



दिल्ली विकास प्राधिकरण
Delhi Development Authority
लैंड पूलिंग सेल
Land Pooling Cell
चौदहवीं मंजिल, विकास मीनार
आई.पी.एस्टेट, नई दिल्ली -110002
Fourteenth Floor, Vikas Minar
I.P. Estate, New Delhi -110002

File No- PLC/LP/0001/2020/PLC/RFCP/ 43

Dated: 11/02/2021

✓ To,

Sh. Jai Parkash
AB-55
Mianwali Nagar
Rohtak Road, Paschim Vihar
New Delhi-110081
Mobile: 9958448243

विषय: Regarding modification/ implementation of the Land Pooling Policy.
संदर्भ: Grievance bearing no - PMOPG/D/2020/0244887 dated. 26.10.2020 on the CPGRAM portal.

Sir,

This is with reference to your above-mentioned grievance dated 26.10.2020 received in this office on 14.12.2020 on the cited subject raising concerns on the implementation of policy, its provisions relating to FAR, Sector Policy, EDC, Consortium, development of Sectors, etc.

The matter has been examined and I am directed to convey that, the modified land policy notified by the Central govt. vide S.O 5220(E) dated 11.10.2018 was finalized after consultation with various stakeholders, evaluation, and after due consideration of all the objections/suggestions received and recommendations of BoE&H under the provisions of DD Act, 1957. In this regard, the issues raised in the representations related to FAR, EDC, the role of Consortium, Role of DDA, etc. were suitably considered before the final notification of the policy by the Central Govt. In this regard, it is to further clarify the following on the observations raised in the representation.

- i. FAR -
As per the notified policy, the FAR shall be as per the prevailing Master Plan which is uniformly applicable for the entire land pooling zones and has been linked with the availability of critical resources especially the scarcity of water supply in Delhi. However, the benefits of any increase in FAR in the future can be accrued by the landowners on the 60% land retained by the Consortium.
- ii. Expression of willingness for participation in Land Pooling Policy-
To maximize the participation of landowners under the Policy, DDA took up an extensive Public Outreach Programme to educate and spread awareness about the Land Pooling Policy. A multi-pronged approach was adopted for the same through Field Camps, Advertisements in Newspapers, Magazines, and FM Radio, Nukkad Natak, Public Notices and Brochures which has received a positive response, and the number of registrations under the Land Pooling Web-portal for expression of willingness increased significantly.
- iii. Consortium-
Since DDA is not the land-owning agency, therefore for effective implementation of the policy, Consortium formation is required for ensuring integrated planning of 60% land share and hand over 40% of the land to DDA/ SPAs as and when required & managing sharing of land and built-up space amongst constituent DE's / landowners, adopting a uniform procedure for development and management of common facilities, monetization of PSP and commercial components, timely payments, etc. However, DDA shall act as facilitator and regulator for ensuring smooth and fair implementation of the policy. To ensure transparency and effective

implementation of the plan a two-stage redressal mechanism constituting all stakeholders, service providing agencies will be constituted by DDA for resolving disputes/grievances in land pooling as per clause 12 of the regulations for operationalization of the policy.

iv. Sector Policy-

Landowners can bring forth land of any size irrespective of sectors for pooling. However since only a few sectors may have the entire village falling in it, the sector planning and formation of the consortium is proposed on sectoral basis as per the notified policy.

v. Development of Sectors-

For holistic planning & development of Zones as per provisions of notified Policy/ Regulations, the sectors in the Sector Delineation Plan are delineated considering the availability of existing/proposed road network & vacant land. Further the overall integrated service planning of Land Pooling Zones is being taken up by Engg. Dept, DDA in coordination with Service Providing Agencies.

vi. External Development Charges-

The work towards accessing the infrastructure requirements, its cost estimations, and calculations of EDC for the Land Pooling Zones is being taken up by the engineering department of DDA. In this regard, it may however be noted that the EDC to be paid to DDA/SPA is based on the actual cost of developing city-level infrastructure and services of pooled lands to be paid only from the FDL stage onwards.

This issues with the approval of the competent Authority.

N. H. Ch
11/2/21
(निदेश)

सहा. निदेशक (यो.) लैंड पॉलिसी

Copy to:

1. Director(Plg) GIS Unit & Zone-D, Survey, SLF sites, NGT matters, and VIP references, 12th floor, Vikas Minar, I.P Estate, New Delhi-110002 w.r.t dy. no. 401 dated. 14.12.2020
2. Asst Director (SA & GR), DDA, Ground Floor, B Block, Vikas Sadan, with the request to delete the PMOPG/D/2020/0244887 dated. 26.10.2020 on the CPGRAM portal.

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(निदेश)

सहा. निदेशक (यो.) लैंड पॉलिसी