

**No.24(401)/2001-CDN/
Government of India
Ministry of Urban Development
Land & Development Office**

New Delhi, the 9-11-2011.

Office Memorandum

Sub: Amended policy guidelines for allotment of land to political parties.

In continuation of the guidelines issued vide OM of even number dated 13.07.2006, it has been decided to carry out some modifications in the existing guidelines. Accordingly, the salient features of the amended policy for allotment of land to political parties are as under: -

- (i) National Political Parties which have been recognized as such by the Election Commission of India and the State recognized parties having at least 7 MPs (In both the Houses of Parliament together) shall be considered for allotment of land for construction of office building in Delhi;**
- (ii) Political Parties should furnish a certificate from the Election Commission of India confirming their status and recognition as a National/State recognized political party;**
- (iii) In case political parties are in occupation of Govt bungalow(s)/suite(s) in Vithalbai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier;**
- (iv) The building constructed on the allotted land shall be utilized by the political parties for their National level political unit as well as other wings/organization of the parties. These premises shall be utilized only for office purpose and the ancillary activities which support the functioning of this office. Sub-letting of the plots shall be governed by the instructions/ restrictions issued in this regard, for institutional plots;**
- (v) Premises shall not be used for residential / commercial purpose;**

- (vi) 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 per cent of the premium. These allotments would not be permitted to be converted into freehold.
- (vii) The quantum of land that would be considered for allotment to political parties, according to the strength of their MPs in both the Houses, shall be as follows:-
 - (a) 500 Sq.m. for total strength of MPs upto 15.
 - (b) 1000 Sq.m. for total strength of MPs between 16 to 25.
 - (c) 2000 Sq.m. for total strength of MPs between 26 to 50.
 - (d) One acre for total strength of MPs between 51 to 100.
 - (e) Two acres for total strength of MPs between 101 to 200.
 - (f) Four acres for total strength of MPs being 201 or more.
- (viii) The land allotted to political parties may comprise of one or more plots.
- (ix) 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.
- (x) In the case of Delhi State units of various National/State recognized parties, allotment of land upto 500 sq.m. would be considered, for the following two categories:-
 - (a) Delhi State Unit of National political parties having representation in the legislative assembly of Delhi; and
 - (b) Delhi State Units of State recognized parties having a minimum of seven (7) legislators in the legislative assembly of Delhi
- (xi) Other recognized State political parties, having a minimum of 4 MPs (both the houses taken together) shall be considered for allotment of office space in Vithal Bhai Patel House.

- (xii) 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 to the faction(s) of the party, determined as successor 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.
- (xiii) The allottees shall construct the building only after getting the building plans approved from the local body, L&DO and DUAC.
- (xiv) Removal of encroachments/structures, if any, on the allotted land, shall be the responsibility of the allottee.
- (xv) Trees, if any, standing on the plot will be the Govt property and shall not be removed without prior approval of the competent authority.
- (xvi) The allottees shall execute a Memorandum of Agreement (MOA) and a Lease Deed, at their own cost.
- (xvii) The vacant possession of the plot will be handed over to the political party.
- (xviii) The possession of land shall be initially given on licence basis on receipt of the premium and 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 and 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.
- (xix) The political party to whom land has been allotted will furnish the building plans to the local body within a period of six months after taking over possession of the vacant plot.
- (xx) The allotment shall be liable to be resinded/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 three years after the sanctioning of building plans by the local body.

- (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.


(Mahmood Ahmed)

Land & Development Officer

To

1. The Director of Estates, Nirman Bhawan, New Delhi with the request to advise the recognized political parties in occupation of Govt. bungalows/suites in the V.P. House to apply for allotment of land and also for action to get the Bungalows/suites vacated in accordance with the policy.
2. Ministry of Parliamentary Affairs, Parliament House, New Delhi
3. Rajya Sabha Sectt., Parliament House, New Delhi.
4. Lok Sabha Sectt., Parliament House, New Delhi.
5. Election Commission of India, Nirvachan Sadan, New Delhi. It is requested that the list of all recognized National and State political parties be furnished to this office and to keep this office informed of the changes as and when made in the list.
6. Cabinet Sectt., Rashtrapati Bhawan, New Delhi.
7. Prime Minister's Office, South Block, New Delhi.
8. Ministry of Home Affairs, North Block, New Delhi.
9. Ministry of Law, Justice & Company Affairs (Department of Legal Affairs), Shastri Bhawan, New Delhi.
10. Ministry of Finance (Department of Expenditure), North Block, New Delhi.
11. PS to UDM/MoS (UD).
12. PS to Secretary(UD)/AS(UD)/JS(L&W)
13. Principal Information Office, Shastri Bhawan, New Delhi.
14. All National/State recognized parties (as per list).
15. Dy.L&DO-VI
16. L-II-B Section.

