

REGISTERED AD
No. 16/35/2/L/L&C/62,
Government of India,
Ministry of Defence (M&C Etc);
New Delhi, the 5th Jan '68.

To
The Deputy Director, (By name)
Military Lands & Cantonments,
Central/Southern/Eastern/Western Command.

Subject: REVISION OF STANDARD TABLE OF RENTS

In accordance with the instructions issued in the late Defence Department letter No. 553-R/D-4, dated 11th June, 1938 published as note (i) below Rule 8 of the Cantt Land Administration Rules 1937, the MEO in consultation with the Collector shall, from to time, compile, in the form prescribed in Schedule II Standard Table of Rents suitable for application to sites for agricultural and non-agricultural purposes in the Cantt, having regard to the situation of the sites, the nature of the soil, and the rates charged for adjacent agricultural land or for building sites in the neighbourhood. The intervals at which the STR should be revised must depend on the rapidity with which land values fluctuate in different Cantonments. In most cases, once in five years is considered reasonable. However, in fast developing Cantonments the revision is to be carried out earlier say once in two years. Govt orders in this matter have been issued vide Ministry of Defence letter No. 18/35/2/L&C/54/5405/D(Lands) dated 27th June 1963-copy forwarded vide this Directorate letter No. 18/35/1/L/L&C/54 dated 9.7.1963.

2. Detailed instructions with regard to the function of the MEO in the preparation of the STR have also been issued as far back as 1949. In this connection attention is invited to Ministry of Defence letter No. 30/9-G/L&C/(a)/49 dated 20.4.1949. The necessity and urgency of revising the STR periodically has further been emphasised vide this Directorate letter No. 18/35/2/L/L&C/62 dated 11.5.1964, 18/35/2/L/L&C/62 dated 31st August/3rd September, 1965 and of even number dated 20.7.1964. In spite of all the above instructions, the STRs in respect of several Cantonments have not been revised. Even of the STRs which have been revised, not all are balanced documents compiled in accordance with standing instructions. Further, even the date by which the STRs are to be revised is not mentioned in most of these revised STRs.

From the information available with us Annexure 'A' STRs of as many as 37 Cantonments require revision, if the periodicity of revision is taken as five years. From the above it would be seen that in more than half of the Cantonments, the STRs is out-dated. This reflects sadly on our functioning.

4. A case has come to my notice where the STR referred to the Collector in 1963 was finalised in 1966 and was intended to be made effective from 1962. Such a document, which becomes outdated even as it becomes effective, would be entirely worthless and the labour and time spent on it wasted. Such situations would not occur if the MEOs showed more initiative instead of depending on the Collector to revise the STR or awaiting indefinitely for his concurrence. Any differences must be sorted out by personal contact and if this does not produce results the MEO must

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nevertheless finalise the STR, without waiting for concurrence, on the basis of his own assessment taking fully into consideration the view point of the Collector. The reasons for his disagreement with the Collector in respect of any item/items should be recorded by the MEO in the file for convenient reference.

5. There is an impression among certain MEOs that when STRs are revised after considerable delay, the revised rates will still take effect from the date in the distant past when the last STR expired. As the STR is meant to represent prevailing values it must invariably have effect from a date which is recent (say 6 months) to the date of its finalisation.

6. In view of the above the MEOs should take immediate action to revise the STR, keeping in view the various instructions on the subject, including recent instructions not to include any special rates for petrol pumps, issued vide this Directorate ~~vide~~ letter No. 18/81/L/LK/61/64 dated 5.10.1967. In fact since Govt have now adopted the practice of charging 4 ~~times~~ times the residential rent for all highly lucrative purposes e.g. hotels, cinemas no special rates should be provided therefor in the STR.

7. The present position about the revision of the STRs should be intimated to this Directorate by return of post in the attached proforma Annexure 'B' directly by the MEOs under advice to LD M&C Command. The DDM Sxx should watch the progress and monthly progress report submitted to this Directorate so as to reach here by 5th of every month. All the STRs which require revision should, however be completed by 31st of March, 1968.

8. I need hardly emphasise that this is one of the important statutory duties of the MEO and any delay in its adequate discharge reflects adversely on his sense of responsibility.

9. Please acknowledge receipt.

Sd/-----

Director,

Military Lands & Cantonments.

Copy to:-

All Assistant Directors, M&C.

All Military Estates Officers.