

# DDA sets land pool ball rolling with new portal

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**NEWDELHI:** Paving the way for the planned development in the capital, the Delhi Development Authority (DDA) has started the process of implementing its ambitious land-pooling policy.

On Tuesday, housing and urban affairs minister of state Hardeep Singh Puri launched a web portal on which farmers and developer entities can register themselves to participate in land pooling, which will be implemented in the urban extensions of the city.

Puri said, "Owing to rise in population and vigorous urbanisation, there is pressure on land (resources). The policy will help in the planned development."

Under the revised policy, the developer entity will get 60% of the total pooled land, which will be used for residential (53%); commercial (5%) and public and semi-public facility (2%). The remaining 40% of the pooled land will be earmarked for essential services and development of civic infrastructure.

The policy will provide for 17 lakh houses in Delhi's urban extensions. "This will provide an alternate model for planned development through public-private partnership. The DDA will now plan and develop infrastructure in the new projects," lieutenant-governor Anil Baijal said.

DDA has delineated sectors in four zones (K-1, L, N and P-II) where the policy will be implemented first.

A DDA official said the policy will be implemented in 94 villages of Delhi in four master plan zones — Zone J will be taken up later as there is only one village there. "To begin with, registrations on the portal will remain open for six months to ensure maximum participation in identified sectors. It will allow a single window clearance system," Tarun Kapoor, DDA vice-chairperson, said.

The policy, first approved in 2013, was notified in October 2018. The DDA had revised the policy following concerns of unavailability of water reduction of Floor Area Ratio (FAR) for residential use to 200, bringing down number of dwelling units which can be constructed. "Policy was revised keeping ground situation in mind," Baijal said.

## Land of opportunity

The policy will help in unlocking nearly 1,900 hectares

### What is the policy?

The policy is aimed consolidating land parcels owned by groups or individuals and developing it in the planned manner to meet city's housing demand

### Implementation

**4** No. of master plan zones where land pooling will be implemented

**109** Total no. of sectors

**200-300 hectare**  
Size of a sector

### Process

■ Farmers and developer entity have to register with DDA

■ Once 70% contiguous land is made available for pooling in a sector, DDA will prepare a plan

### Areas to be covered

**95** villages such as Najafgarh Chhawla, Dichaon Kalan, Nangl Sakrawat, Alipur, Bhalaswa, Ladpur Jahangirpur and many other villages in Najafgarh and west Delhi

## Centre, Delhi spar over regularisation of illegal colonies

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**NEWDELHI:** Political bickering has begun over regularisation of unauthorised colonies in the run-up to the Lok Sabha elections.

Housing and urban affairs minister Hardeep Singh Puri on Tuesday accused the Aam Aadmi Party government in Delhi of delaying in regularisation process.

Speaking at an event to launch a web portal for land pooling, Puri said the Delhi government had sought two more years to complete regularisation. "Thanks to the policy for the Delhi government, we have not been able to regularise the colonies. The local government has again sought two years to complete the process," Puri said.

The minister said a committee was founded under the housing and urban affairs secretary (Durga Shankar Mishra) in 2017 to expedite the process by resolving all issues with the local government.

"The Delhi government had then said they need two years to deal with the issues. We are trying to solve the problem but the



■ MoS Hardeep Singh Puri w L-G Anil Baijal. MOHD ZAK

local government is not board. And they blame the central government," Puri said.

The AAP government in Delhi hit back at the Union minister and blamed the Centre for delay.

"As per records, the Delhi government had approved and the file to the Centre two years back," said the Delhi government's media advisor.

As elections near, the Delhi government is on an overdrive to inaugurate development projects in unauthorised colonies. The Bharatiya Janata Party (BJP) is also targeting the ruling party in Delhi by raking up regularisation of unauthorised colonies, considered AAP's weak link.