

COPY OF:

GOVERNMENT OF TAMIL NADU  
ABSTRACT

Lease - Municipal Councils - Lease of Municipal shops stalls, bunks, vacant lands, etc. - instructions - Issued

RURAL DEVELOPMENT & LOCAL ADMINISTRATION DEPT.

G.O.Ms.No. 194

Dated:16-2-1982

Maasi 4 Thunmathi Thiruvalluvar Landu 2011.

- Board :
1. Govt.Memo.No. 55413/M7/78-1 A.M.A.;dt. 5.5.78.
  2. From the Director of Mpl.Admn., Lr.No. 76482/81/R3, dt. 31.3.81.
  3. From the Director of Mpl.Admn., Lr.No. 76482/81, R3, dt. 30.12.1981.

ORDER:

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1982  
In the Government Memo. first read above instructions were issued among others, to the effect that lease amount fixed for shops, stalls, bunks, etc. by Municipal Councils and approved by Inspector of Municipalities (now Director of Municipal Administration) for the year 1977-78 should be retained for four years from 1978-79 to 1981-82 without any increase inbetween and at the end of 1981-82 or at the time of expiry of the lease whichever is later the market rates shall be fixed with the approval of Director of Municipal Administration for the renewal of lease for the next term of five years. The Director of Municipal Administration has now brought to the notice of Government certain representations from various Municipalities regarding the financial difficulties faced in leasing the Municipal properties continuously for a period of five years without any increase in the lease amount in between. He has therefore requested the Government to revise the leasing period from five years to three years so as to enable the Municipal Councils to enhance the lease amounts and thereby augment the resources of Municipal Councils which are already in dire need of funds.

2. The Government have examined the matter carefully and issue the following instructions:--

- (1) The lease of Municipal lands, shops, stalls, bunks, buildings, etc. shall be granted in public auction for a period of three years in the first instance.
- (2) The Municipal Council will prior to the date of expiry of the lease revise sufficiently in advance the lease amount taking into consideration the following factors, namely:--
  - (a) the subsequent increase if any, in the market value of the buildings/lands;
  - (b) the appreciation, if any, in the rental value of the buildings and other similar buildings in the locality;
  - (c) consideration of the locality in which the buildings is situated and

p.t.o.

- (d) such amenities as are available in respect of the buildings concerned including nearness to the railway station and bus stand;
- (3) The increase in lease amount to be so revised shall not be less than 50% after three years in all the cases.
- (4) The lease amount as so revised shall take effect only after the expiry of the period of lease mentioned in item (1) above.
- (5) The revised lease amount shall be intimated to the lessee at least 60 days in advance of the expiry of the period of lease that the rent has been revised and that the lease will be renewed in his/her favour for a further period of three years if the lessee agrees to pay such a revised rent. The lessee shall express his/her willingness within 15 days from the date of receipt of intimation or within 45 days in advance of the expiry of the existing lease to pay the revised rent. If the lessee expresses his/her willingness the lease shall be renewed in his/her favour for a further period of three years. If the revised rent is not acceptable to the lessee and he/she does not want to have the lease renewed then the lease shall be effected in public auction.
- (6) The subsisting leases under the old rates shall be allowed to go through their normal period under the existing conditions.
- (7) The licence to collection of entrance fees in markets, bus stands, pay and use latrines, taxi stands, cycle stand, car stands etc. shall be auctioned annually.

3. These orders come into effect immediately.

4. The Director of Municipal Administration is requested to send suitable draft amendment to rule 12 of the rules relating to Receipts and Expenditure of Municipal Councils.

(BY ORDER OF THE GOVERNOR)

H.B.N. SHETTY  
COMMR. & SECRETARY TO GOVT.

/true copy/

Endt.No.C1/15822/82 dt.24.2.1982

Examiner's Office,  
'C' Section.

Copy communicated to subordinate officers as per Category 3 for information and necessary action. Copy to Superintendents - 'D' and 'M' Sections (3 copies), Copy to C1 to

(Sd.) G. Naganathan,  
Deputy Examiner of L.F. Accounts.

/true copy/

Bn. 20.2.82  
SUPERINTENDENT 13382

133/82