

No. 24(372)/2000-CDN/121  
Government of India  
Ministry of Urban Development & Poverty Alleviation  
Land & Development Office  
Nirman Bhawan, New Delhi

Dated: 12<sup>th</sup> June, 20

To

1. The Chief Secretary,  
Govt. of NCT of Delhi.
2. The Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.
3. The Chairman  
NDMC,  
Palika Kendra,  
New Delhi.
4. The Commissioner,  
MCD,  
Town Hall,  
Delhi.

**Sub: Conversion of leasehold tenure of land in Delhi/New Delhi into freehold - Regarding.**

Ref.:- M/o Urban Development (Lands Division) Orders No. J.20011/12/77, L.II dated 14.02.1992, 25.06.1996, 26.06.1999 & No. 24(372)/2000-CDN dated 24.06.03.

Sir,

The modified conversion policy conveyed vide this Ministry's letter NO. 24(372)/2000 CDN dated 24.06.2003 have been further examined by the Government keeping in view the representations received from various lease administering authorities and the lessees and also in view of the public interest. In partial modification of the earlier instructions I am directed to convey the

sanction of the President to the modification of the Scheme as under:

**I. Conversion of property sold through regular sale deeds:-**

In respect of cases where properties are transferred through regular sale deed, conversion into freehold shall now be allowed on payment of conversion fee plus surcharge of 33 1/3 % as available to the GPA holders if the cases are otherwise eligible for conversion into freehold as per the scheme and other Govt. dues are paid.

**II. Conversion in respect of multi-storeyed buildings:-**

Individual flats/floors/shops in multi-storeyed residential complexes and multi-storeyed commercial complexes shall be considered for conversion from leasehold to freehold in cases where the owners have complied with the following conditions:-

- (a) Permission had been obtained from the Lessor for construction of multi-storeyed group housing complexes and multi-storeyed commercial complexes;
- (b) The lessees have complied with the bye-laws & regulations laid down by the Central, State & local bodies;
- (c) The building plans have been sanctioned by the local body as multi-storeyed group housing complexes/multi-storeyed commercial complexes;
- (d) The purchaser shall have to give clear proof of his ownership rights such as registered General Power of Attorney/ Sale agreement / Sale deed.

- (e) Conversion of individual flats/floors/shops in such complexes will be subject to the owner paying the proportionate amount of total outstanding dues like ground rent, misuse charges etc. in respect of the property as a whole plus the dues that are attributable to the particular flat/shop being considered for conversion.
- (f) When the property is re-entered/lease is cancelled, any such properties will not be eligible for the conversion unless the re-entry is withdrawn after payment of all dues including all misuse charges and damages charges for unauthorized construction;

The Formula for calculation of the conversion fee in respect of such flats/ floors/ shops from leasehold to freehold will be notified separately. A centralized list of such properties when conversion to freehold is done shall be maintained in Land & Development Office/DDA to avoid future litigation.

### **III. Disposal of residential and commercial plots through auction basis:**

The disposal of residential and commercial plots through auction shall now be permitted to be done on freehold basis . However, residential and commercial plots allotted at predetermined rates shall continue to be on leasehold basis. In such cases, conversion into freehold will be permitted only after completion of the construction thereon.

2. The above amendments will come into effect from the date of issue of this letter and the cases already settled shall not be re-opened. The applications received prior to the date of issue of this letter shall be dealt with in accordance with the previous orders as applicable.