

25/4

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
URBAN DEVELOPMENT DEPARTMENT
OFFICE OF PR. SECRETARY(UD/PWD)
5TH LEVEL, C WING, DELHI SECRETARIAT
I.P.ESTATE, NEW DELHI.

No.F.7(1059)/2015/UD/Admn./ **7318-32**

Dated: **14/10/15**

Office Memorandum

Sub:- Allotment of land to Political Parties in Delhi for their Office Building.

The Govt. of NCT of Delhi hereby adopts the guidelines issued by Ministry of Urban Development, Govt. of India for allotment of land to Political Parties in Delhi for construction of their office building(s) with suitable modifications in accordance with the Cabinet Decision No. 2221 dated 6th October, 2015.

The detailed guidelines on allotment of land by Govt. of NCT of Delhi to Political Parties for construction of their office building(s) in the NCT of Delhi are as under:-

1. State Political parties which have been recognized as such by the Election Commission of India having at least seven (7) MLAs in Delhi Vidhan Sabha shall be considered for allotment of land for construction of office building in Delhi. The land for the purpose shall either be acquired by the state government or obtained by allotment from DDA/L&DO.

*“ As per the Election Commission of India's criteria for recognition as State Political Party issued vide their Press Note dated 02.12.2000, a State Political Party shall be entitled to be recognised as a **State** party, if :-*

*(a) it secures at least **six percent** (6%) of the valid votes polled in the State at a general election, either to the House of the People or to the Legislative Assembly of the State concerned; **and***

*(b) in addition, it wins at least **two** seats in the Legislative Assembly of the State concerned.*


OR

*it wins at least **three percent** (3%) of the total number of seats in the Legislative Assembly of the State, or at least three seats in the Assembly, whichever is more.”*

2. Political parties should furnish a certificate from the Election Commission of India confirming their status and recognition as a State recognized political party;

3. In case political parties are already in occupation of Govt. bungalow(s)/ suite(s) for the purpose of their office(s), they should vacate the same immediately on construction of their office building(s) on the plot of land allotted to them, or within five (5) years from the date of taking over vacant possession of the plot, whichever is earlier and till such time a suitable building/bungalow can be provided to the political party eligible for such allotment of land;
4. The buildings constructed on the allotted land shall be utilized by the political parties for their national level political units as well as other wings/ organizations of the parties. These premises shall be utilized only for office purpose. Subletting of the plots shall be governed by the instructions/ restrictions issued in this regard, for institutional plots;
5. Premises shall not be used for residential / commercial purpose;
6. The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant institutional rate prevailing on the date of allotment. The allottee party shall also pay the annual ground rent amounting to 2.5 percent of the premium. These allotments would not be permitted to be converted into freehold;
7. The quantum of land that would be considered for allotment to political parties, according to the strength of their MLAs in the Delhi Legislative Assembly shall be as follow:-
 - a) 300 sq. m for total strength of MLAs of 7 to 30.
 - b) 500 sq. m for total strength of MLAs between 31 to 50.
 - c) 1000 sq. m for total strength of MLAs of 51 and above.
8. The land allotted to political parties may comprise of one or more plots;
9. In case a political party has been allotted land earlier, fresh allotment of land in accordance with the above norms shall be considered, after deducting the quantum of land already allotted;
10. When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on the faction(s) of the party, determined as successor(s) by the Court of Law/ the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis;
11. The allottees shall construct the building only after getting the building plans approved from the local body, L&DO and DUAC;
12. Removal of encroachments/ structures, if any, on the allotted land, shall be the responsibility of the allottee;

- 23/c
13. Trees, if any, standing on the plot will be the Govt. property and shall not be removed without prior approval of the competent authority;
 14. The allottee shall execute a Memorandum of Agreement (MOA) and a Lease Deed, at their own cost;
 15. The possession of land shall be initially given on licence basis on receipt of the premium, advance ground rent for the first half year and on execution of a Memorandum of Agreement. The money deposited as premium shall be treated as security for due performance of the Agreement. When the terms of the Memorandum of Agreement are successfully completed within the stipulated time, land will be given on lease and the security will become the premium and the licence fee shall become the ground rent;
 16. The allotment shall be liable to be rescinded/ cancelled in the following circumstances:-
 - a) If the allottee fails to make the payment of premium and ground rent or any other Govt. dues, in accordance with the terms of allotment/MOA/Lease Deed;
 - b) If the party fails to construct the building within the period of five years of handing over the possession;
 - c) If the premises are put to a use other than the use for which land is allotted/ leased;
 - d) If the allottee violates the building bye-laws/ other statutory guidelines including the Master Plan; and
 - e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.


(B.L.Sharma)
Spl.Secretary(UD)

No.F.7(1059)/2015/UD/Admn./ 7318- 32

Dated: 12/10/15

Copy to the :-

1. Pr.Secretary to Lt.Governor,Delhi.
2. Secretary to Speaker, Vidhan Sabha, Old Sectt., Delhi.
3. Pr.Secretary to Hon'ble Chief Minister, Delhi Sectt., New Delhi.
4. Secretary to Dy.Chief Minister,Delhi/Finance Minister/Urban Development Minister, Delhi Sectt., New Delhi.
5. Secretary to Minister, Transport, Delhi Sectt., New Delhi.
6. Secretary to Minister, PWD, Delhi Sectt., New Delhi.

o/c

24c

7. Secretary to Minister, Tourism, Art & Culture, Delhi Sectt., New Delhi.
8. Secretary to Minister, Food & Supply/Election, Delhi Sectt., New Delhi.
9. Secretary to Minister, Social Welfare, Delhi Sectt., New Delhi.
10. Pr.Secretary, Finance/Plg., Delhi Sectt., New Delhi.
11. Pr.Secretary, Home, Delhi Sectt., New Delhi.
12. Pr.Secretary, GAD, Delhi Sectt., New Delhi.
13. Pr.Secretary, PWD, Delhi Sectt., New Delhi.
14. Secretary, Land & Building Deptt., B Block, Vikas Bhawan, New Delhi-02.
15. Secretary, Revenue, 5, Sham Nath Marg, Delhi-54



(B.L.Sharma)
Spl.Secretary(UD)