

പതിനാലാം കേരള നിയമസഭ
ഏഴാം സമ്മേളനം

നക്ഷത്രചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ 1234

10-08-2017 ൽ മറുപടിക്ക്

ലീസ് വ്യവസ്ഥയിൽ നൽകിയിട്ടുള്ള സർക്കാർ ഭൂമി

ചോദ്യം

മറുപടി

ശ്രീ. പി.കെ.ശശി

ശ്രീ. ഇ. ചന്ദ്രശേഖരൻ
(റവന്യൂവും ഭവനനിർമ്മാണവും വകുപ്പ് മന്ത്രി)

(എ) സർക്കാർ ഭൂമി, വനഭൂമി, മിച്ചഭൂമി എന്നിവ ഉൾപ്പെടെയുള്ള എത്ര അളവ് ഭൂമി ലീസ് വ്യവസ്ഥയിൽ വ്യക്തികൾക്കോ സ്ഥാപനങ്ങൾക്കോ അല്ലാത്തവയായോ നൽകിയിട്ടുണ്ട്;

എ, ബി, വിവരം ശേഖരിച്ചു വരുന്നു.

ബി) ഇത്തരത്തിൽ ലീസിനു നൽകിയതിൽ ലീസ് കടിശ്ശിക വരുത്തിയവർ ആരെല്ലാം; എത്ര തുകയാണ് കടിശ്ശിക വരുത്തിയിട്ടുള്ളത്; ജില്ലയിൽ വിശദാംശം ലഭ്യമാക്കുമോ;

(സി) 6.02.16 - ഡെ സ.ഉ(എം.എസ്) നം.96/2016/ആർ.ഡി. ഉത്തരവു പ്രകാരവും 28.01.2016- ലെ സ.ഉ. (പി) നം.64/16/ആർ.ഡി. ഉത്തരവു പ്രകാരവുമുള്ള ലീസ് നിരക്ക് എത്ര എന്ന് വ്യക്തമാക്കുമോ; പ്രസ്തുത ഉത്തരവുകളുടെ പകർപ്പ് ലഭ്യമാക്കുമോ;

(സി) ലീസ് നിരക്കുകൾ നിശ്ചയിച്ചു 6.02.16 - ലെ സ.ഉ(എം.എസ്) നം.96/2016/ആർ.ഡി. ഉത്തരവു പ്രകാരവും 28.01.2016- ലെ സ.ഉ.(പി) നം.64/16/ആർ.ഡി. എന്നിവയുടെ പകർപ്പുകൾ അനുബന്ധമായി ചേർക്കുന്നു.

(ഡി) പ്രസ്തുത ലീസ് നിരക്കുകൾ കാര്യമായിട്ടായി പരിഷ്കരിക്കേണ്ട ആവശ്യകത ശ്രദ്ധയിൽപ്പെട്ടിട്ടുണ്ടോ; എങ്കിൽ ഏതെല്ലാം നിരക്കുകൾ എന്നും ആയത് എപ്പോൾ പരിഷ്കരിക്കുവാൻ കഴിയും എന്നും വ്യക്തമാക്കുമോ?

(ഡി) ഇപ്പോൾ പരിഗണനയിലില്ല.



സെക്ഷൻ ഓഫീസർ



കേരള സർക്കാർ
Government of Kerala
2016



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
Reg. No. KL/TV(Ny)634/2015-17

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

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	Thiruvananthapuram, Thursday	1191 മകരം 14 14th Makaram 1191	
		1937 മാഘം 8 8th Magha 1937	

GOVERNMENT OF KERALA

Revenue (U) Department

NOTIFICATION

G. O. (P) No. 64/2016/RD.

Dated, Thiruvananthapuram, 28th January, 2016
14th Makaram, 1191.

S. R. O. No. 96/2016.—In exercise of the powers conferred by section 7 of the Kerala Government Land Assignment Act, 1960 (30 of 1960), the Government of Kerala hereby make the following Rules further to amend the Rules for Assignment of Land within Municipal and Corporation Areas, 1995, namely:—

RULES

1. *Short title and commencement.*—(1) These rules may be called the Assignment of Land within Municipal and Corporation Areas (Amendment) Rules, 2016.

(2) They shall come into force from the date of publication of Rules in the Gazette.

2. *Amendment of the Rules.*—(1) In the Rules for Assignment of Land within Municipal and Corporation Area, 1995, in rule 12, for sub-rule (5) the following sub-rules shall be substituted, namely:—

“(5) Lease Rent-The lease rent shall be fixed at the rates specified below, namely:—

1. Rate of rent for bearing trees standing in places set apart for a public purpose :

(i) Coconut tree	100 rupees per tree per annum
(ii) Arecanut tree	50 rupees per tree per annum
(iii) Jack tree	75 rupees per tree per annum
(iv) Palmyra tree	25 rupees per tree per annum
(v) Tamarind tree	250 rupees per tree per annum
(vi) Punna tree	10 rupees per tree per annum
(vii) Mango tree	100 rupees per tree per annum
(viii) Cashew tree	250 rupees per tree per annum
(ix) Pepper vine	100 rupees per tree per annum
(x) Yielding Rubber Plants	100 rupees per tree per annum
(xi) Yielding Coffee Plants	25 rupees per tree per annum
(xii) Yielding Tea Plants	25 rupees per tree per annum

Note:—All bearing trees shall be leased out on public auction fixing the upset value as specified above on yearly basis.

2. Putting up of temporary pandals, tents and stalls. 50 rupees per cent per day
3. Rent in respect of leases for:
 - (i) Retting Coconut husks 0.5% of the market value per annum
 - (ii) Stocking of materials 5% of the market value per annum
 - (iii) Use as play ground 1% of the market value per annum
 - (iv) Putting up drainage covering and construction of steps on road margins 1% of the market value per annum
 - (v) Putting up of temporary shops 5% of the market value subject to a minimum of 2,000 rupees per cent per annum
4. Land leased for laying of pipelines for carrying drinking water or for irrigation purpose 1% of the market value per annum
5. Land leased for laying pipelines for transportation of oils and other chemicals for commercial institutions 5% of the market value per annum
6. Lands for construction of petrol bunks 5% of the market value of the land per annum
7. Land leased out to:
 - (i) Individuals or institutions purely of commercial nature and occupying up to 40 Sq.M. 2% of the market value of the land (minimum rent is fixed at 5,000 rupees per annum)
 - (ii) Institutions purely of commercial nature and occupying from 41 to 400 Sq.M. 5% of the market value of the land (minimum rent is fixed at 15,000 rupees per annum)

- | | | |
|--------|--|--|
| (iii) | Institutions purely of commercial nature and occupying above 400 Sq.M. | 5% of the market value of the land per annum |
| (iv) | Land leased out to individuals or institutions for non commercial purpose | 2% of the market value of the land per annum |
| (v) | Land leased out for setting up of Mobile Communication Towers | 5% of the market value of the land per annum |
| 8. (i) | Lands leased out to individuals or institutions for running social and charitable purpose or less than 400 Sq.M. | 0.5% of the market value of the land per annum |
| (ii) | Lands leased out to individuals or institutions for running social and charitable purpose above 400 Sq.M. | 2% of the market value of the land per annum |
| (iii) | Lands leased to institutions for cultural activities including press clubs | 2.5% of the market value of the land per annum |
| 9. | Lands leased out to Co-operative Societies and institutions registered under the Co-operative Societies Act | 2% of the market value of the land per annum |

- | | |
|--|--|
| 10. (i) Land leased out to Aided Educational Institutions | 2% of the market value of the land per annum |
| (ii) Land leased out to Unaided Educational Institutions | 5% of the market value of the land per annum |
| (iii) Land leased out to Hospitals | 2% of the market value of the land per annum |
| 11. Land leased out to institutions having FL 4A license as per the Kerala Foreign Liquor Rules of 1963, including those for promotion of tourism, etc. | 5% of the market value of the land per annum |
| 12. (i) Land leased out to Public Sector Institutions of the State Government | 2% of the market value of the land per annum |
| (ii) Land leased out to Central Government or public institutions of other State Governments | 3% of the market value of the land per annum |
| 13. (i) Land leased out to institutions like Libraries and reading rooms affiliated to the Kerala Library Council or Sports Clubs occupying up to 40 Sq.M. | 0.5% of the market value of the land per annum |

- (ii) Land leased out to institutions like Libraries and reading rooms affiliated to the Kerala Library Council or Sports Clubs occupying above 40 Sq.M. 5% of the market value of the land per annum (minimum rent is fixed at ₹ 500)

14. Land leased out for agricultural purpose:

- (i) Above 100 Hectares 1,300 rupees per Hectare per annum
(ii) 25 to 100 Hectares 1,000 rupees per Hectare per annum
(iii) Below 25 Hectares 750 rupees per Hectare per annum.

Notes :

- (i) Provisions under Section 5 of the Kerala Grants and Leases (Modification of Rights) Act, 1980, 16 of 1980 read with the notification issued under G. O. (P) No. 50/2009/F&WLD dated 25th November, 2009 published as (S.R.O. No. 1010/2009 dated 25-11-2009 shall be followed while revising the rates).
- (ii) All cases of ground rent and license within the state will hence forth be treated as lease rent.
- (iii) The ground rent, leases and licenses and items not mentioned above will be decided by Government from time to time.
- (iv) The lease rent shall be payable within the 1st quarter of the financial year. The defaulters will be charged a penal interest of 2% over and above the rates prescribed.
- (v) The market value will be reviewed every three years."

By order of the Governor,

DR. VISHWAS MEHTA,
Principal Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

As per G. O. (Ms.) No. 621/75/RD. dated, 30-6-1975, Government had prescribed the rates of rent and fee for lease and licenses of land and trees under the Kerala Land Assignment Rules, 1964. As per the G. O. (Ms.) No. 1026/85/RD. dated, 19-12-1985, Government had revised the rates of rent/fee of land and trees. As per Notification issued in the G. O. (P) No. 566/95/RD. dated, 13-11-1995, Government issued the Rules for Assignment of Land within Municipal and Corporation Areas Rules, 1995 and brought the Urban areas (Municipal/Corporation) within the purview of the statutory rules. Accordingly the rates of lease rent under Municipal/Corporation areas have been rationalized vide G. O. (P) No. 126/04/RD. dated, 14-5-2004. The rates in force being considerably low, Government have considered to revise and to rationalize the rates all over the State. In supersession of the above orders and notifications, Government have decided to revise the rates of rent of land and trees leased or licensed under the Rules for Assignment of Land within Municipal and Corporation Areas, 1995.

This notification is intended to achieve the above objects.



GOVERNMENT OF KERALA

Abstract

Kerala Land Assignment Rules 1964 -Rates of rent in respect of lease and licences-Revised- Orders issued

Revenue (U) Department

G.O(MS) No.96/2016/RD

Dated, Thiruvananthapuram 06.02.2016

- Read:-
- 1 G.O.(Ms) No.621/75/RD dated 30.06.1975.
 - 2 G.O.(Ms) No.1026/85/RD dated 19.12.1985.
 - 3 Lr.No.LRJ8-3549/2007 dated 19.11.2007 from the Commissioner, Land Revenue, Thiruvananthapuram.
 - 4 Lr.No.14032/SubC.B1/2012/Leg. Dated 17.06.2015 from the Secretary, Kerala Legislative Assembly, Thiruvananthapuram.

ORDER

Government as per G.O. read as 2nd paper above have revised the rate of rent of lease or licence of land and trees in 1985 under the Kerala Land Assignment Rules, 1964. In the last three decades the value of land as well as the usufructs of trees have increased many fold. Therefore the Government have considered the question of revising the rates of rent urgently. As per the letter read as 3rd paper above the commissioner, Land Revenue has furnished a proposal and recommended to revise the lease /licence rates.

2. Government have examined the matter in detail and are pleased to order that the rates of rent for land and trees leased or licensed under the Kerala Land Assignment Rules, 1964 prescribed in the Government Order read as 2nd paper above, be revised as shown below subject to the conditions mentioned here under:-

1. Rate of rent for bearing trees standing in places set apart for a public purpose.

(i) Coconut tree	100 rupees per tree per annum
(ii) Areacanut tree	50 rupees per tree per annum
(iii) Jack tree	75 rupees per tree per annum
(iv) Palmyra tree	25 rupees per tree per annum
(v) Tamarind tree	250 rupees per tree per annum
(vi) Punna tree	10 rupees per tree per annum
(vii) Mango tree	100 rupees per tree per annum
(viii) Cashew tree	250 rupees per tree per annum
(ix) Pepper vine	100 rupees per tree per annum

(x)	Yielding Rubber Plants	100 rupees per tree per annum
(xi)	Yielding Coffee Plants	25 rupees per tree per annum
(xii)	Yielding Tea Plants	25 rupees per tree per annum

Note:- All bearing trees shall be leased out on public auction fixing the upset value as specified above on yearly basis.

2	Putting up of temporary pandals, tents and stalls.	50 rupees per cent per day
3	Rent in respect of leases for:-	
(i)	Retting Coconut husks	0.5% of the market value per annum
(ii)	Stocking of materials	5% of the market value per annum
(iii)	Use as play ground	1% of the market value per annum
(iv)	Putting up drainage covering and construction of steps on road margins	1% of the market value per annum
(v)	Putting up of temporary shops	5% of the market value subject to a minimum of 2000 rupees per cent per annum
4	Land leased for laying of pipelines for carrying drinking water or for irrigation purpose	1% of the market value per annum
5	Land leased for laying pipelines for transportation of oils and other chemicals for commercial institutions.	5% of the market value per annum
6	Lands for construction of petrol bunks	5% of the market value of the land per annum
7	Land leased out to:-	
(i)	Individuals or institutions purely of commercial nature and occupying upto 40 Sq.M.	2% of the market value of the land (minimum rent is fixed at 5000 rupees per annum)
(ii)	Institutions purely of commercial nature and occupying from 41 to 400 Sq.M.	5% of the market value of the land (minimum rent is fixed at 15,000 rupees per annum)
(iii)	Institutions purely of commercial nature and occupying above 400 Sq.M.	5% of the market value of the land per annum
(iv)	Land leased out to individuals or institutions for non commercial purpose.	2% of the market value of the land per annum.
(v)	Land leased out for setting up of Mobile Communication Towers	5% of the market value of the land per annum
8. (i)	Lands leased out to individuals or institutions for running social and charitable purpose or less than 400 Sq.M.	0.5% of the market value of the land per annum
(ii)	Lands leased out to individuals or institutions for running social and charitable purpose above 400 Sq.M.	2% of the market value of the land per annum
(iii)	Lands leased to institutions for cultural	2.5% of the market value of the

	activities including press clubs.	land per annum
9	Lands leased out to Co-operative Societies and institutions registered under the Co-operative Societies Act.	2% of the market value of the land per annum
10 (i)	Land leased out to Aided Educational Institutions	2% of the market value of the land per annum
(ii)	Land leased out to Unaided Educational Institutions.	5% of the market value of the land per annum
(iii)	Land leased out to Hospitals	2% of the market value of the land per annum
11	Land leased out to institutions having FL 4A license as per the Kerala Foreign Liquor Rules of 1963, including those for promotion of tourism, etc.	5% of the market value of the land per annum
12(i)	Land leased out to Public Sector Institutions of the State Government	2% of the market value of the land per annum
(ii)	Land leased out to Central Government or public institutions of other State Governments.	3% of the market value of the land per annum
13(i)	Land leased out to institutions like Libraries & reading rooms affiliated to the Kerala Library Council or Sports Clubs occupying upto 40 Sq.M.	0.5% of the market value of the land per annum
(ii)	Land leased out to institutions like Libraries & reading rooms affiliated to the Kerala Library Council or Sports Clubs occupying above 40 Sq.M.	5% of the market value of the land per annum (minimum rent is fixed at Rs.500/-)
14	Land leased out for agricultural purpose:-	
(i)	Above 100 Hectares	1300 rupees per Hectare per annum
(ii)	25 to 100 Hectares	1000 rupees per Hectare per annum
(iii)	Below 25 Hectares	750 rupees per Hectare per annum

Conditions

1. Provisions under Section 5 of the Kerala Grants and Leases (Modification of Rights) Act, 1980, 16 of 1980 read with the notification issued under G.O(P) No.50/2009/F&WLD dated 25th November, 2009 published as (S.R.O.No.1010/2009 dated 25.11.09 shall be followed while revising the rates)
2. All cases of ground rent and license within the state will hence forth be treated as lease rent.
3. The ground rent, leases and licenses and items not mentioned above will be decided by Government from time to time.
4. The lease rent shall be payable within the 1st quarter of the financial year. The defaulters will be charged a penal interest of 2% over and above the rates prescribed.
5. The market value will be reviewed every three years."

The revised rates will apply to all cases of leases /license either renewed or sanctioned afresh from the date of this order.

(By order of the Governor)

DR. VISHWAS MEHTA

Principal Secretary to Government.

To

The Commissioner, Land Revenue, Thiruvananthapuram
All District Collectors

The Principal Accountant General (A& E/Audit), Kerala,
Thiruvananthapuram.

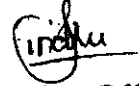
The Assistant Commissioner (LA) & Special Officer, State Land Bank,
O/o the Commissioner, Land Revenue, Thiruvananthapuram.

The Finance Department (vide File No.86481/Exp.A2/07/Fin)

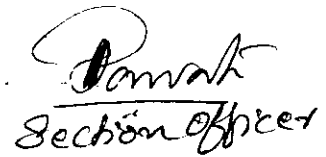
The Law department(3175/Leg/B2/11/Law)

The Information & Public Relations (Web & New Media) Department
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Section Officer



Section Officer