

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAWAN: NEW DELHI

No. L&DO-RGR-11-3(15)/67-CDN

Dated the 15.3.88

CIRCULAR - 1/88

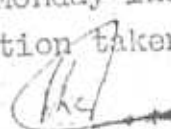
Sub: Revision of ground rent in respect of Nazul Leases
and some categories of Rehabilitation Leases.

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Attention of all Branch Officers and Supdts. is invited to Office Order No.2/84 with which decision of the Ministry of Works and Housing regarding revision of ground rent in the above cases vide Ministry's letter No.J-22011/1/70-LI(Vol.IV) dated 24.12.83 was communicated to them for guidance and compliance. The broad features of the Ministry's letter are enclosed. Action for revision of ground rent was to be completed within a period of 6 months. Since this was not done, the contents of Ministry's letter were again brought to the notice of all Branch Officers/Supdts., vide office Order No.1/86 dated 30.1.86 with the request that necessary action for revision of ground rent should be taken without further delay. During recent review of some cases, it has come to notice that no action has been taken by the sections concerned even after the issue of Office Order No.1/86 dated 30.1.86.

2. All the Branch Officers/Supdts. are therefore once again requested to take up the work of revision of ground rent where due and complete the work before 15.5.1988. In case they experience any difficulties in giving effect to the Ministry's orders, these be brought to the notice of Coordination Section immediately so that Ministry's instructions may be obtained. All Supdts. will be held personally responsible for failure to complete the work within the stipulated time.

3. Each concerned Section should send a weekly progress report to Coordination Section on every Monday indicating the property number and the nature of action taken by it for revision of ground rent.


(R.P.S. PAWAR)

LAND & DEVELOPMENT OFFICER

All Officers/Supds.

BROAD FEATURES OF THE MINISTRY OF WORKS AND
HOUSING LETTER NO.J-22011/1/70-LI (VOL.IV)
DATED 24.12.83 CIRCULATED VIDE OFFICE ORDER
NO.2/84 DATED 18.1.84.

1. The letting value of the site shall be determined from the rental value of the property including the site, as noted in the Municipal Records for house tax purposes according to the formula given in the letter.
2. Since the revision of ground rent is being taken up in a number of cases after the lapse of many years, the enhancement of ground rent to be claimed according to the formula mentioned in the letter, should be limited to a specific multiple of the existing ground rent as per the following slab:-

<u>No.of years elapsed since revision has fallen due.</u>	<u>No.of times.</u>
1. 0 to 10 years.	Four times.
2. 11 to 20 years.	Six times.
3. 21 to 30 years.	Eight times.
4. 31 to 40 years.	Ten times.
3. The premises occupied wholly by a lessee for residential purposes will be exempted from the scope of revision of ground rent but such cases should be reviewed each year to decide whether the ground rent could be revised advantageously to Government.
4. Revision would be from a prospective date where plaints have not been filed and option not served, in other cases from the date on which the plaints are filed in the court of the Collector, exercising the option for enhancement of the ground rent.
5. Cases where ground rent had already been revised with the consent of the lessee on different basis at the time of grant of sale permission, withdrawal of re-entry etc., such cases need not be reopened.