

**Government of India  
Ministry of Urban Affairs & Employment  
Land & Development Office  
Nimman Bhawan:New Delhi**

No.24(10)/76-CDN

Dated 15-7-98

**OFFICE ORDER NO.7/98**

**Sub: Delay in construction on plots allotted by the Land & Development Officer – Guidelines regarding.**

Instructions issued vide the Ministry of U&AE O.M. N.J-16011/1/93-LD dated 1-3-1993 for extension of time for construction on plots allotted by L&DO were circulated vide this office's office order NO.10/93 dated 31-3-1993. These instructions have now been reviewed by the Ministry of LA&E and it has been decided that, in respect of rehabilitation properties with the L&DO, action should be initiated immediately for re-entry of the plots in question as per the terms of lease, if there is delay on the part of the lessee in carrying out construction thereon. In response to this, if the lessee come forward for compromise, the department should offer terms for withdrawal of re-entry, which may include inter-alia, penalties. The quantum of penalty should be at par with that being charged by the Delhi Development Authority in such cases. The present rates of penalty being charged by DDA is given at Annexure-A. A copy of Standard Processing Sheet for computation of Composition Fee, being used by DDA is also enclosed (Annexure-B).

2. In respect of the institutional plots, extension for constructions shall be granted on case to case basis up to five years by the Land & Development Officer and thereafter the extension shall be granted only with the approval of the Ministry. However, the maximum period for which such extension shall be allowed is 10 years in all, and in case no construction takes place within this period, the allotment shall be cancelled and plot would be put to alternative use.

3. All Branch Officers and Sections are directed to follow the above procedure strictly and process the cases accordingly. All pending requests for extension of time for carrying out construction in respect of residential as well as institutional plots shall be processed in accordance with the above instructions.

4. All sections are also directed to identify the cases where the lessees have not furnished completion certificates within the time stipulated in the lease deed and initiate actions as mentioned in para (1) and (2) above.

Sd/-  
(Dr.Rajesh Kumar)  
Land & Development Officer

All Officers/Section Supdts.

Rates of Composition Fee (sq. mtr.)

I **Residential porperties:-**

Years	Residential	Industrial	Commercial	
			Low Turn Over LSC/CSC	High Turn Over CC/DC/FC
1.	Nil	Nil	Nil	Nil
2.	Nil	Nil	Nil	Nil
3.	Nil	Nil	Nil	Nil
4.	5.00	5.00	5.00	5.00
5.	10.00	10.00	10.00	10.00
6.	50.00	60.00	90.00	180.00
7.	55.00	65.00	95.00	190.00
8.	60.00	70.00	100.00	200.00
9.	65.00	75.00	110.00	220.00
10.	70.00	80.00	120.00	240.00
11.	80.00	90.00	135.00	270.00
12.	85.00	95.00	140.00	280.00
13.	90.00	100.00	150.00	300.00
14.	95.00	105.00	155.00	310.00
15.	100.00	110.00	165.00	330.00
16.	125.00	145.00	220.00	440.00
17.	130.00	150.00	225.00	450.00
18.	135.00	155.00	230.00	460.00
19.	140.00	160.00	240.00	480.00
20.	145.00	165.00	250.00	500.00
21.	190.00	220.00	330.00	660.00
22.	195.00	225.00	340.00	680.00
23.	200.00	230.00	345.00	690.00
24.	205.00	235.00	350.00	700.00
25.	210.00	240.00	360.00	720.00

1. Local Shopping Centre.

2. CC-Community Centre : DC-District Centre:  
FC-Facility Centre

II **Institutional properties:-**

Upto 500 sq. mtr.

Above 500 sq. mtrs.  
Subject to minimum  
as per Column.(2)

Years

(1)	(2)	(3)
1.	Nil	Nil
2.	Nil	Nil
3.	Nil	Nil
4.	5.00	Nil
5.	10.00	Nil
6.	15.00	10.00
7.	20.00	10.00
8.	35.00	10.00
9.	40.00	20.00
10.	45.00	20.00