

No. 18/35/L/L&C/54

Government of India,

Ministry of Defence (Dte. Gen. DL&C),

New Delhi-11, the 12 Sep. 1978

To

The Director,  
Defence Lands & Cantonments,  
Ministry of Defence,  
Central/Western/Eastern/Southern/Northern Command,  
Lucknow/Simla /Calcutta/Poona/PO-Satwari, Jammu,

Subject: Revision of SIR in Cantonments

Reference Govt. of India, Ministry of Defence (DL&C Dte.) letter  
No. 18/35/L/L&C/54 dated 31.1.1976,

2. Periodical revision of SIRs is an important factor in the proper management of lands. Instances have come to our notice where timely action was not taken in this regard. Please review the position and confirm that the SIR in respect of Cantonments falling under your jurisdiction have been revised by the MEO and got approved by the competent authority as per the existing instructions. The latest position in regard to SIRs of each cantonment should please be intimated to us.

If for any reason the SIR of any particular Cantonment has not yet been revised, the detailed reasons thereof and the corrective steps taken should also be intimated.

Please furnish your detailed report by 30th September 1978.

3. In addition we have had occasion to notice that adequate care and attention had not been paid by the MEOs in the preparation of SIR. The main shortcomings are as follows:-

- (a) The Division of the Cantonment into zones is not realistic and do not properly reflect the differential in the market values of the sites included in the zones.
- (b) Usually, zones are made in large compact blocks only. Thus, all sites in a particular zone are valued at the same rate, although some of the sites may be more valuable due to location and development of the surrounding sites e.g. the sites situated at junction of important roads or nearer the shopping complex would naturally be more valuable.
- (c) Selection of comparable areas in the vicinity (for the purpose of collecting sales data) is not properly done,
- (d) The requisite sales data are not collected and analysed in a logical and scientific manner.
- (e) The reasons for adopting the rates for different zones are not properly or convincingly explained in the note accompanying the SIR.

*Handwritten notes:*  
18/35/L/L&C/54  
12/9/78  
1/20/78

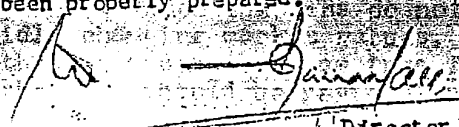
4. It is of crucial importance that this deficiency and lacunae are avoided in the preparation of SIR which also serves as a basic document for the purpose of valuation of land and its disposal. You are requested to issue suitable instructions to the MEOs in the matter.

5. In order to minimise the errors, the following additional safeguards will also be taken:-

(a) While preparing the draft SIRs, the MEO/AMEO will undertake a physical check of 100% of the sites both Defence lands and the sites whose sale data is being married to the Defence land.

(b) In cases where the Directors, DL&C, Commands accord approval for the SIRs, they will do 10% test check of the Valuation of these sites.

(c) Where the SIRs are brought into force after getting the concurrence of the Collector, the Director, DL&C, the Command or his representative will complete 5% test check of the valuation of the sites within a period of 3 months from the date the SIR is brought into force, to assess whether the SIRs have been properly prepared.

  
Director General  
Defence Lands & Cantonments

Copy for information and necessary action to:

All Officers of DL&C