

**THE PONDICHERRY BUILDINGS
(Lease and Rent Control)
Rules, 1980**

GOVERNMENT OF PONDICHERRY

Revenue Department

No. 4006/76-D.

Pondicherry, the August 1980.

NOTIFICATION *

In exercise of the powers conferred by section 33 of the Pondicherry Buildings (Lease and Rent Control) Act, 1969 (Act, No. 5 of 1969), the Lieutenant-Governor of Pondicherry hereby makes the following rules, namely :-

1. Short title and commencement.— (1) These rules may be called the Pondicherry Buildings (Lease and Rent Control) Rules, 1980.

(2) They shall come into force from the date of their publication in the official gazette.

2. Definition.— In these rules, unless there is anything repugnant in the subject or context—

(a) "Act" means the Pondicherry Buildings (Lease and Rent Control) Act 1969;

(b) "recognized agent" means—

(i) a person holding a power-of-attorney authorizing him to act on behalf of his principal ;
or

(ii) an agent empowered by written authority under the hand of his principal;

(c) "section" means a section of the Act.

3. Particulars to be furnished to the Controller and the authorised officer.— Every landlord and tenant of a building shall furnish the following particulars to the Controller or any person authorised by him in that behalf or the authorised officer, namely :-

(i) door number of the building and name, if any;

(ii) street and municipal ward or division of the town or village in which the building is situated;

(iii) date on which the construction of the building was completed;

(iv) name of the tenant, if the building is occupied and particulars are furnished by the landlord and the name and address of the landlord, if the particulars are furnished by the tenant;

(v) (a) whether the building is residential or non-residential;

(b) whether it is self-contained and separate unit; and

(c) whether it has—

(i) internal water-supply,

* Published in the E.O.G. No: 107 dated 09-9-1980.

(ii) sanitary fittings,

(iii) electrical installation.

(iv) the rent paid per month and whether fair rent has been fixed or re-fixed and also what rental value, if any has been entered in the property tax register of the Municipality or Commune Panchayat, as the case may be; and

(v) the address at which the key of the building is available for inspection, if necessary.

4. Particulars to be furnished while giving notice of vacancy.—Every notice under sub-section (1) or sub-section (2) of section 4 of the Act shall contain the following particulars, namely:—

(i) door number of the building and name, if any;

(ii) street and municipal ward or division of the town or village in which the building is situated;

(iii) date on which the construction of the building was completed;

(iv) date on which the building fell vacant;

(v) name and address of the tenant who vacated the building, if the notice is given by the landlord and name and address of the landlord, if the notice is given by the tenant who vacated;

(vi) details of accommodation in the building such as number of rooms, their area, fittings and fixtures and the like;

(vii) amenities available in the building including common amenities to be shared by occupants of other parts of the building, such as electricity and water-supply, vacant space and the like;

(viii) whether the building is residential or non-residential;

(ix) whether fair rent has been fixed to the buildings and if so, the rate of fair rent;

(x) rent paid by the tenant who vacated;

(xi) the rental value of the buildings, if any, as entered in the property tax register of the Municipality or Commune Panchayat, as the case may be;

(xii) the address at which the key of the building is available in case it is required for the purpose of inspection of the building; and

(xiii) if the landlord is the full owner and he is in occupation of a part of the building,-

(a) whether the portions occupied by the full owner and the tenant are self-contained and separate units;

(b) whether the full owner actually occupies the building for residential purpose, or

(c) whether the full owner is in actual occupation of any other residential building, and if so particulars of accommodation available in that building, rent paid, etc.

Explanation.— The notice under section 4 (1) shall be a notice of actual vacancy and not a notice of anticipated vacancy. Even if a landlord or a tenant gives a notice in anticipation of the

building becoming vacant, it is obligatory on him to give within seven days of the building actually becoming vacant, a notice of such actual vacancy containing the particulars specified in rule 3.

5. Serving of notices of orders of the authorised officer under the Act.— The intimation under section 4 (3), 4 (5) or 10 (5) (b), the notice under the proviso to section 4 (9) (a) or section 13 and any order passed under section 4 (8) (c), 4 (8) (d), 4-A or 12 of the Act, shall be served on the person concerned-

(a) by delivering or tendering it to that person, personally or to any adult member of the family of that person and in the case of a company, association or firm, whether incorporated or not to the Secretary or Director or other principal officer of that company, association or firm, as the case may be ; or

(b) if that person cannot be found or if he refuses to receive it, by affixing a copy thereof on the outer door or on some conspicuous part of the premises in which that person is known to have last resided; or at the registered office, or if there is no registered office, then at the place where the company, association or firm carries on its business, as the case may be; or

(c) by registered post with acknowledgment due.

6. Particulars to be furnished by landlord under section 4 (8) (b).— The particulars to be furnished by the landlord under section 4 (8) (b) shall be the following, namely:-

(1) door number of building and accommodation available in the buildings;

(2) number of buildings owned by the landlord;

(3) name and address of the landlord;

(4) whether the building is actually occupied by the landlord or is required for his own occupation;

(5) if the building is not occupied by the landlord or is not required for his own occupation whether it is required for the occupation of any member of his family or any dependent of his; if so, the name of the person;

(6) number of buildings owned by the member of the family or dependent and particulars about such buildings;

(7) where such member or dependent is now living ;

(8) need for that member or dependent to change his residence;

(9) rent of the building.

7. Particulars to be furnished by the landlord applying for release of the building.— The following particulars shall be furnished by the landlord under section 4-A of the Act, namely:—

(i) door number of the building and accommodation available in the building;

(ii) name and address of the landlord;

(iii) particulars of other buildings owned by the landlord;

(iv) particulars of accommodation of and rent paid for the building in which the landlord for the time being resides;

(v) whether the building is required for his own occupation and if so, the reasons therefor; if the building is not required for his own occupation, whether it is required for the occupation of any member of his family and if so, the name of such person;

(vi) number of building owned by such member of the family and particulars of such buildings;

(vii) where such member is now living;

(viii) need for that member to change his residence

(ix) rent of the building; and

(x) income of the landlord and whether he can afford to forego the rental income;

8. Inspection of vacant buildings by prospective allottees.—Every landlord, who has given notice of a vacancy under section 4 (1) of the Act, shall afford all reasonable facilities for inspection of the buildings by prospective allottees at such time or times as may be specified by the authorised officer during the period of ten days specified in section 4 (3) of the Act and the landlord shall also take all necessary steps for keeping watch over the buildings, its fixtures, fittings and other materials during such inspection.

9. Fixation of reasonable rent by the authorised officer.—The authorised officer shall determine the reasonable rent for the purpose of the third proviso to section 4 (5) of the Act after personally inspecting the premises, or after considering the report of any officer of the rank not lower than a Revenue Inspector subordinate to him whom he may authorise to inspect the premises on his behalf, and after giving a reasonable opportunity to the landlord for such fixation of reasonable rent. In determining the rent, the authorised officer shall have due regard to the principles set out in section 5 of the Act for fixation of fair rent.

10. Form of receipt for rent or advance.—The receipt given under section 8 (1) may be in any form but shall contain the following particulars, namely:—

(i) name of the tenant from whom or on whose behalf the rent or advance is received by the landlord;

(ii) amount of rent or advance received;

(iii) in the case of rent, the rate at which and the period for which the rent is received;

(iv) the particulars of the building (door number, street name and the like) in respect of which the rent or advance is paid;

(v) the name and address of the landlord by whom or on whose behalf the receipt is given.

11. Procedure for deposit and withdrawal of rent.— (1) A tenant desirous of depositing rent under section 8 (5), ¹ [9 (1), 9 (2)] or 11 shall deposit the same in accordance with the procedure laid down in the Civil Rules of Practice and Circular Orders in regard to the payment of money into Court.

1. Substituted by Notification No. 7818/81/D dt. 22.2.84 E.G. No. 3 dt. 29.2.84

¹ [(1A) A tenant desirous of depositing rent under section 9 (3) shall deposit the rent to the authorised officer by making an application to the said officer setting out the circumstances under which the deposit is made.

(1B) The authorised officer shall remit the rent deposited in revenue deposit and hold the rent in such deposit until the orders of the Controller or the Competent Civil Court as the case may be is received under section 9 (4) (b) or section 9 (5)]

(2) Any person who is entitled and who desires to receive the rent deposited under section 8 (5), 9 or 11 shall present an application for the purpose to the Controller or the appellate authority, as the case may be, supported by an affidavit showing how he is entitled to receive the rent deposited:

Provided that no affidavit in support of the application shall be required in the case of any order passed by the Controller under section 9 (4) or by a competent Court under section 9 (5) and a copy thereof is attached to the application.

(3) On receipt of the application under sub-rule (2), the Controller or the appellate authority, as the case may be, shall if he or it is satisfied, pass an order directing the payment to the applicant of the rent specified in the application. The procedure laid down in the Civil Rules of Practice and Circular Orders in regard to the payment of money out of Court shall, as far as may be, apply to the payment of money under this sub-rule.

12. Application under the Act.— (1) Every application under the Act shall, in addition to the particulars necessary for its support contain also the particulars specified in rule 3 or 4 so far as they may be applicable. Every application for release under section 4-A or for eviction under section 10 or for recovery of possession under section 12 or 14 shall also state the grounds on which the application is made.

(2) Every application under the Act shall be accompanied by a spare copy or sufficient number spare copies thereof for service on the respondent or respondents mentioned therein.

(3) Every application shall be signed by the applicant and his counsel, if any, and be presented to the Controller or the authorised officer or an officer authorised by him, as the case may be, by the applicant himself personally or by his recognised agent or by his counsel, at any time during hours on a working day.

(4) No document or proceeding which is sent by post or telegraph shall be received or filed by the Controller, or the authorised officer, or an officer authorised by him, as the case may be.

13. Procedure for the disposal of applications.— (1) When an application is presented under rule, 12 the Controller or the authorised officer, or an officer authorised by him, as the case may be, shall fix the date on which and the place at which the inquiry in respect of the application will be held and send notice thereof to the applicant or applicants and the respondent or respondents mentioned in the application and shall also send a copy of the application along with the notice to the respondent or respondents.

(2) The Controller or the authorised officer or an officer, authorised by him, as the case may be, shall give to the parties a reasonable opportunity to state their case. He shall also record a brief note of the evidence of the parties and of the witnesses, if any, examined on either side; and upon the evidence so recorded and after consideration of any documentary evidence which may be produced by the parties, pass orders on the application.

(3) In any case in which an order is passed ex-parte against a tenant of a landlord, or any order of dismissal for default is passed by the Controller, then the party aggrieved may, within thirty days from the date of the order, or if he satisfies the Controller that he knew of the order, only on a date subsequent to the date on which it was passed, within thirty days from the date of such knowledge, apply to the Controller by whom the ex-parte order or the order of dismissal was passed, for an order to set it aside; and if he satisfies the Controller that the summons was not duly served, or that he was prevented by any sufficient cause from appearing when the application was called on for hearing, or that such default was occasioned due to circumstances beyond his control, the Controller shall make an order setting aside the ex-parte order or the order of dismissal passed, as the case may be, upon such terms as to costs as the Controller thinks fit and shall appoint a day for proceeding with the application:

Provided that no order shall be set aside on any such application as aforesaid unless notice thereof has been served on the opposite party:

Provided further that in computing the period of thirty days for the purpose of this sub-rule, the time requisite for obtaining a certified copy of the order shall be excluded.

(4) Where an application for setting aside an ex-parte order or an order of dismissal for default has been received under sub-rule (3) for the first time, all execution proceedings in pursuance of the ex-parte order or the order of dismissal for default shall be stayed until the disposal of the application:

Provided that in respect of a second or subsequent application to set aside an ex-parte order or an order of dismissal for default, the Controller shall have discretion to grant or refuse stay.

14. Taking possession of buildings by authorised officers, etc.— The officer empowered by the Government under section 4 (9) or any of his subordinates acting on his behalf, who takes possession of a building, shall make an inventory of all the articles found in the building. Such officer shall have the right to store all such articles in any of the rooms of the building and have them properly locked up. In the case of perishable goods, such officer may auction them, keep the sale proceeds and shall, after conducting a summary enquiry, hand over the articles or the sale proceeds, as the case may be, to the person entitled to receive them. Similarly with regard to non-perishable articles, such officer shall cause a notice in writing to be served on the person entitled to receive them requiring him to remove the articles within a period of three months from the date of recovery of possession of the premises or within a month from the date of receipt of the notice, whichever is later, and if the said person refuses or fails to remove the articles within the time specified, such officer may sell the articles by public auction, keep the sale proceeds and shall after conducting a summary enquiry, hand over the articles or pay the sale proceeds or both, as the case may be, to the person entitled to receive them. Subject to the decision of a competent Court, the order of the said officer shall be final.

15. Transfer of proceedings from one Controller to another.— The appellate authority, may transfer a case from the file of one Controller to that of another Controller within its jurisdiction-

(i) for administrative grounds; or

(ii) if the Controller on whose file the case is pending is personally interested and reports the matter; or

(iii) if on an application for transfer by any party in the case, the appellate authority is satisfied that there are sufficient grounds for the transfer.

16. Procedure for filing of appeals.— (1) Every appeal against an order of the Controller shall, in addition to the grounds of appeal, specify the date on which the order was received by the appellant. The appeal shall be signed by the appellant and his counsel, if any, and presented to the appellate authority or to such officer as he appoints in this behalf, by the appellant himself personally or by his recognized agent or by counsel at any time during office hours on a working day. The appeal shall be accompanied by a copy of the order of the Controller appealed from.

(2) Every appeal under the Act shall be accompanied by a spare copy or sufficient number of spare copies thereof for service on the respondent or respondents mentioned therein.

17. Procedure for the disposal of appeals under section 23.— (1) When an appeal under section 23 of the Act is preferred the appellate authority shall fix a day for hearing the appeal and send notice thereof to the appellant or appellants and the respondent or respondents mentioned in the appeal and shall also send a copy of the appeal along with the notice to the respondent or respondents.

(2) If the appellate authority decides to make further inquiry he may take additional evidence or requires such evidence to be taken by the Controller.

(3) In any case in which an order is passed ex-parte against a tenant or a landlord or an order of dismissal for default is passed, then the party aggrieved may, within thirty days from the date of the order or if he satisfies the appellate authority that he knew of the order only on a date subsequent to the date on which the order was passed, within thirty days from the date on which the order as provided in rule 24, apply to the appellate authority by whom the ex-parte order or the order of dismissal was passed for an order to set it aside; and if he satisfies the appellate authority that the summons was not duly served or that he was prevented by any sufficient cause from appearing when the appeal was called on for hearing or that such default was occasioned due to circumstances beyond his control, the appellate authority shall make an order setting aside the ex-parte order of the order of dismissal, passed, as the case may be, upon such terms as to costs, as the appellate authority thinks fit and shall appoint a day for proceeding with the appeal:

Provided that no order shall be set aside on any such application as aforesaid unless notice thereof has been served on the opposite party:

Provided further that in computing the period of thirty days for the purpose of this sub-rule, the time requisite for obtaining a certified copy of the order shall be excluded.

(4) Where an application for setting aside an ex-parte order or an order of dismissal for default has been received under sub-rule (3) for the first time, all execution proceedings in pursuance of the ex-parte order or the order of dismissal for default shall be stayed until the disposal of the application:

Provided that in respect of a second or subsequent application to set-aside an ex-parte order or an order of dismissal for default, the appellate authority shall have discretion to grant or refuse stay.

18. Transfer of appeals from one appellate authority to another.— The Principal District Judge, Pondicherry may transfer an appeal from the file of the appellate authority before whom the appeal is pending to that of any other appellate authority,-

(i) if the appellate authority before whom the appeal is pending is personally interested in the appeal and reports the matter to the Principal District Judge, or

(ii) if, on an application for the transfer by any party in the appeal or otherwise, the Principal District Judge is satisfied that there are sufficient grounds for such transfer.

19. **Procedure for filing appeals to accommodation appellate authority.**—Every appeal under section 4 (8) (d) against the order of the authorised officer shall, in addition to the grounds of appeal specify the date on which the order was received by the appellant. The appeal shall be signed by the appellant or his agent or his counsel and presented to the accommodation appellate authority-by the appellant himself or by his recognised agent or his counsel personally at any time during office hours on a working day or sent by registered post, acknowledgment due. The appeal shall be accompanied by a copy of the order of the authorised officer appealed from. The appeal shall be also be accompanied by sufficient number of spare copies thereof for service on the respondent or respondents mentioned therein.

20. **Procedure for filing appeals to Government.**—Every appeal under section 4-A (3) or section 12 (3A) of the Act preferred against the order of the authorised officer shall, in addition to the grounds of appeal, specify the date on which the order was received by the appellant. The appeal shall be signed by the appellant and his counsel if any and presented to the Government in the department concerned by the appellant himself or by his recognised agent or his counsel personally at any time during office hours on a working day or sent by registered post, acknowledgment due. The appeal shall be accompanied by a copy of the order or the authorised officer appealed from. The appeal shall be accompanied by sufficient number of spare copies thereof for service on the respondent or respondents mentioned therein.

21. **Inspection of buildings by the Controllers and appellate authorities.**—In cases falling under section 6 of the Act or in any other cases contemplated in the Act. the Controller or the appellate authority may, if he thinks fit to do so, personally inspect the building concerned. After inspection, the Controller or the appellate authority shall record a note of inspection in brief and such note shall form part of the case record.

22. **Inspection of buildings by authorised officers in certain cases.**—In cases falling under section 4, 4A and 12 of the Act, the authorised officer or any person authorised by him in that behalf may, if he thinks fit to do so, personally inspect the building concerned and may call for any particulars in respect of the said building from the landlord or tenant or occupant or any previous tenant of occupant thereof, and such landlord, tenant or occupant shall thereupon furnish such particulars.

23. **Appearance, etc., of parties before Controllers or authorised officers or appellate authorities.**—Any appearance, application or act in any proceeding before the Controller or authorised officer or the appellate authority may be made or done by the party in person or by his recognised agent or by counsel:

Provided that in any such proceeding where the Central or State Government or any officer of the Central or State Government in his official capacity is party, no Government Pleader or other pleader appearing on their behalf shall be required to present any document empowering him to act, but such pleader shall file a memorandum of appearance signed by himself, and such memorandum of appearance need not be stamped.

24. **Service of notice.**—A notice under the Act issued by the Controller or the appellate authority, if not pronounced in open court, shall be served on the person concerned-

(a) by giving or tendering it to such person; or

(b) if such person is not found, by leaving it at his last known place of abode or business or by giving or tendering it to some adult member of his family; or

(c) if the address of such person is known to the Controller or the appellate authority by sending it to him by registered post with acknowledgment due ; or

(d) if none of the means aforesaid is available, by affixing it in some conspicuous part of his last known place of abode or business.

25. Scale of process fee for service of notices and orders.—In respect of every application filed under the Act, the applicant or applicants as the case may be, and in respect of every appeal, preferred under section 23 of the Act, the appellant or appellants, as the case may be, shall pay for the service of all notices and orders issued whether in the first instance or subsequently, fees in the form of court fee stamps of the value specified below :—

For each notice or order—	Rs.
(a) to a single applicant respondent or appellant	2-25
(b) to every additional applicant respondent or appellant residing within the same town or village, if the notice or orders is to be served at the same time	1-15

26. Procedure for furnishing certified copies.—(1) Any person aggrieved by any order passed by the Controller or the appellate authority under section 23 of the Act shall be entitled on application, to be furnished with a copy thereof and any other connected document, duly certified by the Controller or the appellate authority, as the case may be.

(2) The procedure laid down in the Civil Rules of Practice and Circular Orders in regard to making of application for, and grant of, certified copies shall, as far as may be, apply to the applications and grant of copies under sub-rule (1).

27. Time-limit for bringing the legal representatives on record in proceedings.—Every application for making the legal representatives, or representatives of a deceased person, party to a proceeding under the Act shall be preferred within one month from the date of the death of the person concerned or the date of having knowledge of the death of the person concerned.

28. Service of summons.—Every summons issued under the Act on any person shall be served in any of the following ways, namely :-

(a) by giving or tendering it to such person ; or

(b) if such person is not found, by leaving it at his last known place of abode or business or by giving or tendering it to some adult member of his family ; or

(c) if the address of such person is known to the Controller, the appellate authority or other authorised person, by sending it to him by registered post with acknowledgment due ; or

(d) if none of the means aforesaid is available, by affixing it in some conspicuous part of his last known place of abode or business.

(2) In respect of every summon issued under section 28 of the Act, the person at whose instance the summon is issued shall pay into the office of the Controller a fee of two rupees and twenty-five paise in the form of Court fee stamps for the service of the summons and shall also deposit in the said office the amount of the allowances to which the witness is entitled for travelling and attendance at the Court according to the scale for the time being in force with respect to witness in Civil Courts in the Union territory of Pondicherry.

29. **Penalty for contravention of certain rules.**—Any person who contravenes any of the provisions of rules 4, 7, 8, 10 or 22 shall be punishable with fine which may extend to one thousand rupees.

30. **Procedure in regard to summons, etc.**—(1) Every summons issued under the Act shall be in writing, shall be authenticated by the seal, if any, of the officer by whom it is issued and shall be signed by such officer or by any person authorised by him in writing in that behalf.

(2) The summons shall require the person summoned to appear before the said officer at a stated time and place and shall specify whether his attendance is required for the purpose of giving evidence or to produce a document or for both purposes ; and any particular document, the production of which is required, shall be described in the summons with reasonable accuracy.

(3) Any person may be summoned to produce a document without being summoned to give evidence and any person summoned merely produce a document shall deemed to have complied with the summons if he causes such document to be produced, instead of attending personally to produce the same.

(4) Where the serving officer delivers or tenders a copy of the summons to the respondent personally or to an agent or other person on his behalf, he shall require the signature or the person to whom the copy is so delivered or tendered to an acknowledgment of service endorsed on the original summons

(5) The serving officer shall, in all cases in which the summons has been served under sub-rule (4) endorse or annex or cause to be endorsed on or annexed to the original summons as return stating the time when and the manner in which, the summon was served, the name and address of the person, if any, identifying the person served and witnessing the delivery of tender of the summons.

(6) The controller or the appellate authority as the case may be shall have power to administer oaths, to require the attendance of all parties concerned and of witnesses and require the production of all books and documents relating to the matter in the dispute.

(7) The controller or the appellate authority deciding the dispute shall record a brief note of the evidence of the parties and witness who attend, and upon the evidence so recorded and after consideration of any documentary evidence produced by the parties a decision shall be given in accordance with justice, equity and good conscience by the Controller or appellate authority. The decision given shall be reduced to writing. In the absence of any party duly summoned to attend, the dispute may be decided ex-parte.

31. **Fees.**—The fee leviable in respect of applications and appeals under the Act shall be at the rates specified in the schedule hereto. The fee shall be paid in the form of court fee stamps.

32. **Repeal and saving**—The Pondicherry Buildings (Lease and Rent Control) Rules,1969 are hereby repealed :

Provided that any order made or action taken under the rules so repealed shall be deemed to have been made or taken under the corresponding provisions of these rules.

SCHEDULE

(See rule 31) ¹

Fee leviable in respect of application and appeals under the Act.

Section (1)	Particulars (2)	Proper fee (3)
I. APPLICATIONS TO THE CONTROLLER		
5.	Application for fixation of fair rent of a building	Fifteen rupees
6(1) second proviso	Application to decide a dispute between the landlord and the tenant in regard to any increase in fair rent claimed under section 6(1)	Do.
6(2) proviso	Application to decide a dispute between the landlord and the tenant in regard to any reduction in fair rent claimed under section 6(2)	Do.
8(5)	Application for depositing the rent before the Controller in cases where the landlord refuses to receive the rent.	Do.
9(1)	Application for depositing the rent before the Controller in cases where the address of the landlord or his authorised agent is not known.	Five rupees
9(2)	Application for withdrawal of the rent deposited under section 8(3) or 8(5) or 9(1).	Do.
9(3)	Report to the Controller by the tenant explaining the circumstances under which he deposited the rent.	Do.
10(2)	Application for eviction of tenant.	Fifteen rupees
10(3)	Application for possession of the building.	Five rupees.
10(5)(a)	Application for restoring possession of the building to the tenant.	Do.
11(3)	Application to decide any dispute as to the amount of rent to be paid or deposited under section 11(1)	Do.
11(5)	Application for withdrawal of the amount deposited under section 11(1)	Do.
14(1)	Application for an order for delivery possession for carrying out repairs or for demolishing and reconstructing the building.	Do.
15(2)	Application for an order directing the landlord to put the tenant in possession of the building	Do.

Section (1)	Particulars (2)	Proper fee (3)
16(1)	Application for an order directing the landlord to put the tenant in possession of the building (if the building is not demolished)	Do.
17(2)	Application for restoration of amenities.	Do.
21	Application for permission for conversion of a residential building into non-residential one	Do.
22(b)	Application for a direction that repairs to the building may be made by the tenant.	Five rupees
	Interlocutory application in respect of proceedings before the Controller.	Do.
Rule 26	An application for a copy of document.	One rupee

Explanation:—In case where the application for a copy relates to an order passed one year prior to the date of such application a search fee of one rupee shall be paid in the form of court-fee stamps.

II. APPLICATIONS TO THE APPELLATE AUTHORITY

11(3)	Application to decide any dispute as to the amount of rent to be paid or deposited under section 11(1)	Five rupees
11(5)	Application for withdrawal of the amount deposited under section 11(1)	Do.
	Interlocutory application in respect of proceedings before the appellate authority	Do.
Rule 26	An application for a copy of document	One rupee.

Explanation :- In case where the application for a copy relates to an order passed one year prior to the date of such application a search fee of one rupee shall be paid in the form of court-fee stamps.

III. APPLICATION TO THE AUTHORISED OFFICER

4(2)	Application by tenant for permission to Proviso re-occupy a building.	Five rupees
4 A	Application for release of a building under Government tenancy	Do.
12(1)	Application for delivery of possession of building for carrying out repairs or for demolishing and reconstructing it.	Do.
12(6)	Application for re-allotment of the building.	Do.
	Application for release of a building for private lease.	Do.

Section	Particulars	Proper fee
(1)	(2)	(3)

IV. APPLICATIONS TO GOVERNMENT

29	Application for exemption of a building from the provision of the Act	Twenty-five rupees
	Application for release of a building for private leases	Five rupees

V. APPEALS

¹ [23(1)	Appeal to the appellate authority from the order of the controller.	Twenty-five rupees
4A (3) and 12(3A)	Appeal to Government from the order of the authorised officer under section 4A (2) and 12 (1)	Do.
	Other petitions to Government against the order of the authorised officer	Ten rupees
² (Rule 18)	An application for Transfer	Five rupees

VI. EXECUTION PETITIONS

18 rupees	Execution petitions in the Court of District Munsif	Five
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VII. REVISION PETITIONS

25(1) rupees	Revision petitions in the High Court.	Fifty
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1. Substituted by Notification No. 7818/81/D dt 22.02.1984 E.G.No. 3 dt 29/2/1984.

2. Instered by Notification No. 7818/81/D dt 22.02.1984 E.G.No. 3 dt 29.02.1984.