

SLUM & JJ DEPARTMENT
MUNICIPAL CORPORATION OF DELHI

14/

Dated: 15/7/94

No:

Sub: With a view to discuss a issue on Dairy colonies - Recovery thereon.

The Director-I(S&JJ) has convened a meeting in his chamber on 18.7.94 at 4.30 PM with a view to discuss a issue of Dairy colonies. Director-II(S&JJ) has desired to prepare a statement showing the position of recovery of 3 cattle dairy colonies viz. Ghazipur, Madanpur Khadar & Masoodpur alongwith a note about the 3 dairy colonies.

It is mentioned that in 1975-76, Govt. took a decision to shift unauthorised dairies functioning in the heart of the city to new-resettlement areas. The DDA was entrusted with the task of development of 3 dairy colonies viz. Ghazipur, Madanpur Khadar & Masoodpur.

At the time of removal of the dairies from the city to the new areas, terms & conditions of allotment were not settled. In due course, it was decided to charge licence fee per ring for the cattle sheds and plots as under:

<u>Name of the dairy colony</u>	<u>A (Sheds)</u>	<u>B (Plots)</u>
Ghazipur	Rs.20/- per ring per month	Rs.10/- per ring per month
Masoodpur	Rs.20/- per ring per month	No plots
Madanpur Khadar	Rs.20/ per ring per month.	No plots

The demands of recovery of arrears were not raised for quite some time, because of the demand of the dairy men to liquidate the cattle sheds and plots on leasehold rights basis.

It was decided to liquidate the cattle dairy plots on leasehold basis and fixed the following amount as lease premium.

S.No.	Name of the dairy farm.	Area		Reserve price for type A/B	Amount of monthly instalment to be paid in 120 equated instalments.	Amount of Annual lease premium.
		Type-A	Type-B			
1	1. Masoodpur	355.69 sq.mtr.	352.65 sq.mtr.	Rs. 70,300	Rs. 1091.50	Rs. 743/-
2	2. Madanpur	268.64 sq. mtr.	306.60 sq. mtr.	49,600	770.10	432.50
	3. Ghazipur				906.70	495.50
	i) Shed	688 sq. yds.		1,30,200	2021.50	1135/-
	ii) Plot	688 sq. yds.		45,400	704.90	1135/-

Initially, the period of payment was fixed as 10 years. However, on the representations of the dairymen, the period of payment was extended to 10 to 15 years. It was also decided that leasehold rights be given to the allottees from 15.3.77 and the arrears relating to the previous period i.e. from the date of original allotment to the date of 14.3.77, the licence fee at the rates approved and declared may be recovered.

Further, having considering the representation of the Ghazipur Dairy Owners Welfare Association it was decided that:

a) Allottees either be given option of paying cost of the sheds/plots plus simple interest @ 7½% from the date of allotment to the date of conversion from licence fee to lease hold rights, with 5% rebate if full payment is made in lumpsum

Or

b) They may pay the instalments due upto the date of conversion from licence fee to leasehold rights in lumpsum plus simple interest @ 7½% and pay the rest in equated monthly instalments spread over 15 years. This proposal was approved by the then L.G. on 30.6.83.

In view of the above policy finalised for cattle dairy colonies, the demand of recovery was raised to the allottees of the dairy sheds/plots repeatedly, but the allottees did not come forward to pay the demand amount as these terms and conditions were not accepted by the cattle dairy owners. Their main demand was that they should not be asked to pay the licence fee and want to pay the "premium at the pre-determined rates and adjustment of licence fee already paid by them towards the cost of the plots/sheds. However, their request was turned down on several occasions.

It is also mentioned that in the minutes of the Standing Committee meeting held on 25.4.89 in the chamber of the Chief Secretary, Delhi Admn., Delhi out of 3 dairy colonies, 2 dairy colonies viz. Ghazipur and Madanpur Khadar were to be taken over by the MCD w.e.f. 1.6.89. The third dairy colony at Masoodpur was not to be handed over as the same is to be shifted from its present site since the land occupied was required for Vasant Kunj Housing Project. Against the shifting of the dairy colonies, the owners have gone in the High Court and the matter is sub-judicad and also there is a stay ^{in the High Court} in operation. The DDA itself is defending the case.

The amount due against the allottees on account of licence fee and premium & thereafter the recovery from them is shown on the attached statement, which reveals the position, as under:

1. Total amount due against the allottees of 3 dairy colonies	: Rs. 2,75,44,000/-
2. Total amount recovered from the allottees in 3 dairy colonies up to the end of June '94	: (-) 28,52,378/-
Balance	: <u>Rs. 2, 46, 92, 622</u>

It has been seen that the allottees are not coming forward to deposit the dues inspite of the repeated reminders including show cause notices.

(KRISHAN LAL) (S&JJ)
Jt. Director-I (S&JJ)