



रक्षा लेखा नियंत्रक, उद्यान विहार, नारंगी, गुवाहाटी 78117-1  
Controller of Defence Accounts, Udyan Vihar, Narangi,  
Guwahati-781171  
Fax: 0361-2640204, Phone: 0361-2640394, 2641142  
e-mail: cda-guw@nic.in



No. IA/I/DLA/Vol-I

Dated: 21/01/2022

**CIRCULAR NO. 08**

To,

All LAOs  
All AAO DEOs

Subject: Implementation of recommendation under Category 'A' of Sumit Bose Committee Constituted for Study on Optimum Use of Defence Land and to Regulate its Commercial Exploitation-reg.

Reference: HQrs CGDA, New Delhi letter no. 18001/Works/Misc/Vol.IV/E-4375 dated 10.01.2022

\*\*\*\*\*

Please find enclosed a copy of DGDE (Lands)'s ID No. 751/59//DE/2016/Vol-II dated 21/10/2021 along with eight copies of Government of India, Ministry of Defence F. No. 1(1)/2016-D (Q&C) dated 6<sup>th</sup> May, 2021 received vide HQrs CGDA office letter cited under reference for your necessary action please.


Enclosure: As above

  
(N K Biswas)  
Dy. Controller

Copy to,

The officer-in-charge  
IT & SW Wing (local)

: For uploading the same in official website.

  
(N K Biswas)  
Dy. Controller



कायलय रक्षा सेवा महानियंत्रक  
Controller General of Defence Accounts  
उलान बटार रोड, पलाम, दिल्ली छावनी  
Ulan Batar Road, Palam, Delhi Cantt - 110010  
Ph No. 011 - 25665570 FAX No. 011- 25674806  
(Works)  
E-Mail : [hqarmybr.dad@hub.nic.in](mailto:hqarmybr.dad@hub.nic.in)



No. 18001/Works/Misc/Vol.IV/E-4375

Dated: 10.01.2022

To

All Regional PCsDA/CsDA

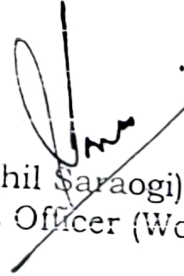
Subject: Implementation of recommendation under Category 'A' of Sumit Bose Committee constituted for study on optimum use of Defence land and to regulate its commercial exploitation-reg.

\*\*\*\*

Please find enclosed a copy of DGDE (land)'s ID No. 751/59/L/DE/2016/Vol. II dated 21<sup>st</sup> Oct. 2021 alongwith eight copies of Government of India, Ministry of Defence F. No. 1(1)/2016-D(Q&C) dated 6<sup>th</sup> May, 2021 on above subject for your necessary action.

This issues with the approval of Sr. Jt. CGDA.

Encl.-As above.

  
(Sushil Saraogi)  
Accounts Officer (Works)

Ministry of Defence  
Directorate General Defence Estates (Lands)

**Subject: Implementation of recommendations under Category 'A' of Sumit Bose Committee constituted for study on optimum use of Defence land and to regulate its commercial exploitation-reg.**

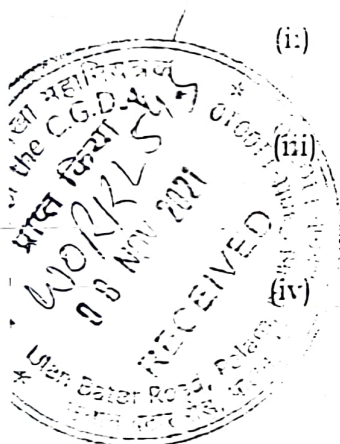
Reference MoD F. No. 1(1)/2016-D (Q&C) dated 06.05.2021 (copy enclosed).

2 Govt of India, Ministry of Defence decisions, *inter alia* with regard to land norms had been forwarded to all Services and Organizations under MoD vide letter under reference, for further necessary action for implementation of the decisions, accepting the recommendations of the Committee on land norms for optimal utilization of defence land. The MoD letter conveyed following decisions:-

- (i) Modern construction techniques like basements, stilts and multi-level parking should be used wherever possible.
- (ii) There should be optimal utilization of play fields for authorized activities.
- (iii) Training areas and infrastructure for basic and sub-unit training, as projected by Army headquarters, should be combined in whatever extent possible.
- (iv) Specifying a uniform 'unbuildability' factor as an add-on to all lands required is impractical. Instead, if there is any unbuildable part in the land being acquired, or being utilized, sanction for the extra land must be obtained from MoD on a case-by-case basis.

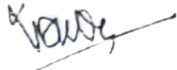
3. The aforesaid decisions mentioned at sub para (i) to (iv) of para 2 above are to be taken into consideration by all Services and Organisations during preparation and finalization of Board Proceedings involving fresh land acquisition cases or where demand for utilization of defence land are being processed. Specific examination of proposals in the BPs is imperative on the basis of the aforesaid four parameters. This Dte General has issued instructions to the Dtes, DE and DEOs for providing specific comments and recommendations on these parameters in all BPs for fresh land acquisition or cases involving utilization of defence land henceforth.

4. A copy of the instructions issued by all Service Headquarters/Organisations to their lower formations in this regard, may please be made available to this Dte General for information.



9  
5.11.21

5. This issues with the approval of DG, DE.

  
**(Rajendra R. Pawar)**  
Dy. Director General (Lands)  
Defence Estates

**Encls :** As above

1. ADG (LWE), QMG Branch, Sena Bhawan, New Delhi
2. ACAS (AF Works), Air HQ, Vayu Bhawan, New Delhi
3. PD(Works) Naval HQrs, New Delhi
4. The Director General, DRDO, New Delhi.
5. The Director General, BRO, New Delhi.
6. The Director General, Ordnance Factory Board.
7. The Director General, Coast Guard, New Delhi.
8. The Director General, DGQA, New Delhi.
9. The Director General, HQIDS, New Delhi.
10. The Director General, Dte of Standardization, New Delhi.
11. The Controller General of Defence Accounts, New Delhi.

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DGDE ID No. No.751/59/L/DE/2016/Vol-II

dated 21<sup>st</sup> Oct, 2021

Copy to:-

Director (Lands) - for information  
Ministry of Defence

21/5

F No 1(1)/2016-D (Q&C)  
Government of India  
Ministry of Defence  
\*\*\*\*\*

New Delhi, dated 6<sup>th</sup> May, 2021

To


1. The Chief of Army Staff, New Delhi.
2. The Chief of Air Staff, New Delhi.
3. The Chief of Naval Staff, New Delhi.
- ✓ 4. The Director General, Defence Estates, New Delhi
5. The Director General, DRDO, New Delhi
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11. The Director General, Dte of Standardization, New Delhi.
12. The Controller General of Defence Accounts, New Delhi.

**Subject: Implementation of recommendations under Category 'A' of Sumit Bose Committee constituted for study on optimum use of Defence land and to regulate its commercial exploitation-reg.**

The Government had constituted a Committee to study on optimum use of Defence land and to regulate its commercial exploitation vide OM dated 18.01.2017. — 1/B  
The Committee was chaired by Shri Sumit Bose, Ex-Revenue Secretary and had 7 members. The Committee submitted its report having 131 recommendations to the Government on 27.12.2017. — 1/C

2. The Government had examined the recommendations of the Sumit Bose Committee and held several rounds of discussion with all stakeholders. For ease of implementation, the recommendations are divided into 3 categories. A copy of the report of the Committee along with splitting 131 recommendation into three categories (category A-38, category B-67 & category C-26) has already been circulated to all stakeholders vide ID dated 07.10.2019. — 1/A

3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to Vacant / Unused Defence Land with immediate effect for optimal utilization of Defence land:-

  
06.05.2021

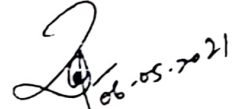
- (i) Regarding Class A-2 and Class B-4 defence lands lying unused, the immediate availability must be listed along with their area and location and, the records be made available to the decision making authority. The prioritization of infrastructure projected in every station should be done and projects of various MoD services and organizations which are coming up in the next 15 years should be identified and located on these vacant lands.
- (ii) The DGDE should reconcile all defence land records including those of ordnance factories within six months and update the reconciled records in their digital database.
- (iii) In all land optimization exercise, security should be an over-riding concern.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

6. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O. No.86/ Fin/ W-I/ 2021 dated 06.05.2021.

Yours faithfully,



(R S Yadav)

Under Secretary (Lands-III)

Tel: 23014410

Copy to: MoD (Finance).

F No 1(1)/ 2016-D (Q&C)  
Government of India  
Ministry of Defence  
\*\*\*\*\*

New Delhi, dated 6<sup>th</sup> May, 2021

To

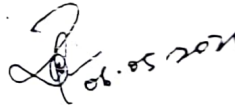
1. The Chief of Army Staff, New Delhi.
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10. The Director General, HQIDS, New Delhi.
11. The Director General, Dte of Standardization, New Delhi.
12. The Controller General of Defence Accounts, New Delhi

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2. The Government had examined the recommendations of the Sumit Bose Committee and held several rounds of discussion with all stakeholders. For ease of implementation, the recommendations are divided into 3 categories. A copy of the report of the Committee along with splitting 131 recommendation into three categories (category A-38, category B-67 & category C-26) has already been circulated to all stakeholders vide ID dated 07.10.2019.

3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to Use of Non Public Fund with immediate effect for optimal utilization of Defence land.-

  
06.05.2021

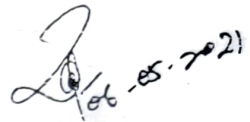
(i) Check should be carried out by the Services to ensure that there are no instances where government HRA is being drawn and charged for accommodation constructed on Government land using non-public funds.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

6. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O. No.86/ Fin/ W-I/ 2021 dated 06.05.2021.

Yours faithfully,



(R S Yadav)

Under Secretary (Lands-III)

Tel: 23014410

Copy to: MoD (Finance).



No. 1(1)/2016-D (Q&C)  
Government of India  
Ministry of Defence  
\*\*\*\*\*

New Delhi, dated 6<sup>th</sup> May, 2021

To


1. The Chief of Army Staff, New Delhi.
2. The Chief of Air Staff, New Delhi.
3. The Chief of Naval Staff, New Delhi.
4. The Director General, Defence Estates, New Delhi
5. The Director General, DRDO, New Delhi
6. The Director General, BRO, New Delhi.
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11. The Director General, Dte of Standardization, New Delhi.
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2. The Government had examined the recommendations of the Sumit Bose Committee and held several rounds of discussion with all stakeholders. For ease of implementation, the recommendations are divided into 3 categories. A copy of the report of the Committee along with splitting 131 recommendation into three categories (category A-38, category B-67 & category C-26) has already been circulated to all stakeholders vide ID dated 07.10.2019.

3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to Processing Acquisition cases with immediate effect for optimal utilization of Defence land:-

  
06.05.2021

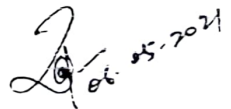
- (i) As of now acquisition proposal is forwarded to MoD who in turn forwards it to DGDE for vetting, which entails substantial delay. In order to reduce the time lag, Services should simultaneously process the acquisition cases with DGDE while the same are being processed for AON by the RM.
- (ii) The Services do not possess the wherewithal to obtain exact rates of land from revenue authorities. Considerable time is lost in the calculation of rates and subsequent preparation of Board of Officers. Therefore, Defence Estate Office, being the subject expert, should play active role from the beginning till the end of the process.
- (iii) Services as well as DGDE should issue direction to the lower formation that all acquisition cases must be handled expeditiously and should not be held back beyond one month at each stage, i.e. at Station Defence Estate Office level and Respective Command HQs-PDDE Level. For this close coordination between the Services and DGDE beginning at the field level (i.e. respective Defence Estate Offices and Station / Sub-Area HQs) and middle level (i.e. PDDE and Services Command HQs) should be maintained.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

6. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O. No.66/ Fin/ W-I/ 2021 dated 06.05.2021.

Yours faithfully,



(R S Yadav)

Under Secretary (Lands-iii)

Tel: 23014410

Copy to: MoD (Finance).

F. No. 1(1)/ 2016-D (Q&C)  
 Government of India  
 Ministry of Defence  
 \*\*\*\*\*

New Delhi, dated 6<sup>th</sup> May, 2021

To


1. The Chief of Army Staff, New Delhi.
2. The Chief of Air Staff, New Delhi.
3. The Chief of Naval Staff, New Delhi.
4. The Director General, Defence Estates, New Delhi
5. The Director General, DRDO, New Delhi
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**Subject: Implementation of recommendations under Category 'A' of Sumit Bose Committee constituted for study on optimum use of Defence land and to regulate its commercial exploitation-reg.**

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2. The Government had examined the recommendations of the Sumit Bose Committee and held several rounds of discussion with all stakeholders. For ease of implementation, the recommendations are divided into 3 categories. A copy of the report of the Committee along with splitting 131 recommendation into three categories (category A-38, category B-67 & category C-26) has already been circulated to all stakeholders vide ID dated 07.10.2019.

3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to Officers Institute / Auditorium with immediate effect for optimal utilization of Defence land.-

 06.05.2021


(i) If Officers Institute / Auditorium are available, then they can also be used by other government organizations and schools in the cantonment or the military station subject to fulfilment of all security requirements.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

6. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O. No.86/ Fin/ W-II 2021 dated 06.05.2021.

Yours faithfully,

  
(R S Yadav)

Under Secretary (Lands-III)  
Tel: 23014410

Copy to: MoD (Finance).

New Delhi, dated 6<sup>th</sup> May, 2021

To

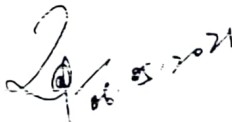
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3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to **Transfer of Defence Land** with immediate effect for optimal utilization of Defence land:-

  
06 05 2021

(i) In order to process infrastructure proposals expeditiously and judiciously, the following steps should be followed:-

- (a) Proposal should simultaneously move to Command level of Services and PDDE at regional levels and views should be forwarded to Services HQs and DGDE within a week.
- (b) Views at each of these two levels should be based on data and facts and simply should not say rejected or accepted.
- (c) At DGDE and Service HQs level, proposal should be processed within a week and recommendation should be sent to this Ministry giving cogent reasons.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

6. This issues with the concurrence of Ministry of Defence (Finance) vide their U.O. No.86/ Fin/ W-I/ 2021 dated 06.05.2021.

Yours faithfully,



(R S Yadav)

Under Secretary (Lands-III)

Tel: 23014410

Copy to: MoD (Finance).

F. No. 1(1)/2016-D (Q&C)  
Government of India  
Ministry of Defence

New Delhi, dated 6<sup>th</sup> May, 2021

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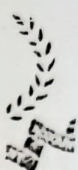
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3. In view of above, it has been decided with the approval of the Competent Authority to implement the following with immediate effect for optimal utilization of Defence land:-

*[Handwritten signature]*  
11/5

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- (i) Continuous liaison be followed by way of institutionalized half yearly meeting of Defence Estate Offices with each Station Commander to verify land boundaries, review other land issues and exchange information.
  - (ii) Details Survey of each Station, in the cycle of at least once in three years.
  - (iii) If new unit moves to any station, immediate meeting should be held with Defence Estate Office for identification of boundaries and for general awareness of Unit Commander.
  - (iv) Display Boards of defence lands to be erected on every parcel of lands.
  - (v) Where the state government disputes title on defence land, the concerned service or Defence Estate Office should take legal opinion to file title suit or writ petition.
  - (vi) Time bound hearing (not more than six months) of cases by concerned Estate Officers on all encroachments wherein eviction proceedings are going on under PPE Act should be enforced, and this should be monitored by Principal Directors of Defence Estates/Concerned Service HQs at Regional level.
  - (vii) Principal Directors at the regional level must monitor the timely completion of survey work as per cycle. Principal Directors Defence Estates/Concerned Service HQs must also monitor timely completion of PPE Act proceedings and fix responsibility in case of new encroachments.
  - (viii) Wherever stay orders are issued by the Appellate Courts against orders of the Estate Officers, efforts should be made to get these vacated by filing early hearing petitions. The Head of Service, Defence Estate Office and PDDE should monitor such cases at least half yearly and question officers where stay orders have been pending for long.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

5. Necessary notifications, if any, required for implementation of the above action points may also be got published in the Gazette within 3 months of issuance of this letter.

*[Handwritten signature]*  
13.05.2021



is issued with the concurrence of Ministry of Defence (Finance) vide their  
U.O. No. 307/Fin/W-4/2021 dated 05.05.2021

Yours faithfully,



(R S Yadav)

Under Secretary (Lands-III)

Tel: 23014410

Copy to: MoD (Finance).

F. No. 1(1)/2016-D (Q&C)  
Government of India  
Ministry of Defence  
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New Delhi, dated 6<sup>th</sup> May, 2021

To

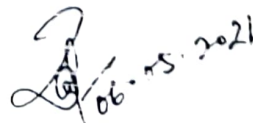
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3. In view of above, it has been decided with the approval of the Competent Authority to implement the following recommendations with regard to land norms with immediate effect for optimal utilization of Defence land:-

  
06.05.2021

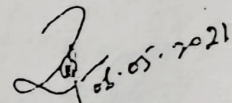
- (i) Modern construction techniques like basements, stilts and multi-level parking, should be used wherever possible
- (ii) There should be optimal utilization of play fields for authorized activities..
- (iii) Training areas and infrastructure for basic and sub-unit training, as projected by army headquarters, should be combined in whatever extent possible.
- (iv) Specifying a uniform 'unbuildability' factor as an add-on to all lands required is impractical. Instead, if there is any unbuildable part in the land being acquired, or being utilised, then sanction for the extra land must be obtained from MoD on a case-by-case basis.

4. Accordingly, all the stakeholders are directed to take necessary action for implementation of the above points.

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Yours faithfully,



(R S Yadav)

Under Secretary (Lands-III)

Tel: 23014410

Copy to: MoD (Finance).