

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 1671  
ANSWERED ON 15/12/2025**

**BRIEF DETAILS OF PERPETUAL LEASE**

**1671. DR. M. THAMBIIDURAI:**

**Will the Minister of Housing and Urban Affairs be pleased to state:**

- (a) whether the Delhi Development Authority (DDA) grants perpetual leases to universities, colleges and other institutions in Delhi;
- (b) whether Government/DDA defines a perpetual lease as a permanent lease or one granted for a fixed term;
- (c) a simple and clear explanation of a perpetual lease, i. e., a long-term lease—generally 99 years or more—that continues as long as the lessee complies with conditions and pays ground rent;
- (d) whether ground rent under such leases is revised periodically, such as every 30 years; and
- (e) whether DDA issues formal intimation upon such revision?

**ANSWER**

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI TOKHAN SAHU)**

- (a) Yes. Delhi Development Authority (DDA) has informed that DDA grants Perpetual Leases to universities, colleges and other institutions in Delhi.
- (b) & (c) DDA has informed that the “Perpetual Lease Deed of DDA is “perpetual” without any fixed term. It grants rights to use the land for the purpose for which it is allotted upon payment of ground rent as per terms & conditions of lease, with strict conditions for use, violation of which render such lease liable for cancellation”.
- (d) & (e) Yes. The conditions for revision of ground rent is provided in the lease deed itself which is executed at the commencement of the lease.

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