

	THE TAMIL NADU Dr. AMBEDKAR LAW UNIVERSITY (State University Established by Act No. 43 of 1997) "Poompozhi", No. 5, Dr. D.G.S. Dinakaran Salai, Chennai-600 028				
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Dr. D. GOPAL, C. No. 2236/Regr/Aca/A2/2011, Dated 13-12-2011
 Registrar i/c & HOD, Dept. of Environmental Law

To

Sir/Madam,

Sub: Jawaharlal Nehru National Urban Renewal Mission (JnNURM)-
 Mandatory Reforms - Rent Control Laws - Investigative Research study-
 Consultative Meeting to be arranged by the Law University - Comments
 and Suggestions requested to make recommendations for amendment to
 the existing rent control laws - Reg.

Ref: Govt. Lr Roc. No.69417/2007/JNN1, dt. 29.09.2009, 30.06.2010, 19.10.11
 and 28.10.11 of the Commissioner of Municipal Administration, Chennai-5.

I am to state that in the reference cited, the Commissioner of Municipal Administration, Government of Tamil Nadu, Chennai has requested the Tamil Nadu Dr. Ambedkar Law University, Chennai to take up a study to suggest reforms in the existing rent control Laws based on related Acts at the National Level (Including Model Rent Control Laws) and of Tamil Nadu and International best practices.

In this regard, on the basis of the proposal submitted by the Law University, the work has been entrusted to this University with a request to take up the study based on the following:

The reform in rent control laws is needed to meet the objectives of;

- Promoting supply of rental housing.
- Establishing a better balance between the interests of landlords and tenants.
- Reducing litigation under the rent control act.
- Making rent control act more effective to protect the legitimate interests of tenants.
- Reducing complexity of the act.

The Tamil Nadu Buildings (Lease and Rent Control) Act 1960 as amended by Tamil Nadu Act 23 of 1973 comprises of the objects as given below;

1. Accommodation Control : Regulation of letting of Accommodation
2. Rent Control : Control of rents
3. Eviction Control : Prevention of unreasonable eviction

The Chennai City Tenants' Protection Act 1921 (Tamil Nadu Act III of 1922) and the Chennai City Tenants' Protection Act 1970 seeks to give protection against eviction to tenants, who have, in municipal towns and townships and adjoining areas, constructed buildings on leasehold lands, so long as they pay a fair rent for the land and also the landlords. (Both the Acts are enclosed for your use and reference)

The Commissioner of Municipal Administration has pointed out that the Government of Tamil Nadu after taking into consideration of certain practical difficulties faced by the tenants and the owners proposes to conduct study on the above Acts and if necessary, to bring out comprehensive amendments to the existing act.

A copy of the Action plan to carry out the investigative research study and consultative meeting by this University is enclosed herewith for your kind perusal.

The University has proposed to hold a consultative meeting to elicit information from the experts of all fields relating to the Rent Control Legislation and Rules and the meeting will be held on the venue & date notified below.

Venue for the Consultative Meeting	Auditorium, PG & RD Block, The Tamil Nadu Dr. Ambedkar Law University, 'Poompozhi', No. 5, Dr. D.G.S. Dinakaran Salai, Raja Annamalaipuram, Chennai - 600 028
Date and Time	03.01.2012 [Tuesday] - 10.30 AM

I therefore request you to offer your valuable comments/suggestions to make recommendation for amendment to the existing Rent Control Laws and also request you to make it convenient to attend the consultative meeting on the date and time notified above.

The Experts can submit the paper on the above subject and also make a presentation of their views during the meeting. LCD projectors and Laptops would be made available for the same.

TA/DA for attending the meeting will be paid as per the norms of the University.

Yours Faithfully
(Dr. D. GOPAL)

Encl: a/a.

**ACTION PLAN FOR THE INVESTIGATIVE RESEARCH STUDY
ON THE EXISTING RENT CONTROL LEGISLATIONS OF TAMILNADU
AND RELATED ACTS AT STATE AND NATIONAL LEVEL**

1. OBJECTIVE:

The Prime focus of the research study is to undertake research on Rent Control legislation and related enactments in the State of Tamil Nadu in particular with Chennai city and its suburbs.

The common object of the rent control legislation is to fix fair/standard rent and to protect the Tenants from arbitrary eviction.

2. STATUS OF THE ORGANISATION:

The Tamil Nadu Dr.Ambedkar Law University located at Chennai is one of the premier institution in the country established for the advancement of legal education in the state of Tamil Nadu. The University is recognized by the University Grants Commission under Sec.2(f) and 12(b) of the UGC Act. The Law University has been entrusted to carry out the research study on the existing rent control legislations of Tamil Nadu and its related Acts at National Level, by the Government.

3. INVESTIGATIVE RESEARCH STUDY:

The investigative research would be characterized by an excellent research facilities and tools and competent staff. The University proposes to organize the research on Rent Control legislation and related enactments in the State of Tamil Nadu. The University will undertake the investigative research in the entire Chennai District. The work will be entrusted to a peer group head by **one investigator/Regulator**. The peer group will collect data and conduct research activities in the Chennai city. The entire research activity would be monitored by the **Chief investigator** and the Chief investigator will also be involved himself in the field survey in any one of the area at Chennai during research activity.

The peer group will organize area level meetings with the resource persons and experts both from the side of tenants and house owners/landlords and also from various associations in this regard, to elicit the problems and to evolve a problem solving mechanism so as to make recommendations for amendment to the existing rent control laws.

4. RESEARCH TOOLS AND DATA:

Data collection, both Manual and automatic, lies at the heart of all empirical studies. The quality of data collected will reflect in the more accurate reporting. The University will utilize both the methods in the collection of data. By manual data collection method, the peer group would collect the data relating to the problem of rent, eviction, deposits and a provision would also be provided in the schedule for spontaneous answers and discussion by the target groups. By automatic data collection method, the peer group would receive information by recording discussions and taking live videos and pictures with the target groups and the data collected by above methods would be analysed by all the investigators. All the Research tools and techniques like sampling, Observation, interviews, discussion and instruments like computers, projectors, E-Boards, i-pads and other recent technologies will be utilized in the Research Study.

The peer group will involve in;

- Preparation of calendar and arrangement for the meetings, interview and field survey.
- Identification of Resource persons/Experts etc.

5. CONSULTATIVE MEETINGS:

The consultative meetings are the most technical mechanisms to elicit information from experts of all fields relating to the Rent Control legislation and rules. The Tamil Nadu Dr.Ambedkar Law University proposes to organize one consultative meeting at Chennai. The University will invite the Officers, Managers, Legal experts, Administrators, Logistic experts, Planners, Legislators, Social Scientists, Land Lords and Tenants, Real Estate Owners and Builders. The Meeting thus would offer a unique opportunity to reflect their views in the consultative meeting which will be very useful to go ahead for future agenda in Rent Control Legislation. The papers and statements presented by the experts in consultative meeting will be incorporated as information document for the Research study.

6. ORGANISATION OF DATA, REPORTING AND PUBLICATION:

The data collected through field study relating to the rent control and other legislation can be retrieved to produce meaningful information. For that, the data needs to be organized in a systematic rational database to allow for effective updating and retrieval. After updating the data, publication and reporting in the last stage of the research study. The University will prepare the finding of the survey and suggest the recommendations, modification and amendments, if any, to the existing Laws.

[Dr. D. GOPAL]