

**Research Study Series  
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# **Assessment of the Impact of the Repeal of the Urban Land (Ceiling & Regulation) Act, 1976**

**National Institute of Urban Affairs  
Core 4B, First Floor, India Habitat Centre, Lodhi Road  
New Delhi**

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## **CHAPTER – I**

### **Introduction**

The Government of India has for a long time been concerned with the apparent shortage of land in urban areas for housing, especially for low income families and other public purposes. To curtail the speculation of urban lands, and concentration of urban land into few hands, the intervention was made by enacting Urban Land (Ceiling & Regulation) Act, 1976 (ULCER, 1976). The Act was enacted in India with a view to curbing of rise in land prices and promoting low income housing through socialization of urban land.

The objective and purpose of ULCER, 1976 was to provide for the imposition of ceiling on vacant land in urban agglomerations, for the acquisition of such land in excess of the ceiling limit, to regulate the construction of buildings on such land and for matters concerned therewith.

The urban agglomerations were categorized on the basis of the population of urban agglomerations as per Census of India 1971.

Category A: Super metropolitan cities

Category B: Cities having population exceeding 10 lakhs (as per Census of India, 1971)

Category C: Cities having population between 3 to 10 lakh (as per Census of India, 1971)

Category D: The cities having population between 2-3 lakhs (as per Census of India, 1971)



The ceiling limit of the vacant land under Section 4 of ULCER, 1976 was as under:

- a. Where the vacant land is situated in an urban agglomeration falling within Category A as specified in Schedule I of Act, 500 sq. mts.
- b. Where such land is situated in the urban agglomeration falling within category B specified in Schedule I, 1000 sq. mts.
- c. Where such land is situated in the urban agglomeration falling within category C specified in Schedule I, 1500 sq. mts.; and
- d. Where such land is situated in the urban agglomeration falling within category D specified in Schedule I, 2000 sq. mts.

### **Background**

The Urban Land (Ceiling & Regulation) Act, 1976 was enacted under Article 252 of the Constitution after the Houses of Legislatures of the following 11 States passed the resolution authorizing the Parliament to enact a law.

- |                   |                     |
|-------------------|---------------------|
| 1. Andhra Pradesh | 2. Haryana          |
| 3. Gujarat        | 4. Himachal Pradesh |
| 5. Karnataka      | 6. Maharashtra      |
| 7. Orissa         | 8. Punjab           |
| 9. Tripura        | 10. Uttar Pradesh   |
| 11. West Bengal   |                     |

The Act was subsequently adopted by the following states:

- |               |                    |
|---------------|--------------------|
| 12. Assam     | 13. Bihar          |
| 14. Manipur   | 15. Meghalaya      |
| 16. Rajasthan | 17. Madhya Pradesh |

Union Territories:

- |          |               |                |
|----------|---------------|----------------|
| 1. Delhi | 2. Chandigarh | 3. Pondicherry |
|----------|---------------|----------------|

The other states did not adopt the Urban Land (Ceiling & Regulation) Act, 1976. The Act was applicable in 17 States and 3 Union Territories which had towns with a population of more than 2 lakhs as per 1971 Census. However, the act was also applicable in the states/UT where there were no urban agglomerations having a population exceeding 2 lakhs i.e. 1) Haryana 2) Himachal Pradesh 3) Manipur 4) Meghalaya and 5) Tripura. The list of 64 urban agglomeration where the ULCER, 1976 was applicable is given in Annex – I.

### **Salient Features of the Act**

The main features of the Act, in brief, were:-

- i. Imposition of a ceiling on both ownership and possession of vacant land in urban agglomerations, the ceiling is graded according to the classification of towns as given in Schedule I of ULCER Act - 1976;
- ii. Acquisition of the excess vacant land by the State Government with powers to dispose of the vacant land to subserve the common good;
- iii. Payment of an amount for the acquisition of the excess vacant and, in cash and in bonds;
- iv. Granting exemptions in respect of certain specific categories of vacant land;

- v. Regulating the transfer of vacant land within the ceiling limit;
- vi. Regulating the transfer of urban or urbanisable land with any building (whether constructed before or after the commencement of the Act), for a period of 10 years from the commencement of the Act or the construction of the building whichever is latter; and
- vii. Restricting the plinth area for the construction of future residential buildings.

### **Shortcomings in the Act**

The Act was termed as a draconian law and was criticized severely. The implementation of the Act in the States/UTs was dismal, mainly due to the following reasons:

- i. Vesting of too much of discretionary powers in the State Governments for granting exemptions.
- ii. Highly expropriatory nature of the Act.
- iii. The Act, as it stands, did not provide for a mechanism to force the entry of the vacant urban land into the land market through appropriate fiscal measures.

In view of the shortcomings in the Act, suggestions for review/repeal of the Act were received by the Government from time to time. The United Nation Conference on Human Settlements (Habitat II) held in Istanbul, in June, 1996, also resolved that the Government at the appropriate levels including local authorities should strive to remove all possible obstacles that may hamper equitable access to land. It also resolved to promote efficient land markets and support the development of land markets by measure of effective legal framework. This was supported by the housing industry, and the Chambers of Industries. Since this Act reduced the supply of land, inflated land prices, served as a damper on housing and construction activities and impeded the timely

closure of sick companies in places like Mumbai, Calcutta, Ahmedabad and Kanpur. There were also a spate of litigation giving rise to serious hurdles in taking over possession of land, by the State Governments. Public opinion was nearly unanimous that the Act had failed to achieve its objectives as expected.

### **Repeal of the Act**

The Government of India finally decided on 29th December, 1998 to repeal the Urban Land (Ceiling & Regulation) Act, 1976 through an Ordinance. The Urban Land (Ceiling & Regulation) Repeal Ordinance, 1999 was accordingly notified on 11<sup>th</sup> January, 1999. It was replaced by the Urban Land (Ceiling & Regulation) Repeal Act, 1999 and was notified in the Gazette on 22<sup>nd</sup> March, 1999. The Repeal Act has already come into force in the States of Haryana, Punjab, Uttar Pradesh, Gujarat, Karnataka, Madhya Pradesh & Rajasthan and all the Union Territories (NCT of Delhi, Pondicherry and Chandigarh). The Repeal Act can be adopted by the other State Legislature(s) concerned. The Principal Act is still in force in the States of Andhra Pradesh, Assam, Bihar, Maharashtra, Orissa and West Bengal.

The repeal of the Act, along with some other incentives and simplification of administrative procedures, is expected to revive the stagnant housing industry. The repeal would also facilitate construction of dwelling units both in the public and private sector and to help achievement of targets contemplated under National Agenda for Governance.

### **Objective of the Study**

The main objective of the study is to analyse the effectiveness and utility of the repeal of Urban Land (Ceiling & Regulation) Act, 1976 and in particular, the following objectives:

- i. To find out the Quantum of land which became available in the Urban Agglomeration of the States of U.P., Punjab, Gujarat, Karnataka and Madhya Pradesh.

- ii. To analyse the utilization of the land thus released; and
- iii. To analyse the quantum of land actually utilized for construction for EWS, LIG and the number of dwellings constructed for each category in Urban agglomeration.

### **Methodology**

The field surveys were undertaken from May 2002 to August, 2002 in five states of Uttar Pradesh, Punjab, Gujarat, Karnataka and Madhya Pradesh to collect relevant data from state governments and the agencies involved in the implementation of ULCER, 1976 at the local level. At least one urban agglomeration (UA) in each state was selected for indepth investigation. A care was taken to select the town on the basis of representation of A,B,C, and D category of urban agglomeration in five states. The discussions were held with concerned officials to better understand the issues involved in the availability and utilization of land thus released after the repeal of the ULCER, 1976. The format of secondary data collection from the urban agglomeration in different states was prepared (Annex – II). The components of data that were collected from state government and local agencies included the quantum of land available and utilized before and after repeal of the ULCER, 1976.

### **Limitation of the Study**

It may be mentioned here that after the repeal of ULCER, 1976, the concerned officials dealing with urban land ceiling cases were either transferred to other departments or are holding only additional charge on the subject of urban land ceiling.

The collection of secondary data was found to be difficult and time consuming in the states of UP, Gujarat and Madhya Pradesh particularly, due to either non-availability of the concerned officials or reluctance on the part of officials who have joined recently and are holding only the additional charge after the repeal of the Act.

## CHAPTER – II

### Progress in Implementation of Urban Land (Ceiling & Regulation) Act, 1976 upto 31<sup>st</sup> March, 1999

Under the provision of the Act, the government was to acquire all vacant land in excess of the ceiling limits as per the category of urban agglomerations and make it available to the people at reasonable prices. The estimates of excess vacant land after scrutiny under section 10(1) of the ULCER Act, 1976, the extent of land acquired and vested under section 10(3) of ULCER Act, 1976 and the extent of vacant land physically acquired under section 10(5) of the ULCER Act, 1976 is given in Table 1.

Table 1

Progress in Implementation of Urban Land (Ceiling and Regulation Act, 1976)

Name of States	No. of statement of excess vacant land Section 6	No. of statement scrutinized Section 8	No. of statement finally disposed of Section 9	Estimate of excess vacant land after scrutiny Section 10(1)	Extent of vacant land acquired & vested Section 10(3)	Extent of vacant physical acquired Section 10(5)
Andhra Pradesh	36751	33175	32748	13364.37	6122.98	2419.06
Assam	2135	1522	695	149.60	71.63	24.66
Bihar	1091	433	288	235.45	23.92	19.16
Gujarat	44193	42907	33023	32513.00	4459.00	1877.00
Karnataka	34629	28304	23934	9744.27	2903.74	1603.60
Madhya Pradesh	23792	18024	12419	16007.73	6928.64	2094.70
Maharashtra	80191	55846	40896	53833.25	4563.89	1294.43
Orissa	724	664	557	124.60	70.42	49.08
Punjab	6432	5808	5208	2042.76	128.00	72.69
Rajasthan	9994	9982	5019	27812.69	3632.28	788.23

Uttar Pradesh	121416	101577	92055	58606.17	21884.93	10269.82
West Bengal	32716	16937	2382	5007.00	315.90	98.22
Pondicherry	1267	889	635	269.49	41.67	20.46
Delhi	9173	7974	7829	344.67	25.80	1.99
Chandigarh	210	98	67	13.63	-	-
Cantonment area	4297	4297	3661	606.18	362.67	21.79
Total	409011	328437	261416	220674.86	51535.47	20654.89

Source: Ministry of Urban Development, New Delhi.

As may be seen from the Table 1, 409,011 persons holding vacant land in excess of the ceiling had filed statements and 261,416 of these statements were disposed off. Further, the state governments where the ULCER, 1976 Act was in force had so far (upto 31 March, 1999) acquired only 20,654.89 hectares of excess vacant land.

Under the ULCER Act, 1976, there were certain exemptions granted under Section 20-22 of the Act. Section 20(a) & (b) ULCER, 1976 stated the exemptions to be given, in cases, where any person holds vacant land in excess of ceiling limit and if the state govt. is satisfied, either on its own motion or otherwise, that, having regard to the location of such land, the purpose for which such land is being or is proposed to be used and such other relevant factors as the circumstances of the case may require, it is necessary or expedient in the public interest so to do or acquisition would cause undue hardship to such person. The state govt. may by order, exempt such excess vacant land subject to any or all of the above situation.

Section 22 of ULCER, 1976 stated that, where any person demolishes any building on any land held by him or any such building is destroyed or demolished solely due to natural cause and as a consequences thereof, the land on which such building has been constructed becomes vacant land, the aggregated of the extent of such land and the extent of any other vacant land held him exceeds the ceiling limits. The person holding this land shall file a statement within three

months before the competent authority and intend to re-develop the vacant land in accordance with the master plan. The competent authority is empowered to permit the holder to retain such land in excess of the ceiling for such purpose.

The government, however, did not seem to have been adequately prepared either financially or administratively to deal with the aftermath of the Act. Consequently, the actual excess land acquired by the government had been only marginal. The number of applications received, number of exemptions granted, the extent of land exempted and the extent of land covered under the approved schemes is given in table 2(a) and table 2(b).

Table 2(a)

Details of Exemptions granted under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976

Name of States	Number of applications received	Number of exemptions granted	Extent of land exempted (in hac.)
Andhra Pradesh	5717	3379	1760.70
Assam	6	4	3.90
Bihar	200	2	9.20
Gujarat	50000	28781	27755.00
Karnataka	8117	5962	8336.67
Madhya Pradesh	6656	1917	5688.01
Maharashtra	12275	4732	7743.95
Orissa	260	128	39.01
Punjab	3209	439	493.00
Rajasthan	833	230	430.25
Uttar Pradesh	28119	1981	2804.68
West Bengal	5968	2167	1141.31
Pondicherry	24	24	38.18
Delhi	6357	4052	125.12
Chandigarh	32	20	6.29
Cantonment area	622	502	223.20
Total	128395	54320	56598.47

Source: Ministry of Urban Development, New Delhi.



Table 2(b)

## Schemes Sanctioned under Section 21 of the Urban Land (Ceiling &amp; Regulation) Act, 1976

Name of States	Number of declarations	Number of schemes received	Number of schemes approved	Number of dwelling units envisaged in the approved schemes	Extent of land covered under the approved (in ha)
Andhra Pradesh	381	156	54	2524	419.25
Assam	561	-	-	-	-
Bihar	-	-	-	-	-
Gujarat	6567	4373	1875	227048	3344.00
Karnataka	37	21	1	57	4.45
Madhya Pradesh	72	49	16	1551	33.75
Maharashtra	3874	3874	914	206380	1015.34
Orissa	2	2	2	12	1.06
Punjab	80	51	-	-	-
Rajasthan	143	32	23	1837	64.81
Uttar Pradesh	1672	952	49	40886	423.85
West Bengal	65	1	1	524	2.54
Pondicherry	-	-	-	-	-
Delhi	55	-	-	-	-
Chandigarh	-	-	-	-	-
Cantonment area	142	122	49	2313	18.37
Total	13651	9633	2984	483132	5327.42

Source: Ministry of Urban Development, New Delhi.

It may be seen that out of 128,395 applications for exemptions received, 54,320 were granted exemptions involving 56,598 ha. of land. Similarly, the low income housing rationale attracted only 13,651 declarations (Table 2(b)), and – out of 9633 schemes received – only 2984 schemes were approved covering a total of 3327.42 ha. of land for the construction of 483.132 dwelling units. Therefore, the amount of excess land actually acquired (20,604 ha.) appears to be quite insignificant in comparison to the land exempted (61,925 ha.) under the Act.

In addition to many exemptions provisions of the Act, and the financial and administrative constraints, there were procedural and management aspects which delayed the decision-making process by the competent authority in the statements filed with it. This delay in the acquisition process further reduced the amount of land actually acquired.

During the discussion with the concerned officials in the state of Uttar Pradesh, it was revealed that the extent of physically acquired vacant land under section 10(5), falls much short of the quantum of land shown in the Table 1, on the basis of the actual compensation paid of for the acquired land till 31<sup>st</sup> March, 1999.

Further, the meaning of the 'physically acquired' or 'under physical possession' needs to be clearly defined. While the state government agencies did not earmark the boundaries of the land under their 'physical possession' or have allotted the land for developmental activities to other planning and development agencies of the state government, the land owner continued to do genuine agriculture or farming within the city limit, such land is liable to be vacated by the court and given back to land owner even after the said land is shown under 'physically possession' under section 10(5) of the ULCER Act, 1976. Thus, only the quantum of acquired land which has already been used by the respective agencies for the development activities or where the schemes have been approved and implemented for the construction of dwelling units for EWS and LIG, the rest of the excess vacant land shown under 'physical possession' remains only on paper.

## CHAPTER – III

### Impact Assessment of Repeal of ULCER Act, 1976

The Urban Land (Ceiling & Regulation) Act – 1976 did not achieve its objective of curbing frog leap development, to bring urban land into the market, prevent concentration of urban land in the hands of few and stop speculation to contain rising prices of urban land.

With a view to revive the urban land market to increase the supply of urban land in different urban agglomerations and promote the developmental Activities, the Urban Land (Ceiling & Regulation) Act – 1976 was repealed on the day of 22<sup>nd</sup> March 1999 and published in the official gazette of India and known as the **The Urban Land (Ceiling & Regulation) Repeal Act – 1999. Central Act no. 15 of 1999.** The repeal of the Act was adopted in five states viz. Punjab, Karnataka, Uttar Pradesh, Madhya Pradesh & Gujarat.

An impact assessment after the repeal of the Act was carried out in five states viz., Punjab, Madhya Pradesh, Uttar Pradesh, Gujarat and Karnataka with a view to analyse the following:

- i. To find out the quantum of land which becomes available in urban agglomeration of the states of Uttar Pradesh, Madhya Pradesh, Gujarat, Karnataka and Punjab.
- ii. To analyse the utilization of the land thus released.
- iii. To analyse the quantum of land actually utilized for construction of houses for EWS & LIG and the number of dwellings constructed.

The assessment was carried out through structural questionnaire and discussion with concerned official at the state and local level involved in implementation of ULCER Act, 1976. The following section describes the status of quantum of land which became available before and after the repeal of the Act, its utilization and

the quantum of land actually utilized for the construction of dwelling units for EWS and LIG in five states mentioned earlier.

### **Status of the repeal of ULCER Act, 1976**

After the repeal of the aforesaid act, the concerned state government took various steps to release land to the land owners under different sections of ULCER Act, 1976. Karnataka government formed screening committee to return land to the land owners, which was acquired, under different sections of ULCER Act, 1976. The state of Punjab has returned all the land, which was acquired by them. The state of Uttar Pradesh, Madhya Pradesh had a confusion over the definition of 'physical possession' under section 10(5). Meanwhile Uttar Pradesh did not release a square inch of land. Madhya Pradesh did release a quantum of land, which was in possession with them.

The state of Gujarat by notification formed an "auction committee" to release the land after repeal of the act. The Government of Gujarat did not release the land, which was acquired under section 10(5). They are in process of releasing it.

However, the Ministry of Urban Affairs and Employment after careful consideration, recommended that state government after the repeal of act, need to take necessary steps to protect the interests of EWS/LIG categories.

In this regard, the Ministry of Urban Affairs and Employment recommended the guidelines to the states where the land is being released as consequences of repeal of ULCER Act, 1976.

These guidelines were as follows:

#### **1. Imposition of vacant tax**

Land values in many urban agglomerations have phenomenally raised, but many urban local bodies were not able to tap even a small fraction of the increment in land values. There will be excess of vacant land released after the repeal of the Act. These vacant land so released

should not be used for speculative purposes, therefore, vacant land tax should be imposed on such aforesaid land in a manner it becomes detrimental for land owners to keep land vacant.

The vacant land should not be levied on first year after release of land, to allow the landowner a time frame to go for any development tax activities.

The vacant land tax should be imposed on second year and there after the vacant land tax could be kept progressively higher to avoid speculations and to bring the land into the market.

To determine the vacant land tax base, declared land value data available with registration departments for the purpose of land value from time to time.

The Ministry also recommended that vacant land tax so collected may be earmarked exclusively for EWS/LIG housing and infrastructural facility such as water supply, sanitation, roads etc. which may help the housing sector.

Builder may be asked to subsidize the EWS/LIG housing through incentives in the form of increased FAR/FSI, for their projects within the cities.

The state government, as an additional incentive, may permit mixed land use for projects where in EWS/LIG housing is a part. The mixed land use should promote employment generation for the poor.

Building by-laws may be suitably amended so that a developer may contribute a fixed percentage of the gross area for construction of EWS/LIG houses. If the developer so likes, in lieu of the same, a fixed percentage of the market value of the land could be collected and kept in a special constituted fund set up by the government. This fund may be used for EWS/LIG house. In case the land use plan for the land

released out of Urban Land (Ceiling & Regulation) Act 1976 has not been indicated by local plan or such land is used for other than housing activity then, subject to assessment of the state governments/ local authorities and subject to availability of infrastructural facility and environmental clearance the cause may be considered for change in the land use for housing purpose to enable increase in the housing stock.

This logically follows the provision of specially constituted fund and therefore housing for EWS/LIG would be an essential requirement for modified land use. Land in city center will be expensive, therefore, the states should build up a Land Bank.

- a. By earmarking Government land already available and
- b. By acquiring land which may not be very expensive at present

The land bank may be used to allot land at cost price to builders or any other agencies such as state housing boards, state development authorities, co-operative societies, and such NGO's which the state governments feel will help in achieving the social objective of building houses for economically weaker sections and low income groups.

The state government may consider permitting the commercial use and in lieu of that, colonizers may construct EWS/LIG houses. These guidelines were recommendatory in nature to achieve equality in the society. While the detailed status of each state is described in subsequent chapters.

## KARNATAKA

### A. Before Repeal of Urban Land (Ceiling & Regulation) Act, 1976

The Urban Land (Ceiling & Regulation) Act, 1976 was applicable in five urban agglomeration of Karnataka state the urban agglomeration of Bangalore was placed in category B having population of more than 1 million in 1976, the urban agglomerations of Mysore and Hubli-Dharwad were placed in category C having population in the range of 0.3 to 1 million population. The urban agglomerations of Mangalore and Belgaum with a population of 0.2 to 0.3 million at the time of enactment of the Act were placed in Category D.

#### Status till 31<sup>st</sup> March, 1999

1. Considerable extent of land was acquired in the urban agglomerations of Karnataka under Section 10(1) and Section 10 (3) of ULCER Act, 1976. The land acquired in the urban agglomerations of Karnataka is given below:

Table 3

Extent of Vacant Land Acquired in the U.A.'s of Karnataka

Category	Name of towns	Extent of excess vacant land after scrutiny in Sec. 10(1) (in ha.)	Extent of vacant land vested and the award made under Sec. 10(3) (in ha.)
A	-	-	-
B	Bangalore	1372.80	813.27
C	Mysore	699.00	485.00
	Hubli-Dharwad	339.78	181.90
D	Mangalore	202.00	102.00
	Belgaun	223.19	148.61
Total		2836.77	1730.78

Source: Department of Urban Development, Government of Karnataka.

2. According to the Ministry of Urban Development and Poverty Alleviation, Government of India, the land acquired under Section 10 (1) and Sec. 10(3) in the urban agglomerations of Karnataka were 9744.27 ha. and 2903.74 ha. respectively upto 31<sup>st</sup> March 1999. The figures collected on the land acquired under Section 10(1) and Section 10(3) of the ULCER Act, 1976 from the Ministry of Urban Development, Government of India and Ministry of Urban Development, Government of Karnataka differed considerably.
3. The land that was acquired and vested under Section 10(3) was utilized for various developmental activities in Karnataka. The table below shows the extent of excess vacant land used for different type of development activities.

Table 4

Extent of Land Utilised for Different Development Purposes

Category	Name of towns	Extent of land utilised for development activity (in ha.)	Type of Development
A	-	-	-
B	Bangalore	155.88	Land was allotted to Central and State level development agency
C	Mysore Hubli-Dharwad	259.00 181.90	Land was allotted to MUDA. Statement enclosed (table 3)
D	Mangalore	28.65	Lower income housing and other public purpose
	Belgaum	24.19	Office building
Total		649.62	

Source: Department of Urban Development, Government of Karnataka.



Table 5

## Extent of Excess Vacant Urban Land Distributed Among Institutions in Hubli-Dharwad

Sl. No.	Institution Name	Land (in ha.)
1.	Hubli Urban Development Authority	78.58
2.	Hubli-Dharwad City Corporation	8.37
3.	Karnataka Housing Board	11.70
4.	Public Health Inf. Development Board	2.02
5.	Convent School	6.66
6.	Social Welfare Department	0.40
7.	Karnataka Khadi Development Board	4.52
8.	Karnataka University, Dharwad	4.62
9.	Police Department	5.45
10.	Slum Clearance Board	4.39
11.	Divisional Provident Fund Office	1.32
12.	District Training Centre, Dharwad	0.66
13.	Ladies Hostel, Hubli	1.02
14.	Library, Dharwad	0.03
15.	District Industrial Centre	0.10
16.	Karnataka Handloom Development Corporation	1.68
17.	Naveen Structural Company	1.59
18.	Karnataka Industrial Area Development Board	54.61
19.	Postal Department	0.18
	<b>Total</b>	<b>181.90</b>

Source: Department of Urban Development, Government of Karnataka.

**Implementation of ULCER Act, 1976**

1. Large extent of excess vacant land that was acquired under sec. 10(3) of ULCER Act, 1976 was not utilized for public purpose in the state of Karnataka due to non-completion of legal formalities with respect to writs and appeals.
2. The State Government of Karnataka did not have necessary resources to actually physically acquire or possess the land for which the award had been made. Thus the acquired land theoretically remained on paper while in reality the large number of land owners were still in possession of the land shown as 'acquired land' under section 10(3).

## B. After Repeal of ULCER Act, 1976

The Karnataka Legislative Assembly adopted the Urban Land (Ceiling and Regulation) repeal Act, 1999 on 5<sup>th</sup> day of July 1999. (Annexure III) The extent of land released after the repeal of ULCER Act , 1976 is given below:

Table 6

Extent of land released after the Repeal of ULCER Act, 1976 in Urban Agglomerations of Karnataka

Category	Name of towns	Extent of land released (in ha.)	Purpose for which land is released
A	-	-	-
B	Bangalore	Nil	-
C	Mysore	Nil	-
	Hubli-Dharwad	Nil	-
D	Mangalore	15.07	-
	Belgaum	24.19	Office building
	Total	39.26	

Source: Department of Urban Development, Government of Karnataka.

### Status till 31<sup>st</sup> March, 2002

1. After the repeal of ULCER Act, 1976, the process of further acquisition of excess vacant land has completely been stopped in the Karnataka urban agglomerations. This has promoted developmental activities in the state as the land owners can utilise their excess vacant land depending on the land use plans of the urban agglomeration without any fear of acquisition.
2. After the repeal of the Act, the "Screening Committee" has been constituted which include the Deputy Commissioner of (Dakshin Karnataka) Mangalore, Bangalore (Urban), Mysore, Dharwad and Belgaum districts to look after the cases relating to urban land ceiling after the repeal of the Act. The guidelines have been issued in March 2002, by the state Urban Development Department in this regard which are as under:

- a. The Deputy Commissioners should follow the provisions of the Urban Land (Ceiling and Regulation) (Repeal) Act, 1999 while taking any decision relating to lands covered by the Urban Land Ceiling Act.
- b. Where the possession of the land has not been taken, the owner will get the benefit in consonance with the provisions of sub-section (2) of section 3 of the Urban Land (Ceiling and Regulation) (Repeal) Act, 1999. In such cases, the entries, if any, made in the RTC in favour of the State Government will have to be rescinded.
- c. Where possession of the land has been taken and if the amount payable in accordance with the Act has not been paid, in such cases the erstwhile landowners will have to be paid the amount immediately. Such land cannot be reconvened to the owners. Grants, if any, required for payment of such amount may be intimated to the State Government immediately, so that, State Government may provide the same from out of the budgetary provisions in this regard.
- d. The excess vacant land already taken possession of by the Government in the custody of the Deputy Commissioners concerned may be granted, on priority, for public purposes only. The requests of Government organizations/semi-government organization/ government companies shall be kept in view in granting such lands.
- e. Exemption orders issued under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 continue to be valid. With the repeal of the Urban Land (Ceiling & Regulation) Act, 1976 there is no law, other than the Repealing Act, 1999 under which any further orders can be issued on the "exemptions" or on the "conditions" stipulated in the exemption orders. Such matters need to be dealt

with under the provisions of the existing laws dealing with the administration of lands. Since the state government cannot exercise any power under the Urban Land (Ceiling and Regulation) Act, 1976, which has been repealed, proposals in this regard under the Urban Land (Ceiling and Regulation) Act, 1976 should not be sent to the Government.

3. The land registration laws of the Karnataka State, have been relaxed and the registration charges have also been decreased so as to further promote the land transactions in the State.
4. The Urban Land (ceiling & regulation) Repeal Act, 1999 has promoted the formation of Housing Cooperatives Societies in the Mysore Urban Agglomeration to improve the housing problem of the town.
5. There have been two instances in Mysore, U.A.s, where the land owners whose land were not actually 'physically acquired' even after award was passed under sec. 10(3), have gone to court, with the plea that their land should be released after the repeal of ULCER Act, 1976. Although the court verdict is still awaited in such cases but it has set an ongoing process by the other land owners to get their land vacated which was acquired by the state govt. under ULCER Act 1976 but could not be used for development activities.
6. In the urban agglomeration of Mysore, out of total of 485 ha. of excess vacant land that was acquired under section 10(3) of ULCER Act, 1976 a sizeable percentage of land has been encroached by the individuals and builders and only 259 ha. of land has been handed to Mysore Urban Development authority for developmental purposes. To find out the status of remaining land and to carry out necessary survey, three teams have been constituted under the officers of the rank of Assistant Commissioner which will be submitting their report by the end of the year, 2002.

7. The urban land ceiling departments in the different U.A.'s of Karnataka have already been non-existent and only a skeletal manpower exists there.

## UTTAR PRADESH

The Urban Land (Ceiling and Regulation) Act, 1976 was applicable in 12 UA's of Uttar Pradesh, out of which Dehradun UA has recently been made capital of newly formed State of Uttaranchal. The industrial capital of the State – Kanpur was in Category B, while the UA's of Bareilly, Meerut, Agra, Allahabad, Lucknow and Varanasi were placed in Category C of ULCER Act, 1976. The towns of Moradabad, Gorakhpur, Aligarh and Saharanpur were in Category D as their population were in the range between 0.2 million to 0.3 million.

### A. Status till 31<sup>st</sup> March 1999

The extent of land acquired under section 10(3) and section 10 (5) of ULCER Act, 1976 is given below:

Table 7

Extent of Land Acquired under Section 10(3) and Section 10(5) of ULCER Act,  
1976 in UA's of Uttar Pradesh

Category	Name of towns	Extent of vacant land which was notified to the land owner under sec 10 (1)	Extent of excess vacant land that vests with state Govt. under sec. 10(3) (in ha.)	Extent of excess vacant land that was acquired under 10(5)(in ha.)
A	-		-	-
B	Kanpur	654.42	659.20	654.42
C	Bareilly	491.55	605.46	491.55
	Meerut	215.68	172.06	164.95
	Agra	883.55	488.03	Nil
	Allahabad	4948.60	1633.51	NA
	Lucknow	1507.14	217.30	204.75
	Varanasi	1015.80	1115.25	NA
D	Moradabad	347.10	297.97	NA
	Gorakhpur	166.75	186.98	161.38
	Aligarh	84.55	115.10	-
	Saharanpur			219.62
	Total	10315.14	5490.86	1677.05

Source: Land Ceiling Department, Government of Uttar Pradesh.

1. According to the Ministry of Urban Development Poverty Alleviation, Govt. of India about 21,884 ha. of land was acquired under section 10(3) and 10,269.82 ha. of land was acquired under sec. 10(5) of ULCER Act, 1976 in the State of Uttar Pradesh.
2. Extent of land acquired under section 10(5) ULCER Act, 1976 and transferred to the public development agencies for developmental purposes in various urban agglomeration of Uttar Pradesh is given below:

Table 8

Category	Name of towns	Extent of land with state govt. under 10(5) (in ha.)	Extent of land transferred to development agencies (in ha.)
A	-	-	
B	Kanpur	654.42	0.73
C	Bareilly	491.55	5.10
	Meerut	164.95	2.91
	Agra	Nil	23.70
	Allahabad	NA	61.98
	Lucknow	204.75	19.69
	Varanasi	NA	-
D	Moradabad	NA	8.08
	Gorakhpur	161.38	6.54
	Aligarh	-	1.38
	Saharanpur	219.62	20.40
	Total	1677.05	150.51

Source: Land Ceiling Department, Government of Uttar Pradesh.

3. Due to the lack of financial and manpower resources, the State Government of Uttar Pradesh could not take 'physical possession' of the acquired land under Sec. 10(5). During discussion with the concerned officials in the state of Uttar Pradesh, it was revealed that the acquisition of surplus land under ULCER Act, 1976 remained only on paper as the compensation paid for the acquired land till 31<sup>st</sup> March, 1999 was much less than the total amount that



would have been paid for the total acquired land that has been shown as vested with the State Government.

## **B. After the Repeal of the Act**

ULCER Act, 1976 was repealed in the State of Uttar Pradesh on 18 March, 1999.

### **Status till 31<sup>st</sup> May, 2002**

1. It was observed that the extent of land acquired under section 10 (5) of ULCER Act, 1976 pertains only to the theoretical acquisition of land and the actual physical acquisition of land never took place because of lack of resources. The land owners whose land was acquired under section 10 (5) kept on utilizing it in the same way as they were using it earlier, and there were no changes in the actual status of land.
2. The Department of Land Revenue in the town administration is carrying out the registration of properties in their administrative limits without verifying about legal status of the land from the Additional District Magistrate ( Urban Land & Ceiling) after the repeal of the Act. This has led to the confusion, as the state urban land ceiling department has not been able to keep the track of the land shown as acquired or land under 'physical possession' under section 10(5) of the ULCER Act, 1976 within the urban agglomeration.
3. Not even an inch of land has officially been released after the repeal of ULCER Act, 1976 in the State of Uttar Pradesh as the official in the land ceiling department are awaiting specific instructions and guidelines for releasing the acquired land vested with the authority under section 10(3) and 10(5).
4. After the repeal of the Act, the urban land ceiling department in the UA's of Uttar Pradesh are lying defunct and the employees of the



department are facing a uncertain future. The state government may consider taking steps to reabsorb these working employees in other departments of the State.

## PUNJAB

### A. Before the Repeal of Urban Land (Ceiling & Regulation) Act, 1976

The Urban Land (Ceiling & Regulation) Act, 1976 was applicable in 3 Urban agglomerations of Punjab; Amritsar and Ludhiana with a population ranging between 3-10 lakhs in 1976, were classified in Category C while Jullundur with a population between 2-3 lakhs was in category D.

#### Status till 31<sup>st</sup> March, 1999

1. Considerable extent of land was acquired in three urban agglomerations of Punjab. The extent of land acquired under section 10(3) and section 10(5) of ULCER Act, 1976 in the three UA's of Punjab is given below:

Table 9

Extent of surplus vacant land acquired by State Government through ULCER Act in the UA's of Punjab

Category	Name of Towns	Extent of excess vacant land vests with the state Govt. under section 10(3) in ha.)	Extent of excess vacant land that vest with state govt. under section 10(5) (in ha.)
A	-	-	-
B	-	-	-
C	Ludhiana	12.00	4.57
	Amritsar	8.70	2.29
D	Jullundur	NA	NA
	Total	20.70	6.86

Source : Punjab Urban Development Authority, Govt. of Punjab.

2. According to the Ministry of Urban Development, Government of India, approximately 128 ha. of surplus vacant land was acquired and vested under section 10(3) and 72.69 ha. of surplus excess vacant land was acquired and vested under section 10(5) of ULCER Act, 1976.

3. In Punjab, no housing schemes for low income groups or economically weaker sections were approved for the development of the land acquired and vested by the State Government under section 10(5) of ULCER Act, 1976.

### **Implementation of ULCER Act, 1976**

1. The Government of Punjab did not take the physical possession of the land that was acquired and vested with the State Government under section 10 (3) of ULCER Act, 1976. Thus the acquisition of land remained only on paper.
2. The owners of the surplus vacant land refused to hand over the parcels of land that was in excess of ceiling limits to the State Government. In few cases, however, the compensation packages were deposited by the State Government in the treasury, but landowners got the status quo on their land from the court of law. The owners continued the usage of their land even after it was shown as acquired and vested by the state government under section 10(5) of ULCER Act, 1976.
3. Most of the land that was vested and acquired by the state government under section 10(5) of ULCER Act, 1976 included the small parcels of land without proper access way. The lack of proper access or the availability of minimal infrastructure facilities hampered the developmental activities with special reference to housing the urban poor.

### **B. After Repeal of Urban Land (Ceiling & Regulation) Act, 1976**

The state government passed the resolution to adopt the Urban Land (Ceiling & Regulation) Repeal Act, 1999 enacted by the Parliament of India in February, 1999. A copy of the Repeal Act is given in Annexure IV.

### Status till May, 2002

After the repeal of the ULCER Act, 1976, the land ceiling department of Government of Punjab was dissolved and its employees were transferred to Punjab Urban Development Authority (PUDA).

1. The total extent of land that was acquired by the state government under section 10(3) and section 10(5) of ULCER Act, 1976 stands released after the repeal of the Act. The extent of land released in the urban agglomerations of Punjab after the repeal of ULCER Act, 1976 is given below:

Table 10

Extent of Land Released in the Urban Agglomerations of Punjab after the Repeal of ULCER Act, 1976

Category	Name of Towns	Extent of land released after repeal of the Act (in ha.)
A	-	-
B	-	-
C	Amritsar	8.70
	Ludhiana	12.00
D	Jullundur	NA
Total		20.70

Source: Punjab Urban Development Authority, Government of Punjab.

2. The discussion with officials of state and local development agencies revealed that the land released has promoted the developmental activities in Punjab. About 100 licenses has been issued to the private colonizers for the development of housing cooperatives in the urban agglomeration of Ludhiana after repeal of ULCER Act, 1976.

## MADHYA PRADESH

The ULCER Act, 1976 was applicable in 7 UA's in the State of Madhya Pradesh. With the formation of the new State of Chattisgarh, the UA's of Durg-Bhillai and Raipur that were in the category D in ULCER Act, 1976 were made part of newly formed state. Indore, Jabalpur, Gwalior and Bhopal were in C category while Ujjain was classified under D category.

### **A. Status of Urban Land (Ceiling & Regulation) Act, 1976 on 31<sup>st</sup> March, 1999.**

1. According to the Ministry of Urban Development and Poverty Alleviation. Government of India, 6928.64 ha. was declared under Sec. 10 (3), 2094.70 ha. of land was physically acquired under Sec. 10 (5) of ULCER Act, 1976 by the Government of Madhya Pradesh. However, according to the Government of Madhya Pradesh only 4520 ha. was declared under Sec. 10 (3) of ULCER Act, 1976 and 2723.12 ha. of land was acquired and vested under Section 10(5) of the Act.
2. A negligible percentage of land acquired under Sec. 10(5) was used for the developmental activities in the State of Madhya Pradesh.

### **B. After Repeal of Act**

1. The ULCER Act, 1976 was repealed in the State of Madhya Pradesh in February, 2000. Considerable extent of land was released in different U.A. of Madhya Pradesh.
2. The extent of excess vacant land acquired and vested under Sec. 10(3) and section 10(5) and the extent of land utilized for the development activity and type of development before the repeal of the Act and the extent of land released after the repeal of the Act including the number of court cases that were closed and the extent of land

released with abatement of litigation after the repeal of the Act is given below:

Table 11

Before repeal of the ULCER Act 1976					After repeal of ULCER Act 1976		
Category of Town	Name of Town	Extent of excess vacant land under sec 10(3) of the Act (in Ha)	Extent of vacant land physically acquired under sec 10(5) of the Act (in Ha)	Purpose for which the land is utilized. (in Ha)	Extent of land released after the repeal of the Act. (in Ha)	No. of cases in which the excess vacant land has been returned to the land owner after the repeal of the Act	No. of cases closed and Extent of land released with abatement of litigation. (in Ha)
C	Indore	725.99	463.43	-	4350.20	1772	7 (79.03)
C	Jabalpur	3270.14	1793.00	EWS 12.82 LIG 25.82 EWS Housing 27.00	128.00	39	26(279.86)
C	Gwalior	-	-	-	-	-	-
C	Bhopal	-	-	-	-	-	-
D	Ujjain	524.66	466.58	-	-	-	12(43.91)
	Total	4520.80	2723.01		4478.20	1811	45(402.80)

Source: Urban Land Ceiling Deptt. Govt. of Madhya Pradesh.

3. The extent of 4478.20 ha. of land under Sec. 10(1) and Sec. 10(3) involved in 1811 cases pending with the various courts of law were closed and the land was released into the urban land market.
4. The developmental activities in the UA,s of Indore and Jabalpur have gained momentum as significant quantum of land has been released in these towns. Although, it is too early to judge the nature and type of

developmental activities in these towns, it is expected that housing societies will get a boost in the state of Madhya Pradesh.

5. The staff of Land Ceiling Department, Government of Madhya Pradesh have been transferred to the newly formed state of Chattisgarh or have been absorbed in different State Departments in Madhya Pradesh.

## GUJARAT

The Urban Land (Ceiling & Regulation) Act, 1976 came into force in the state of Gujarat on 17 February, 1976 and covered the urban agglomeration of Ahmedabad was placed in (B category). Urban agglomerations of Baroda, Surat and Rajkot were placed in (C category) and Jamnagar and Bhavnagar were categorized in D category.

### **A. Status till 31<sup>st</sup> March, 1999**

1. According to the Ministry of Urban Development, Government of India, excess vacant land after scrutiny under section 10(1) by the state government in Gujarat under ULCER Act, 1976 was 32,513 ha., while the extent of excess vacant land acquired and vested under section 10 (3) and section 10 (5) were 4459 ha. and 1877 ha. respectively.
2. It was observed, that in the Ahmedabad U.A., Section 20 of ULCER Act, 1976, was largely exploited by the textile mill owners to get excess surplus vacant land exempted from acquisition. In the state of Gujarat, 28,781 number of exemption were granted under section 20 of ULCER Act, 1976, which were very high as compared to any other state of the country implementing the ULCER Act, 1976.
3. 1875 schemes covering total area of about 3334 ha. of the land was sanctioned under Sec. 21 of the ULCER Act, 1976.
4. Under section 23 of ULCER Act, 1976, the State Government formulated a policy to allot 25 sq.m. plots at a concessional price to urban poor, having monthly income upto Rs.1500/-. Urban poors were given plot of 25 sq.m. at a nominal price of Rs.250/-. State Government also fixed a target of allotting at least one lac of such plots to the urban poors in the in U.A. in the State of Gujarat.



Table 12

Table showing extent of vacant land vested in sec 10(3) and sec 10(5) and the purpose for which the land utilised.

Category of Town	Name of Town	Extent of excess vacant land under sec 10(1) of the Act (in Ha)	Extent of excess vacant land under sec 10(3) of the Act (in Ha)	Extent of vacant land physically acquired under sec 10(5) of the Act (in Ha)	Purpose for which the land is utilized. (in Ha)	Extent of land released after the repeal of the Act. (in Ha)
D	Bhavnagar	511.75	129.00	9.50	Allotted to urban poor (9.30) ha	-
D	Jamnagar	91.55	87.43	-	Gujarat Housing Board, PWD Housing, P & T Housing, G.S.F.C. Housing, Revenue co-operative (13.65)ha	-
	Total	603.30	216.43	9.50		

Source: Urban Land Ceiling Department, Government of Gujarat.

### B. Status After Repeal of the Act

The Act was repealed in the state of Gujarat in March, 1999. In the last three years after the repeal of the Act, the Gujarat state has witnessed 3 major calamities in the form of floods, earthquake, and communal riots resulting in the loss of thousands of innocent lives. In spite of these disturbances and obstructions, the state govt. was able to utilize the excess vacant land acquired under ULCER Act, 1976.

#### Status till 30<sup>th</sup> June, 2002

1. To dispose off the excess vacant land, the state government formulated a policy of auction through a notification and the auction committee was constituted on 30<sup>th</sup> March, 2001. The State Government plans to generate the revenue of Rs. 150 crores by auctioning the excess vacant land. The auction of excess vacant last will be on following terms.

- a. The plots of land which are smaller than 3000 sq.m. will be disposed off through auction, while the plots which are greater than 3000 sq.m. will be utilized for formulating the schemes for lower income groups of the society
  - b. 10% of the revenue generated through the auction of surplus vacant land will be utilized for the purpose of formulation of schemes for lower income groups.
2. The State Government of Gujarat has not released the land that was acquired under sec. 10 (5) of ULCER Act 1976.

Till March, 2002, 830 litigations pertaining to ULCER Act, 1976 were pending in various courts of Gujarat, out of which 422 litigations cases covers an approximately area of 948081 sq.m. of land in the Ahmedabad U.A.

In Ahmedabad U.A., 24 plots involving 17.11 ha. of land acquired under sec. 10 (5) are having area greater than 3000 sq. m. and are planned to be utilized for housing schemes for lower income groups.

3. It was revealed that 3.87 ha. of land acquired under sec. 10(5) of ULCER Act, 1976 in the Ahmedabad U.A. is ready to be auctioned for which the proposal had already been sent to the Auction Committee. The auction rates and prices are yet to fixed for another 19.96 ha. of land by the Urban Land Ceiling (ULC) Department in Ahmedabad after which the proposal for its auction will be sent to the Auction Committee.

The urban land ceiling department (ULC) Departments in the State of Gujarat is under staffed and looking at the enormity of the tasks involved in auctioning process of excess vacant land, the ULC head office at Gandhi Nagar has only 11 staff member while the ULC departments in the 6 U.A.'s of Gujarat state are manned by the total staff strength of 26. After the repeal of the Act., the staff members are

holding an additional charge of relief and rehabilitation work during natural disasters in the State of Gujarat.

## CHAPTER IV

### PROJECTED HOUSING SCENARIO

After making the preliminary reconnaissance survey, positive indications were also seen, which may partially be accounted for the impact of the repeal of the ULCER 1976 Act. While it is too early to speculate the impact of the repeal of ULCER 1976 Act on the housing stock, however there have been positive indications of increase in housing stock in the selected States where the Act has been repealed, particularly with reference to the poorer section of the society.

Some of the indicators showing the increase in housing stock are;

- Substantial increase in the registration of Housing Cooperative societies.
- Increase in the registration of the land.
- Construction activity has increased.
- Ownership ratio has increased.

On the basis of the current scenario with regard to the vacant land released after the repeal of the Act, as on 31<sup>st</sup> March 2001 and the extent of the land which will be made available in future, the projections for the extent of land that will be used for the construction of houses and the total housing stock that will be available were estimated with special reference to the EWS and LIG category.

The assumptions for the extent of land available for construction of houses and the total number of housing units that will be constructed with special references to EWS and LIG were as follows;

- Nature of development is purely residential
- 70% of total vacant land released will be used for residential purpose
- At least 25% of the housing stock is reserved for the EWS and LIG keeping in view the guidelines prescribed for the development of residential area by the housing cooperative societies / colonies in the selected States.
- 50 to 60 DU's per acre has been taken as a norm for the residential development after studying the existing byelaws of the selected States.

Table 12. Shows the estimated number of housing units that will be available in next few years.

**Table No. 12**  
**Estimated number of housing units that will be available in next few years after the repeal of the ULCER Act1976 (In Ha.)**

State	Name of the city	Extent of vacant land vests with State/ govt. under section 10(3). (A)	Extent of vacant land released (B)	Vacant land that will be released in due course of time. (C)	No. of dwelling units to be increased by the end of year 2003. (D)	No. of dwelling to be increased in future. (E)	Gross housing stock available after the repeal of the Act. (F)	Total number of EWS/LIG dwelling units to be constructed and available for occupation. (G)
Karnataka	Bangalore	813.27	0	813.27	0	76854	76854	19214
	Mysore	485	0	485	0	45833	45833	11458
	Hub-Dhar	181.9	0	181.9	0	17190	17190	4297
	Mangalore	102	15.07	86.93	1424	8215	9639	2410
	Belgaom	148.61	24.19	124.42	2286	11758	14044	3511
	<b>Karnataka</b>	<b>1730.78</b>	<b>39.26</b>	<b>1691.52</b>	<b>3710</b>	<b>159849</b>	<b>163559</b>	<b>40890</b>
Punjab	Ludhiana	12	12	0	1134	0	1134	284
	Amritsar	8.7	8.7	0	822	0	822	206
	Jullunder	0	0	0	0	0	0	0
	<b>Punjab</b>	<b>20.7</b>	<b>20.7</b>	<b>0</b>	<b>1956</b>	<b>0</b>	<b>1956</b>	<b>489</b>
Madhya Pradesh	Indore	5076.24	4350.33	725.91	411106	68598	479705	119926
	Jabalpur	3270.14	279.86	2990.28	26447	282581	309028	77257
	Gwalior	0	0	0	0	0	0	0
	Bhopal	0	0	0	0	0	0	0
	Ujjain	524.66	43.91	480.75	4149	45431	49580	12395
<b>Madhya Pradesh</b>	<b>8871.04</b>	<b>4674.1</b>	<b>4196.94</b>	<b>441702</b>	<b>396611</b>	<b>838313</b>	<b>209578</b>	

State	Name of the city	Extent of vacant land vests with State/ govt. under section 10(3). (A)	Extent of vacant land released (B)	Vacant land that will be released in due course of time. (C)	No. of dwelling units to be increased by the end of year 2003. (D)	No. of dwelling to be increased in future. (E)	Gross housing stock available after the repeal of the Act. (F)	Total number of EWS/LIG dwelling units to be constructed and available for occupation. (G)	
Uttar Pradesh	Lucknow	217.3	118.08	99.22	11159	9376	20535	5134	
	Kanpur	659.21	605.27	53.94	57198	5097	62295	15574	
	Allahabad	1633.52	0	1633.52	0	154368	154368	38592	
	Varanasi	1115.24	1115.24	0	105390	0	105390	26348	
	Agra	488.03	48.11	439.92	4546	41572	46119	11530	
	Baraily	605.46	153.27	452.19	14484	42732	57216	14304	
	Gorakhpur	186.98	180.44	6.54	17052	618	17670	4417	
	Moradabad	297.97	191.29	106.68	18077	10081	28158	7040	
	Merrut	172.06	141.36	30.7	13359	2901	16260	4065	
	Saharanpur	220.91	26.53	194.38	2507	18369	20876	5219	
	Aligarh	115.11	113.73	1.38	10747	130	10878	2719	
	<b>Uttar Pradesh</b>	<b>5711.79</b>	<b>2693.32</b>	<b>3018.47</b>	<b>254519</b>	<b>285245</b>	<b>539764</b>	<b>134941</b>	
	Gujarat	Bhavnagar	129	0	129	0	12191	12191	3048
		Jamnagar	87.43	0	87.43	0	8262	8262	2066
<b>Gujarat</b>	<b>216.43</b>	<b>0</b>	<b>216.43</b>	<b>0</b>	<b>20453</b>	<b>20453</b>	<b>5113</b>		
<b>GRAND TOTAL</b>	<b>16550.74</b>	<b>7427.38</b>	<b>9123.36</b>	<b>701887</b>	<b>862158</b>	<b>1564045</b>	<b>391011</b>		

It may be seen from the above table that in the State of Karnataka approximately 1.75 lakh housing units will be available in next few years, out of which at least 40,000 housing units will be available for EWS and LIG category.

In the State of Punjab, a total of 2,000 housing units will be available in next few years, out of which at least 500 housing units will be available for EWS and LIG category.

In the State of Madhya Pradesh, a total of 8.50 lakh housing units will be available in next few years, out of which at least 2.10 lakh housing units will be available for EWS and LIG category.

While in the State of Uttar Pradesh the vacant land has not been released even after the repeal of the Act, by the March 2001, but approximately at least a total of 5.50 lakh housing units will be available in next few years as soon as the guidelines are issued by the state government to release the land in the appropriate manner out of this, at least 1.35 lakh housing units will be available for EWS and LIG category.

In the State of Gujarat, a total of 20,000 housing units will be available in next few years, out of which at least 5,000 housing units will be available for EWS and LIG category.

Thus the total number of housing units that will be constructed and available for occupancy in due course of time in all the five selected States will be approximately 15.75 lakh, and the total number of housing units that will be available for EWS and LIG housing will be at least 4.00 lakh approximately. It may be mentioned here that as per the data available from the Ministry of Urban Development, the total number of housing units that will be available for occupancy in due course of time in all the five selected states will be approximately 34.25 lakh, and out of which 8.50 lakh dwelling units will be available for the EWS and LIG category.

It is evident from the study that substantial housing stock will be added in the five selected states where the Act has been repealed. Therefore it is assumed that a large quantum of housing stock will be made available to the housing market after the repeal of the Act becomes applicable in other states.

According to the data available from the Ministry of Urban Development, the total number of housing units that will be available for occupancy in due course of time in all the 17 states and 3 union territories where the Act was initially applicable, will be approximately 48.75 lakh after the repeal of the Act, and out of this at least 12.00 lakh of dwelling units will be for the EWS and LIG category.



## **CHAPTER V**

### **Conclusion**

The ULCER Act 1976 was repealed in five States of Uttar Pradesh, Madhya Pradesh, Punjab, Karnataka and Gujarat in 1999. After the repeal of Act it was assumed that vast amount of land will be released into the land market and development activity will get a boost particularly with reference to housing for lower income group and economically weaker sections.

It is still rather early to expect tangible and quantifiable evidence of the objectives of the repeal of the Act having been realized. Much of the input has been towards formulation of 'Screening Committees' and 'Auction Committees' in the State of Karnataka and Gujarat respectively while in the State of Punjab and Madhya Pradesh, the efforts are to release all the excess vacant land acquired and vested with the State Government and whose impact can only be verified indirectly over time.

A comparative assessment of the data collected from the selected States on the extent of land acquired and vested before the repeal of the Act and the extent of land released after the repeal of the Act is given below:

Table No. 13

Extent of vacant land vested with the State Government before the repeal of the Act and the excess vacant land released after the repeal of the Act

Category	Name of State and U.A' s	Before the repeal of the Act.			Extent of excess vacant land acquired with State/govt under sec 10(5)	Purpose for which land is released	After the repeal of the Act.		No of cases, the excess of vacant land has been returned to the owner after the repeal of the Act.
		Extent of excess vacant land notified to the owner under sec. 10(1)	Extent of excess vacant land vests with State/govt. under 10(3)	Extent of excess vacant land notified and not acquired under sec 10(3)			Extent of land released under section 10 (3) & 10(5)		
B	<b>Karnataka</b> Bangalore	1372.80	813.27	NA	NA	559.53	NA	NA	
C	Mysore	699.00	485.00	NA	MUDA	214.00	NA	NA	
C	Hub-dhar	339.78	181.90	NA	NA	157.88	NA	NA	
D	Mangalore	202.00	102.00	NA	Ews. Lig	100.00	15.07	NA	
D	Belgaom	223.19	148.61	NA	Office building	74.58	24.19	NA	
<b>Total</b>	<b>Karnataka</b>	<b>2836.77</b>	<b>1730.78</b>	<b>NA</b>		<b>1105.99</b>	<b>39.26</b>		
C	<b>Punjab</b> Ludhiana	35.67	12.00	4.57		23.67	12.00		
C	Amritsar	NA	8.70	2.29		-	8.70		
D	Jullunder	NA	NA	NA		NA	NA		
<b>Total</b>	<b>Punjab</b>	<b>35.67</b>	<b>20.70</b>	<b>6.86</b>		<b>23.67</b>	<b>20.70</b>		
C	<b>Madhya Pradesh</b> Indore	NA	725.91	463.42	EWS, LIG	NA	4350.33	1772	
C	Jabalpur	NA	3270.14	1793.00	EWS/LIG	NA	279.86	39	
C	Gwalior	Nil	Nil	Nil	Nil	NA	-	-	
C	Bhopal	Nil	Nil	Nil	Nil	NA	-	-	
D	Ujjain	Nil	524.66	466.58	Nil	NA	43.91	-	
<b>Total</b>	<b>Madhya Pradesh</b>	<b>NA</b>	<b>4520.71</b>	<b>2723.12</b>		<b>NA</b>	<b>4674.10</b>	<b>1811</b>	

Category	Name of State and U.A.'s	Before the repeal of the Act.			After the repeal of the Act.		
		Extent of excess vacant land notified to the land owner under sec. 10(1)	Extent of excess vacant land vests with State/govt. sec. 10(3)	Extent of excess vacant land acquired with State/govt sec 10(5)	Purpose for which land is released	Extent of vacant land released which was notified and not acquired under sec 10(3)	Extent of land released under section 10 (3) & 10(5)
C	<b>Uttar Pradesh</b>	1507.14	217.30	204.75			
	Lucknow						
B	Kanpur	654.42	659.20	654.42			
C	Bareilly	491.55	605.46	491.55			
C	Meerut	215.68	172.06	164.95			
C	Agra	883.55	488.03	Nil			
C	Allahabad	4948.60	1633.51	NA			
C	Varanasi	1015.80	1115.25	NA			
D	Moradabad	347.10	297.97	NA			
D	Gorakhpur	166.75	166.98	161.38			
D	Aligarh	84.55	115.10	Nil			
D	Saharanpur	Nil	Nil	219.62			
<b>Total</b>	<b>Uttar Pradesh</b>	<b>10315.14</b>	<b>5490.86</b>	<b>1677.05</b>			
D	<b>Gujarat</b>	511.75	129.00	9.50	Allotted to urban poor (9.30) Ha	382.75	
D	Bhavnagar						
D	Jamnagar	91.55	87.43	-	Gujarat Housing Board, PWD Housing, P & T Housing, G.S.F.C. Housing, Revenue co-operative (13.65) Ha	4.15	
<b>Total</b>	<b>Gujarat</b>	<b>603.00</b>	<b>216.43</b>	<b>9.50</b>		<b>386.90</b>	
<b>Grand Total</b>		<b>13790.58</b>	<b>11979.48</b>	<b>4606.98</b>		<b>1516.56</b>	<b>4734.06</b>

Source: ULC Depts. State Government

After the repeal of the aforesaid Act, Government of Karnataka formed "screening committee" to reallocate the vacant land to the land owners. The screening committee was able to release only 39.26 Ha. of land as compared to the 1730.78 Ha. of land acquired under Section 10(3) on the other hand another 1105.99 Ha. of land was released which was notified and could not be acquired under Section 10(3).

In the State of Punjab the data was not available for some of the urban agglomerations but during the discussion with the concerned officials in the department it was revealed that all the vacant land which was acquired under Section 10(3) but could not be processed for the acquisition under Section 10(5) as the owners got the 'status quo' on their land, have been released by the State Government.

In the State of Madhya Pradesh, the urban agglomerations of Indore, Jabalpur and Ujjain have released 4350.33 Ha. 279.86 Ha. and 43.91 Ha. of excess vacant respectively. This amounts to a total 4674.10 Ha. of excess vacant land released after the repeal of the Act.

The State of Uttar Pradesh, it was revealed that, not even single inch of excess vacant that was acquired under Section 10(3) and 10(5) has been released after the repeal of the Act, and in the State of Gujarat, the State Government has formulated a policy of disposing off the excess vacant land through auctions. A notification has been issued in this regard and "auction committees" has been constituted to dispose off the excess vacant land after the repeal of the Act.

These 'auction committees' were constituted to dispose off the land which was acquired under section 10(5), while the excess vacant land which was acquired under Section 10(3), but could not be processed for acquisition under Section 10(5), due to the financial and administrative difficulties, have been released by the State Government in different urban agglomerations of the State.

In all the selected State the extent of excess vacant land notified under sec 10(1) is 13790.58 Ha. whereas the extent of excess vacant land

vested with State \ Govt. under sec 10(3) is 11979.48 Ha. out of the land, which was under section 10(3), only 4606.98 Ha. was physically acquired through State Govt. under section 10(5).

1. There exists a wide gap in the figures of data assembled from the Ministry of Urban Development and the State departments on the extent of vacant land available acquired and vested under Sec. 10(1), Sec. 10(3) and Sec. 10(5) of ULCER Act, 1976 in the State of Madhya Pradesh, Uttar Pradesh and Punjab.
2. A very marginal amount of vacant land that was vested by the State Government under section 10(5) of ULCER Act, 1976, was actually allotted to the development authorities for development purposes and in most cases they were only made the custodians of vacant land. As a result a very small percentage of land was utilized for construction of EWS and LIG housing. For example, out of 463.431 Ha. and 1793.00 Ha. of vacant land that was vested under sec. 10(5) in the cities of Indore and Jabalpur of Madhya Pradesh respectively, only 27.01 Ha. of land was utilized for construction of Low Income Housing in Jabalpur.
3. The ULCER Act 1976 was repealed in the year 1999 to give a boost to developmental activities. However, in the State of Uttar Pradesh, the landowners are holding the released land primarily with the intention of speculation. As observed in case of Lucknow, the number of land registration has gone down after the repeal of the Act in March 1999. It was observed during discussion that the time frame should be introduced in the repeal Act that makes it compulsory for the landowner to carry out the developmental activities within a stipulated time frame.
4. It was observed that the extent of vacant land that was vested under section 10(5) of ULCER Act, 1976 in different States referred to the theoretical acquisition of land and the actual physical acquisition of land never took place because of lack of resources. The landowners, whose lands were acquired under section 10(5) kept on utilizing it in the similar manner, and there was no change in the actual status of land.

5. There seems to be confusion in the State of Uttar Pradesh and Madhya Pradesh with regard to excess vacant land that has been physically acquired and vested with the authorities under Sec. 10(5) of the Act. After the repeal of the Act, since no plan for development activity had been prepared or approved for the piece of land, the landowners whose land had been acquired under Section 10(5) has gone to the court to get the land vacated. The court have passed the order in some cases, indicating that since no plan for developmental activity or earmarking the boundary for the respective land has been prepared or approved and the land owner is utilizing the land in the similar manner, the said land may be vacated and given back to the owner. The State Governments have appealed against the verdict.
6. The department of land revenue in the town administration is carrying out the registration of properties in their administrative limits without verifying about their ceiling status from ADM-Ceiling after the repeal of the Act. Thus, the status of land acquired and vested under Sec. 10(1), 10(3), and 10(5) of the Act remains only on the paper with the land ceiling departments now.
7. After the repeal of the Act, the land ceiling departments in the 3 States are lying defunct and the employees of the department are reminiscent. In Uttar Pradesh, the employees of land ceiling department are facing the uncertain future. The State governments may consider and take steps to reabsorb these working employees in other departments.
8. The data available for Punjab, Madhya Pradesh, Karnataka, and Gujarat, shows that out of the 11979.48 Ha. of land vested with the State Government under section 10(3) before the repeal of the Act, the extent of land released after the repeal of the Act is 4734.06 Ha.
- 9.1 It may be seen from the above table that in the State of Karnataka approximately 1.75 lakh housing units will be available in next few years, out of which at least 40,000 housing units will be available for EWS and LIG category.

- 9.2 In the State of Punjab, a total of 2,000 housing units will be available in next few years, out of which at least 500 housing units will be available for EWS and LIG category.
- 9.3 In the State of Madhya Pradesh, a total of 8.50 lakh housing units will be available in next few years, out of which at least 2.10 lakh housing units will be available for EWS and LIG category.
- 9.4 While in the State of Uttar Pradesh the vacant land has not been released even after the repeal of the Act, by the March 2001, but approximately at least a total of 5.50 lakh housing units will be available in next few years as soon as the guidelines are issued by the state government to release the land in the appropriate manner out of this, at least 1.35 lakh housing units will be available for EWS and LIG category.
- 9.5 In the State of Gujarat, a total of 20,000 housing units will be available in next few years, out of which at least 5,000 housing units will be available for EWS and LIG category.
- 9.6 Thus the total number of housing units that will be constructed and available for occupancy in due course of time in all the five selected States will be approximately 15.75 lakh, and the total number of housing units that will be available for EWS and LIG housing will be at least 4.00 lakh approximately. It may be mentioned here that as per the data available from the Ministry of Urban Development, the total number of housing units that will be available for occupancy in due course of time in all the five selected states will be approximately 34.25 lakh, and out of which 8.50 lakh dwelling units will be available for the EWS and LIG category.
- 9.7 It is evident from the study that substantial housing stock will be added in the five selected states where the Act has been repealed. Therefore it is assumed that a large quantum of housing stock will be made available to the housing market after the repeal of the Act becomes applicable in other states.

9.8 According to the data available from the Ministry of Urban Development, the total number of housing units that will be available for occupancy in due course of time in all the 17 states and 3 union territories where the Act was initially applicable, will be approximately 48.75 lakh after the repeal of the Act, and out of this at least 12.00 lakh of dwelling units will be for the EWS and LIG category.



## List of 64 Urban Agglomerations where the Urban Land (C&amp;R) Act, 1976 is applicable

Sl. No.	Name of the state	Categories of Urban Agglomerations			
		A	B	C	D
1.	Andhra Pradesh	-	Hyderabad	Vishakhapatnam, Vijayawada	Guntur, Warangal
2.	Assam	-	-	-	Gauhati
3.	Bihar	-	-	Patna, Dhanbad, Jamshedpur	Ranchi
4.	Gujarat	-	Ahmedabad	Rajkot, Vadodara, Surat	Jamnagar, Bhavnagar
5.	Karnataka	-	Bangalore	Mysore, Hubli Dharwar	Mangalore, Belgaum
6.	Madhya Pradesh	-	-	Gwalior, Indore, Bhopal, Jabalpur	Ujjain, Durg-Bhilai, Nagpur, Raipur
7.	Maharashtra	Greater Bombay	Pune	Ulhasnagar, Sholapur, Nagpur	Thane, Nasik, Sangli, Kolhapur
8.	Orissa	-	-	-	Cuttack
9.	Punjab	-	-	Amritsar, Ludhiana	Jullundur
10.	Rajasthan	-	-	Jaipur, Jodhpur	Bikaner, Ajmer, Kota
11.	Uttar Pradesh	-	Kanpur	Bareilly, Meerut, Agra, Allahabad, Lucknow, Varanasi	Morsidabad, Dehradun, Gorakhpur, Aligarh, Saharanpur
12.	West Bengal	Calcutta	-	-	Asansol, Durgapur
<b>Union Territories</b>					
1.	Delhi	Delhi	-	-	-
2.	Chandigarh	-	-	-	Chandigarh
3.	Pondicherry	-	-	-	Chandigarh

Names of the States/Union Territories where there are no urban agglomerations having a population exceeding 2 lakhs.  
Haryana, Himachal Pradesh, Manipur, Meghalaya, Tripura

Remarks: The Urban Agglomerations are classified on the following criteria:

- Category 'A' - Super-Metropolitan Cities
- Category 'B' - The cities having population exceeding 10 lakhs but excluding the super-metros
- Category 'C' - The cities having population between 3 to 10 lakhs.
- Category 'D' - The cities having population between 2 to 3 lakhs.

Data-Sheet

State:

A. Before Repeal of Urban Land (Ceiling and Regulation) Act, 1976

Category of Towns	Name of Towns	Estimate of excess vacant land after scrutiny under sec 10(1) (in Hectares)	Extent of vacant land acquired and vested Section 10(3) (in Hectares)	Extent of land used for public purposes (Please give breakup of purpose e.g. no. of dwelling units (EWS, LIG) constructed etc.)			Extent of vested land that could not be used and the reasons thereof (in Hectares)
				Land (hectares)	used	Purpose (Hectares)	
1	2	3	4	5	6	7	
A	1 2						
B	1 2						
C	1 2 3 4 - -						
D	1 2 3 4 - -						

State:

**B2. After Repeal of Urban Land (Ceiling and Regulation) Act, 1976**

Category of Towns	Name of Towns	Extent of land released from land acquired and vested, if any (Hectares)	Date of release	How much of this land actually released has been used, if known (Hectares)	Purpose for which this land has actually been used	Estimates of land actually used for construction of EWS/LIG houses (Hectares)	Number of dwellings units constructed in each category	
							LIG	EWS
1	2	8	9	10	11	12	13	14
A	1 2							
B	1 2							
C	1 2 3 4 - -							
D	1 2 3 4 - -							

State:

**B1. After Repeal of Urban Land (Ceiling and Regulation) Act, 1976**

Category of Towns	Name of Towns	Extent of land released from the estimated excess vacant land under Section 10 (Hectares)	Date of release	How much of this land has actually been used, if known (Hectares)	Purpose for which this land has actually been used	Estimates of land actually used for construction of EWS/ LIG houses (Hectares)	Number of dwellings units constructed in each category	
							LIG	EWS
1	2	15	16	17	18	19	20	21
A	1 2							
B	1 2							
C	1 2 3 4 5 - -							
D	1 2 3 4 5 - -							

State:

**B3. After Repeal of Urban Land (Ceiling and Regulation) Act, 1976**

Category of Towns	Name of Towns	Extent of land released physical development, if any	Date of release	How much of this land actually released has been used, if known (Hectares)	Purpose for which this land has actually been used	Estimates of land actually used for construction of EWS/ LIG houses (Hectares)	Number of dwellings units constructed in each category	
							LIG	EWS
1	2	22	23	24	25	26	LIG	EWS
A	1						27	28
	2							
B	1							
	2							
C	1							
	2							
	3							
	4							
	5							
	-							
	.							
D	1							
	2							
	3							
	4							
	5							
	.							
	.							

**Resolution adopted by the Karnataka Legislative Assembly**

Whereas the Parliament has by the Urban Land (Ceiling & Regulation) Repeal Act, 1999 (Central Act 15 of 1999) (hereinafter referred to as Repeal Act), repealed the Urban Land (Ceiling and Regulation) Act, 1978 (Central Act 33 of 1976) and the said Repeal Act will come into force in the State of Karnataka with effect from the date on which this House adopts the Repeal Act under clause (2) of Article 252 of the Constitution.

And, whereas the Karnataka Legislative Assembly considered it necessary to repeal the Urban Land (Ceiling & Regulation) Act, 1976 (Central Act 33 of 1976) as applicable to the State of Karnataka.

Now, therefore, the Karnataka Legislative Assembly hereby adopts the Urban Land (Ceiling and Regulation) Repeal Act, 1999 (Central Act 15 of 1999) as required under clause (2) of Article 252 of the constitution of India, on the 5<sup>th</sup> Day of July 1999.

**Resolution Adopted by the Karnataka Legislative Council**

Whereas the Parliament has, by the Urban Land (Ceiling & Regulation) Repeal Act, 1999 (Central Act 15 of 1999) (hereinafter referred to as Repeal Act), repealed the Urban Land (Ceiling & Regulation) Act, 1976 (Central Act 33 of 1976) and the said Repeal Act will come into force in the State of Karnataka with effect from the date on which this House adopts the Repeal Act under clause (2) of Article 252 of the Constitution.

And, whereas the Karnataka Legislative Council considered it necessary to repeal the Urban Land (Ceiling & Regulation) Act, 1976 (Central Act 33 of 1976) as applicable to the State of Karnataka.

Now therefore, the Karnataka Legislative council hereby adopts the Urban Land (Ceiling & Regulation ) Act, 1999 (Central Act 15 of 1999) as required under clause (2) of Article 252 of the Constitution of India, on the 8<sup>th</sup> day of July 1999.



**The Urban Land (Ceiling & Regulation) Repeal Act, 1999**

1. An Act to repeal of the Urban Land (Ceiling & Regulation) Repeal Act, 1976.

Be it enacted by Parliament in the Fiftieth Year of the Republic of India as follows:

1. This Act may be called the Urban Land (Ceiling & Regulation) Repeal Act, 1999.
2. It applies in the first instance to the whole of the States of Haryana and Punjab and to all the Union territories; and it shall apply to such other States which adopts that Act by resolution passed in that behalf under clause (2) of article 252 of the Constitution.
3. It shall be deemed to have come into force in the States of Haryana and Punjab and in all the Union Territories on the 11<sup>th</sup> day of January, 1999 and in any other state which adopts this Act under clause (2) of article 252 of the Constitution on the date of such adoption; and the reference to repeal of the Urban Land (Ceiling & Regulation) Act, 1976 shall, in relation to any State or Union Territory, mean the date on which this Act comes into force in such State or Union Territory.
2. The Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the principal Act) is hereby repealed.
3. (I) The repeal of the principal Act shall not affect
  - a. The vesting of any vacant land under sub-section 10, possession of which has been taken over by the state government or any person duly authorized by the state government in this behalf or by the competent authority;

- b. The validity of any order granting exemption under sub-section (I) of section 20 or any Action taken thereunder, notwithstanding any judgement of any court to the contrary;
- c. Any payment made to the state government as a condition for granting exemption under sub-section (I) of section 20

(2) Where-

- a. any land is deemed to have vested in the state government under sub section (3) of section 10 of the principal Act but possession of which has not been taken over by the state government or any person duly authorized by the state government in this behalf or by the competent authority; and
  - b. any amount has been paid by the state government with respect to such land, then such land shall not be restored unless the amount paid, if any, has been refunded to the state government.
4. All proceedings relating to any order made or purported to be made under the principal Act pending immediately before the commencement of this Act, before any court, tribunal or other authority shall abate:

Provided that this section shall not apply to the proceedings relating to section 11,12,13 and 14 of the principal Act in so far as such proceedings are relatable to the land, possession of which has been taken over by the State Government or any person duly authorized by the state government in this behalf or by the competent authority.

5. (I) The Urban Land (Ceiling & Regulation) Repeal Ordinance, 1999 is hereby repealed.

(2) Notwithstanding such repeal, anything done or any Action taken under the said ordinance shall be deemed to have been done or taken under the corresponding provisions of this Act.

**RAGHBIR SINGH**

**Secy. To the Govt. of India**

## Annexure V

### List of persons contacted

State	Name, Designation	Phone No.	Address
Madhya Pradesh	Shri SS Wankhede, Secretary, Deptt. of Revenue	0755-551424	Revenue Department Vallabh Bhavan, Govt. of MP, Bhopal
	Shri Iqbal Ahmed, Principial Secretary	0755-551424	Same
Uttar Pradesh	Shri TP Phatak, Director, Land Ceiling Shri Choudhary	784518  788419, 286080	Urban admn. & deve. Department, Bapu bhawan, Lucknow
	Shri Gupta Head Clerk Shri Vinod Sharma ADM, Fin & Revenue, Sharanpur Shri Devendra Saini Head Clerk Shri Chaman Singh Nautyal, AE		Department of Land Ceiling, Jawahar Bhavan, Lucknow,  Saharanpur District Court, Court Road, Saharanpur
	PL Punta Principal Sec. (LSG)		Govt. of UP, Lucknow
	Shri Jagdesh Singh JE, Land Ceiling Shri BK Das Secretary, UD Shri Sheikh Ahmed Deputy Secretary, UD	2203503  2261829 2200044	Dept. of UD, MS Building, Bangalore
Punjab	Mr. Vasudevan Desk Officer, UD Shri Rakesh Singh Secretary, UD	2092232 2092109 704359	PUDA Office, Sec. 19A Market, Chandigarh
	Shri Hardev Singh Gen. Manager (Policy)	0172-670860	PUDA complex, Phase 1, Sec. 1-12, SAS Nagar, Mohli

	Shri Ghuman Estate Officer, PUDA, Ludhiana		PUDA Complex, Jamalpur, near Vardhman Mill, Chandigarh Road, Ludhiana
	Shri Roshan Lal Sharma, Asstt. Estate Officer, Ludhiana		PUDA Complex, 237 Cooper Road, Amritsar
	Ms. Gulpreet Sapra Estate Officer, PUDA, Amritsar		
	Shri AK Dubey Secretary (UD) Govt. of Punjab Chandigarh		
Gujarat	Sh. Raman Mahena Deputy Secretary Smt. Sudha Anchaliya Secretary, UD	079-3220981	Urban Development and Urban Deptt. Block No. 14, 9 <sup>th</sup> Floor, Sachivalya, Gujarat, Gandhinagar
	Sh. PI Joshi Deputy Secretary, UIC Govt. of Gujarat		
	Sh. BR Bhagra Sec. Officer UIC, Head office Mr. HJ Rathod Head Clerk ULC, Gujarat		
	Smt. Urmila Ben Pantel Addl. Collector Competent Officer, ULC, Ahmedabad, Gujarat		
	Sh. Surgakant Deputy Mamladar ULC office, Ahmedabad, Govt. of Gujarat		