

No. 13/35/STR/RCD/ML&C/54
Government of India,
Ministry of Defence (DG DL&C)
New Delhi-22 June 1981.

To

The Director,
Defence Lands and Cantonments,
Ministry of Defence,
Central/Eastern/Western/Northern/Southern Commands,
Lucknow/Calcutta/Simla/Jammu/Pune.

All MEOs.

Subject: - PREPARATION OF STRs.

Reference our letter of even number dated 31-1-1976 under which comprehensive instructions for the preparation of STRs for Cantonments were issued. According to the instructions STRs of all Cantonments are to be revised at least once in every 3 years instead of 5 years, except in the case of fast developing Cantonments where the revision should be carried out every two years.

2. It has now been experienced that land values have been escalating rapidly and as such the STRs do not represent the rent based on rapidly changing market values. As such, it has been decided that in order to bring into focus the potentiality of the land, the STRs should be revised annually to reflect the realistic market value, especially in selected Cantonments like Meerut, Kanpur, Dehra Dun, Pune etc. etc. which have undergone rapid changes in commercial importance and that in other cases certain percentage should be added in the STRs to cater for the future appreciation of the land prices i.e. potential use for commercial exploitation.

3. Keeping in view the general guidelines already issued and also the above, it is directed that STRs of all Cantts especially fast-developing Cantonments, may be revised immediately. For this purpose, the MEOs may be directed to prepare the draft STRs with least possible delay. This should then be forwarded to the Collector concerned for his concurrence within the stipulated period of 90 days. In case, there is any delay in the concurrence by the Collector, the draft STRs together with all relevant sales data should be forwarded to the Director, DL&C of the Command who shall scrutinise it and accord his approval. The question of revision of the existing STR should be undertaken within a time-bound programme and it should be ensured that the revised STRs are made applicable w.e.f. 1-1-1982. The work of revision of the STRs, especially, in respect of those Cantonments from which conversion proposals have been received may be undertaken on Top Priority basis as the conversion charges in these cases will be based on the revised STR only.

5. This issues with the concurrence of Ministry of Finance (Defence) vide their u.o. No. 1202/W-VI of 1981.

R. Chaturvedi
Director General,
Defence Lands and Cantonments.

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1. The CGDA New Delhi.
2. The DADS New Delhi.
3. The CDA, All Commands.
4. The DDADS and Sr. DDADS, All Commands.
5. QMG's Branch/QSL (Policy)
6. DFA(W)
7. D(Q&C)/D(W-I)/D(W-II)
8. E-in-C's Branch.
9. NHQ/Dte. of Works.
10. Air HQ/Dte. of Works.