

86814/2017/ESTATE-II



ESTATE-II DEPARTMENT
NEW DELHI MUNICIPAL COUNCIL

No D/ 104/SO(Estate-II)/2017

Dated. 12/9/2017

ORDER

Sub:-Adoption of Land Rates for leasehold to freehold conversion in respect of markets transferred from L&DO.

In terms of the Government of India Notification dated 24.03.2006, the following 10 markets were transferred to New Delhi Municipal Council (NDMC) by the Land & Development Office (L&DO), Ministry of Urban Development, Govt. of India for lease management from 01.04.2006:-

- | | |
|--|--------------------------|
| 1. Khan Market | 2. Khanna Market |
| 3. New Central Market (Shankar Market) | 4. Bhagat Singh Market |
| 5. Bengali Market | 6. Sarojini Nagar Market |
| 7. Babu Market | 8. Jor Bagh Market |
| 9. Diplomatic Enclave (Malcha Marg Market) | 10. Allganj Market |

2. Consequent upon the transfer of these markets, the land rates prevalent in L&DO were continued upto 24.01.2008 and thereafter NDMC adopted the circle rates vide O.O. No. D-SO (STC)/77/2008, dated 25.01.2008 and DDA land rates vide circular no. 193/D/SO (STC) dated 06.05.2014.


3. New Delhi Municipal Council has now decided to adopt the Land Rates for leasehold to freehold w.e.f. 01.04.2000 as fixed by L&DO vide letter No. L&DO/F-24013/3/2013-CDN/07 dated 02.05.2017, mutatis mutandis, as per the schedule of land rates placed at Annexure-A of this order subject to the following:

- (i) The cases which have already been decided on the Land Rates applicable till date will not be reviewed.
- (ii) There will be provisional increase of 10% in the land rates every year on the analogy of L&DO letter No. L&DO/F-24013/3/2013-CDN/07 dated 02.05.2017 w.e.f. 01.04.2016 onwards. Subsequent changes in the rates by L&DO for the period beyond 01.04.2016 will be followed by NDMC and difference in dues, if any, due to revision in such rates by L&DO will be claimed by NDMC for the period 01.04.2016 onwards. Therefore, an Affidavit (Annexure-B) would be taken from applicant.
- (iii) An Affidavit (Annexure-B) would be taken from the person in whose favour conversion is sought on the prescribed format regarding timely payment, stoppage of misuse, unauthorized construction and payment of dues due to enhanced rates, if any, for the period from 01.04.2016 onwards.

[Handwritten Signature]
15-9-17

4. All the cases for conversion from leasehold to freehold, substitution, mutation etc. now shall be dealt with as per the Land Rates at Annexure "A" including calculation of damage, misuse charges & other Govt. Dues. The Land Rates w.e.f. 01.04.2004 will be applicable based on 100 FAR while calculating the charges/Govt. Dues. These rates will increase in proportion to increase in FAR.

5. This issues with the approval of Competent Authority.


(ABHAY JAIN)
DIRECTOR (ESTATE-II)

Copy to:-

1. Financial Advisor
2. Chief Legal Advisor
3. Director (Accounts)
4. Director (Law)
5. Director (IT) – To upload the same on website under Estate-II Department.
6. PS to Chairman, NDMC - for information please.
7. PS to Secretary, NDMC - for information please.
8. Dy. Director (Estate-II)
9. Account Officer (Estate-II)
10. A.A.O. (Estate-II)
11. Office Copy

ESTATE-II DEPARTMENT**SCHEDULE OF LAND RATES FOR LEASEHOLD TO FREEHOLD CONVERSION**

Markets	Rates(Rs. Per Sq. Mtr) for 100 FAR														
	w.e.f. 1.4.2000 to 31.3.2004	w.e.f. 1.4.2004 to 31.3.2005	w.e.f. 1.4.2005 to 31.3.2006	w.e.f. 1.4.2006 to 31.3.2007	w.e.f. 1.4.2007 to 31.3.2008	w.e.f. 1.4.2008 to 31.3.2009	w.e.f. 1.4.2009 to 31.3.2010	w.e.f. 1.4.2010 to 31.3.2011	w.e.f. 1.4.2011 to 31.3.2012	w.e.f. 1.4.2012 to 31.3.2013	w.e.f. 1.4.2013 to 31.3.2014	w.e.f. 1.4.2014 to 31.3.2015	w.e.f. 1.4.2015 to 31.3.2016	w.e.f. 1.4.2016 to 31.3.2017	w.e.f. 1.4.2017 to 31.3.2018
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
N.C. Market (Shankar Market), Bengali Market, Bhagat Singh Market	57960														
Khan Market, Diplomatic Enclave, Jor Bagh	28980	36000	36000	43200	47520	52272	57499	63249	69574	76531	84184	92603	101864	112050	123255
Aliganj Market, Khanna Market, Sarojini Nagar Market, Babu Market	24150														



DIRECTOR (ESTATE - II)

ANNEXURE-"B"

AFFIDAVIT

(To be sworn by person in whose favor the conversion is sought on non-judicial stamp paper of Rs. 10/- duly attested by Notary Public with notarial stamp. Must be submitted separately in case of joint Alottee/Alottee/Co-leasee).

I _____ S/o,D/o,W/o Sh. _____ r/o _____
_____do hereby solemnly affirm and declare under:-

1. That I am in possession of the property bearing No. _____ being the lessee.
2. That up to date dues of NDMC has been paid in respect of the above referred property. It is accepted that dues w.e.f. 01.04.2016 onwards are provisional, and in case L&DO undertakes upwards revision in rates for period from 01.04.2016 onwards, then in such case, I will be liable to pay to NDMC the difference in dues arises on such upward revision in rates. In case of any arrears of dues and /or interest thereon, I shall pay to NDMC, immediately on demand, such amount as may be demanded.
3. That on my failure to pay any sum referred above, the conversion of lease hold rights into freehold rights in respect of the above referred property shall be deemed to be null and void.
4. That the property referred above is free from lien/mortgage and any legal encumbrance and there is no unauthorized encroachment and misuse.
5. That the contents of the accompanying application for conversion from lease hold rights into free hold rights in respect of the above referred property are true and correct and the documents annexed thereto are genuine. The deponent herein shall be solely liable for consequences of filing the false affidavit /documents & NDMC shall have all the rights to cancel the conveyance deed to take action as per law.

Deponent

VERIFICATION

Verified at Delhi this _____ day of _____ 20__ that the contents of the above affidavit are correct to my knowledge and belief. Nothing contained herein is untrue and nothing material is concealed there from.

Deponent