

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
RAJYA SABHA

UNSTARRED QUESTION NO-2951

ANSWERED ON-20.02.2014

New land pooling policy of DDA

2951 Dr. Anil Kumar Sahani

Will the MINISTER OF URBAN DEVELOPMENT be pleased to state:

- (a) whether Government has approved a new land pooling policy of DDA; if so, the details thereof ;
- (b) whether a Cell has been created to implement the land pooling policy; if so, the details thereof;
- (c) whether the DDA has devised procedure/regulation by which the said policy will be operationalized, if so, the details thereof including land development, single window approval etc; and
- (d) the time by which the land pooling policy will be implemented ?

ANSWER

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT
(SHRIMATI DEEPA DASMUNSHI)

(a) : Yes, Sir. Government has approved the Land Pooling Policy of Delhi Development Authority which has been notified vide S.O. No.2687 (E) dated 05.09.2013. The details of this policy are as under:

(i) Government / Delhi Development Authority to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.

(ii) Developer Entity (DE) (a land owner, or a group of land owners who have grouped together of their own volition/will for this purpose or a developer) shall be permitted to pool land for unified planning, servicing and subdivision / share of the land for development as per prescribed norms and guidelines.
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(iii) Each landowner to get an equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.

(iv) To ensure speedy development of Master Plan Roads and other essential Physical & Social infrastructure and Recreational areas .

(v) To ensure inclusive development by adequate provision of EWS and other housing as per Shelter Policy of the Master Plan.

The envisaged Norms for Land Assembly/Land Pooling are as under:

(i) The two categories of land pooling are Category I for 20 Ha and above and Category II for 2 Ha to less than 20 Ha.

(ii) The land returned to Developer Entity (DE) in Category I (20 Ha and above) will be 60% and land retained by DDA 40%.

(iii) The land returned to Developer Entity (DE) in Category II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%.

(iv) The distribution of land returned to DE(60%) in terms of land use in

category I will be 53 % Gross residential, 2% City Level Public/Semi-Public and 5% City Level Commercial. The distribution of land returned to DE(48%) in terms of land use in category II will be 43% as Gross residential, 2% City Level Public/Semi-Public and 3% City Level Commercial.

(v) Developer Entity shall be returned land within 5 km radius of pooled land subject to other planning requirements.

(b) : Yes, Sir. A cell has been created in DDA to start the work relating to implementation of the Land Pooling Policy.

(c) & (d) : The rules for operationalization of the Land Pooling Policy are under active consideration and no time frame can be prescribed for finalization of the same.
