

**U.T. Administration of Daman & Diu
Revenue Department
Office of the Collector, Daman**

NOTIFICATION

No. COL/DMN/POLICY/GOVT.LND/LEASE/126/2049 Date :- 22/07/2015

Whereas, the Administrator of Daman & Diu intends to amend the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Rules 1971, in exercise of the powers conferred upon him under Sub-Section (2) of Section 199 of the Goa, Daman & Diu Land Revenue Code, 1968 (9 of 1969) as applicable in the Union Territory of Daman and Diu.

Whereas, Sub-Section (3) of Section 199 of the Goa, Daman & Diu Land Revenue Code 1968 provides that all rules made under the code shall be subject to the condition of previous publication.

Therefore the public in general is hereby called upon to file suggestions / objections, if any, within 30 days of publication of draft rules in official gazette, in connection with the proposed amendment in the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Rules 1971 as under :-

1. Short Title :-(i)These rules may be called the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Amendment Rules, 2015.

(ii) These rules shall come into force from the date of its publication in Official Gazette.

2. Amendments of Rule-34 :- The existing rule 34 of the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Rules 1971, shall be replaced by following Rule.

34. Permanent leases for non-agricultural purposes and renewal thereof – (1) Notwithstanding anything contained in the foregoing rules, unoccupied land may be disposed of by the Collector with the sanction of the Government in leasehold rights under section 26 for any non-agricultural purpose for such period not exceeding 33 years on such rent and on such other terms and conditions including condition regarding renewal as may be annexed to the lease.

(2) Renewal in case of permanent lease shall not exceed further period of 33 years.

(3) Insertion of new rules :- After Rule 34 of the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Rules 1971, the following rule 34'A' shall be added.

34'A' :- Determination of Lease Rent :- (1) Notwithstanding anything contained in the Goa, Daman & Diu Land Revenue (Disposal of Government Lands) Rules 1971, the Collector with the sanction of Government, determine the annual lease rent for the land granted on leasehold rights as under :-

- (i) The Annual Lease Rent in respect of the Government land leased out to Aided Schools, Hospitals, Charitable Trusts and Organizations dealing specially with the Social Welfare Schemes shall be fixed at the rate of 1% of the market value of the land.
- (ii) In all other cases i.e. cases not covered under Sub-rule (1) (i) above, the annual lease rent shall be fixed at the rate of 5% of the market value of the land for the initial period of 5 years.
- (iii) There shall be an increase of lease rent at the rate of 10% after every 5 years in all cases as mentioned in sub rule (i) & (ii).

(2) Notwithstanding anything contained in the Sub-Rule (1) above, the Collector with the sanction of Government, may fix the annual rent at lower rate in case of land leased out to Government Company Registered Under Companies Act, 2013 (18 of 2013) having its Registered Office in Daman or Diu.

(3) The market value of the leasehold rights of the land shall be calculated by the Collector on basis of prevailing Circle Rate fixed by the Government and taking into consideration any other factor, as may be considered necessary by the Collector.


(4) The lessee shall not sub-lease the leased land, except with the permission of the Government.

Provided that the Government may grant permission to sub-lease the land, subject to additional annual lease rent at the rate of 10% of market value of the such land to be sub-leased.

(5) The provision of sub-rule (1) to (4) above shall also be applicable in case of renewal of lease.

(6) The delayed payment of lease rental shall attract general interest at rate as specified in the lease grant / renewal order. The persistent default shall lead to cancellation of lease deed.

By order and in the name of the
Administrator of Daman & Diu


(R.C. Meena) 21/07/15
Dy. Secretary (Rev)