

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


File No.6(31)/CDN/2005

Dated: 7/4/05

OFFICE ORDER NO. 1/05

Sub: -Dealing with pending conversion cases in case of death of the lessee/applicant.

It is observed that in spite of clear instructions regarding how to deal with the conversion applications in case of death of the applicants during the pendency of such applications, various sections are not following the guidelines/procedure prescribed in this regard. Therefore, a copy of office order No.10/99 dated 12/4/99 is circulated herewith for strict compliance.



(V. Sreekumar)
Public Relation Officer

To

All Officer/Sections.

Government of India
Ministry of Urban Affairs & Employment
Land and Development Office
Nirman Bhawan, New Delhi

File No. 6(31)/CDN/99

Dated 12-4-99

OFFICE ORDER NO. 10/99

Sub:- Conversion from lease-hold to free-hold
instructions thereof.

With reference to administration of
Conversion Scheme being implemented by this office
Clarification on the following issue was sought from
the M/O Urban Affairs & Employment:

ISSUE:-

The recorded lessee applies for conversion
and before the application for conversion could be
finalised/settled, the recorded lessee dies.
Subsequently, the property is substituted in favour of
the legal heirs either on the basis of a Will or by
succession as per Hindu Succession Act. The question
raised is as to how the application for conversion made
by the deceased lessee should be treated.

The Ministry has accordingly clarified the
position as under:-

"It would be most logical to extend the
benefit of old application to the legal heirs/subsequent
recorded lessees in whose favour the property was
substituted as long as the delay is not due to the fault
of the recorded lessee. However, in those cases where

the records prove that the delay in conversion was due to the fault of the recorded lessee, the application for conversion may be rejected and the party be advised to make fresh application for conversion and the conversion fee be accordingly calculated as per the prevailing prescribed fee at the time of making fresh application".

B.O./Supdts. of the sections concerned may kindly see the above decision for strict compliance while disposing of the pending cases of conversion.

V. Sree Kumar
(V. SREE KUMAR)
PUBLIC RELATIONS OFFICER

1. All Officers/sections/I.F.C.
2. P.S. to L&PO.
3. M/O Urban Affairs & Employment