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be after the issue of the notification, and if it is not sitting within seven days or its re-assembly, and the State Government shall seek the approval of the Legislature to the notification by a resolution moved within a period of seven days beginning with the day on which the notification is so laid before it; and if the Legislature makes any modification in the notification or directs that the notification should cease to have effect, notification shall thereafter have effect only in such modified form or be of no effect, as the case may be, but without prejudice to the validity of anything previously done thereunder. 1. In sub-sections (4) to (6) were added by section 2 (ii) of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960). Definitions. 6 City Tenants' Protection [1922 Act]. 2. Act. 3. In the of Avadi, Kathiravakkam, Kumbakonam, Madhavaram, Bhavaniganga, Courtallam and Mottur, or in such other municipality or township as the Government may, by notification, and in any village with a limit of five miles from the City of Madras or of the municipal towns aforesaid, or in any village within five miles of the City of Madras or of the municipal towns aforesaid, and (ii) for residential purposes only, in any other area, and include the appurtenance thereto. The present clause was substituted for the said clause as so substituted by section 2 of the Madras City Tenants' Protection (Amendment) Act, 1964 (Tamil Nadu Act 16 of 1964). [Section 9 of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960) and section 3 of the Madras City Tenants' Protection (Amendment) Act, 1964 (Tamil Nadu Act 16 of 1964) provided for the abatement of certain proceedings pending before courts in respect of non-residential buildings.] *Every local area, which immediately before the 1st May 1971 was constituted as the Madurai Municipality under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V 1920), was deemed to be the City of Madurai under the Madurai City Municipal Corporation Act, 1971 (Tamil Nadu Act 15 of 1971). Please see section 511 of the latter Act read with rule 2 in Schedule to the Act. T.N. 'Improvement' means any work which adds to the value of the land in a consistent manner with the purpose for which the land was used. (2) 'Land' does not include buildings. (3) 'Landlord' means any person owning any land, and includes every person entitled to collect the rent of the whole or any portion of the land, whether on his own account or on behalf of, or for the benefit of any other person, or by virtue of any transfer from the owner or his predecessor in title or of any order of a competent court or of any provision of law. (4) 'Tenant' in relation to any land— (i) means a person liable to pay rent in respect of such land, under a tenancy agreement express or implied, and includes— as is referred to in sub-section (a) any such person, clause (i) who continues in possession of the land after the determination of the tenancy agreement, (b) any person who was a tenant in respect of such land under a tenancy agreement to which this Act is applicable under sub-section (3) of section 1 and who or any of his predecessors in interest had erected a building on the land. (I-A) was inserted by section 2 of the Madras City Tenants' Protection (Amendment) Act, 1926 (Madras Act V) of 1926. 2 This clause was substituted for the original clause (4) by section 3 (ii) of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960). 3 This sub-clause was, and was deemed always to have been, substituted for the following sub-clause, by Section 2 of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973):— "(ii) includes— a person in possession of such land and building, that— (5) a township constituted under the Townships Act, 1940 (Tamil Nadu Act XI 1940), the Courtallam Act, 1954 (Tamil Nadu Act XVI of 1954), the Township Act, 1954 (Tamil Nadu Act 1954), 4 of the Tamil Nadu Panchayats Act, 1958 (Tamil Nadu Act XXXV of 1958), or any other law for the time being in force. Disposal of suits for ejectment. At the time of the commencement of this Act, any person who has acquired title from either of them, and for which compensation has not already been paid. A tenant who is entitled to compensation for the value of any building shall also be the value of trees which may have been planted by him on the land and of any improvements which may have been made by him. 4. (1) In a suit for ejectment against a tenant in which the landlord succeeds, the court shall ascertain the amount of compensation, if any, payable under section 3 and the decree in the suit shall declare the amount so found due and direct, on payment by the landlord, into court; within three months from the date of the decree, the tenant shall put the landlord into possession of the land with the building and trees thereon, (2) In an application under section 41 of the

Presidency Small Cause Courts Act, 1882, in which the landlord succeeds, the court shall ascertain the amount of compensation payable under section 3 and shall pass an interim order declaring the amount so found due and stating that, on payment by the landlord into court within three months of the date of the said interim order of the amount so found due, the landlord shall be entitled to the order contemplated by section 43 of the Presidency Small Cause Courts Act, 1882. (3) If in such suit or application the court finds that any sum of money is due by the tenant to the landlord for rent or otherwise in respect of the tenancy, the court shall set off such sum against the sum found due under sub-section (1) or sub-section (2), as the case may be, and shall pass a decree or interim order declaring as the amount payable to the tenant on ejectment the amount, if any, remaining due to him after such set-off. (4) If the amount found due is not paid into court within three months from the date of the decree under sub-section (1) or of the interim order under sub-section (2), or if no application is made under section 6, the suit or application, as the case may be, shall stand dismissed, and the landlord shall not be entitled to institute a fresh suit for ejectment, or present a fresh application for recovery of possession for a period of five years from the date of such dismissal. S. (1) The compensation awardable under section Determinat 4 shall be the value of the building and trees [and of the 'com- of any im rovements which may have been Inade by pensation awardable the tenant on the date of the decree or inlerinz order, under section as the case may be. I These words were inserted by section 3 (b) of the Madras City Tenants ' Protection (Amendment) Act, 1926 (Madras Act VI of 1926). City renatt9Protection [1922! m: Act Id (2) In determining' such., value, the court may take into mnsideration the estimated cost Of erecting a similar the amount to be allowed gor depre- ciation arri the amount spent on repäirs: (3) If, on account of any cause for which the tenant is rsponsible, the building, for which compen- sation has been adjudged under section 4, is destro- yed or ins deteriorated in value between the date of the decree or interim order and the date of ejectment, the courL may, on application by the landlord, pass an order directing that he be placed in possession without paying any compensation, or on payment of the amount determined on a revaluation of the buil- ding as the case may be. 6, (1) If after a decree or interim order is passed J)etermination of rent. Application ,ot• landlord fixing rent. under section 4, the landlord is unable or unwilling to pay the compensation ordered, he may, within three naonths from the date of the decree or interim order, apply to the court to fix a reasonable rent for the occupation of the land by the tenant and thereupon the court shall by its order fix such rent a.s it deems reasonable ' Provided that the rcn(previously payable Por be enhanced by more than land shall not 11 twent.v-five naye paise I in the rupcc. (2) On the pa.s.sing of an order under sub section interhn order passed under sect ion (!) the decree or 4 shall bvb deeuened to have bv•en vacated

7. Any landlord Inay appiy by a pe(ilion to the courl having jurisdiction to entertaina suit for ejectment or, in the City of Madras, either to such Court Io the Presidency Small Cause Court] to fix a reasonable 1 These words were substituted for the figure and word "2 annas" by section 4 of Madias City 'Tenant.s' Protection (Arncn{lgncnt) Act. 1960 (Tamil Nadu Act 13 1960). • These words were substituted for the words '•c,r to the Presidency Small Cause Court" by section 4 of Che Madras City Tenants' Protec- .tion (Amendment) Act, 1955 (Tamil Nadu Act XIX of 1955). 1922: TON, Act III] City Tenants' Protection rent for the öccupation of the land by the tenant and thereupon the court shall by its order fix such rent asi eems reasonable : ovided that the rent previously payable for the land shall not be enhanced by more than (twenty-five naye paise) in the rupee. 2[7-A. A tenant may apply to the Court having jurisdiction to entertain a suit for ejectment or, in the City of Madras, either to such Court or to the Presi- dency Small Cause Court, to fix a reasonable rent for the occupation of the land or where on application under section 7, lhe rent previously payable for the land has been enhanced, for a reduction of the rent fixed; and thereupolf the Court shall, by its order, fix such rent as it deems reasonable.] 8, An order passed by a Court 3[under section 6, section 7 or section I-A] (shall, subject to the ptovi- sions of section 9-A, have effect as a decree in a suit and for a period of five years the rent so fixed shall not be revised nor shall the tenant be liable to be evic- ted for the said period)

9. Any 'tenant who is cntitled to compen- sation under section 3 and against whom a suit in ejectment has been instituted or proceeding under jectio 41 of the Presidency Small Cause Courts These words were substituted for the figure and word "2 annas" by sectio.l) 4 01' the Madras City Tenants' Protection (Amendment) Act, 1064) (Tatnil Nadu Act 13 of 1960). 2 This section was substituted by section 5 ibid for section 7-A, which was inserted by section 4 of (he Madras City. Tenants' Protec- tion (Anwndment) Act, 1926 (Madras Act VI of 1926), These words and figures were substituted for the words

and figures "under section 6 or section 7" by section 5, *ibid.* 4 These words, figure and letter were substituted for the words "shall have effect as a decree in a suit and the rent so fixed shall not be revised nor shall the tenant be liable to be evicted for a period of five years" by section 5 of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960), Application {by tenant. Effect of order under sections 6, 7 and I-a, Application 'to Court for directing the landlord {to sell land. 5 Sub-section (1) or section 9 was lettered as clause (a) • section by section 6(i) of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960)' and clause a lettered was renumbered as item (i) of that clause by section 5 of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973). s Q_Rp 2/-e "with" in the month of the date of the publication the Madras City Tenants 1979 in the protection Tamil Nadu Government Gazette of the date with effect from which this Act extended to the town, township or village in which the land is situated in sub-clause (ii) (b) of clause (4) of the Act within a period or two from the date of the publication of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973) to the court whether or not a suit for ejectment has been instituted or proceeding under section 41 of the Small Cause Courts Act, 1882 (Central Act XV of 1882) has been taken by the landlord proceeding is jurisdiction to entertain a suit for or in the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973) the Madras City Tenants' Protection (Amendment) Act, and the sub-section (1) of the date of this coming into force by section 6 (1) of the Madras City Tenants' Protection (Amendment) Act, 1955 (Tamil Nadu Act X of 1955). These words substituted for the "to sell the land by section 6 (i) (a) of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960). The following sentence was omitted by section 6 (i) *ibid.*:- 'The court shall fix the price according to the lowest market value prevailing within seven years preceding the date of the order and shall order that, within a period to be by the court, not being less than three months and not more than three years from the date shall pay into court or otherwise as directed the price one or instalment.' or without interest', 'This inserted by section (i) of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973) for an order that the landlord under the tenancy agreement shall be directed to sell for a price to be fixed by the court the whole or part of the extent of land specified in the application. 1 On such application, the court shall first decide the minimum extent of the land which may be necessary for the convenient enjoyment by the tenant. The court shall then fix the price of the minimum extent of the land decided as aforesaid, or of the extent of the land specified in the application under clause (a), whichever is less. The price aforesaid shall be the average market value of the three years immediately preceding the date of the order. The court shall order that within a period to be determined by the court, not being less than three months and not more than three years from the date of the order, the tenant shall pay into court or otherwise as directed the price so fixed if one or more instalments with or without interest.] (2) In default of payment by the tenant of any one instalment, the application [under clause (a) of sub-section shall stand dismissed, provided that on sufficient cause being shown, the court may excuse the delay and pass such orders as it may think fit, but not so as to extend the time for payment beyond the three years above mentioned. On the application being dismissed, the court shall order the amount of if any, paid by the tenant in instalments, to be repaid to him without any interest. VI] On payment of the price fixed under clause (b) of sub-section (D), the court shall pass an order directing the conveyance by the landlord to the tenant. 1 This clause was added by section 6 (ii) of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960). a These words, brackets, letter and figure were substituted for the words, brackets and figure "under sub-section (1)" by section 6 (iii), this sub-section and Explanation were substituted for sub-section (3) and the Explanation thereunder by section 6 (iv), *ibid.* 14 City Tenants' Protection [1922; T.N. Act III tenant of extent of land for which the said price was fixed. The court shall by the same order direct to put the landlord into possession of the full extent of the land, if any. The stamp duty and registration fee in respect of such conveyance shall be borne by the tenant. (b) On the order referred to in clause (a) being made, the suit or shall stand dismissed, and any decree or order in ejectment that may have been passed therein but which has not been executed shall be vacated, Explanation—Land means the interest of the landlord in the land and all other interests which he can convey under any power and includes also the full interest which a trustee can convey under the power by him to convey trust property when necessity exists for the same or the alienation of the property for the benefit of the estate or trust.] Notwithstanding anything contained in clause (b) of sub-section (3) of this section or in section 5 of the Madras City

Tenants' Protection (Amendment) Act, 1972 (Tamil Nadu Act 4 of 1972), or any other law for the time being in force, the court which passed the decree or order referred to in sub-clause (ii) (b) (2) of clause (4) of 2. shall, on application made by the tenant referred to in that sub-clause within a period of two from the (late of the publication of the Madras City Tenants' Protection (Amendment) Act, 1972, reopen or review the proceedings relating to such decree or order and may pass a decree or an order that tenant referred to in the said sub-clause, is entitled to the rights under this Act and pass such other supplementary incidental or consequential orders as are necessary for the purpose as if the Madras City Tenants' Protection (Amendment) Act, 1973, were in force at the time which the decree or order was passed.] This sub-section was added by section 3 (i) of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973).

Section 15 An appeal shall lie from an order passed by a court under section 6, section 7, section 7-A or section 9 to the court to which an appeal would lie from any decree passed by the former court and the decision in such appeal shall be final : Provided that from an order passed— (i) by the Chief Judge of the Presidency Small Cause Court, an appeal shall lie to the High Court, and (ii) by any other Judge of the Presidency Small Cause Court, an appeal shall lie to the Chief Judge. Subject in other respects to the provisions of the Limitation Act, 1963 (Central Act 36 of 1963), the period of limitation for an appeal from an order in any of the cases specified in sub-section (1) shall be,— (i) if such appeal lies to the High Court, ninety days from the date of the order, and (ii) if such appeal lies to any other court, or to the Chief Judge of the Presidency Small Cause Court, thirty days from the date of the order.] Sections 4, 5, 6, 8, 9 and 9-A shall apply to suits in ejectment and applications under section 41 of the Presidency Small Cause Courts This section was inserted by section 7 of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960).

Section 9-A was re-numbered as sub-section (1) of that section by section 2 of the Madras City Tenants' Protection (Amendment) Act, 1965 (Tamil Nadu Act 37 of 1965). This sub-section was inserted by section 2 of the Madras City Tenants' Protection (Amendment) Act, 1965 (Tamil Nadu Act 37 of 1965). [Notwithstanding anything contained in this sub-section, in the case of an appeal from an order passed by a court under section 6, section 7, section 7-A or section 9 of Tamil Nadu Act 13 of 1922 before the date of the commencement of the Madras City Tenants' Protection (Amendment) Act, 1965 (Tamil Nadu Act 37 of 1965), the period of limitation shall be thirty days next after the (late of) such the period prescribed for such appeal under commencement, sub-section (2) or section 9-A, whichever period expires later. Please section 4 of Tamil Nadu Act 37 of 1965.] These words, figures and letters were substituted for the words and figures "Sections 4, 5, 6, 8 and 9" by section 8 of the Madras City Tenants' Protection (Amendment) Act, 1960 (Tamil Nadu Act 13 of 1960).

Appeals Application sections 4, 5, 6, to certain suits and applications. In the area in which this Act came into force on the date of the Madras City Tenants' Protection (Amendment) Act, 1979 in the Tamil Nadu Government Gazette, before the said date, and in any other area, before the date with effect from which this is extended to such area*;

(3) In cases in which orders passed under section 4 of the Madras City Tenants' Protection (Amendment) Act, 1979 the Government Gazette in the Tamil Nadu Government Gazette, until the expiration of three months next after notice in writing has been given to him requiring him to do so, these words, brackets and figures were substituted for the words but have not been executed before the coming into force of this Act "by section 7 of the Madras City Tenants' Protection (Amendment) Act, 1955 (Tamil Nadu Act of 1955). These words were substituted for the word "Madras" by the Tamil Nadu Adaptation of Laws Order, 1969, as amended by the Tamil Nadu Adaptation of Laws (Second Amendment) Order, 1969, which came into force on the 14th January 1969. These words, brackets and figures were substituted for the words "at the commencement of this Act" by section 7 of the Madras City Tenants' Protection (Amendment) Act, 1955 (Tamil Nadu Act of 1955).

Section 12. Nothing in any contract made by a tenant shall take away or limit his rights under this Act. Contracts made by tenants

13. In its application to the City of Madras, Restriction on '[and to any municipal town or village to which the application of the Transfer central this Act is extended] the Transfer of Property Act' or Property Act Act of 822. 1882, shall, to the extent necessary to give effect to the provisions of this Act, be deemed to have been repealed or modified. [14. (I) The State Government may make Power to make rules to carry out the purposes of this Act. This paragraph was substituted for the original paragraph by section 8 of the Madras City Tenants' Protection (Amendment) Act, 1955 (Tamil Nadu Act XIX of 1955). provided that nothing herein contained shall - The words any stipulations made by the tenant in writing registered as to the erection of buildings, in so far as they relate to buildings erected after the date of the contract " were, and were deemed always to have been, omitted by section 3 of the Madras City Tenants' Protection (Amendment) Act, 1972 (Tamil Nadu Act 4 of 1972). subject to the provisions of section L This amendment shall not, 9 (3-A), apply to any case where the landlord has, before the commencement of the Madras City Tenants' Protection (Amendment) Act, 1972 (Tamil Nadu Act 4 of 1972), been delivered actual physical possession of the land and building from the tenant. Please see section 5 of the said Act, as amended by Tamil Nadu Act 24 of 1973. These words were inserted by section 9 of the Madras City Tenants' Protection (Amendment) Act, 1955 (Tamil Nadu Act of 1955). • This section was added by section 3 of the Madras City Tenants' Protection (Amendment) Act, 1965 (Tamil Nadu Act 125-14...—2 18 City 11922 : T.N. Act In (2) In particular and without prejudice to the generality of the foregoing power, such rules may provide for the fees payable in respect of applications, petitions and appeals under this Act. (3) All rules made under this Act shall be published in the Fort St. George Gazette and unless they are expressed to come into force on a particular day, shall come into force on the day on which they are so published. (4) Every rule made under this Act. shall, as soon as possible after it is made, be placed on the table of both Houses of the Legislature, and if, before the expiry of the session in which it is so placed or the next session, both Houses agree in making any modification in any such rule or both Houses agree that the rule should not be made, the rule shall thereafter have effect only in such modified form or be of no effect, as the case may be, so however, that any such modification or annulment shall be without prejudice to the validity of anything previously done thereunder that I} Provided that nothing contained in this Section shall be deemed to invalidate any suit proceeding in which the decree or order passed had been affirmed or satisfied in full 'before the date of the decision.' in Every proceeding instituted by a tenant in respect of any land, movable or immovable things to religious institution or religious charity belonging to Hindu, Muslim; Christian or, other religion and pending before any court or other authority or officer on the date of the publication of this Act in the Tamil Nadu Government Gazette, shall, in so far as the proceeding relates to any matter falling within the scope of the principal Act', as amended by this Act, in respect of such land, abate, and all rights and privileges which may have accrued to that landlord in respect of any such land, abate, and all rights and privileges which may have accrued to that landlord in respect of any such building or part thereof situated in the townships of Kodaikanal, Avadi, Kathivakkam, Ambattur, Madhavaram, Bhavanisagar, Coultallam Mettur shall be deemed to have been done or taken under the provisions of the principal Act, as amended by this Act, as if this Act had been in force at the relevant time. 10. Proceedings to abate Every proceeding instituted by a tenant in respect of any residential or non-residential building or part thereof situated in the townships of Kodaikanal, Avadi, Kathivakkam, Ambattur, Madhavaram, Bhavanisagar, Coultallam and Mettur and pending before any Court or other authority or officer on the date of the publication of this Act in the Tamil Nadu Government Gazette, shall, in so far as the proceeding relates to any matter falling within the scope of the principal Act, as amended by this Act, in respect of any such building or part thereof, abate, and all rights and privileges which may have accrued to that landlord in respect of any such building or part thereof and subsisting immediately before the said date shall, in so far as such rights and privileges relate to any matter falling within the scope of the principal Act, as amended by this Act, cease and determine and shall not be enforceable. • T.N. Act 13] Madras City Tenants' Protection (Amendment) Act, 1960 • PROTECTION (AMENDMENT) ACT, 1960 461 [Received the assent of the President on the 19th July

1%0; first published in the Fort St. George Gazette on the 27th July 1960 (Savana 5,1882)]. An Act further to amend the Madras City Tenants' Protection Act, 1921. WHEREAS it is expedient further to amend the Madras City Tenants' Protection Act, 1921 (Tamil Nadu Act III of 1922), for the purposes hereinafter appearing; BE it enacted in the Eleventh Year of the Republic of India as follows :— 1. This Act may be called the Madras City Tenants' title• Protection (Amendment) Act, 1960. 2-8, [The amendments made by these sections have already been incorporated in the principal Act, viz., the Madras City Tenants' Protection Act, 1921 (Tamil Nadu Act 111 of 1922).] 9, Every proceeding pending before any Court, other Certain pending proceeding to than a proceeding relating to any property situated in— Abate. (i) the City of Madras, (ii) the municipal towns of Coimbatore, Madurai, Salem and Tiruchirappalli, and (iii) any village within five miles of the City of Madras or of the municipal towns aforesaid, on the date of the publication of this Act in the *Fort St. George Gazette, and instituted under the provisions 1 These words were substituted for the word " Madras " by the Tamil Nadu Adaptation of Laws Order, 1969, as amended by the Tamil Nadu Adaptation of Laws (Second Amendment) Order, 1969. * For Statement of Objects and Reasons, see Fort St. George Gazette Extraordinary, dated the 10th December 1959, Part IV-A, pages 383-384. *Now the Tamil Nadu Government Gazette. Madras City Tenants) Protection (Amendment) [1560 : T.N. Act 13 of the principal Act, shall, in so far as such proceeding relates to non-residential buildings, abate, and all rights and privileges which may have accrued immediately before such date to any person in respect of 'any property situated in any area other than the areas referred to above by virtue of the principal Act, shall, in so far as they relate to non-residential buildings, cease and determine and shall not be enforceable : Provided that nothing contained in this section shall be deemed to invalidate any suit or proceeding in which the decree or order passed has been executed or satisfied in full before the date mentioned in this section, : T.N. Act 16] Madras City Tenants' Protection (Amendment) 299 I[TAMIL NADU] ACT No, 16 OF 19642. THE MADRAS CITY TENANTS' PROTECTION (AMENDMENT) ACT, 1964. iReceived the assent of the President on the 27th August 1964, first published in Me Fort St. George Gazette Extraordinary on the 1st September 1964 (Bhadra 10, 1886).1 An Act further to amend the Madras City Tenants' Protection Act, 1.921. BE it enacted by the Legislature of the 3[State of Tamil Nadu] in the Fifteenth Year of the Republic of India as follows 1. 'This Act may be called the Madras City Tenants' Shott title, Proteqion (Amendment) Act, 1964. 2. (The amendment made by this section has already incorporated in the principal Act, viz. , Tamil Madu Act 111 of 1922,) 3. Every proceeding instituted by a ' landlord in res- Certain pending pect of any non-residential building or part thereof situ- proceedings to abate. ated in any municipal town specified in the notification issued under sub-clause (i) of clause (l) of section 2 of the principal Act as amended by this Act and the villages within five miles of such municipal town and pending before any court or other authority or on the date on which the said notification takes effect shall, in so far as the proceeding relates to any matter falling within the scope of the principal Act as amended by this in reslct of such building or part, abate, and all rights and privileges which may have accrued to that landlord in respect of any such building or part and subsisting immediately before the date on which the notification aforesaid takes effect shall, in so far as such rights and privileges relate to any matter falling within the scope of the principal Act as amended by this Act, cease and determine and shall not be enforceable : Provided that nothing contained in this section shall be deemed to invalidate any suit or proceeding in which the decree or order passed has been executed or satis- fied in full before the date on which the notification afore- said takes effect, *These words were substituted for the word " Madras " by the Tamil Nadu Adaptation of Laws Order, 1969, as amended by the 'Tamil Nadu Ada'pttition of Laws (Second Anrmdment) Order, 1969. *For Statement of and Reasons, see Fort St. George Gazette Extraordinary. dated the 22nd July 1964, Part JV— Section 3, pages 288—289. 9This expression was substituted for the expression " State of Madra.s " by the Tamil Nadu Adaptation of Laws Order, 1969, as amen&d by the Tamil Nadu Adaptation of Laws (Seco ld Amend- ment) Order, 1969. 1965%: T. N. Act 371 Madras City Tenants' Protection (Amendment) 50S '{TAMIL NADU] Acr No. 37 OF 19650* TRE MADRAS CITY TENANTS' PROTECTION (AMENDMENT) ACT, 1965. [Received the assent of the President on the 22nd January 1966, first published in thi Fort St. George Gazette on the 2nd February 1966 (Magha 13, 1887).] An Act further to amend the Madras City Tenants' Protec- tion Act, 1921, CBB it enacted by the Legislature of the 8[State of Tamil Nadul in the Sixteenth Year of the Republic of India as follows :— (1) This Act may be called the Madras City Tenants' Short title and com- Protection (Amendmont) Act, mencement, (2) It shall come into

force on such date as the State Government may, by notification, appoint. The amendments made by these sections have already been incorporated in the principal Act, viz., Madras City Tenants' Protection Act, 1921 (Tamil Nadu Act III of 1922).] 4. Notwithstanding anything contained in sub-section (2) of section 9-A of the principal Act, as amended by this Act, in the case of an appeal from an order passed by a court in certain cases, the period of limitation shall be— (i) thirty days next after the date of such commencement, or (ii) the period prescribed for such appeal under sub-section (2) of the said section 9-A, whichever period expires later. These words were substituted for the word "Madras" by the Tamil Nadu Adaptation of Laws Order, 1969, as amended by the Tamil Nadu Adaptation of Laws (Second Amendment) Order, 1969. For : Statement of Objects and Reasons, see Fort St. George Gazette Extraordinary, dated the 4th November 1965, Part IV- Section 3, page 290. This expression was substituted for the expression "State of Madras" by the Tamil Nadu Adaptation of Laws Order, 1969, as amended by the Tamil Nadu Adaptation of Laws (Second Amendment) Order, 1969. 1972 : T.N. Act 4] Madras City Tenants' Protection (Amendment) TAMIL NADU ACT No. 4 OF 1972* 3 THE MADRAS CITY TENANTS' PROTECTION (AMENDMENT) ACT, 1972. [Received the assent of the President on the 9th February 1972, first published in the Tamil Nadu Government Gazette Extraordinary on the 9th February 1972 (Magha 20, 1893).] An Act further to amend the Madras City Tenants' Protection Act, 1921. BE it enacted by the Legislature of the State of Tamil Nadu in the Twenty-third Year of the Republic of India as follows :— 1. This Act may be called the Madras City Tenants' Short title. Protection (Amendment) Act, 1972. 2-3. [The amendments made by these sections have already been incorporated in the principal Act, namely, the Madras City Tenants' Protection Act, 1921 (Tamil Nadu Act 111 of 1922).] 4. Notwithstanding anything contained in any judgment, decree or order of any court or other authority stipulations to be, and to the contrary, any stipulations made by a tenant in be deemed to writing registered as to the erection of buildings, in so have been, far as they relate to buildings erected after the date of the null and contract shall, to the extent such stipulations take away void.] or limit his rights under the principal Act as amended by this Act, he and shall be deemed always to have been, null and void and accordingly the tenant shall be, and shall be deemed always to have been, entitled to the rights under the principal Act as amended by this Act. 1 This heading was substituted for the original heading "Validation" by section 4(i) of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973). * For Statement of Objects and Reasons, see Tamil Nadu Government Gazette Extraordinary, dated 31st January 1972, Part IV—Section 3, Page 3. 125-10—1A 4 Madras City Tenants' [1912 : T.N. Act 4 Protection (Amendment) Sections 3 and 4 5. 1[Subject to the provisions of sub-section* (3-A) not to apply, if the of section 9 of the principal Act, as amended by the Madras has already City Tenants' Protection (Amendment) Act, 1973] the taken possession amendment made to section 12 of the principal Act by Section 3 of this Act and the provisions of section 4 of this Act shall not apply to any case where the landlord has, before the date of the commencement of this Act, 2[been delivered actual physical possession] of the land and building from the tenant. *This was inserted by section of the Madras City Tenants' Protection (Amendment) Act, 1973 (Tamil Nadu Act 24 of 1973). a These words were substituted for the words "taken possession" by section 4 (ii) (2), ibid. TN, Act 2] Madras City Tenants Protection (Amendment) THE TAMIL NADU ACT No. 2 OF 1980.* MADRAS CITY TENANTS' PROTECTION (AMENDMENT) ACT, 1979. [Received the assent of the President on the 27th February 1980, first published in the Tamil Nadu Government Gazette Extraordinary on the 3rd March 1980 (Masi 20, Aandu).] An Act further to amend the Madras City Tenants' Protection Act, 1921. BE it enacted by the Legislature of the State of Tamil Nadu in the Thirtieth Year of the Republic of India as follows 1. (1) This Act may be called the Madras City Tenants' Short title and commencement, Protection (Amendment) Act, 1979, (2) The provisions of this Act, except sections 9 and 10, shall be deemed to have come into force on the 9th January, 1974

2. In the long title of, and the preamble to, the Amendment of long title of, Madras City Tenants' Protection Act, 1921 (Tamil Nadu and preamble Act III of 1922) (hereinafter referred to as the principal Act, or Tamil Act), for the words "municipal towns" the words "Tamil Nadu Act III" "municipal towns and townships" shall be substituted, Of 1922' 3, In section 1 of the principal Act,— Amendment of 1, section Tamil Nadu (i) for sub-section (2), the following sub-section shall Act of be substituted, namely :— 1922. " (2) (a) It extends to,— (i) the City of Madras ; (ii) the townships of

Kodaikanal, Avadi, Kathi- wakkam, Ambattur, Madhavaram, Bhavanisagar, Court' allam and Mettur. For Statement of Objects and Reasons. see Tam ilNadu Government Gazette Extraordinary, dated the 29th October 1979, Part IV—Section 1, pages 385-386, 125- 12— 1 [1980 : TON, Act-2 27 Madras City Tenants' Protection (Amendment) (b) The State Government may, by notification in the Tamil Nadu Government Gazette, extend this Act with effect from such date as Inay be specified in the notification to,— (i) any other municipal town ; / ii) any other township ; or (iii) any specified village within eight kilometres of the City of Madras, or of the townships referred to in sub-clause (ii) of clause (a), or of such other municipal town referred to in subclause (i) or township referred to in sub-clause (ii)," , (ii) in sub-section (3), (a) for the portion beginiung with "This Act shall apply and ending with 'such town or village lhe following shall tuted, namely : " This Act shall apply,— the the be words M'ords substi- (a) in ttle areas in which this Act is in fOrcc On the date of the publication of the Madras City Tenants' Protection (Amendment) Act, 1979 in the Tamil dvudu Government Gazette, only to tenancies of tand created before the date; and (b) in any other area, only to tenancies of land created b.fore the date with effect from which this Act is extended to such area by notification undue clause (b) of sub-section (2)," , (b) in the first proviso, after clause (b), {he follows ing clause shall be inserted, namely : "(bb) in any township, by the township com- mittee concerned J" (iii) in sub-section (4), for the words "toWn Ot village", the words "town, township or village" shall be substituted, i•9SO\$ T.N. Act 21 Madras City Tenants' Protection 3 (Amendment) 4, In section 2 of the principal Act,— Amendment of secti0L 2, Tamil Nadu (i) in clause (1), in sub-clause (i), for the portion Act 111 of beginning with the words "or such other muuicipal 1922, town" and ending with the words "town afores lid", the föllowing shall be substituted, namely:— " in the townships of Kodaikanal, Avadi, Kathi- wakkam, Ambattur, Madhavaram, Bhavanisagar, Courc- tal•lam and Mettur, or in such other municipal town or township as the Government may, by notification, specify, and in any village within eight kilometres of the City of Madras or of the municipal towns or town or township aforesaid ; " ; (ii) after clause (3), the following clause shall be inserted, namely " (3-A) ' municipal town ' includes the City of Madurai " ; (iii) after clause (4), for the following clause shall be added, namely " (5) ' township ' means a township constituted under the Mettur Township Act, 1940 (Tamil Nadu XI nf 1940), the Courtallam Township Act, 1954 (Tamil Nadu Act XVI of 1954), the Bhavanisagar Township Act,• 1954 (Tamil Nadu Act XXV of 1954), or section 4 of the Tamil Nadu Panchayats Act, 1958 (Tamil Nadu Act XXXV of 1958), or any other township constituted under any other law for the time being in force.' 5, In item (i) of clause (a) of sub-section (l) of section Amcndmgrat of 9 of the principal Act, for the expression " within one section 9, Tamil Nadu month of the date of the Madras City Tenants' Protection Act 111 of (Amendment) Act, 1955, coming into force or of the date 1922. with effect from which this Act is extended to the cipal town or village in which the land is situate ", the fol- lowing shall be substituted, namely " within one month of the date of the pubhcaton of the Madras City Tenants' Protection (Amendment) Act, 1979 in the Tamil Nadu Government Gazette or of the date with effect from which this Act is extended to the municipal town, township or village in which the land is sitaute , 125—12- IA 4 Of Amendment section 10, Tamil Nade Act 111 of 1922. [1980 : TON. Act 2 Madras City Tenants' Protection (Amendment) 6, In section 10 of the principal Act,— (i) in sub-section (l), for the expression City of Madras, before the commencement of the Madras City Tenants' Protection (Amendment) Act, 1955, and in any municipal town or village, before the date with effect from which this Act is extended to such town or village", the following shall be substituted, namely : ' in the area in which this Act is in force on the date of the publication. of the Madras City Tenants' Protection (Amendment) Act, 1979 in the Tamil Nadu Government Gazette, before the said date, and in any area, before the date with effect fron2 which this Aet is extended to such area ' (ii) in sub-section (3), for the "at commencement of the Madras Cit) on the date (Amendment) Act, 1956 " of the publication of the Madra> Ch!} (Amendment) Act, 1979 in the Tanui *Vadu Gorenmat Gazette" shall be substituted

7. In section 11 of the principal Amendment of section 11, Tamil Nadu (i) for the words Act 111 of municipal the words substituted ; (ii) for the word municipality or 8.In section 13 of the Amendment of municipal town or villat section J 3, Tamil Nadu town, township or village iliage shau •mcxds tte words Act 111 of Savings, 9. Anything done or su t cr proceeding decree or order passed and incurred) under the pre•., after the 9th January publication '.)f this Act Gazette, on the footing force at the relevant tinn• Avadi, sagar, Courtham and any i Ad on Ag in (4 1980 : TON, Act 21 Madras City Tenants' Protection S (Æendment) been done or taken under the provisions of the principal Act, as amended by this Act, as if

this Act had been in force at the relevant time. 10. Every proceeding instituted by a landlord in respect of any residential or non-residential building or part thereof situated in the townships of Kodaikanal, Avadi, Abate, Kathiwakkam, Ambattur, Madhavaram, Bhavanisagar, Courtallam and Mettur and pending before any Court or other authority or officer on the date of the publication of this Act in the Tamil Nadu Government Gazette, shall, in so far as the proceeding relates to any matter falling within the scope of the principal Act, as amended by this Act, in respect of such building or part, abate, and all rights and privileges which may have accrued to that landlord in respect of any such building or part and subsisting immediately before the said date shall, in so far as such rights and privileges relate to any matter falling within the scope of the principal Act, as amended by this Act, cease and determine and shall not be enforceable: Provided that nothing contained in this section shall be deemed to invalidate any suit or proceeding in which the decree or order passed has been executed or satisfied in full before the said date.

TOOWRNMENT OF TAMIL NADU Registered No M t (Price per No. 19] GOVERNMENT GAZETTE EXTRAORDINARY PUBLISHED BY AUTHORITY MADRAS, THURSDAY, JANUARY -11, 1996' Margazhi 27, Yu!9, Thiguvallu Aandu—2026 Part IV—Séétion 2 Tamil Nadu Acts •ana The following Act of the Tamil Nadu Legislative Assembly passed by the President on the 5th January 1996 and is hereby published for the purpose of the Act further to amend the Madras City Tenants' Act, 1921 as enacted by the Legislative Assembly of the State of Tamil Nadu in the fifth Year of the Republic of India as follows : — 1. (1) This Act may be called the City Tenants' Protection (Amendment) Act, 1994. (2) It shall come into force at once, Tamil Nadu Act 2. In section 1 of the Madras City Tenants' Act, 1921 of 1922. referred to as the principal Act), in sub-section (3), in the first proviso, after clause (e), the following clause shall be added, namely : — " (f) by any religious institution or religious charity belonging to Hindu, Muslim, Christian or other religion. Explanation. For the purpose of this clause,— (A) " religious institution " means any— (i) temple ; (ii) math ; mosque (A Group) IV (1996-12 TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY (W) church; or (v) other place by whatever name known, which is dedicated to, or for the benefit of, or used as or right by, any community or person thereof as a place of public religious worship ; or religious (B) " religious charity " means a public charity associated with festival or observance of religious character (including a wakf associated with a religious festival or observance of religious character), whether it be connected with any religious institution or not 3. Every proceeding instituted by a tenant in respect of any land owned by any Buddhist to religious institution or religious charity belonging to Hindu, Muslim, Christian or other religion and pending before any court or other authority or officer on the date of the publication of this Act in the Tamil Nadu Government Gazette, shall, in so far as the proceeding relates to any matter falling within the scope of the principal Act, as amended by this Act, in respect of such land, abate, and all rights and privileges which may have accrued to that tenant in respect of any such land and subsisting before the said date shall in so far as such rights and privileges relate to any matter falling within the scope of the principal Act, as amended by this Act, cease and determine and shall not be enforceable: Provided that nothing in this section shall be deemed to invalidate any suit or proceeding in which the decree or order passed has been executed or in full before the said date, (By Order of the Governor) M. MUNIRAMAN, Secretary to Government, Law Department. REQUITD BY PRINTING, MADRAS ON BEHALF OF TAMIL Nadu