

No. J-13036/04/2014-DDV
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi
Dated the 01st January, 2015.

Subject: Policy for renewal of term lease in 23 Nazul Estates under the Old Scheme Branch of DDA.

Sir,

The undersigned is directed to refer to DDA's letter No. PS/PC(LD)/DDA/2014/288N dated 31.12.2014 regarding the subject cited above and to convey the approval of this Ministry on the policy for renewal of term lease in 23 Nazul Estates under the Old Scheme Branch of DDA like Paharganj, Darya Ganj, Karol Bagh etc., as per the conditions laid below:

2. Cases wherein the lease has expired and the Lessee/Power of Attorney holder/Mutatee/Purchaser of property applies for conversion of the property from leasehold to freehold:

2.1 In these cases, following charges will be payable by the applicant:

- Prevalent conversion charges.
- One time renewal of lease charge @ ₹ 1,000/- (Rupees one thousand only) per sq. m. (fixed for all 23 Nazul Estates).
- Ground rent @ five times of the ground rent as payable at the time of expiry of lease.
- Any other outstanding dues against the property.

2.2 As an illustration, following will be the charges for conversion from leasehold to freehold in respect of a 100 sq. m. plot whose lease has expired:

1	Conversion charges	₹ 97,455/-
2	Renewal charges (₹ 1,000 per sq.mtr X 100 sq. mtrs.)	₹ 1,00,000/-
3	Ground rent payable for each year beyond expiry of lease.	@ five times of the rate as applicable at the time of expiry of lease. (The rate, at the time of expiry of lease ranges from ₹ 90 - ₹ 270 per annum)
4	Any other outstanding dues against the property.	--

2.3 This scheme for conversion of properties from leasehold to freehold will be operational till 31.12.2015 with a view to facilitate conversion of leases already expired.

3. The policy for renewal and extension of lease in cases, wherein the lease has expired and the Lessee/Power of Attorney holder exercises the option only for renewal and extension of lease instead of conversion from leasehold to freehold, shall be re-examined and submitted again by DDA.

4. Other provisions of the extant lease and conversion policy shall be applicable mutatis-mutandis. However, these charges will be applicable only in respect of residential properties which are continued to be used for residential purposes only. In respect of properties where the use has been changed to commercial or industrial or any other purpose, these charges will not be applicable. A separate schedule of rates will be worked out in respect of these properties. Even in respect of residential properties, if there are multiple dwelling units on re-built property, each occupier of the individual dwelling unit will have to apply for conversion separately.

5. DDA should take necessary action to implement the policy in a time bound manner.

6. This issues with the approval of competent authority.

(Mrinal Kant Tripathy)
Director (Delhi Division)
Tel: 2306 2387

To

Vice Chairman, Delhi Development Authority, Vikas Sadan, INA Colony, New Delhi - 110023.

Copy to:

- (i) PS to UDM/PS to MoS(UD)
- (ii) PSO to Secretary (UD)
- (iii) PPS to AS (UD)