

**DELHI DEVELOPMENT AUTHORITY  
(OLD SCHEME BRANCH)**

Office Order No. 01  
Dated, 11-03-2011

**OFFICE ORDER**

Old Scheme Branch (OSB), DDA handles many Nazul-I properties which were disposed off on term lease basis. These properties were initially disposed off after receiving premium for a period of 20 or 30 years with specific provision for renewal on their expiry.

In such term leases, there was a provision for enhancement of ground rent at subsequent renewals of lease deed. In 1998, it was decided that in such cases where ground rent of the leases is required to be revised due to renewal of lease prior to conversion, the ground rent was provisionally enhanced and fixed at a rate five times higher than the existing ground rent before allowing conversion.

In the recent past many applications have been received in time for renewal and/or for conversion of such term leases but the leases have expired before a final decision could be taken regarding renewal or conversion in such cases.

There is no explicit policy to deal with such matters. In all such cases where the allottees have applied for renewal/conversion of lease deed in time but leases expired during the period they were being processed by the Management Wing, the lessee can not held to be at fault.

It has been decided vide Authority Resolution No. 11/2011 dt. 21.1.2011 that in all Nazul-I term lease properties containing provision of renewal, applications for conversion or renewal will be considered for conversion or renewal subject to the following:

1. The case is otherwise covered under conversion/renewal policy.
2. Subject to payment of all dues such as 5 times the existing ground rent and other usual charges.

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3. Above policy will not be applicable on licensed properties or premium free lease properties.

After proposed contained in the agenda item was approved by the Authority vide its resolution no. 11/2011 dated 21.1.2011.

  
(Asma Manzer)

Commissioner (Land Disposal)

No. PS/C(LD)/2010/265

Dt: 11/3/2011

Copy for information and necessary action to :

1. Additional Secretary to Lt. Governor, Raj Niwas, Delhi
2. OSD to Vice-Chairman, DDA
3. PS to VC, FM, EM, PC, PC (Housing, LM & Systems), PCCS, PC(CWG)
4. All Heads of the Department
5. Chief Accounts Officer, DDA
6. Chief Vigilance Officer, DDA
- ✓ 7. Director(Systems) together with soft/hard copies of the documents mentioned in Para 9 above for uploading the same on DDA's Website
8. Sr. Accounts Officer, R/L
9. Accounts Officer (Budget), DDA
10. Notice Board, Vikas Sadan & Vikas Minar
11. Librarian, DDA Library(Main) – Two copies
12. Guard File
13. EO Book

  
Commissioner (Land Disposal)