

SPEED POST

Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan, New Delhi.

No.L&amp;DO/L-II-B-1(1922)/47

Dated: 13/02/2017

To

The President,  
Telugu Desam Parliamentary Party,  
5, Parliament House,  
New Delhi - 110001.

SUB: Allotment of 1065.03 sq.mts. of land to Telugu Desam Parliamentary Party at plot No. 33 measuring 504.00 sq.mts and plot No. 34 measuring 561.03 sq.mts. at MB Road, Sector-VI, New Delhi for setting up of its national party office in New Delhi.

Sir,

I am directed to convey the sanction of the President of India for allotment of plot no.33 measuring 504.00 sq. mts. of area and plot no. 34 measuring 561.03 sq. mts. totaling of an area of 1065.03 sq.mts. of land (as per LDO Plan No.3909/6) at MB Road, Sector-VI, New Delhi to Telugu Desam Party for constructing its national party office building in New Delhi.

2. The allotment will be subject to the terms and conditions which shall inter-alia include the following:-
  - (i) The allottee will pay the premium of land @ Rs.88 Lakhs per acre provisionally plus 2.5% thereof as annual ground rent. This rate was valid up to 31.03.2000. The allottee shall have to pay difference of premium and ground rent in case the land rates are revised retrospectively by the Govt. w.e.f. 1.4.2000. The allottee shall submit an undertaking to this effect on a non-judicial stamp paper worth Rs.10/-.

- (ii) The allottee shall pay ground rent half yearly in advance, i.e. on 15th January and 15th July each year whether the same is demanded or not. In the event of failure to make the payment of ground rent on the due dates, the allottee shall pay the interest thereon at the rates stipulated by the Govt. from time to time for the period the payment of ground rent is delayed from the date it falls due.
- (iii) The date of allotment will be the date of issue of this allotment letter.
- (iv) The allotment to the party shall be subject to recovery of all outstanding dues payable to the Directorate of Estates and vacation of the bungalows, if any, unauthorizably occupied by the party.
- (v) The vacant possession of the plot will be handed over to the political party.
- (vi) In case the political party is in occupation of Govt. bungalow(s)/Suite(s) in Vithalbai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier.
- (vii) The building constructed on the allotted land shall be utilized by the political parties for their National level unit as well as other wings/organization of the party. These premises shall be utilized only for office purpose.
- (viii) The premises shall not be used for residential/commercial purpose.
- (ix) The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant Institutional rate prevailing on the date of allotment.
- (x) The allotment shall not be permitted to be converted into freehold.
- (xi) The allottee will furnish the building plans to the local body within a period of six months after taking over possession of the vacant plot.

- (xii) When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on to the faction(s) of the party, determined as successor by the Court of Law/the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis.
  
- (xiii) The allotment shall be liable to be rescinded/cancelled in the following circumstances:-
  - (a) If the allottee fails to make the payment of premium and ground rent or any other Govt. dues in accordance with the terms of allotment/MOA/Lease Deed;
  
  - (b) If the party fails to construct the building within the period of three years after the sanctioning of building plans by the local body;
  
  - (c) If the premises are put to a use other than the use for which land is allotted/leased;
  
  - (d) If the allottee violates the building by-laws/other statutory guidelines including the Master Plan; and
  
  - (e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.
  
- (xiv) The allottee shall use the land only for the construction of their office and not for any other purpose.
  
- (xv) The allottee shall construct their building only after getting their plan approved from the Local bodies/L&DO/DUAC.
  
- (xvi) The removal of structures/encroachments etc., will be the responsibility of the allottee.

- (xvii) The trees, if any, situated on the plot will be the Govt. property and should not be removed without prior approval of the L&DO.
- (xviii) The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.
- (xix) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- (xx) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xxi) The land in question falls under the local jurisdiction of the MCD.
- (xxii) The land will be initially given on licence basis by signing a Memorandum of Agreement and the money deposited at the rate mentioned at (i) above will be treated as security and licence fee for due performance of the agreement. When the terms of Memorandum of Agreement are successfully completed within the stipulated time, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xxiii) The allottee shall also submit an undertaking on non-judicial stamp paper of Rs.10/- to the effect that it will not seek any further allotment of land in lieu of the difference between their entitlement and the land allotted to them and that the party is satisfied with having plots allotted to them.
- (xxiv) The allottee is further required to submit the following document:-
  - (a) Balance sheet and audited account statement for 5yrs preceding the date of application.
  - (b) Details of the number of bungalow(s) and suite(s) in V.P. House, if any, occupied by the party of their office purpose.
  - (c) No dues certificate from the Directorate of Estates regarding bungalow(s)/suite(s) occupied by the party.
  - (d) A certificate from the Directorate of Estates that the party is not in unauthorized occupation of any bungalow/suite.
- (xxv) The allottee is required to pay the following amount on account of premium and ground rent:-

A.	Premium (provisionally) (area measuring 1065.03 sq.mts.)	Rs.23,15,935.00
B.	Ground Rent (provisionally) @2.5% of premium	Rs.57,899.00 per annum
C.	Cost of preparation of Memorandum of Agreement	Rs.100.00
D.	<b>Total amount payable:</b>	<b><u>Rs.23,73,934.00</u></b>

3. If the above terms and conditions are acceptable to the allottee, the acceptance thereof in writing along with a bank draft/crossed cheque for Rs.23,73,934/- (Rupees Twenty Three Lakh Seventy Three Thousand Nine Hundred Thirty Four only) drawn in favour of "Land and Development Officer, New Delhi" may be sent within 45 days from the date of issue of this letter, failing which the allotment will be deemed to have been withdrawn and cancelled at their own risk without any notice.
4. The possession of the land will be handed over after completion of all the formalities.
5. This issues with the concurrence of Finance Division of Ministry of Urban Development vide their Dy.No.66/IFD/16 dated 16.11.2016.

Yours faithfully,

Encl: LDO Plan No- 3909/6

  
(Anand Mohan)

Land & Development Officer

Tel.No.011-23062871

O/c  


Copy to:-

- 1. ✓ Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi along with a copy of LDO Plan No.3909/6.
- MA 2. Pay and Accounts Officer (Sectt.), Ministry of Urban Development, Nirman Bhawan, New Delhi.
- ✓ 3. The Principal Director of Audit, Economic and Service Ministries, AGCR Building, I.P. Estate, New Delhi.
- 4. Finance Division, M/o Urban Development, Nirman Bhawan, New Delhi.
- Manish 18/2 5. DG(W), CPWD, Nirman Bhawan, New Delhi. 13/12/17
- This office in Vidyut Branch 6. The Chief Engineer (NDZ-II), CPWD, Nirman Bhawan, New Delhi. CPWD, Vidyut Bhawan, 1st Floor, Shanker market W. Delhi
- 13/12/17 7. ADG (Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No.3909/6.
- 8. ✓ The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi.
- at about 18/2 9. The Director, Directorate of Estates, Nirman Bhawan, New Delhi.
- 10. PS to UDM/Sr.PPS to Secretary(UD)/PS to JS(L&E)/PS to L&DO. 13/12/17 13/12/17
- 11. The President, Telugu Desam Parliamentary Party, 5,Parliamentary House, New Delhi-110001.
- 12. Accounts Section, L&DO.
- 13. Drawing Section, L&DO.
- 14. ✓ Guard File.

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Deputy Land & Development Officer

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