Government Of Tamil Nadu

REVENUE DEPARTMENT,
CHENNAI-9.

Letter (Ms.)No. 430 /2000, dated 31.10.2001.

From

Thiru Debendranath Sarangi, I.A.S.,
Secretary to Government.

To

The Special Commissioner and Commissioner of Land Administration,
Chennai-5.

Madam,

Sub: Land-Lease-Collection of lease rent - Review of Demand, Collection and Balance particulars - Collection of old lease rent till the renewal of lease - Instructions issued.

Ref: 1.Govt.Lr.No.51500 / Ld.II(1) / 12000-1, Revenue, dt.28.5.2001.

2.G.O.Ms.No.324, Revenue, dt.10.9.2001.

I am directed to invite attention to the references cited and to state that in the Government letter first cited, instructions were issued to obtain the particulars of Demand, Collection and Balance (DCB) of lease rent at the end of every year from all the Collectors and send a consolidated report to the Government. Accordingly, some of the Collectors have sent the reports to the Special Commissioner and Commissioner of Land Administration with a copy to the Government. It is seen from the reports that the lease rent has not been collected in lease expiry cases due to non-renewal of lease. Generally, the leases are not renewed then and there due to various administrative reasons. In some cases, the lessees are objecting to the revision of lease rent and made appeals to the Special Commissioner and Commissioner of Land Administration or to the Government. Consequently, the arrears of lease rent are accumulated.

2. In G.O.Ms.No.324, Revenue, dated 10.9.2001, orders have already been issued to incorporate a new condition in the lease deed that till the renewal of lease, the lessee should pay the lease amount which may be tentatively arrived at by adding 12% notional increase per year with the old lease amount. So, it will be set-right in future and there will be no chance for accumulation of arrears. However, in respect of the existing pending renewal cases, the lease amounts are not being collected till the renewal of leases.

Vernac RedEstate™

3. To regulate the collection of lease rent and to avoid accumulation of arrears, I am directed to request you to issue necessary instructions to all the Collectors/District Revenue Officers to collect the old lease rent from the lessees till the renewal of lease land to collect the difference amount, after the renewal of lease, so that the accumulation of arrears could be avoided. The District Collectors/District Revenue Officers may also be requested to initiate action atleast three months prior to the date due for revision of lease rent, in cases fit for renewal of lease.

4. A copy of the instructions issued in this, regard may be sent to Government immediately.

Yours faithfully,
for Secretary to Government.

Verified RealEstate™