

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1035
ANSWERED ON 09/02/2026**

**REVISION OF GROUND RENT AND OUTSTANDING DUES OF ANNAMALAI
UNIVERSITY**

1035. DR. M. THAMBIDURAI:

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

- (a) whether DDA has received any request dated 29th December, 2025 from Annamalai University, 51-A Tughlakabad Institutional Area, seeking official confirmation of revised ground rent and outstanding dues for 2020–25;
- (b) if so, the date and mode of receipt and whether DDA has issued any response;
- (c) if a response was issued, its date, mode and contents, including specified dues;
- (d) if not, the reasons for non-response and expected timeframe; and
- (e) whether the Ministry will ensure fixed timelines for such confirmations for educational/institutional leasehold properties?

ANSWER

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

(a) to (d): Yes. Delhi Development Authority (DDA) has informed that a letter dated 29.12.2025 was received from Annamalai University, 51-A Tughlakabad Institutional Area, regarding revised ground rent and outstanding dues for 2020–25 through email on 07.01.2026. The response to the said letter has been sent vide DDA letter No. F.1Misc/DDA/AO(IL)/2026/03 dated 29.01.2026. Content of letter is attached as Annexure.

(e): Various matters relating to educational/institutional leasehold properties are examined by DDA on the basis of its detailed facts and the issues involved in specific cases including legal and financial aspect. Hence, a general timeline in such matters cannot be prescribed.

Annexure - Referred in Part (a) to (d) in reply to Rajay Sabha Unstarred Question No. 1035 due to answer for 09.02.2026

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE ACCOUNTS OFFICER (INSTITUTIONAL LAND)
VIKAS SADAN, INA, NEW DELHI**

No. F.1Misc/DDA/AO(IL)/2026/03

Dated:- 29.01.2026

To
The Annamalai University,
51-A, Institutional Area, Tughlakabad,
New Delhi, Delhi 110062

Subject:- Request for official confirmation of Revised ground rent and outstanding dues (2020-2025)

With reference to your letter on the subject cited above, the matter has been examined and the outstanding dues on account of Ground Rent have been worked on the basis of available records/challans available as detailed under:-

i)	Ground Rent:	Rs. 46,907.00
ii)	Enhanced Ground Rent w.e.f. 01.01.2020:	Rs. 1,12,448.00
iii)	Interest on Ground rent:	Rs. 29,845.00
iv)	Total:-	Rs. 1,89,200.00

It is submitted that the total outstanding dues amounting to ₹ 1,89,200/- are recoverable from the allottee. The detailed calculation sheet is enclosed for ready reference. It is further submitted that the levy of Enhanced Ground Rent w.e.f. 01.01.2020 and its calculation have been carried out strictly in accordance with the provision of the Lease Deed.

-sd-
Account Officer (IL)
DDA

File No. F.32(2)86/IL
Name of Allottee Annamalai University
Area 500 sqm
Date of Possession 21.05.1990
Lease deed 130/c
Premium 160625
EGR from 135/C 01.01.2020
Ground Rent 4016

S.No	From	To	Ground rent	Deposited Amount	Amount cleared	Date of challan	challan No.	Amount Due	Excess Amount	Delay in months	Interest @10% p.a.
1	21.05.1990	20.05.1991	4016.00	4016	4016.00	WITH PREMIUM		0.00	0.00	0.00	0
2	21.05.1991	20.05.1992	4016.00	5868	4016.00	20.04.1992	38999	0	1852.00	11.00	368
3	21.05.1992	20.05.1993	4016.00	6396	4016.00	19.06.1992	295	0	4232.00	2.00	67
4	21.05.1993	20.05.1994	4016.00	40160	4016.00	24.06.2002	27006	0	40376.00	110.00	3681
5	21.05.1994	20.05.1995	4016.00		4016.00			0	36360.00	98.00	3280
6	21.05.1995	20.05.1996	4016.00		4016.00			0	32344.00	86.00	2878
7	21.05.1996	20.05.1997	4016.00		4016.00			0	28328.00	74.00	2477
8	21.05.1997	20.05.1998	4016.00		4016.00			0	24312.00	62.00	2075
9	21.05.1998	20.05.1999	4016.00		4016.00			0	20296.00	50.00	1673
10	21.05.1999	20.05.2000	4016.00		4016.00			0	16280.00	38.00	1272
11	21.05.2000	20.05.2001	4016.00		4016.00			0	12264.00	26.00	870
12	21.05.2001	20.05.2002	4016.00		4016.00			0	8248.00	14.00	469
13	21.05.2002	20.05.2003	4016.00		4016.00			0	4232.00	2.00	67
14	21.05.2003	20.05.2004	4016.00	5085	4016.00	25.02.2004	19688	0	5301.00	10.00	335
15	21.05.2004	20.05.2005	4016.00		4016.00			0	1285.00	0.00	0
16	21.05.2005	20.05.2006	4016.00	4016	4016.00	16.04.2004	17952	0	1285.00	14.00	469
17	21.05.2006	20.05.2007	4016.00	4016	4016.00	31.05.2005	17953	0	1285.00	12.00	402
18	21.05.2007	20.05.2008	4016.00	4016	4016.00	02.04.2009	14812	0	1285.00	23.00	770
19	21.05.2008	20.05.2009	4016.00	4016	4016.00	12.03.2010	14814	0	1285.00	22.00	736
20	21.05.2009	20.05.2010	4016.00	4016	4016.00	28.03.2011	14822	0	1285.00	23.00	770
21	21.05.2010	20.05.2011	4016.00	4016	4016.00	21.03.2012	401215	0	1285.00	22.00	736
22	21.05.2011	20.05.2012	4016.00	4016	4016.00	21.03.2013	401216	0	1285.00	22.00	736
23	21.05.2012	20.05.2013	4016.00	4016	4016.00	26.03.2014	7268	0	1285.00	23.00	770
24	21.05.2013	20.05.2014	4016.00	4016	4016.00	24.03.2015	7260	0	1285.00	23.00	770
25	21.05.2014	20.05.2015	4016.00		1285.00			2731	0.00	11.00	368
								2731	0.00	142.00	3232
26	21.05.2015	20.05.2016	4016.00					4016	0.00	130.00	4351
27	21.05.2016	20.05.2017	4016.00					4016	0.00	118.00	3949
28	21.05.2017	20.05.2018	4016.00					4016	0.00	106.00	3547
29	21.05.2018	20.05.2019	4016.00					4016	0.00	94.00	3146
30	21.05.2019	20.05.2020	4016.00					4016	0.00	82.00	2744
31	21.05.2020	20.05.2021	4016.00					4016	0.00	70.00	2343
32	21.05.2021	20.05.2022	4016.00					4016	0.00	58.00	1941
33	21.05.2022	20.05.2023	4016.00					4016	0.00	46.00	1539
34	21.05.2023	20.05.2024	4016.00					4016	0.00	34.00	1138
35	21.05.2024	20.05.2025	4016.00					4016	0.00	22.00	736
36	21.05.2025	20.05.2026	4016.00					4016	0.00	10.00	335
			144576	97669	97669			45622			54703

Calculation of Outstanding Dues

Expected date of payment taken as: **28-02-2026**

A) Total G/rent 1,44,576
B) EGR 16064 31.12.2026 1,12,448
01.01.2020

Total G Rent 2,57,024

Less: Amount paid vide above challans 97,669
Due G/rent

1,59,355

B) Total Penalty/Interest on G/rent 54,703

Less: Amount paid Due Interest on G/rent 24,858
Due Penalty/Interest on G/rent 29,845

Total Outstanding Dues (A+B) **1,89,200**

GROUND RENT BEFORE 1.7.2017	11432.00
GROUND RENT AFTER 1.7.2017	35475.00
ENHANCED RENT AFTER 1.7.2017	1,12,448
Interest on GROUND RENT	29,845
TOTAL DUES	189200.42

AO(IL)

AAO(IL)

D/A