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URBAN DEVELOPMENT AUTHORITY
LAND COSTING WING

Date: 14.11.2007

No. UDA/CA/2007/1000

URBAN

Subject: Land Costing and Damages for the assessment of urban encroachments
under the provisions of Occupiers Act, 1971.

The revised rates of damages for assessment under the Urban Enclosures (Extension or Unauthorized) Act, 1971 were circulated vide letter No. F.1/UDA/1/Act. 1971-01/12 dt. 17.6.04. The rates for recovery of damage charges for the year 2005-06, 2006-07 & 2007-08 have been further revised by the Authority vide Resolution No. 76/2007. For the year 2005-06 Authority has approved increase of 5% over the rates approved vide Resolution No. 15/2004, for the year 2006-07 the increase shall be 5% over the increased rates of 2005-06 and for the year 2007-08 the increase shall be 10% over the increased rates of 2006-07 in respect of Hazuli land. Rates so increased have been indicated in Annexure (2) and (3) for residential and commercial encroachments in respect of Hazuli land. For other kinds of encroachment like Nursery, Schools, Agriculture and Dairy a similar increase has been approved and the damage rates have been indicated in Annexure (3). For urban villages where also similar increase has been approved the rates have been indicated in Annexure (5).

In addition to the total under Hazuli and 2004, are worked out at the rate of 10% per annum of the market rate of the colony for the rate and area of encroachment. However, it has been decided to fix the rate of encroachment at 2007-08 by amounting the damage shall be charged at 10% of the market rate of the encroachment. For the year 2007-08, the computation amount shall be 10% of the market rate of the encroachment and half of the total area of commercial and land.

A reference is being made to the Ministry of Urban Development for sending necessary approval of the Government for the above rates. In the meantime these rates may be taken as 'Provisional' with a provision that necessary adjustments would be made as may be necessary when the rates are approved by the Government. This should be suitably reflected in the communication to be made to the Government for the Ministry of Urban Development. Necessary undertaking that they would in the payment of commercial amount, if any, when the rates are approved by the Government would also need to be attached along the approvals.

(Signature)
(PRAHLAD SINGH)
DIRECTOR (LAND COSTING)

Encl. 26 Annexure 2 to 5. (23 pages).

Copy to

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