



Government of Jammu and Kashmir  
Housing and Urban Development Department  
Civil Secretariat, Srinagar / Jammu

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**Subject: Allotment of Land in favour of National Investigation Agency(NIA).**

**Ref: SAC Decision No. 111/16/2018 Dated: 17.10.2018.**

**Government Order No: 309 -HUD of 2018  
Dated:- 23 - 10 - 2018**

In terms of Article 256(2) of the Constitution of India as applicable to the State of J&K, sanction is hereby accorded to the allotment of land measuring 20 Kanals under Khasra No. 119 Min in village Majeen, Tehsil Jammu-Khas, District Jammu belonging to Jammu Development Authority, on lease basis in favour of President of India through the Ministry of Home Affairs, Government of India for establishment of office cum residential complex of the National Investigation Agency (NIA) subject to payment of premium @ Rs. 18.00 lacs per kanal plus ground rent @ Rs. 5000/- per kanal per annum for a period of 40 years in the first instance.

The authorized officer of the Ministry of Home Affairs, Government of India shall execute a lease deed with the Administrative Secretary, Housing & Urban Development Department on the following terms and conditions:-

- i. the lease shall be for a period of 40 years. On the expiration of that period, the lease may be renewed at the option of the lessor for a further term not exceeding forty years at a

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- time, provided that the maximum period of lease shall not exceed 99 years;
- ii. at the time of renewal of lease, the ground rent may be enhanced and such enhancement shall be the sole discretion of the Government of Jammu and Kashmir, in the Housing and Urban Development Department;
  - iii. the lessee shall not in any way transfer the land or the buildings thereon without the previous sanction in writing of the Government of Jammu and Kashmir or such officer as may be authorized by the Government in this behalf;
  - iv. the lessee shall use the land solely and exclusively for the purposes specified in the lease deed;
  - v. in addition to the premium, the lessee shall be liable to pay annual ground rent for the land at the prescribed rates therefor and on the dates specified in the lease deed;
  - vi. the lessee shall pay all rates, taxes and other charges payable in respect of the land and the buildings erected thereon either by the lessor or the lessee thereof;
  - vii. in case the ground rent or any part thereof shall be in arrears for a period of six calendar months, the same shall be recovered as arrears of land revenue;
  - viii. on expiration of the lease or in the event of violation of any of the conditions specified above or upon winding up of the institution, the Government shall have the right to resume the land and shall take over the possession of the land along with structures/buildings standing thereon, without paying any compensation and developmental charges to the lessee;
  - ix. the lessee shall be liable to indemnify the lessor and all other persons against all damage that may result from any act or omission of the lessee or any of his agents or servants.

**By order of the Government of Jammu & Kashmir.**

Sd/-

**(K. B Agarwal)IAS**

**Financial Commissioner**

**Housing & Urban Dev. Department**

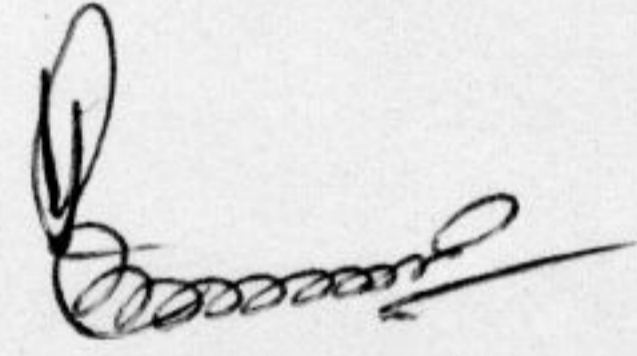
Dated: 23-10-2018

No: HUD-95/2016/JDA

Copy for information to the:-

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1. Director General, National Investigation Agency, Ministry of Home Affairs, Govt. Of India, Jai Singh Road Near Jantar Mantar, New Delhi- 110001.
2. Principal Secretary to Hon'ble Governor.
3. Commissioner/Secretary to Government, General Administration Department.
4. Deputy Commissioner, Jammu.
5. Vice Chairman, Jammu Development Authority.
6. Private Secretary to Advisor(V) to the Hon'ble Governor.
7. Private Secretary to the Chief Secretary, J&K Srinagar.
8. Private Secretary to Financial Commissioner, Housing and Urban Development Department.
9. Private Secretary to Secretary, Housing and Urban Development Department.
10. Government Order (w.2.s.c).



**(Zahoor Ahmad Butt)**  
**Under Secretary to Government**  
**Housing & Urban Dev. Department**