

GOVERNMENT OF PONDICHERY
REVENUE DEPARTMENT

No.14244 B7 C1

Pondicherry, the
30 Nov 1989

MEMORANDUM

Sub: Revenue Department-Rent control-Fixation of rent to open land and multi-storeyed building-clarification -Regarding.

Ref: Letter no.7118/87-C2 dated 29.10.87 from the Deputy Collector (Revenue), Karaikal.

u.d.d.

Reference is invited to the letter cited on the subject mentioned above.

2. It is informed that for vacant lands, the rent is fixed recommended at the level of the Deputy Collector (Revenue) at the rate of 7% of the market value of the land in the case of Commune Panchayats and 12% in the case of Municipalities since local cess and surcharge are not leviable in Municipalities Under the Pondicherry villages and Commune Panchayats Act, 1973 local cess and local cess surcharge are leviable in all the taxes and rentals payable on Government land at the rate of 50% and 25% of tax/rent respectively. If these are levied, the rentals in the case of Commune Panchayats will work out to 12.25% rounded to 12%. The rates of 7% and 12% seem to have been followed to ensure that the rentals is not less than normal interest that would come forth from money capital. This procedure is being adopted on a conventional basis and there has been no rule executive instructions.
3. With regard to fixation of rent for multi-storeyed building, it is informed that as per the advice of the Law Department, the market value of the site has to be divided by the number of floors in the building, the amount thus got has to be added to the value of the building for calculating the rent.
4. As, there has been no rule executive instructions this procedure may be adopted till a uniform procedure is evolved.

Sd -

(G.THEVE NEETHI DHAS)
DEPUTY SECRETARY (REVENUE)

Encl: As above

To

The Deputy Collector (Revenue),
Karaikal.

(True copy)

V. MANIVANNAN
REVENUE OFFICER - CUM-
EXECUTIVE MAGISTRATE
PONDICHERY