

No. 18/35/L/R&D/I&C/54.

Government of India,
Ministry of Defence (MI&C Dte)
New Delhi-11, the 3rd Jan' 1976.

The Deputy Director,
Military Lands & Cantonments,
HQrs Central/Eastern/Southern/Western Command,
Lucknow/Calcutta/C. C 56 APC/Poona/Simla.

All Military Estates Officers.

Subject:- PREPARATION OF STRs.

Copies of the following letters issued from time to time containing instructions for the preparation/revision of STR in the Cantonment are enclosed herewith for ready reference:-

- i) Ministry of Defence letter No. 3959-G/D(a)/A9 dated 20.4.1949.
- ii) Ministry of Defence letter No. 18/35/1/L/I&C/54/5405/D(Lands) dated 27.6.1963.
- iii) MI&C Dte. letter No. 18/35/1/L/I&C/54 dt. 9.7.1963.
- iv) MI&C Dte. letter No. 18/35/2/L/I&C/62 dt. 11.5.1964.
- v) MI&C Dte. letter No. 18/35/2/L/I&C/62 dated 31st Aug/3 Sep. 1965.
- vi) MI&C Dte. letter No. 18/35/2/L/I&C/62, dt. 5.1.1968.
- vii) Ministry of Defence letter No. 11022/1/72/D(Lands) dated 11.1.1973.

2. These have been reviewed to achieve uniformity in procedure in the preparation of the STR, and to ensure objectivity in the valuation of land and calculation of rent, first of all it would be necessary to decide upon the land use in each Cantonment. Except in the case of large patches of B-4 and A-2 lands, land use in the Cantonments has already been decided upon. A-1, B-1 and B-2 lands are necessarily to be treated as building sites in a fully developed area. Plots of B-4 and A-2 lands sandwiched in between any of the above three classes of land should also be treated as building sites of an urban area and valued as such.

3. Land use has to be decided only in respect of large compact plots of A-2 and B-4 lands. All Cantonments being

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Initially urban areas and cultivation being allowed only for short periods as these lands are not required for Army use, in agricultural lands in the Cantonments should be valued primarily, keeping in view their potentiality for being developed as building sites, as urban land and rents for buildings purpose prescribed. Rents for agricultural purposes should be fixed only as a secondary measure.

For determining the value of the land, each Cantonment may be divided into zones, e.g. bungalow area, Civil, Shopping, and lesser developed areas. Where in a Cantonment there are similar private lands in the neighbour hood, valuation of Defence lands can be based on the sale price of the private lands. In other Cantonments, the lands in various zones should be indentified with similar lands in the neighbouring municipal area and the sales of land that have taken place in a particular region in the municipal area should determine the value of the corresponding land in the Cantonment. For example, the land comprising the bungalows in a Cantonment may more or less correspond to the land in the Civil Lines of a City. The land in the Civil area for building purposes in a Cantonment may be compared with residential area of similar density and income group in the town. Shopping Centre in the Cantonments may be compared to a Shopping Centre in the town. Where necessary, some allowance may be made for difference in the state of development, distance from central marketing centres and Railway or bus terminals etc.

5. A-2 and other B-4 lands which are large compact areas not fully developed may be compared with less developed land in the suburbs of the neighbouring municipal area. The zones into which a cantonment is divided, and comparable areas in the town along with sales statistics, their analysis and exemplars selected, together with valuation proposed to be fixed for each zone or different parts in each zone may be submitted by the DFO to the Collector for his concurrence. In case the concurrence/comments on the rates of rent adopted in the draft are not received within a period of 90 days the DFO shall refer the draft to the DM/AC of the Command who shall have the competent authority to approve the draft with such modifications as may be considered necessary by him. The DFO Director may if necessary, visit the station to examine the relevant areas in the town, sales from which are proposed to be applied, before according his approval.

6. Plans of zones in the Cantonment and corresponding areas in the Municipal limits, sales statistics and other relevant data, complete with analysis, and appreciation of the sales, will be retained in safe custody for future consultation as and when necessary.

7. In view of the rapid increase of land values in urban

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...ing Cantonments, it has also been decided that
... Cantonments would be revised at least once
... years instead of five years, at present,
... of fast developing Cantts where the revision
... every two years.

The decisions contained in the letters mentioned in
of this letter are hereby superseded only to the
to which they are inconsistent with the instructions
in paras 2 to 7. above.

This issues with the concurrence of MF(D,W-II) vide
No. 2601/W/VI dated 1975.

K. N. Anil

Director
Military lands & Cantonments

- CGDA CDAs, COMMAND
- DADS, DDADS, Sr:DDADS, DFA(W).
- D(Q&C)
- D(Lands) - 10 copies.
- QMG's Branch.
- E-in-C's Branch.