



**EAST DELHI MUNICIPAL CORPORATION  
LAND & ESTATE DEPARTMENT  
UDYOG SADAN, 419, F.I.E.  
INDUSTRIAL AREA, PATPARGANJ, DELHI-92**



No. SO/L&E/EDMC/2019/D-...112

Date: 18/2/19.

To

The Chief Project Manager/Delhi  
National Capital Region Transport Corporation  
7/9, Siri Fort Institutional Area,  
August Kranti Marg,  
New Delhi-110049.

D4CEM/D → original received  
D4CEM copy received 19/2/19  
23/2/19 XEM  
AET 21/2/19  
19/2/19  
21/2/19

**Sub.: Allotment of land for implementation of Regional Rapid Transit System (RRTS) in Delhi - NCR. The Requirement of land for construction of RRTS RAMP at Khichripur Delhi.**

Sir,

This is with reference to your requests for allotment of land on permanent and temporary basis in Khichripur area of East Delhi on the above mentioned subject.

In this connection, it is to inform you that your request has been duly processed and the competent authority is pleased to accord approval for allotment of land in Khichripur for aforesaid project. The final approval of the Corporation shall be communicated later on as & when received.

The details of land pockets in respect of which work permission has been sought by you and is being granted are as under:-

**LIST OF LAND POCKETS TO BE ALLOTTED ON PERMAMENT & TEMPORARY BASIS:**

S. No.	Location, Area	Purpose	Requirement (in sqm)	Amount Chargeable (Rs. 11745.40 per sq. mtr. i.e. 475.32 lacs per acre)
1.	<b>Khichripur</b> Pocket (P-EMC-1) <b>Permanent</b>	For RRTS RAMP Structure	1588.54	<b>Rs. 1,86,58,037.72/-</b>
2.	Packet (T-EMC-1) <b>Temporary for 04 years</b>	For facilitation of construction	5243.18	Ground Rent @ 5% p.a. on Rs. 6,15,83,246.37/- i.e. Rs. 30,79,162.32/- <b>Rs. 1,23,16,649.28/-</b> (for 04 years)
<b>Total</b>			<b>6831.72</b>	<b>Rs. 3,09,74,687/-</b>

**Rs. Three crores nine lacs seventy four thousand six hundred eighty seven only.**

The working permission in respect of the aforesaid land pockets is subject to the following terms and conditions:

1. The allottee (NCRTC) shall pay the land cost as detailed above for permanent transfer and 5 % of land cost per annum for temporary transfer as provisional rates worked out on the basis of rates charged by DDA in advance, subject to further revision.
2. The NCRTC shall submit an undertaking to the effect that – **(i)** it shall pay the difference in premium of land and ground rent chargeable in case of revision in rates with retrospective effect, **(ii)** NCRTC shall indemnify EDMC that they shall pay difference of market rates for land, to EDMC as well, for the aforesaid land pockets, if the same is decided to be paid to other bodies **(iii)** that it shall fulfill the conditions it had agreed to with the zonal authorities/departments at the time of survey.
3. The allottee, NCRTC shall get the construction plan approved from the local municipal authorities and there shall be no violation of building by-laws and deviation in any manner whatsoever for the use of land allotted for specific purpose. In case of any violation of terms and conditions, the EDMC shall have the right to resume possession of the pocket of land in respect of which working permission has been granted.
4. The NCRTC shall not use the allotted area for any commercial purpose without taking prior approval of the Corporation in writing or otherwise; it shall be liable to pay incidental commercial charges to EDMC along with penalty to be decided by the Corporation, notwithstanding the right of the Corporation to resume the possession of land pocket in question.
5. The land allotted to NCRTC shall not be sublet/transferred or mortgaged wholly or in part to any person or institution without prior approval of the Corporation in writing.
6. In respect of the building structures, if any, situated on the land, NCRTC shall pay current cost of construction to the agency owning the building structures.
7. The removal of structures or encroachments, if any, on the allotted land shall be the responsibility of the allottee.
8. The allotment of the land shall be affected from the date of issuance of the allotment letter.
9. The allottee shall be required to construct the building in conformity with the architectural surroundings of the area, after taking due clearance from the concerned authorities.
10. 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 concerned authority.
11. In the event of dissolution of NCRTC the land allotted and the assets created thereon shall be transferred to an institution having the similar aims and



objectives with prior approval of the government of such compensation that may be determined by the EDMC at its absolute discretion.

12. The Commissioner or his nominee may at any time inspect the site or cause to be inspected the site (land) and the premises thereon with or without any prior notice to NCRTC. Refusal to allow inspection of the site and the premises shall amount to violation of the terms calling for suitable action including resuming possession of the land pocket.
13. Acceptance of premium of land during the existence of unauthorized construction or misuse of the premises shall not be considered as a waiver.
14. The allotment of the land shall be further subject to the terms and conditions of the Memorandum of Agreement and the lease Deed to be executed between the EDMC and NCRTC.
15. It shall not lease/sub-lease/concession the land for property development or any other activity or revenue generating purpose(s).
16. NCRTC shall bear the cost of shifting, relocating tehbazaris, stalls, kiosks or any other structure such as school building, dispensary, etc. coming in the way of the project.
17. NCRTC shall ensure that no damage is done to the statues installed in parks and shall safely relocate them after completion of the project.
18. NCRTC shall restore structures wherever they are coming in the way of the project after completion of the project.
19. NCRTC shall in co-ordination with the officials of L&E Dept., zonal officials and officials of other concerned departments of EDMC carry out photography and videography of the sites before commencing work.
20. In the event of failure to comply any of the covenants/conditions contained herein above by NCRTC, it shall amount to violation of the agreement and action as per law shall be initiated.

  
**Section Officer**  
**(Land & Estate)**

**Copy for information to:-**

1. Addl. Commissioner-I
2. Chief Engineer (Blgd.) HQ
3. Addl. Dy. Commissioner (L&E)
4. Dy. Dir. (Hort.), Shah. South Zone
5. OSD to Comr., for kind information to Commissioner.