

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:2436

ANSWERED ON:03.12.2002

CONVERSION OF LEASE HOLD LAND INTO FREE HOLD

BHUPENDRASINH PRABHATSINH SOLANKI;JAI PRAKASH;SHANKAR PRASAD JAISWAL

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

- (a) whether attention of the Government has been drawn to the news-item captioned `industrial plots to be free hold` appearing in the Hindustan Times dated August 30, 2002;
- (b) if so, the facts of the matter reported therein and reaction of the Government thereto;
- (c) whether the Government have issued any direction to Delhi Development Authority (DDA) regarding the conversion of lease-hold into free-hold ownership of land;
- (d) if so, the details thereof;
- (e) whether the DDA has since withheld permission for conversion on grounds of misuse in a number of cases;
- (f) if so, the number and details of such cases during each of the last three years alongwith the reasons therefor;
- (g) whether the Government have evaluated the effects of the said conversion on the Master Plan of Delhi as also the ability of Government of NCT of Delhi to tackle such effects;
- (h) if so, the details thereof;
- (i) if not, the reasons therefor; and
- (j) the manner in which the identification of land holdings falling in conforming and non-conforming areas would be done under such circumstances?

Answer

MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS AND MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI O. RAJAGOPAL)

(a): Yes, Sir.

(b): A proposal in regard to conversion of the industrial and commercial property in Delhi from leasehold to freehold is under consideration of the Government.

(c) to (f): The Government had earlier permitted DDA for conversion of residential properties from leasehold to freehold. DDA has reported that applications for conversion of leasehold into freehold of residential properties are being processed and finalized irrespective of the fact whether there is any use violation or building bye-laws violations. Action on use violations and unauthorised construction is being taken separately under the relevant laws by DDA, MCD, and NDMC as the case may be. However, in respect of the properties which were under misuse, the applicants are required to deposit the misuse charges from the date of detection of misuse till the closure of misuse or 28.6.1999, whichever is earlier.

(g) to

(i): After conversion of properties from leasehold into freehold, the local bodies ensure compliance to Master Plan norms.

(j): The identification of land holdings is done on the basis of master Plan, and the relevant Zonal Plans.