their settlement. For ascertaining the value of the lands, sales statistics were gathered in the Sub-Registrar offices. Sales of housesites in rural areas are scarce because in most of the cases the lands pass on to the family members themselves (i.e.) from father to son and so on, and a few cases of sales that have been registered are largely confined to sales of petty extents to needy persons or to clear debts and similar contingencies. The needy purchasers do not mind paying a few rupees more than what the site will ordinarily fetch, if they were agricultural lands. On the other hand sales to clear debts fetch lower prices being sales under "duress". On the basis of those sales it may not be safe to value the lands for assessment purposes. Further there have been no sales of industrial or commercial sites as such in these areas. For these reasons, the sales statistics do not serve as an accurate guide for determining the value of the different categories of non-agricultural lands mentioned above. Enquiries were made of village officers as also leading people in several communes in the matter. Even here the information gathered was not quite helpful as there was no rationale in their estimates. However, on the basis of the data gathered from the Sub-Registry offices and from local enquiries, the average value of residential sites in Villianur, Bahour, Ariankuppam and Ariyur villages of Pondicherry region is Rs. 63,537 per hectare while that in the commune head-quarters of Neravy, Kottucherry, Thirunallar, T.R. Pattinam and Nedungadu of Karaikal region is Rs. 37,500 per hectare. It is proposed to adopt their values as Rs. 60,000 and Rs. 30,000 in Pondicherry and Karaikal region respectively. Lands used for commercial purposes will be estimated at nearly 1/3 more than the residential lands and industrial sites will be estimated at twice the value of the residential sites. As regards the lands used for other purposes, there is no element of profit involved in their use and naturally their value will be less than those used for residential purposes. Their value is therefore proposed to be adopted as 1/2 that of residential sites.

8. It is proposed to value the lands under Group II at 2/3rd of the value adopted for the lands placed under Group I i.e., at Rs. 40,000 and Rs. 20,000 for Pondicherry and Karaikal regions respectively.

9. The value of the different categories of the lands, will therefore be adopted as indicated below :-

(Rate per hectare)

Villages	Class of lands			
	Residential (1)	commercial (2)	Industrial (3)	Others (4)
	Rs.	Rs.	Rs.	Rs.
GROUP - I				
A. Pondicherry region :				
i) <i>Headquarters of Deputy Tahsildar Offices:</i> 1. Bahour 2. Villianur				
ii) <i>Headquarters of Commune panchayats:</i> 1. Ariankuppam 2. Thirubuvanai (Mannadipet Commune) 3. Nettapakkam 4. Ozhukarai	60,000	80,000	1,20,000	30,000
iii) <i>Industrial areas:</i> 1. Ariyur				
B. Karaikal region:				
<i>Headquarters of commune Panchayat.</i>				
1. Kottucherry 2. Thirunallar 3. Nedungadu 4. T.R.Pattinam 5. Neravy	30,000	40,000	60,000	15,000

	(1)	(2)	(3)	(4)
	Rs.	Rs.	Rs.	Rs.
GROUP - II				
A. Pondicherry region:				
All areas other than those specified under Group - I	40,000	53,333 or 54,000	80,000	20,000
B. Karaikal region:				
All areas other than those specified under Group - I	20,000	26,667 or 27,000	40,000	10,000

10. At the settlement that has been completed recently the rate of assessment for agricultural dry land was fixed in the range of Rs. 2 to Rs. 10 per hectare in Pondicherry region and in range of Rs. 2.20 to Rs. 20.40 per hectare for Karaikal region. A rate of assessment which is higher than the dry assessment, for an agricultural land but less than the maximum rate of ground-rent for urban land which has been fixed at Rs. 62.50 per hectare in section 12 of the Settlement Act, 1970 would seem to be just and proper for a non-agricultural land in the village sites (natham) because the market value of non-agricultural land is generally higher than that of an agricultural dry land but is less than a non-agricultural land is vastly developed municipal town areas such as Pondicherry and Karaikal where ground-rent is leviable.

11. Having regard to the provisions of section 8 (3) of the Act, it is proposed to fix the assessment rates at percentage of the value of the lands as determined in para. 7 above. The rates of assessment for the various classes of lands will be as follows :-

	Class of the land			
	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Others</i>
Rate of assessment (% of the market value of the land)	(1)	(2)	(3)	(4)
	0.04 %	0.04 %	0.04 %	0.04 %

Rate of assessment per hectare

A. Pondicherry region :	Rs.	Rs.	Rs.	Rs.
Group - I	24	32	48	12
Group - II	16	21.50	32	8

B. Karaikal region :

Group - I	12	16	24	6
Group - II	8	11	6	4

12. The assessment payable shall be rounded to the nearest ten paise. But the minimum assessment payable for any case shall not be less than 30 paise.

13. All housesites conferred with ownership right under the Pondicherry Occupants of Kudiyiruppu (Conferment of Ownership) Act 1973, and all housesites granted under various schemes of this Administration shall also be covered by this report for the purpose of levying assessment.

IV. PRINCIPLES OF SETTLEMENT :

14. All roads, streets, and lanes going across the village natham and any other land of a communal, public or State utility which have not been so classified at the recent survey and settlement will be separately measured and classified in the present settlement as poramboke and assigned the appropriate poramboke classification.

15. Lands vested in the village panchayat or commune panchayat under the provisions contained in the Pondicherry Village and Commune Panchayats Act, 1973, shall be so indicated in the remarks column of the Settlement Register.

16. All housesites and the appurtenances thereto proved to have been owned by private individuals, shall be entered in the Settlement accounts as "*Ryotwari manai*" while those belonging to Government shall be entered in them as "*Government manai*".

17. The Settlement Officer shall enter the rates of assessment mentioned in para. 11 above in the notice he has to publish in the respective village in Form 3 of the Pondicherry Settlement Rules, 1970 calling for objection and representation, if any, of them.

18. If the Settlement Officer feels that any change either in the grouping of the villages or in the classification of lands or in the fixation of rates is found necessary whether as a result of the statutory enquiry or otherwise which he has to conduct on the notice in Form 3 he may make the necessary changes subject to the approval of the Director of Settlement.

19. If any land is used partly for residential purpose and partly for any other purpose, the Settlement Officer shall assess the land at the higher of the rates applicable to such purposes.

V. TREE TAX

20. No tax will be levied on trees standing on lands included in holdings. But scattered trees on poramboke lands reared or planted by the individuals shall be granted under tree tax system to

the respective claimants according to the provisions contained in Chapter VI of the Land Grant Rules, 1975 by the Tahsildar or Deputy Tahsildar concerned.

VI. REGISTRY :

21. At the settlement, rough pattas for the lands covered by houses or housesites or huts as the case may be, will be issued to the persons possessing rights to them. They will be issued in accordance with the entries in the existing property tax accounts of the panchayats concerned, after due verification on ground and enquiry in the matter of their possession and enjoyment. Where there are no entries in those accounts, the issue of pattas will be based on documents which may be available or produced at the enquiry and during field inspection. Where no such documents are so produced, undisturbed possession for a period exceeding thirty years shall be taken into consideration for granting the pattas after conducting a detailed enquiry after due publication of a notice in the village.

VII. ROUGH PATT A OBJECTION HEARING :

22. As a part of the settlement a rough patta objection hearing will be conducted and an intimation thereof specifying the date, hour and place of hearing will be given to the holders of the lands along with their pattas. A notice will also be published in the village about the Rough Patta Objection Hearing. These pattas will contain the resurvey numbers of the lands, the correlation to old cadastre survey number, if any, their extent as per resurvey, their assessment as per settlement, etc. They will be given an opportunity for making objections and representations on them on the date as specified above. No objections or representations will be entertained if they relate to the rate of levy or to matters directly connected with the Pondicherry Survey and Boundaries Act, 1967. The village officers will be present at the hearing and orders passed on the objections and representations will be intimated to the parties then and there i.e., at the hearing itself. No petition or communication pertaining to the patta will be entertained after the date of the hearing unless the delay in making them is explained to the satisfaction of the officer conducting the enquiry. While every endeavour will be made to deliver the pattas personally to the landholder, absentee pattadars and non-resident pattadars will have to make their own arrangements to obtain the pattas from their village officers. There will be an interval of not less than seven days between the date of issue of the patta and the date of conduct of the Rough Patta Objection Hearing.

VIII. APPEALS :

23. An appeal will lie to the Director of Settlement against the orders passed by the Settlement Officer. Parties will have to obtain the written orders of the Settlement Officer before filing the appeals. The appeals may have to be preferred to the Director of Settlement within 30 days from the date of communication of the orders. Appeal petitions need not be stamped but copies and enclosures appended thereto should be stamped in accordance with the provisions contained in the Court Fees Rules.

IX. COLLECTION OF ASSESSMENT :

24. The assessment fixed on non-agricultural lands in village sites (natham) shall be payable for each fasli year as laid down in section 11 of the Pondicherry Settlement Act, 1970.

X. DURATION OF SETTLEMENT :

25. Subject to the provisions of sub-section (1) of section 9 of the Pondicherry Settlement Act 1970 (Act 28 of 1970), the settlement may remain in force for a period of thirty years. The Government may reserve to themselves the right to revise at any time during the settlement, the classification and as a consequence thereof the rate of assessment of any land, as residential, commercial, industrial or others as may seem to them proper.

B. KAMALAKKANNAN,

Settlement Officer, Pondicherry.

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No.	Pondichery	Jeudi	23	Fevrier	1978
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No.	Pondicherry	Thursday	23rd	February	1978

(4 Phalguna 1899)**GOVERNMENT OF PONDICHERRY****SURVEY AND SETTLEMENT DEPARTMENT***(G. O. Ms. No. 3, dated 3rd February 1978.)***ORDER**

In exercise of the powers conferred by sub-section (1) of section 6 of the Pondicherry Settlement Act, 1970 (Act No. 28 of 1970) the Lieutenant-Governor, Pondicherry hereby directs settlement under the provisions of the said Act in respect of the non-agricultural lands in the Municipal towns of Pondicherry, Karaikal and Yanam.

2. Under sub-section (6) of section 8 of the said Act, the Lieutenant-Governor further directs that the Scheme Report of the Settlement Officer, Pondicherry approved in G. O. Ms. No. 13 (Survey) dated 1-10-1977 and subsequently approved by the Pondicherry Legislative Assembly on 16-12-1977 as required in the above sub-section and appended to this order be published in the Gazette of Pondicherry.

3. Under sub-section (7) of section 8 of the Act, the Lieutenant Governor also directs that the settlement covered by the said Report be introduced by the Settlement Officer from the Fasli year noted below against each town :-

Name of the Municipal town

Fasli year

1. Karaikal	□	1389 (1-7-1979 to 30-6-1980)
2. Yanam		
3. Pondicherry	—	1390 (1-7-1980 to 30-6-1981)

(By Order of the Lieutenant-Governor)

T.C.A. RANGADURAI,

Secretary to Government (Revenue)

APPENDIX

Scheme report for effecting settlement of the lands in towns

Scheme report for effecting land revenue settlement in respect of non-agricultural lands in the Municipal towns of Pondicherry, Karaikal and Yanam submitted by the Settlement Officer, Pondicherry under section 8 (4) of the Pondicherry Settlement Act, 1970 (Act 28 of 1970).

I. INTRODUCTORY

The object of the Settlement now undertaken is to determine the ground-rent on all sites of buildings and the appurtenances thereto situated within the limits of the Municipal towns of Pondicherry, Karaikal and Yanam and on all lands used for non-agricultural purposes whether built upon or not similarly situated within the limit of the said Municipal towns. The non-agricultural lands in Municipal towns are described in the ex-French revenue records as "habitation" and classified as "Poramboke" (Colonie Commune etc.). Since the lands were not hitherto subjected to the levy of land tax, it is expedient to formulate a Scheme in detail for the settlement of the various classes of non-agricultural lands in towns.

2. In the previous scheme reports submitted by the Settlement Officer for the settlement of agricultural lands, a mention was made that ground-rent shall be levied on the non-agricultural lands in Municipal towns at Rs. 15.65 per hectare subject to a maximum of Rs. 62.50 as contemplated in section 12 (b) of the Pondicherry Settlement Act, 1970. However, no detailed procedure was laid down in those reports because they were confined to the settlement of agricultural lands only as approved by the Planning Commission under the IV Five Year Plan Schemes. Subsequently, the Planning Commission has approved a scheme going by the name of "detailed town survey and settlement" under the V Five Year Plan Schemes and this report envisages the implementation of the scheme in detail.

3. The agricultural lands used for the same purposes which are lying within the territorial limits of the Municipal towns will continue to be as such with the same assessment already fixed thereon. Only such of those agricultural lands which are used for non-agricultural purposes and similarly situated as the sites of buildings classified as " habitation ", will be covered by this report.

4. This report is not applicable to Mahe region because there are no sites of buildings without land tax classified as " habitation " as prevailing in the other Municipal towns, for taking up detailed town survey and settlement and the housesites in that region are located in small extents within the agricultural garden lands locally known as " Parambus " which were already settled under the Pondicherry Settlement Act, 1970 as agricultural lands.

II. FEATURES OF SETTLEMENT :

5. The principal features of the Scheme of " Detailed Town Survey and Settlement " are :

(i) to survey each housesite and the appurtenance thereto situated within the Municipal towns of Pondicherry, Karaikal and Yanam and each land used for non-agricultural purposes, whether built upon or not similarly situated within the Municipal limits, including the housesites in respect of which the occupiers have been conferred with ownership rights under the Pondicherry Occupants of Kudiyiruppu (Conferment of Ownership) Act, 1973 and the housesites granted under various Land Grant Schemes of this Administration, as a separate holding and to prepare measurement sketches therefor and fix the ground-rent due on it with reference to the provisions contained in section 12 (b) of the Pondicherry Settlement Act, 1970; in the manner specified under sub-sections (1), (2) and (3) of section 8 of the said Act.

(ii) to prepare the records prescribed in section 13 (1) of the Settlement Act, viz., the Settlement Register and the Register of Rights;

(iii) to assign appropriate " Poramboke " classification for the lands which are used or which may be required for communal, public, or government purposes such as Road, Street, Lane, Park, Playground etc. which will not be subject to ground-rent.

III. FIXATION OF RATES OF GROUND-RENT :

6. Section 8 (3) of the Pondicherry Settlement Act, 1970 states that in fixing the rates of assessment for non-agricultural lands, regard shall be had to the value of the land for the purpose for which it is held. On this basis, the lands are to be divided into groups and further divided into classes under those groups.

7. For these reasons, statistics were gathered from the guideline registers maintained in the Taluk and Sub-taluk offices showing the sale value of housesites prevailing in different places within the Municipal towns of Pondicherry, Karaikal and Yanam. The sale value of housesites in these Municipal towns ranges from Rs. 3 to 101.80 per square metre as detailed below :-

<i>Name of the Municipal town.</i>		<i>Rate per square metre.</i>		
		Rs.P.		Rs.P.
Pondicherry	....	3.00	to	101.80
Karaikal	....	26.90	to	37.40
Yanam	....	10.00	to	30.00

8. In major portion of Pondicherry town, the sale value ranges from Rs. 30 to 101.80 per square metre. It is reported that there are some sales at Rs. 7.20 per square metre in the fishermen area and at Rs. 15 and Rs. 18 in the interior places of Vandrapet and Muthialpet respectively. In Kommpakkam etc., villages which have been recently included in Pondicherry Municipal town from the erstwhile Mudaliarpattinam Commune, the rates are ranging from Rs. 3 to 53.80 per square metre. The low rates generally prevail in interior places. In view of the rapid growth of Pondicherry town the prices of plots are on the increase and hence no distinction could be made within Pondicherry town for areas fetching low prices at present. When compared with the other towns viz., Karaikal and Yanam, the sale value in Pondicherry is about three times higher. Hence it is proposed to place the entire Pondicherry town under Group-I and both Karaikal and Yanam towns under Group-II.

9. The non-agricultural lands in each group will be divided into three classes as mentioned below depending on the use to which they are put at the time of their settlement :-

(i) Land used for residential purposes whether built upon or not including garden etc.

(ii) Land used for commercial purposes such as shops, hotels, etc. (including marriage halls) and used for industrial purposes such as, factories, workshops, spinning and weaving mills, rice mills, etc.

(iii) Other lands, not falling under any of the categories (i) and (ii) above and which are used as private schools, bajana temples, recreation clubs etc.

10. At the settlement for agricultural lands that has been completed previously, the following rates of assessment were fixed for agricultural lands in the revenue villages included within the Municipal towns :-

<i>Name of the Municipal town</i>	<i>Rate per hectare</i>	
	Rs.P.	Rs.P.
1. Pondicherry	4.20	to 20.50
2. Karaikal	2.20	to 26.20
3. Yanam	4.20	to 29.30

The value of non-agricultural lands is increasing day by day and in fact they are more valuable than the agricultural lands. Hence, in principle, the ground-rent on non-agricultural lands should be more than the highest rate of assessment on agricultural land i.e., Rs. 29.30 per hectare noted above. According to section 12 (b) of the Pondicherry Settlement Act, 1970, the ground-rent should not exceed Rs. 62.50 per hectare. This gives a rate of 0.06 paise per square metre. By this rate, the ground-rent payable per year for a plot of 60 * 40 (or 223 square metres), which is the normal size of housesites in this area, works out Rs. 1.39 only. It is apparent that this amount is very nominal. Hence it is proposed to adopt the maximum rate of Rs. 62.50 per hectare in Pondicherry Municipal town.

11. Generally, the value of a site used for industrial and commercial purposes will be greater than that of another site used for residential purposes. Hence the classes mentioned in para 9 above will be arranged as follows on their merits :-

- (1) Industrial and Commercial.
- (2) Residential
- (3) Others.

12. It will be just and reasonable to make a reduction of Rs. 10 per hectare between group-I and II. Similarly a reduction of Rs. 5 per hectare will be reasonable between each class mentioned above. On this basis the rates of ground-rent for each town are worked out as follows :-

<i>Name of the Municipal town</i>	<i>Group No.</i>	<i>Class (1)</i>	<i>Class (2)</i>	<i>Class (3)</i>
		Rs. P.	Rs. P.	Rs. P.
Pondicherry	I	62. 50	57. 50	52. 50
Karaikal & Yanam	II	52. 50	47. 50	42. 50

13. The ground-rent payable at the rates specified in para 12 above shall be rounded to the nearest ten paise. But the minimum ground-rent payable for any case shall not be less than one rupee.

IV. PRINCIPLES OF SETTLEMENT :

14. All roads, streets, lanes, parks, playgrounds, etc., in the Municipal towns and any other land of a communal, public or Government utility which have not been so classified at the resurvey and settlement, introduced in Faslis 1383 and 1384 will be separately measured and classified in the present settlement as poramboke and assigned the appropriate poramboke classification.

15. Lands vested in the Municipal Council under the provisions contained in the Pondicherry Municipalities Act, 1973, shall be so indicated in the relevant column of Settlement Register.

16. All housesites and the appurtenances thereto proved to have been owned by private individuals, institutions etc., shall be entered in the Settlement records, as " Ryotwari Manai " while those belonging to Government shall be entered in them as " Government Manai ".

17. The Settlement Officer shall enter the rates of assessment mentioned in para 12 above, in the notice he has to publish in Form 3 of the Pondicherry Settlement Rules, 1970, calling for objections and representations, if any, on them and pass appropriate orders.

18. If any land is used partly for one purpose and partly for any other purpose, the Settlement Officer shall assess the land at the higher of the rates applicable to such purpose.

V. TREE TAX :

19. No tax will be levied on trees standing on lands included in holdings. But scattered trees on poramboke lands reared or planted by the individuals shall be granted under tree tax system to the respective claimants according to the provisions contained in Chapter VI of the Land Grant Rules 1975, by the Tahsildar or Deputy Tahsildar concerned.

VI. REGISTRY :

20. At the Settlement, Rough Pattas for the lands covered by houses, housesites etc., will be issued to the persons, possessing rights on them. They will be issued in accordance with the entries in the existing property tax accounts of the Municipality concerned, after due verification on ground and enquiry in the matter of their title. Where there are no entries in those accounts, the issue of pattas will be based on documents which may be available or produced at the enquiry and during field inspection. Where no such documents are so produced, undisturbed possession for a period exceeding thirty years may be taken into consideration for granting the pattas after conducting a detailed enquiry and after due publication of a notice in the locality.

VII. ROUGH PATT A OBJECTION HEARING :

21. As a part of the Settlement, a rough patta objection hearing will be conducted and an intimation thereof specifying the date, hour and place of hearing will be given to the holders of the sites along with their pattas. There will be an interval of not less than seven days between the date of issue of the patta and the date of conduct of the Rough Patta Objection Hearing. The patta will contain the name of the owner of the site, the Town survey number of the site, the correlation to old survey number, if any, the extent as per Town survey in square metres, and the ground-rent as per settlement etc. The pattadars will be given an opportunity for making objections and representations on them on the date as specified above. No objections or representations will be entertained if they relate to the rate of levy of ground-rent or to matters directly connected with the Pondicherry Survey and Boundaries Act, 1967. The Karnams will be present at the hearing and orders passed on the objections and representations by the officer conducting the enquiry will be intimated to the parties then and there i.e., at the hearing itself. No petition or communication pertaining to the patta will be entertained after the date of the hearing unless the delay in making them is explained to the satisfaction of the officer conducting the enquiry. While every endeavour will be made to deliver the pattas personally to the holders of the sites, absentee pattadars and non-resident pattadars will have to make their own arrangements to obtain the pattas through their tenants or agents from the Settlement Office.

22. Subject to the provisions of section 23 (1) of the Pondicherry Settlement Act 1970, the Settlement Officer either of his own motion or on the application of any person shall correct any *bona fide* mistake in regard to any decision or proceedings or clerical or arithmetical mistakes in the records at any time.

VIII. APPEALS :

23. An appeal will lie to the Director of Settlement against the orders passed by the Settlement Officer. Parties will have to obtain the written orders of the Settlement Officer before filing the

appeals. The appeals may have to be preferred to the Director of Settlement within 30 days from the date of intimation of the orders. Appeal petition need not be stamped, but copies and enclosure appended thereto should be stamped in accordance with the provisions contained in the Pondicherry Court Fees Rules.

IX. COLLECTION OF GROUND-RENT :

24. The ground-rent fixed on non-agricultural lands in the Municipal towns shall be payable for each fasli year as laid down in section 11 of the Pondicherry Settlement Act, 1970.

X. DURATION OF SETTLEMENT :

25. Subject to the provisions of sub-section (1) of section 9 of the Pondicherry Settlement Act, 1970, the settlement may remain in force for a period of thirty years. The Government shall reserve to themselves the right to revise at any time during settlement, the grouping and the classification and as a consequence thereof the rate of ground-rent of any land as may seem to them proper.