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No. L-II-A-1(1916)/PC /286
Government of India
Ministry of Housing & Urban Affairs
Land & Development Office

Nirman Bhawan, New Delhi
Dated: 05th July, 2019

To

Shri Vinay Kumar Singh,
Managing Director,
National Capital Region Transport Corporation Ltd. (NCRTC),
7/6, AMDA Building, Siri Fort Institutional Area,
August Kranti Marg,
New Delhi-110049.
(Fax: 011-41066953)

Sub: Allotment of land measuring 12 Hac. to NCRTC at Jangpura
(previously allotted to HPL) for RRTS installations.

Sir,

I am directed to convey the sanction of the President of India for allotment of land measuring **12 Hac.** at Jangpura (as shown in L.D.O Plan No.4101), out of land previously allotted to Hindustan Pre-Fab Ltd. (HPL), to the National Capital Region Transport Corporation Ltd. (NCRTC) for RRTS installations, subject to the change of land use by the allottee itself, for respective areas.

2. The allotment will be subject to the usual terms and conditions to be given in the Memorandum of Agreement and Lease Deed which shall inter-alia also include the following:-

- (i) The allottee will pay the land cost @ Rs.475.32 lakh per acre and Re.1/- per annum as ground rent. This rate was valid upto 31.03.2016. The land rates are under revision and the NCRTC shall also be required to pay the difference of premium, in case, the same are revised upward, with retrospective effect.
- (ii) The date of allotment will be the date of issue of this letter.
- (iii) The allottee will use the land for the purpose for which it has been allotted and not for any other purpose.
- (iv) The attention of National Capital Region Transport Corporation Ltd. (NCRTC) is invited to the various directives under Swach Bharat Mission and to adhere to the same strictly. They are required to ensure through their agencies to keep the construction material properly sanitation/ hygiene arrangements for labourers residing/working at site ensuring that no open defecation is observed.



- (v) The allottee shall ensure that space utilization is undertaken only on lease/sub-lease/licence/on concession basis and not on freehold basis. Land may normally not be leased/sub-leased/licensed/given on concession basis for residential development. The allottee will also put in place an efficient lease management mechanism to regulate such lease/sub-lease/licence/concession.
- (vi) Environmental clearances, where required, shall be obtained by the allottee or by the developers with whom the allottee enters into lease/sub-lease/licence/concession agreement for commercial utilization.
- (vii) While developing properties at or adjacent to Railway Stations, due attention shall be given to security related aspect and building the necessary design features in the project in consultation with police and security agencies in a time bound manner.
- (viii) The removal of the structures/encroachments, if any, on the allotted land will be the responsibility of the allottee.
- (ix) The trees, if any, standing on the plot shall remain as Government property and shall not be removed or otherwise disposed of without obtaining the prior permission of this Office. Trees on the allotted land will be felled only with the approval of the competent authority and the amount so realized by disposing the trees shall be remitted to the land owning agency. The tree cutting shall be subject to all required statutory clearances and compensatory forestation, etc.
- (x) The allottee will ensure that services lying under the requested land and nearly/close proximity should not be affected.
- (xi) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xii) The allottee shall deposit Ground Rent on yearly basis in advance, whether it is demanded or not.
- (xiii) The land in question falls under the Local Jurisdiction of the New Delhi Municipal Council (NDMC)/South Delhi Municipal Corporation.
- (xiv) In event of dissolution of the NCRTC, the land allotted and the assets created thereon will be transferred to an institution having similar aims and objectives with prior approval of the Government on payment of such compensation that may be determined by the Lessor in its absolute discretion.



- (xv) The allottee shall be required to construct the said building in conforming with the architectural surroundings of the area.
- (xvi) The President of India or his nominee may at any time inspect the site on cause to be inspected the site and the premises thereon with or without any prior notice to allottee. Refusal to allow inspection of the premises shall amount to violation of terms calling for suitable action including re-entry of the property.
- (xvii) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions and also the terms and conditions to be given in the Memorandum of Agreement and Lease Deed will amount to cancellation of the allotment of land.
- (xviii) The land will be initially given on licence basis by signing a Memorandum of Agreement (MoA) and the money deposited at the rate mentioned at 2(i) above, will be treated as security for due performance of the agreement and when the terms of Memorandum of Agreement are successfully completed within the stipulated times, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xix) The allottee is required to pay the following amount on account of Licence Fee and Premium :-

| | | |
|--|---|---------------------|
| (a) Premium of 12 Hac. land @ Rs.4,75,32,000/- per acre (provisional) | = | Rs.1,40,94,66,396/- |
| (b) Ground Rent for 99 year @ Re.1/- p.a. | = | Rs. 99/- |
| (c) Cost of preparation of Memorandum of Agreement (MoA) | = | Rs. 100/- |
| Total = | | Rs.1,40,94,66,595/- |

3. If the above terms and conditions are acceptable to the allottee, the acceptance thereof may please be communicated in writing and an amount of **Rs.1,40,94,66,595/-**, may be paid to the Govt. account. If the payment is not received within the stipulated time, interest as applicable, shall be charged till the date payment is made.

4. The payment may be made through RTGS/NEFT/IMPS, within 45 days from the date of issue of this letter, failing which you are liable to pay the interest @ 10% per annum on the demanded amount. The details of Bank Account etc. for RTGS/NEFT/IMPS are as under:-

Bank's Name : AXIS Bank Ltd.
Branch : Nirman Bhawan, New Delhi
Account No. : 007010200032948
Bank's IFSC Code : UTIB0000007
TAN No. : DELL02985D

5. This issues with the concurrence of Integrated Finance Division, Ministry of Housing & Urban Affairs, vide their Note # 32 to Note # 34 dated 14.02.2019.

Yours faithfully,


(Rajeev Kumar)

Deputy Land & Development Officer
Tel. No. 2306 1296

Copy to:-

- 1) The Pay and Accounts Officer (Sectt.), Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
- 2) The Principal Director of Audit, Economic & Service Ministries, AGCR Building, I.P. Estate, New Delhi.
- 3) The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 4) Integrated Finance Division, MoHUA.
- 5) The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 6) ADG(Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 7) Drawing Section, L&DO.
- 8) Accounts Section, L&DO.
- 9) Guard File.
- 10) PS to Hon'ble Minister (HUA).
- 11) PSO to Secretary(HUA)/PS to JS(A, L&E)




Deputy Land & Development Officer

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

No. L-II-A1(1916)2020/454

Dated: 32nd Nov.
October 2020

To

The Managing Director,
National Capital Region, Transport Corporation (NCRTC),
7/6, Siri Fort Institutional Area,
August Kranti Marg,
New Delhi-110049.

Sub: In Principle allotment of Balance Land 5.21 hectare land
At Jungpura.

Sir,

I am directed to refer to NCRTC's Letter No. NCRTC/MOHUA/Land/19-A dated 11.02.2020 and 12.06.2020 regarding subject mentioned above and to say that the proposal has been examined and considered in this office for allotment of balance portion of 5.21 ha. of land out of 17.21 ha. land at Jungpura .

With the approval of Competent Authority, it has been decided to allot the balance portion of land to NCRTC on vacation by HPL.

Yours faithfully,



(Satish Kumar Singh)

Dy. Land & Development Officer

Tel. No. 2306 1448

Good news!
Plan accordingly
TD
DP
3/11/20
CE/G

