

Allotment of land to consumer cooperative societies

1091. SHRI RAM KUMAR KASHYAP: Will the Minister of URBAN DEVELOPMENT be please to state:

(a) the land allotment policy of Government:

(b) whether it is the policy of Government to allot land at subsidized rates to consumer cooperative societies for commercial purposes without auction in Delhi: if so, the details thereof; and

(c) whether Secretary (Urban Development) has discretionary power to allot Central Government property and shops to cooperative societies for commercial purposes without inviting tenders and if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (RAOINDERJIT SINGH): (a) and (b) There are guidelines for screening of application for allotment of Government lands to various institutions/organizations including consumer cooperative societies. Details are given in the Statement (*See below*). The land is allotted to notified Government land rates on the recommendations of the Land Allotment Screening Committee and after approval of the Competent Authority.

(c) No. Does not arise.

Statement***Guidelines for Screening of applications for allotment of Government land***

The Screening Committee should keep the following aspects in view, while examining the applications received for allotment of Government land from various institutions/organizations:

- (i) Availability of land as per approved layout plan and the prescribed land use of the plot as per the layout plan/zonal plan/Master Plan. Allotment of a plot should be considered only when the land use is permissible for such activities for which allotment has been requested.
- (ii) The plot of land should be free from any encroachment/litigation and the requisite infrastructure such as power, water supply, drainage facilities etc., should be available in the area.
- (iii) The organization seeking allotment of land should be a registered Society/Trust, registered for at least 5 years at the time of application. The Society/Trust should have persons of professional and representative character on the Management Committee, which should not consist of family members.
- (iv) The Society/Trust should submit the certificate of Registration, Memorandum

and Articles of Association, Balance Sheet and audited accounts for 5 years, immediately preceding the date of application.

- (v) The Society/Trust should submit the Certificate of Exemption from Income Tax under Section 80G of Income Tax Act.
- (vi) The recommendation of the concerned Ministry of the Government of India for allotment of land should be considered. The following specific information of the applicant should be sought from the Administrative Ministry:
 - (a) The status of the Society, nature of its activity and work performance. The item will cover whether the Society is charitable and what benefit it gives to the common man by its activities.
 - (b) Analysis of Certificate of Registration, Memorandum and Articles of Association, Balance Sheet and Auditors Report for the past 5 years.
 - (c) Whether the organization is already working in Delhi and, if not, why it needs to set up an office in the National Capital.
 - (d) Details of the project that the Society wants to implement, while asking for the land.
- (vii) In Case of educational institutions, a valid sponsorship certificate for the area and the type of school for which allotment of land is sought should be obtained from the Directorate of Education, GNCTD in respect of middle and higher level schools and from the local body concerned (MCD/NDMC) in respect of nursery/primary schools.
- (viii) The antecedent of the Society/Trust should be verified through the Government of NCTD and if necessary through the Ministry of Home Affairs.
- (ix) Permanent Account Number (PAN) for Income Tax purposes should be furnished.
- (x) An assessment should be made as to whether the organization would be in a position to pay the cost of the land as well as construction of the building. It should be seen whether the institution/organization already owns and land in Delhi and in case it does the activity for which such land is being put to use should be looked into. In case the organization has been allotted land by L&DO/DDA earlier, it should be ascertained whether the land is being used properly and whether the organization need further land for carrying out its activities. It should also be considered as to whether the actual quantum of land being sought for is sufficient or excessive or inadequate while recommending for allotment of land.
- (xi) The applicant Society/Trust should furnish proof of having fixed deposit/ equivalent' liquid investment covering the cost of land + 10% more, to

ensure payment of land cost without seeking any special dispensation and should produce a 'No Loan Certificate' in respect of the above mentioned investment.

- (xii) In case of consideration of request for allotment of land for any institution wholly owned or assisted by Government of India or any State Government, the stipulations above could be suitably relaxed/waived, for reasons that would be recorded in writing.

Plan to transfer markets to MCD

1092. SHRI NEERAJ SHEKHAR: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government is planning to transfer markets of Delhi under the Land and Development Office, Directorate of Estate and CPWD to MCDs in contravention of the Gazette notification dated 24th March, 2006;

(b) if so, the details thereof, market-wise; and

(c) the reason therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (RAOINDERJIT SINGH): (a) No, Sir. As per Gazette notification dated 24th March, 2006, the markets under purview of Land and Development Office already stands transferred to the concerned local bodies (*i.e.* MCD and NDMC) on "as is where basis".

(b) and (c) In view of (a) above, the questions do not arise.

Modification in freehold schemes by DDA

1093. SHRI RAM KUMAR KASHYAP: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) how many times and on which dates did DDA modify the scheme of conversion from leasehold to freehold and how many times converted flats to freehold flats were changed, date-wise and year-wise;

(b) what was the need to modify the scheme;

(c) when was the scheme last modified;

(d) the number of registrants who got converted their flats from leasehold to freehold; and

(e) the details of DDA's SFS and NPRS 1979 flats whose location and floor have been changed?