

CHAPTER 1. LAND AND DEVELOPMENT OFFICE - AN OVERVIEW

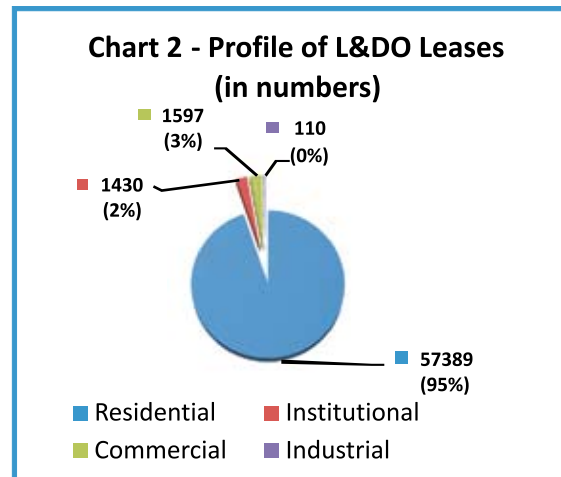
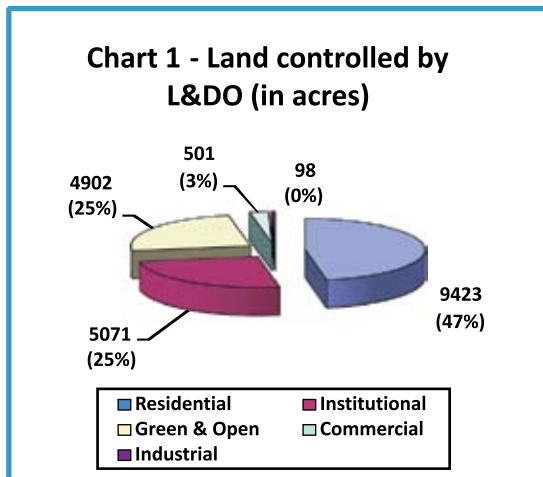
1.1 Introduction

The Land and Development Office (L&DO) is an attached office of the Ministry of Urban Development (MoUD) and is responsible for the administration of the properties of the Government of India in Delhi. These properties fall into two broad categories:

- Nazul lands, which were acquired in 1911 for the formation of the capital of India at Delhi; and
- Rehabilitation lands¹, which were acquired by the Government of India for the speedy rehabilitation of displaced persons from Pakistan.

These properties were given out on leases for residential, commercial and institutional purposes. Leases on old Nazul lands are perpetual leases, and ground rent is revisable at the option of the lessor (L&DO) after every 30 years. Rehabilitation leases are for a period of 99 years, and revision of ground rent is due after 20 years.

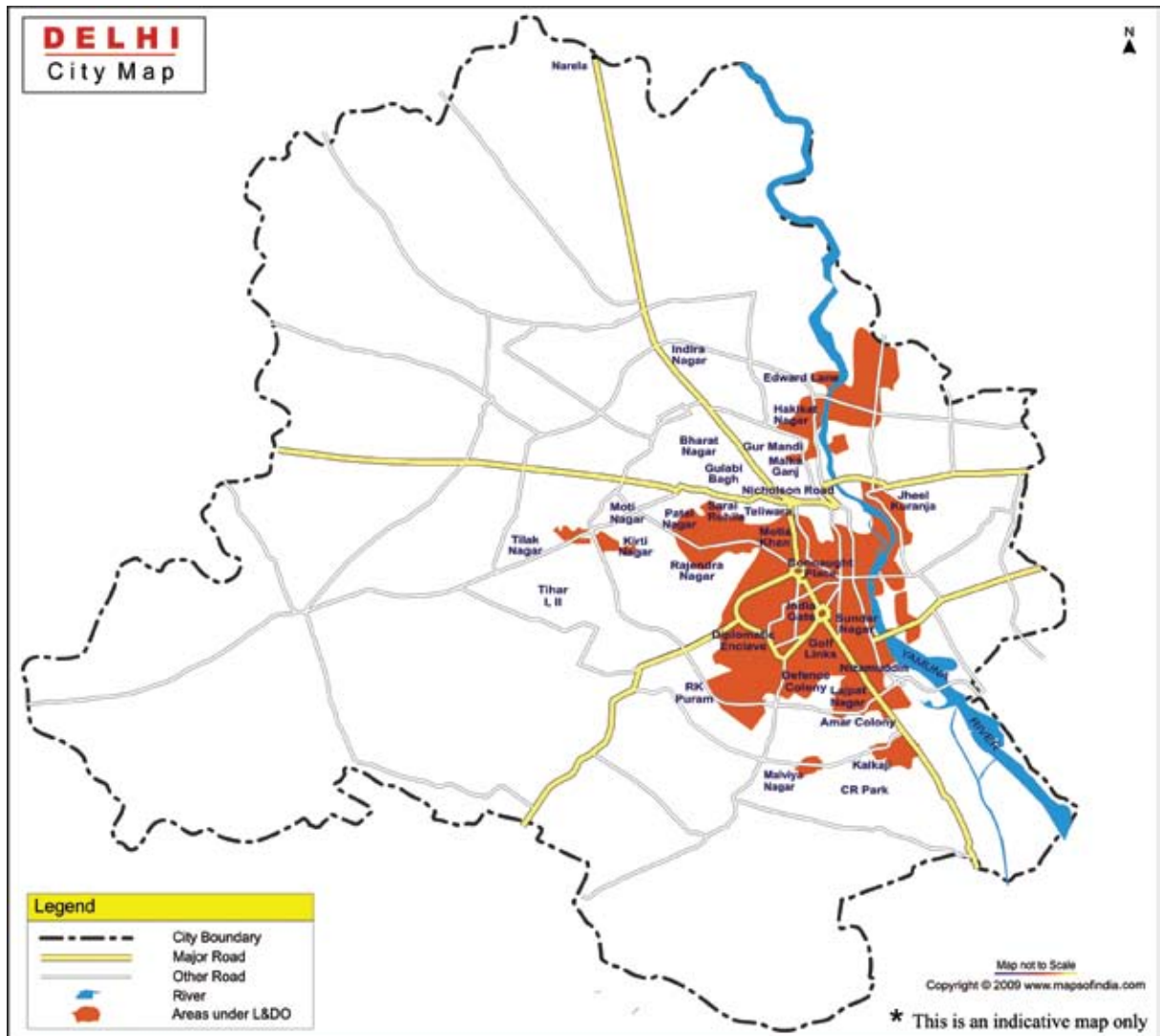
The L&DO reportedly administered 60,526 leases, covering a total area of 19,995 acres², falling under different categories, which constituted 5.5 *per cent* of the total area of Delhi covering prime localities in Nazul areas like Chanakya Puri, Jor Bagh, Golf Links, Sunder Nagar, Defence Colony and Connaught Place within the Lutyens Bungalow Zone (LBZ) and elsewhere, as well as rehabilitation colonies like Lajpat Nagar, Rajender Nagar and Patel Nagar. Out of these leases, 28,824 leases have been converted into freehold since 1992. Details of the areas under the control of L&DO are given in **Annexure-I**.



¹ Rehabilitation leases, which were earlier administered by the Rehabilitation Department, were transferred to the L&DO in 1983.

² This excludes 9177 acres of land placed under the care and maintenance of the Delhi Development Authority (DDA).

Figure 1 - Areas under the control of L&DO



1.2 Functions of L&DO

The main function of the L&DO is lease administration, which includes substitution of title, mutation of title, and according permission for sale and mortgage. Other functions include:

- Allotment of land to Government/Semi-Government Departments, and political, social, cultural, charitable, educational and religious institutions, under the directions of the Government of India (GoI).
- Conversion of specified types of leases into freehold.
- Recovery of Government dues in respect of land under its control.
- Eviction of squatters from Government land and recovery of damages.
- Recovery of lease charges and ground rent, and maintenance of accounts of receipts and refunds of revenue.

1.3 Organisational set-up

The L&DO is headed by the Land and Development Officer, who is assisted by:

- six Deputy Land and Development Officers;
- one Engineer Officer, who heads the technical branch;
- one Vigilance cum Legal Officer, who is responsible for vetting of leases, examination of legal documents, and vigilance work;
- one Accounts Officer, who also acts as the internal audit officer of L&DO;
- one Estate Officer (ESO), who acts as the semi-judicial officer under the provisions of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 (PPE Act); and
- one Public Relation Officer.

As against a sanctioned strength of 228 officials, the L&DO has 190 persons in position, with 38 vacancies spanning all cadres. The administration of leases is done through six Lease sections, four Property sections, and one Rehabilitation Properties cell.

The expenditure of L&DO during 2008-09 was Rs. 5.60 crore.