

GOVERNMENT OF N.C.T. OF DELHI
OFFICE OF THE CHIEF CONTROLLING REVENUE AUTHORITY, DELHI
REVENUE DEPARTMENT: REGN. BR., ROOM NO. 204
'B' BLOCK, 5, SHAM NATH MARG, DELHI-110054

F.No. 1(589)/Regn.Br./Div.com/HQ/2013/157

Dated: 24/05/2013

ORDER

Reference the following Orders of Urban Development Department, Government of NCT of Delhi:-

- i) F.No.1-33/UC/UD/Policy/2012/549-553 dated September 4, 2012 regarding regularization of 312 Unauthorized Colonies (UCs) (**Annexure-'A'**);
- ii) F. No. 1-33/UC/UD/Policy/2007/2173-2189 Dated March 12, 2013 permitting registration of sale and transfer of properties in private lands of unauthorized colonies (**Annexure-'B'**);
- iii) F. No. 1-33/UC/UD/Policy/2007/20670-86 dated December 12, 2007 and 476-80 dated August 9, 2012 regarding definition of private land (**Annexure-'C'**);
- iv) Minutes of meeting dated April 25, 2013 circulated vide No. F/MoUD&R/2013/96-104 dated April 29, 2013 regarding registration of sale / transfer of properties (**Annexure-'D'**).

Pursuant to the above-mentioned orders, Government of NCT of Delhi have decided to permit registration of instruments pertaining to conveyance/transfer of immovable properties in respect of Category 'A' Land (as defined in order mentioned at Sl. No. (ii) above) situated within the boundaries of 312 unauthorized colonies by following all prescribed procedures / modalities and subject to the following:-

- I. Location of Property should be clearly described in the instrument w.r.t. important land marks in the vicinity of the property. Documents such as electricity bills, water bills, and any other documents issued by Govt. agencies could be relied upon for corroborating location /address of the property.
- II. SR may ensure that the khasra No. of such private land on which property is located falls within the boundary of these 312 regularised unauthorized colonies. The boundaries may be checked from the maps of 312 regularized colonies available on the website of the UD Department.
- III. GSDL/UD Department will place on website authenticated maps of 312 colonies with layout plan containing khasra nos. superimposed on base maps with boundaries. SR could check location of property from these maps also.


(DHARAM PAL) 24/5/13
DIVISIONAL COMMISSIONER

Copy to the following for information & necessary action:

1. All DCs (Revenue).
2. All ADMs.
3. All SDMs / COS
4. All Sub-Registrars
5. All District Tehsildar
6. L.A. Branch
7. System Analyst for uploading the same on the department website.

Copy for information: -

1. PS to Hon'ble Chief Minister
2. PS to Hon'ble Minister of Revenue
3. OSD to Chief Secretary
4. PS to Secy. (Revenue)
5. PA to Spl. IG (Registration) - II.
6. Guard file.


(LALIT MOHAN)
SDM-IV (HQ)

(A)

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F.NO.I-33/UC/UD/Policy/2012/549-553
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
URBAN DEVELOPMENT DEPARTMENT
9th LEVEL, DELHI SECRETARIAT.I.P.ESTATE, NEW DELHI.

Dated 04/09/2012 ✓

ORDER

Pursuant to the issue of the Revised Guidelines 2007 for the regularization of unauthorised colonies in Delhi by the Ministry of Urban Development Department on 05.10.2007 and the notification of the Regulations for regularization of unauthorised colonies in Delhi dated 24.03.2008 by the Delhi Development Authority under section 57 of the Delhi Development Act, 1957, with the previous approval of the Central Government, the Government of NCT of Delhi (GNCTD) had invited applications from the Residents Societies of the unauthorised colonies in the format prescribed in the aforesaid Regulations. After extensive scrutiny of these applications in accordance with the prescribed manner, the Government has been able to identify 895 unauthorised colonies located without any forest and ridge areas and protected area under the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 and also not posing any hindrance to the provisions of infrastructural facilities under the Master Plan 2021, as eligible for regularisation under the said Regulations 2008 and the boundaries of each identified colony have been finalized under Clause 5.3 of the Regulations 2008 as amended on 06.06.2012. These identified unauthorised colonies are given in Annexures-I and II to this order as follows:-

1. Annexure I-List of 312 unauthorised colonies on private lands
2. Annexure II-List of 583 unauthorised colonies partly or fully on public lands as defined by the Government of NCT of Delhi under para 2.2 of the Revised Guidelines 2007 for the regularization of unauthorised colonies in Delhi issued by the Ministry of Urban Development Department on 05.10.2007 vide orders of even number dated 12.12.2007 and 09.08.2012.

Now, therefore, in exercise of the powers delegated under Clause 5.4 of the regulations the GNCTD, hereby orders that the above named colonies Annexure will stand regularised as per boundaries finalized as follows:-

- (i) Annexure I colonies with effect from the date of issue of this order
- (ii) Annexure II colonies from the date of recovery of cost of public land by GNCTD on behalf of the land owning agency to be notified from time to time


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On the notification of the date of regularization of a colony, GNCTD will forward a copy of the lay out plan of the colony with the boundaries finalized with the description of the coordinates simultaneously to the local body concerned for the approval of the lay out plan and the Delhi Development Authority for the necessary change in land use and to the Resident's Society concerned.

In case anybody is aggrieved with the fixation of boundary, he shall file a petition before the Board for Development of Unauthorized Colonies constituted by the Government of NCT of Delhi vide order F.No.1-33/UC/UD/Policy/2004/Pt.F.II/11730-11746 dated 20.06.2007 for adjudication.

For and on behalf of GNCTD


(R.Chandramohan)
Principal Secretary (UD)

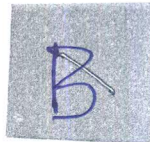
Copy to (with map):-

1. Commissioners All Municipal Corporations in Delhi
2. The Vice Chairman, Delhi Development Authority
3. Residents Society/Resident Welfare Association (Concerned)

Copy to (without map):

- i. Secretary to Government of India, Ministry of Urban Development,
Nirman Bhawan, New Delhi
- ii All Departments/Autonomous Bodies of Government of NCT of Delhi

GOVT. OF NCT OF DI
DEPARTMENT OF URBAN DE
9TH LEVEL "C" WING: DELHI SECRETARIAT
I.P. ESTATE: NEW DELHI



39/C

No.F.1-33/UC/UD/Policy/2007/2173-2189

Dated: 12.3.2013

ORDER

In accordance with para 2.2 of the Revised Guidelines-2007 for Regularization of Unauthorized Colonies in Delhi as received from the Ministry of Urban Development, Government of India under letter no. O-33011/2/94-DDIIB-Vol-XI dated 5th October, 2007 and also in accordance with the orders of even number dated 12.12.2007 and 09.08.2012, the Lt. Governor of NCT of Delhi hereby permits the registration of sale in transfer of properties in private lands of unauthorized colonies as per Annexure-I of order No.1-33/UC/UD/Policy/2012/549-553 dated 4.9.2012 under the following manner:

Category (A)

Private land i.e. land owned by the private individuals.

The registration of sale in transfer of properties in this category will be allowed as per laid down procedure and formalities under the Registration Act.

Category (B)

The notified land i.e. the land notified for acquisition but where no awards have been passed, resulting in deemed lapse of acquisition proceedings under section 11(A) of Land Acquisition Act, 1894.

Category (C)

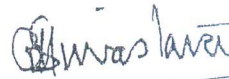
Awarded land i.e. all such land which has been notified for acquisition and the award with respect to the same has also been pronounced. However, the possession of such land has not yet been taken over and compensation has not been paid.

In respect of category (B) and (C) lands, the registration of sale in transfer of properties will be allowed after withdrawal of notification issued for acquisition or de-notification of land under section 48 of Land Acquisition Act, as the case may be.

Category (D)

Vested Gaon Sabha land i.e. the land vested with the Gaon Sabha under section 81 of the Delhi Land Reforms Act but where physical possession is with private owners or their successor-in-interest.

The registration of sale in transfer of properties in this category will be allowed after required amendments in the revenue records by Revenue Department.


(R.K. Srivastava)
Secretary (UD)

No.F.1-33/UC/UD/Policy/2007/

Dated:

Copy to:

1. Vice Chairman, DDA, INA, Vikas Sadan, New Delhi
2. Divisional Commissioner, 5, Sham Nath Marg, GNCTD, Delhi-110054.
3. Pr. Secretary, Land & Building, Vikas Bhawan, GNCTD
4. All the Municipal Commissioners, (East, North & South Delhi Municipal Corporation)
5. All the Deputy Commissioners, (Revenue), Govt. of NCT of Delhi

sent to
All SDMA/SRA.

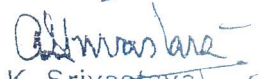
Tech
Rajiv Shrivastava

sdh Subeem Par
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Copy for information to:

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1. Pr. Secretary to Hon'ble Lt. Governor, Delhi
2. Pr. Secretary to Hon'ble Chief Minister, Delhi
3. Secretary to Hon'ble Minister, Urban Development Department
4. Chief Secretary, GNCTD, Delhi


(R.K. Srivastava)
Secretary (UD)

(C)
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GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
9TH LEVEL, C-WING, DELHI SECRETARIAT
L.P. ESTATE, NEW DELHI

F. No. 1-33/UC/UD/Policy/2007/26670-20686

Dated:- 12/12/07

ORDER

In accordance with Para 2.2 of the revised guidelines-2007 for Regularization of Unauthorized Colonies in Delhi as received from the Ministry of Urban Development, Government of India under letter No. O-33011/2/94-DDIB-Vol.-XI dated 5th October, 2007, the Lieutenant Governor of the NCT of Delhi, is pleased to define the Government/Public land and/or private land as follows.

66 1. Land under acquisition proceedings

Government Land: All lands in respect of which the Awards have been given, and the landowners have received the compensation, irrespective of current physical possession.


Private land: All lands in respect of which the Awards have been given but the landowners have not taken the compensation and are retaining the physical possession.

2. Gaon Sabha lands

Government land: All lands originally vested in the Gaon Sabha at the commencement of the Delhi Land Reforms Act, 1954, irrespective of the physical possession on ground and all lands subsequently vested in the Gaon Sabha under Section 81 of the aforesaid Act, where the physical possession is with the Government.

Private land: All lands vested in the Gaon Sabha under Section 81 of the Delhi Land Reforms Act, 1954 where the physical possession is with the original landowners.

By order and in the name of the
Lt. Governor of the National
Capital Territory of Delhi


(K. S. MEHTA)
P. Secretary (U/D)

Dated:-

F.No. 1-33/UC/UD/Policy/2007/

74/c

Director, Ministry of Urban Development, Delhi Division, Puran
Bhawan, New Delhi.

8. Divisional Commissioner,

9. S.O. to Chief Secretary.

10. Secretary to Minister, Urban Development, Revenue, Irrigation &
Flood Control, Welfare of SC/STs, PWD.

11. Secretary to Minister Transport, Road & Supplies Deptt.

12. Secretary to Minister Finance, Planning, Power,

13. Secretary to Minister Health & Family Welfare, Social Welfare Deptt.

14. Secretary to Minister Industry, Labour, Employment, Election, Land &
Building Deptt.

15. Secretary to Minister Education, Tourism, Language.

16. All Deputy Commissioners with the request to intimate all SDAs/Sub-
Registrars.

(MADEP/UR)
Joint Secretary(UR)

(C)
12/8

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH LEVEL, C WING, DELHI SECRETARIAT
NEW DELHI - 110 002

F.No. 1-33/UC/UD/Policy/2007/476-480

Dated 9/8/2012

ORDER

In accordance with Para 2.2 of the revised guidelines-2007 for Regularization of Unauthorized Colonies in Delhi as received from the Ministry of Urban Development, Government of India under letter No. O-33011/2/94-DDIIB-Vol.-XI dated 5th October, 2007 and in partial modification of order of even number dated 12.12.2007, the Lieutenant Governor of the NCT of Delhi, is pleased to redefine the Gram Sabha land into government and private land to read as follows:-

"2. Gaon Sabha Lands

Government Land: All lands originally vested in the Gaon Sabha at the commencement of the Delhi Land Reforms Act, 1954, irrespective of the physical possession on ground and all lands subsequently vested in the Gaon Sabha under Section 81 of the aforesaid Act, where the physical possession is with the Government.

Private Land: All lands vested in Gaon Sabha u/s 81 of the DLR Act, 1954, where physical possession was not taken over by the Government and the possession has remained with private persons, despite such vestments.

By order and in the name of the
Lt. Governor of the National
Capital Territory of Delhi


(R. Chandramohan)
Pr. Secy (UD)

F.No. 1-33/UC/UD/Policy/2007/

Dated

Copy to:

1. Director, Local Bodies, Government of NCT of Delhi
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
3. Pr. Secretary to Hon'ble Lt. Governor of Delhi
4. Pr. Secretary to Chief Minister
5. Pr. Secretary (L&B) Department

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OFFICE OF THE MINISTER OF URBAN DEVELOPMENT
REVENUE & LOCAL BODIES
GOVERNMENT OF NCT OF DELHI
6TH LEVEL: DELHI SECRETARIAT: NEW DELHI

MINUTES OF THE MEETING HELD IN THE CHAMBER OF HON'BLE
MINISTER OF URBAN DEVELOPMENT & REVENUE
ON 25.04.2013 AT 02.30 P.M.
REGARDING REGISTRATION OF SALE IN TRANSFER OF PROPERTIES

The following officers attended the meeting:

1. Shri Dharam Pal, Div. Commissioner-Secy. (Rev), Govt. of NCT of Delhi
2. Shri K. C. Agarwal, Spl. Secy., Urban Development Deptt., Govt. of NCT of Delhi
3. Shri C. Udai Kumar, Addl. Secretary, Urban Development Deptt., Govt. of NCT of Delhi
4. Shri Mohammed A. Abid, Addl. Secy. (Rev.), Govt. of NCT of Delhi
5. Shri Krishna Mohan Uppu, Dy. Commissioner, (East), Govt. of NCT of Delhi
6. Shri K. S. Meena, Joint Secretary, Urban Development Deptt., Govt. of NCT of Delhi
7. Shri Ranjeet Singh, ADM (E), Govt. of NCT of Delhi
8. Shri V. S. Malin, Dy. Secy. (UC), Urban Development Deptt., Govt. of NCT of Delhi
9. Shri Lalit Mohan, SDM (HQ), Govt. of NCT of Delhi

Hon'ble Minister wanted to know about the status of allowing of Registration of Sale Deed in the recently unauthorized regularized colonies. Divisional Commissioner informed the Hon'ble Minister that complete details of land status of 312 unauthorized regularized colonies have been sent to the Urban Development Department clearly indicating the status of private ownership. After detailed discussions it was decided that Registration of Sale Deed in transfer of private properties located on private land i.e. Category "A" in these 312 colonies should be allowed immediately. The decision of the Sale Deed will be made as per laid down procedure and formalities under the Registration Act. Formal orders to this effect may be issued by the Revenue Department immediately.

Hon'ble Minister desired that the matter pertaining to Category "B", "C" & "D" may also be examined on priority so that the Sale Deed should be allowed in these colonies also.

The matter relating to denotification of land in recently regularized unauthorized colonies was also discussed in detail. It was recalled that during the course of discussion in the last meeting, Chief Secretary has informed that Revenue Department may put a proposal for denotification of land khasrawise to Land & Building Department. It was decided that Urban Development Department will send a letter to the Land & Building Department conveying the decision of the Government to denotify the land in the recently regularized 895 unauthorized colonies, indicating that a detailed proposal shall be sent by the Revenue Department giving khasrawise details. Similar letter will also be sent to Revenue department giving the details of unauthorized regularized colonies.

(121)

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: 2 :

Urban Development Department will seek land status report from Deputy Commissioner Revenue in respect of 91+40 colonies for which development works have already been allowed by the Government. Format for seeking the land status report shall be finalized by the Urban Development Department in consultation with Revenue Department so that there is no delay in submission of reports.

The meeting ended with a vote of thanks to the Chair.

(ANOOP SARDANA)
Sr. P.A. TO MINISTER OF
URBAN DEV. & REVENUE

No.F. MOUD&R/2013/886-104

Dated : 28-04-2013

- ✓ 1. Shri Dharam Pal, Div. Commissioner-Secy. (Rev), Govt of NCT of Delhi
2. Shri K. C. Agarwal, Spl. Secy., Urban Development Deptt., Govt. of NCT of Delhi
3. Shri C. Udai Kumar, Addl. Secretary, Urban Development Deptt., Govt. of NCT of Delhi
4. Shri Mohammed A. Abid, Addl. Secy. (Rev.), Govt. of NCT of Delhi
5. Shri Krishna Mohan Uppu, Dy. Commissioner, (East), Govt. of NCT of Delhi
6. Shri K. S. Meena, Joint Secretary, Urban Development Deptt., Govt. of NCT of Delhi
7. Shri Ranjeet Singh, ADM (E), Govt. of NCT of Delhi
8. Shri V. S. Malin, Dy. Secy. (UC), Urban Development Deptt., Govt. of NCT of Delhi
9. Shri Lalit Mohan, SDM (HQ), Govt. of NCT of Delhi