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F-24026/7/2013-CDN/40
Government of India
Ministry of Housing & Urban development
Land & Development Office
Nirman Bhavan New Delhi

Dated: 31.01.2019

OFFICE ORDER No. 1/2019

Subject:- Execution of Supplementary lease deed for the area to be allotted in front and rear portion in respect of "C" Type Tenements..

In continuation of clarification issued vide Office order No. 02/2018 dated 11.5.2018 on the subject mentioned above, the issue of execution of Supplementary Lease deed has been reviewed and it has been decided that:

1. Supplementary deed for addl. land measuring 17.47 sq.m (17'-6" x 10'-9") in rear side and 7.98 sq.m (8' x 10'-9") in front side will be executed only when the construction is within the limits of 17.47 sq.m (17'-6" x 10'-9") in the rear side and 7.98 sq.m (8'x10'-9") in the front side and if it is possible to allot 9.98 sq.m. (10' x10'-9") in front side in some blocks of "C" Type tenements, the excess of land will be charged at prevailing land rates.
2. Any construction beyond the permissible limit in front side and rear side of the tenements will be treated as encroachment.
3. The addl. construction made by the lessee /allottee in front side and rear side within permissible limit if it is used for residential purpose, no charges are recoverable. If the property is used as commercial, unauthorized occupation charges will be recoverable for both rear and front side before the execution of supplementary deed . After execution of supplementary deed, misuse charges will be recovered.
4. It has come to notice that in certain tenements, the area leased out at the time of execution of lease deed is less than what has come into notice in subsequent inspection. The charges for the excess area is recoverable and the excess area will be rectified/incorporated in the supplementary lease deed.

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5. Conversion Charges will be decided being a case of tenements, as it is fixed in case of "A" Tenement, after completing action on the issue of supplementary deed for area on front and back portion.

6. After execution of supplementary lease deed, fresh conveyance deed will be executed for total area which includes previously freehold area as well as front/rear and excess area, referring the earlier conversion details.

The past cases, if already decided, may not be re-opened. Only those cases which are yet to be settled or where representation had been received may be considered in accordance with these guidelines.

This issues with the approval of Land & Development Office.



(S.K.Babbar)
Dy.Land & Development Officer

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To,

- 1.PS to L&DO
2. All Branch officers/Sections