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No. 12026/41/84/D (Lands)

Bharat Sarkar

Secretary

Raksha Mantralaya

New Delhi, the 19th February, 1991.

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Government of India

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To,

The Chief of the Army Staff,
New Delhi.

REVISION OF LAND NORMS

Sir,

At present, calculations of land requirement for the Key Location Plan (KLP) purposes of a cantonment are based on the Handbook of Cantonment Planning, 1947. It has become necessary to review norms of land requirement laid down in the Handbook for the following reasons:—

- (a) These norms were based on conditions existing in the forties and are now considered inappropriate.
- (b) The Cabinet Secretariat, the Administrative Reforms Commission and the Ministry of Urban Development have been urging the Ministry of Defence to re-examine land acquisition proposals for Defence purposes, bearing in mind the mounting pressure on land and other changes in the Socio-economic environment.
- (c) Stiff resistance is experienced in efforts to acquire fresh lands.
- (d) The Forest/Environment Department also object to the requisition of forest land.
- (e) The known existence of un-utilised/underutilised land in many Military Stations and old Cantonments.

2. As a result, a cut of 33% was imposed in 1972 on all land requirements for new stations as an ad-hoc. interim measure pending examination of the whole issue. Since then, the issue of calculation of land requirements for Defence purposes has been under active examination in Army Hqrs. and the Ministry.

3. In April 1985, a Committee was set up under the Chairmanship of Joint Secretary (P&W), with representatives from Army Hqrs, Defence (Finance) and DGDE to examine, inter alia, the scales and norms prescribed in the Handbook of Cantonment Planning 1947 for KLP and other land requirements and to make recommendations for revision of the same. The Committee submitted its report in April 1986.

of the said Committee 4. After considering the recommendations of the said Committee, the following revised scales of land for
 over by the Government: Divisional size formations have been approved by the Government :—

Purpose	Norms of land requirement in acres
(a) KLP Units incld. Md. accn. and Stores	2498.00
(b) Other requirements:	
(i) Md. Acc. for Defence Civilians	20.00
(ii) Separated Family	40.00
(iii) Storage of first line and Trg. Amn.	150.00
(iv) MES installations	123.75
(v) MES Key Personnel	28.00
(vi) Civic Town Centre	61.00
(vii) Open Spaces & Play Fields	398.00
(viii) Central Amenities	184.13
(ix) Arterial roads	398.00
(c) Total of (a) and (b) above	3900.88
(d) Extra requirements for—	
(i) Kendriya Vidyalaya, and/or	} 100.00
(ii) Sewage disposal, and/or	
(iii) Unbuildability factor	
Note : Each of these special requirements under (d) will have to be justified separately in each case.	
(e) Grand Total	4000.88

5. Item-wise, the revised norms will be as follows:

(a) KLP requirements	122.10 acres/1000 Military population
(b) Other requirements	
(i) Md. accn. for Def Civ	2 acres/100 Def Civilians
(ii) Separated family	0.20 acres/1000 Military population.
(iii) Storage of first line and Trg. Amn.	7.33 acres/1000 Military population.
(iv) MES installations	3.09% of total space.
(v) MES Key Personnel	0.34 acres/1000 total population
(vi) Civic town	0.75 acres/1000 total population.
(vii) Open spaces and play fields	4.86 acres/1000 total population
(viii) (i) Central Amenities	9.00 acres/1000 Mil Pop
(ii) Arterial Roads	9.95% of total space.
(c) Extra requirements for Kendriya Vidyalaya, Sewage disposal or unbuildability factor, in case such requirement is justified.	2.5% of total space.

6. The land required for special purposes, over and above what has been indicated in para 4, will have to be taken up separately and examined on the merits of each case.

7. The revised norms of land requirement as explained above will amount to a cut of 41.8% on the norms laid down in the 1947 Handbook as against the ad hoc cut of 33% imposed since 1972. These revised norms will apply in the case of assessment of land requirement for a new station as well as in assessing the total land requirement of an existing station whenever additional land is required for such an existing station. However, these revised norms will not be applied in case of land acquired for an existing station prior to 1972.

8. The item-wise norms laid down in paras 4 and 5 above may be adopted for calculating the land requirements for a new station without any further references to the 1947 Handbook norms. In case of assessing additional requirement of land for an existing station, the calculation sheet attached as Annexure to this letter may be adopted. It will be seen from the attached proforma that 41.8% cut from the 1947 Handbook norms is being applied on the deficiency of KLP requirement remaining in an existing station after excluding the land acquired prior to 1972.

9. The land acquired/requisitioned for a specific purpose should be made use only for that purpose. In cases where the requisitioned land is no longer required for Defence use, the same should be derequisitioned without any delay. For this purpose, in each Station, the Station Commander and the representative of the Director General, Defence Estates should go into each such case and arrive at a decision within 90 days of the date from which any piece of acquired/requisitioned land is no longer required. The Director General Defence Estates shall submit a monthly report, by the 10th of every month, to the Ministry of Defence giving full details of all such cases.

10. These instructions will come into force with immediate effect.

11. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O.No. 18/WI/91 of 1981.

Yours faithfully

Sd/-

(H.S. DHAKAALIA)

Deputy Secretary to the Govt. of India.

Copy to:

1. The Controller General of Defence Accounts.
2. The Director of Audit Defence Services.
3. CDAs Southern, Eastern, Western, Central Commands.
4. All the Sr./Deputy Director of Audit Defence Services.
5. All Audit Officers of the Defence Services.
6. QMG's Branch Q3(Plg)—300 copies.
7. DGDE—20 copies.
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**ASSESSMENT OF LAND REVISED PROFORMA FOR ASSESSMENT OF LAND REQUIREMENT IN AN
CASE OF 41.8% CUT IN EXISTING STATION ON THE BASIS OF 41.8% CUT FROM 1947 HANDBOOK
NORMS (MODE)**

ORIENT FOR STATION 'A' LAND REQUIREMENT FOR STATION 'A'

1.	Total Military Strength	20000
2.	Total Population (4× Military strength)	80000
3.	Land Requirement as per 1947 Handbook Norms	(In acres)
(i)	Area required for KLP units and other requirements @ 258.10 acres/1000 of Military strength.	5162.00
(ii)	Civic Town Centre @ 2 acres/1000 of Total Population	160.00
(iii)	Total spaces @ 7 acres/1000 of total population	560.00
(iv)	Playing Fields @ 6 acres/1000 of Total Population	480.00
(v)	Amenities @ 18 acres/1000 of Military strength	360.00
4.	Total of KLP requirement as per 1947 Handbook	6722.00
5.	Less Defence Land acquired period to 1972	500.00
6.	Balance (Sl. No. 4 minus Sl. No. 5)	6222.00
7.	Less 41.8% cut from S. No. 6 above	2600.00
8.	Balance (S. No. 6 minus S. No. 7)	3621.00
9.	Less Defence land acquired after 1972	1000.00
10.	Deficiency (—)/Surplus (+) excluding ranges	(—)2621.20
11.	Land Requirement for Ranges	
(i)	Land Requirement for classification Ranges	600.00
(ii)	Land Requirement for Grenade ranges	200.00
(iii)	Existing Land holding for Ranges	300.00
12.	Deficiency (—)/Surplus (+) for Ranges [Sl. No. 11(i) & (ii) minus S. No. 11(iii)]	(—)500.00