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DELHI HEIGHTS
(MULTISTATE CGHS LTD.)

INFORMATION BOOKLET

ONLY FOR MEMBERS

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(MSCGHS LTD.)

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PART A: PPP MODEL AND ROLES

1) Introduction / Background

As evident Delhi has seen a stabilized growth in real estate market ever since it's becoming the capital city and has continuously attracted Real Estate investors from all across the globe. DDA had opened a narrow window for private sector developers in Rohini, Janakpuri, Vikaspuri and Dwarka sub city that were developed on co-operative group housing society mode. This model was extremely successful in terms of providing value for money to its members and hassle-free possession of the house to its rightful owners. In addition to this, members got a robust return on their investments. According to Master Plan of Delhi -2021 notified on 07.02.2007 National Capital Territory of Delhi has been divided into 15 planning zones. Thereafter, the Government of India through its Gazette notifications dated 5, September, 2013 has announced land polling policy in zones including L-Zone.

L-Zone in particular has all the qualities to become a smart sub city given the fact that the IGI International airport, Metro network, National Highway, Expressways (UER-I, UER-II & KMP) and business hub like Gurgaon, Manesar being there in vicinity, L-zone has got long terms Real Estate potential when compared to other zones in Delhi and also has the clear strategic edge over other parts of NCR as well.

2) About Delhi Heights Multistate CGHS Ltd.

Delhi Heights Multistate Cooperative Group Housing Society is registered under the Multistate Cooperative Societies Act 2002 with Regd. No.: MSCS/CR/1095/2014. (The Society is head quartered in Delhi having its branch offices in New Delhi Dwarka, Sector 10), The society aims to facilitate to its members to have access to the fastest growing and favorite Real Estate destinations in Delhi, specific all, In L-Zone Dwarka and New Delhi.

3) Terms and Conditions of the Society: -

A) MEMBERSHIP

An individual is required to pay a membership fee for registration by paying an amount of Rs 5,300/- (Five Thousand Three Hundred Rupees only) i.e. admission fee of Rs. 100, Share Money of Rs. 100 and annual charges of Rs. 5,100/-.

B) MEMBERSHIP ELIGIBILITY

No Person shall be admitted as a member of the society except the following, namely: -

- An individual competent to contract under section 11 of the Indian Contract Act 1872.
- Any multi -state Co-operative Society or any Co-operative Societies.
- The Central Government.
- The State Government.
- The National Co-operative Development Corporation established under the Nation Co-operative Development Corporation Act 1962.
- Any Other corporation owned or controlled by the Government.
- Any government company as defined in section 617 of the Companies Act 1956.
- Such class or classes of persons or association of persons may be permitted by the Central Registrar having regard to the nature and activities of a multi-state co-operative society.

C) CONDITIONS FOR MEMBERSHIP

An applicant who is resident of India will be enrolled to ordinary membership upon fulfilling the following condition

- He has applied in writing in the prescribed form and agreed to abide, accordingly.
- He has paid admission fee of Rs. 100/- and acquired at least one share of the society. Board of directors can increase admission fee or share amount for new members at any time in a board meeting.
- He has fulfilled all conditions laid down in the Acts, Rules and the bye-laws of the society
- The Board of Directors of the society shall approve the application to admit as a member and grant of membership is solely on their discretion.

- No person shall be eligible for admission as member of the society if he has:
 - a) Not attained the age of 18 year.
 - b) Has been adjudged by a competent court to be an insolvent or an undercharged insolvent.
 - c) Has been sentenced for any offence, other than offence of a political character or an offence not involving moral turpitude and dishonesty and a period of five years has not lapsed from the date of expiry of the sentence.

D) APPLICATION FOR MEMBERSHIP AND ITS DISPOSAL

- The application for membership of the society shall be admitted by the applicant, who is resident of India to the board of Directors/Chief Executive of the Society in the prescribed form, accompanied by admission fee. An Applicant shall also subscribe at least one fully paid share at the time of application.
- The application of membership of the society found complete in all respects shall be disposed of within a period of four months from the date of receipt of the application by the society and the same shall be communicated within fifteen days of the decision.

E) VOTES OF MEMBERS AND MANNER OF VOTING

- Every member of the society shall have one vote in the affairs of the society.
- In case of equality of votes, the chairperson, shall have a casting vote.
- Every member of the society shall exercise his vote in person and no members shall be permitted to vote in proxy.
- Where any of the authorities, multi-state cooperative society or a cooperative society, each person nominated by such authority or society, on the board in accordance with provisions contained in this Act and the rules shall have one vote.

F) RIGHTS AND DUTIES OF MEMBERS

The member shall have the following rights and duties:

- A member shall be entitled to exercise his right as a member from the date of admission as member.
- Right to vote in general body meeting.
- To receive notice of general body meeting as per the bye-laws of the society.
- To attend and take active part in the proceedings of the general body meeting.
- To transfer / sale his membership as per rules and regulations of the society.
- To take part in elections and contest for any post as per provision of the Act, Rules and bye-laws for participation in the management of the society.

G) DISQUALIFICATION FOR MEMBERSHIP

No person shall be eligible for being or continue to be a member of the society if:-

- His/her business is in conflict or competitive with the business of the society.
- He/she did not make annual transaction of the value of at least Rs. 15000/- for two consecutive years.
- Has not attended three consecutive general body meetings of the society and such absence has not been condoned by the members in the general body meeting of the society.
- He/she have made any default in payment of any amount to be paid to the society under bye-laws /rules and regulations of the society. Accordingly, such member ceases to be beneficiary of the project as welfare scheme taken by the society as per the main object and he/she cannot claim beneficiary rights in the society or its own assets acquired through the society and will not be eligible at any later stage also expect the board approval.

H) WITHDRAWAL AND RESIGNATION OF MEMBER

A Member may withdraw and resign from the membership after two years (from the date as he considered member of Delhi Heights Multistate CGHS Ltd) by giving at least three month's notice in writing and withdraw his share capital with the approval of the Board of Directors. The approval shall not be given while such a member is indebted, to the society. Management can approve for a shorter period notice also for resignation at its sole discretion.

A member, who, withdraws or resigns from the membership will not be allowed to become a member again for period of one year from the date of his resignation unless, he repays the amount with drawn by him from the society and duly approval is being taken by the Board of Directors.

I) EXPULSION OF A MEMBER

- Society, may by a resolution passed by a majority of, not less than two thirds of the members present and voting at a general meeting held for the propose, expel a member for acts, which are detrimental to the proper working the society.
- On expulsion from the society, in accordance with the provision of the Act and Rules, a person will cease to be member. Such expulsion may involve for feature of shares at the sole direction of the society, provided, that the member concerned shall expelled unless he has been given a reasonable opportunity of making representing in the mater. However, if board think fit that it is to be detrimental to the proper working of the society of acts of any member board may expel a member on exception basis and place such expulsion before members for approval in next general body meeting.
- No member of the society, who, has been expelled shall be eligible for readmission as a member of the society for a period of one year from the date of such expulsion unless, specific all approved by the Board of Directors.

J) CESSATION OF MEMBERSHIP

The membership of the society may cease automatically in case of:-

- Resignation or expulsion of membership is duly approved by the Board
- Cancellation of registration or on death of the member of society.
- Transfer of all shares to another member of the society.
- Expulsion of member by the general body.
- Incurring any of the disqualification of membership.

K) SHARE CERTIFICATE

- Every person admitted as an ordinary member of the society shall be entitled to receive a Share Certificate stating the number of share/shares and their distinctive number/numbers and the Chief Executive shall sign the Share Certificates. The Share Certificate shall bear the Society's Seal.
- If any certificate were worn out, defaced, mutilated, destroyed or lost new share certificates may be issued in lieu thereof on payment of a fee as prescribed by the Board per share certificate and upon the delivery of the worn out or defaced original for cancellation and in the case of destruction or loss of the share certificate and on giving indemnity to the Board of Directors as may be required and upon such terms and conditions as the Board of Directors may think fit.

L) NOMINAL MEMBER

The Board of Directors at its discretion may admit a person a payment of a non-refundable admission fee of Rs 100/- as a nominal member, who, will apply for such nominal membership in written prescribed form and agree to abide by thereof with the rules and regulations made, provided, that such nominal member shall not be entitled to subscribe to the share of the society or have any interest in the management thereof including right to vote, be elected as a Director of the Board or participate in the general body meetings, Board of Directors can increase admission fee for new members at any time in Board meeting.

M) NOMINATION

- A member may nominate a person to receive the member's interest in the society after his/her death. Nomination shall be made in the prescribed form and entered in the register kept by the society for the purpose.
- Prior approval of the Board shall be necessary if the person is to be nominated as an employee of the society.
- Nomination can be revoked and fresh nomination can be made on any number of times after due intimation in writ-

ing to the society and on payment of prescribed fee as may be determined by the Board from time to time for every subsequent nomination.

N) DEATH OF A MEMBER

On the death of a member, the society may pay or transfer to the person or persons nominated a sum representing the value of the member's interest in the society within six months from the date of death of the member. In the absence of nomination, the society may pay to such person as may appear to the Board of Directors to be entitled to receive the same as heir or legal representative of the deceased member on his or their executing an appropriate deed of indemnity in favour of the society.

O) LIABILITY OF A MEMBER

The liability of a member shall be limited to the share capital subscribed by him only.

P) LIABILITY OF PAST MEMBERS AND ESTATE OF A DECEASED MEMBER

- The Liability of a past member or of the estate of a deceased member of the society for the debt of the society will be as they existed.
- In the case of a past member, on the date on which he ceased to be member or in the case of a deceased member, on the date of his death shall continue for a period of two years from such date.
- However, where the society is ordered to be wound up under section 86 of the Act, the liability of a past member who ceased to be a member of the estate of a deceased member, who, died within two years immediately preceding the date of the order of winding up, shall continue until the entire liquidation proceedings are completed. But such liability shall extend only to the debts of the society as they existed on the date of cessation of membership or death as the case may be.

Q) LIEN ON SHARES, DIVIDENDS AND DEPOSITS

The society shall have the first and paramount lien or charge upon all the shares dividends and deposits of any member or past member for all dues from him/her to the society from time to time. The Society may set off any sum credited by or payable to the member or past member against Payment of any liability of such member or past member.

4) Definitions

- A. **"MPD-2021"** Means master plan of Delhi -2021 notified on 07.02.2007.
- B. **Zonal Development Plan** means plan for each zones (division) containing information regarding social infrastructure, parks of open spaces, circulation system, etc.
- C. **"Multi State CGHS"** means Multistate Cooperative Group Housing Society Limited.
- D. **"Governing Council"** means member enlisted under the bye-laws of the society.
- E. **"General Body"** means member enlisted under Para 27 of the bye-laws of the Society.
- F. **"Land Pooling"** means the land parcels owned by individual or group of owners. Usually by transfer of land back to the land lords/ landowners for undertaking of development of such areas on per the provision of the Delhi Development Act 1957 and the perceived proved one.
- G. **"Scheme"** means the self financed land pooling scheme announced by Delhi Heights Multi State CGHS Ltd.
- H. **"Land Pooling Agency" (LPA)** means the Delhi Development Authority, designated to implement the land pooling policy as per MPD-2021 and zonal development plans.
- I. **"Plot share allotment letter" (PSA)** means allotment of portion of plot area out of the total specific land Block/Parcel of the society.
- J. **"DDA"** means Delhi Development Authority.
- K. **"Developer Entity" (DE)/Private Entity (PE)** means an individual land owner or a group of land owners (who has grouped together of this own volition/will for this purpose).
- L. **"Residential"** means area set apart for developers residential on per the standards and norms as per the land pool-

ing policy, master Plan / Zonal Development Plan.

- M. **“Land Transfer Certificate” (LTC)** in the contest of land pooling policy means the certificate issued by the Competent authority (LPA) in respect of exchange of the land parcels between the DE/PE and the land policy agency.
- N. **“Original Plot”** in the context of land pooling means the parcel of land vesting with the developer Entity (DE)/ Private Entity (PE) as per revenue record as on the day of application for land pooling.
- O. **“Final Plot”** in the context of land pooling means the parcel of land carved out within the land pooling scheme which in to be returned back to DE/PE as per the LTC provision.
- P. **“Layout Plan”** refers to the tentative lay out of the flats/plan as per the plot size and location under MPD 2021.
- Q. **“Floor Layout”** means tentative layout as per the conceptualized Build-up /tower plan based on the guidelines issued by the competent authority and as mentioned in the building codes.

5) **Master Plan Delhi 2021**

- A. MPD-2021 was brought out by the government vide Notification No.SO141 dated 07/02/2007. The plan projects the requirement of nearly 24 lakh residential units, for an estimated 2.3 million people by 2021 to cover the huge gap in the demand and supply of housing unit.
- B. In the Master plan 2021, Govt / DDA have defined its role as only of a facilitator to speed up integrated planned development. DDA proposes that while internal development of the project is to being taken care by the private developer, DDA shall be responsible for external development in a time bound manner. This is the first time that the DDA has invited the private sector to partner its efforts in this revolutionary manner.

6) **Land Pooling Policy**

Land owners or group of land owners (who have grouped together of their own Violation / Will for this purposed) or a developer referred as DE /PE, shall be eligible to participate in the land pooling scheme as per prescribed norms and guidelines stipulated in chapter 19.0 of MPD 2021.

Delhi Heights Multi CGHS Ltd. Will take the role of DE to Facilitate /Organize/Manage the purchase and aggregation of land parcels through self-financing scheme through its members.

Delhi Heights Multi CGHS Ltd. Will ensure that the purchased and aggregated land parcels meet the permissibility norms of the land pooling policy announced by DDA through its gazette notification date 05th Sept. 2013. The society will also ensure that the land parcels are: -

- A. Free of any encumbrances.
- B. Land in not under any litigation and devoid of any illegal trespassing / construction.
- C. Land is not a part of any unauthorized colonies / build-up/notified Lal Dora Village land.
- D. Land does not fall under low density residential area or green belt.

Later, the Society will ensure timely submission of all required documents based on the prescribed format by DDA/ when declaring the zones open for land pooling.

Delhi Heights Multi State CGHS Ltd will sign the development agreement with the DDA/LPA to ensure the grant of LTC and there after obtaining the development license within the prescribed format and time limits.

The Development works will completed in accordance with the development policy of DDA and Delhi Multi State CGHS Ltd.

7) **Guiding Principles**

- A. Pooling of land under this Policy will be done on the basis of sectors (as defined in the Regulations) and as delineated in the Zonal Development Plans.
- B. The Policy is open to all landowners who own land in the areas notified by DDA/Government under the Policy. Landowners with any size of land may register and express their interest to participate as per the application process specified in the Regulations.

- C. In order to ensure unified planning, servicing and subdivision/ share of the land in a sector as per Land Policy and Regulations, a minimum of 70% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled to make the sector eligible for development. When such minimum contiguity is achieved in a sector, DDA will intimate all the constituent landowners forming part of the contiguous land in the sector to form a consortium as defined in the Regulations. Isolated land parcels of 2 ha and above falling in a sector, that are not a part of 70% contiguous land shall also be eligible for being part of the Consortium based on feasibility of the layout plan.
 - D. Of the pooled land, the Consortium will retain 60% and hold the remaining 40% on behalf of DDA, to be surrendered (free of encumbrances) as and when required to DDA/ service providing agencies for development of city level physical infrastructure, recreational and public/semi-public (PSP) facilities as per the ZDPs and layout plan of a sector. Each landowner will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.
 - E. The 60% land shall be utilized by the Consortium for development of residential, commercial, public and semi-public facilities as per the Policy.
 - F. The Consortium will mutually decide a formula for redistribution of developed land/ built space, or any other form of fair exchange as part of an "Implementation Plan" and convey the same to DDA with the consent of all landowners.
 - G. The final development of the 60% land shall be taken-up by the Consortium only after obtaining the necessary approvals as specified in the Regulations. The 60% land can also be developed as separate sub-projects by those landowners/ group of landowners who have chosen to work as separate Developer Entities (DEs), only after the overall integrated planning has been completed by the Consortium and all due approvals have been obtained. The DE can be:
 - a. An individual land owner who has pooled one or more parcels of land in the sector, adding up to a minimum of 2 hectares;
 - b. A group of land owners who have collectively pooled one or more land parcels adding up to a minimum of 2 hectares who have voluntarily grouped together, through a valid and legally enforceable agreement for taking up development;
 - c. An entity (developer/ business/ corporate entity) representing a group of landowners who have pooled one or more land parcels adding up to a minimum of 2 hectares, through a legally binding agreement.
- The limit of 2 hectares has been set to ensure adequate return of land for development.
- H. Adequate provision of EWS housing shall be ensured in the new development area as per the Master Plan.
 - I. External Development Charges (EDC) shall be applicable on the entire area of pooled land to cover the actual cost of providing city-level infrastructure.
 - J. Land parcels in a sector that remain un-pooled may be allowed to develop at a later stage subject to:
 - a. workability of the proposed layout plan in terms of accessibility and other functional requirements;
 - b. Making 45% land available for city level infrastructure/facilities or as determined by the Authority from time to time;
 - c. Payment of updated applicable EDC for infrastructure and services.

8) Role of DDA and/or Government

- A. Ensure smooth and fair implementation of the Policy.
- B. Overall planning with respect to ZDP and the land to be utilized by DDA and service providing agencies for provision of city level physical infrastructure, recreational and public/semi-public (PSP) facilities.
- C. Revision of ZDPs as and when required for new development areas, including delineation of sector boundaries.
- D. Facilitation of the entire process of planning and development by DEs/Consortium through a Single Window System

for application, verifications, approvals, licenses, etc. in a time bound manner, as per process specified in the Regulations.

- E. Overall monitoring of provision of relevant infrastructure for water supply, sewerage, drainage, power, transportation etc., by service providing agencies in a time bound manner.
- F. Acquisition of any land, which has not been offered under land policy and is required for effectuating the policy in any sector, in accordance with law. The cost of such acquisition shall be borne by the DEs/Consortium.
- G. Ensuring sale of EWS housing stock handed over by the DE/Consortium to DDA as per Policy.
- H. Setting up and operation of a robust and credible dispute resolution mechanism to address grievances/disputes that may arise during the implementation of the Policy.

9) Role of the DE/Consortium

- A. A Consortium of constituent landowners will be created for unified planning, servicing and subdivision/ share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.
- B. Development and finalization of the Implementation Plan with the approval of all constituent landowners as per clause 19.1(iii) will be the responsibility of the Consortium.
- C. Preparation of layout plans and detailed site plans for the remaining 60% land as per the provisions of the ZDP and prevailing Master Plan, through a consultative process involving all DEs/ landowners will be the responsibility of the Consortium.
- D. Undertaking watch and ward of the land to be surrendered (free of encumbrances) as and when required to DDA/ service providing agencies will be the responsibility of the Consortium.
- E. Timely payment of External Development Charges (EDC) to DDA and service providing agencies towards the cost of developing public infrastructure and services, through the Single Window System and as per timelines specified in the Regulations. EDC shall be payable on the total pooled land. Seeking necessary approvals, inter-alia, of layout plans and detailed site plans, through the Single Window System established by DDA.
- F. Time bound development of all internal roads and other related infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plants, water treatment plants, and parking including provision of multi-level parking facilities wherever required, falling in its share of the land, as per Policy and Regulations.
- G. Time bound development and maintenance of the entire development as per approved layout plan, including all the neighborhood level facilities i.e. open spaces, roads and services, till the area is handed over to the concerned Urban Local Body (ULB) for maintenance. The deficiency charges, if any, shall be borne by the DEs/Consortium at the time of handing over of the services to the ULB.
- H. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the Implementation Plan.
- I. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.4(vi).
- J. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking) or actual cost whichever is less, at the time of actual handing over. The DE/Consortium will develop such 50% housing stock as a separate block and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.
- K. Dispose the remaining 50% of EWS housing stock only to the residents within the new development, at market rates, to house community service personnel working for the residents/owners. These will be developed by the DE/ Consortium at the respective Group Housing site/premises or contiguous site. The DE/Consortium shall be allowed to undertake actual transfer/transaction of this 50% stock to the prospective buyers only after fulfilling the requirements

mentioned in Clause 19.3(xi).

- L. Bearing the cost of acquisition of land acquired by DDA as per law for the public purpose of ensuring the planned development of infrastructure in the Zones and sectors where the Land Policy is applicable.

10) Norms for Land Pooling and Development Control Norms

The proposed land pooling and development by DE/Consortium shall be based on the following norms:

- A. The Land Use distribution at the city level for the urbanisable areas in the Urban Extensions adopted for this Policy is as under:
- Gross Residential: 53%
 - Commercial: 5%
 - Industrial: 4%
 - Recreational: 16% (does not include green areas within the various gross land use categories)
 - Public & Semi- Public Facilities (PSP): 10%
 - Roads & Circulation: 12%
- B. The above land use distribution will split on a 40:60 basis. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of land uses shall be as follows:

Land Use	Area of Pooled Land	
	Minimum 40%	Maximum 60%
Gross Residential	--	53%
Commercial		5%
Industrial	4%	--
Recreational	16%	--
PSP	8%	2%
Roads and circulation	12%	--

- C. Sub-division of Gross Residential areas and provision of facilities (local and city level) shall be as per the Master Plan. Land requirement for provision of neighborhood level internal roads/ infrastructure/ services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) as earmarked in the layout plan will be met equitably by all the landowners/DEs.
- D. 50% of the plots earmarked for neighborhood level health and education facilities, within the Gross Residential Use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.
- E. Amalgamation and sub-division of city level PSP plots as well as commercial plots shall be allowed. On the amalgamated/ subdivided plots, minimum area requirements/ norms of Master Plan shall be applicable for development of any use premise. In such cases, adherence to Master Plan requirements/norms shall be mandatory. The DE/Consortium may also adopt innovative ways for achieving a vertical mix of uses (residential, commercial, PSP) within a building. Application of vertical mix of uses shall be in adherence to the prescribed additional development controls mentioned in Clause 19.4(viii) and is restricted to developments under the Land Policy.
- F. Development control norms under the Policy are:
- a. FAR for Residential, City Level Commercial and City Level PSP shall be as per prevailing Master Plan.

- b. Residential FAR for Group Housing to be applicable on Net Residential land.
- c. Net Residential land to be a maximum of 55% of Gross Residential land.
- d. For the purpose of providing EWS housing, the DE/Consortium shall utilize a mandatory FAR of 15% over and above the maximum permissible residential FAR. The resultant increase in density shall be considered over and above the permissible density as per Master Plan.
- e. EWS Housing unit size shall range between 30-40 sq.m.
- f. Adequate parking shall be provided by the DE/Consortium as per MPD. In case of the EWS housing component, a norm of 0.5 ECS/100 sq.m. of BUA shall be followed.
- G. The Consortium/DE shall be compensated in the form of Tradable FAR as per conditions specified in the Regulations, if it is unable to utilize the entire allowable FAR within the 60% land. DDA may identify receiving sites for such Tradable FAR, which would be based on availability of critical resources such as water, proximity to transport infrastructure, etc.
- H. Additional development controls for urban design, landscape and built environment to be notified as part of the ZDPs for land pooling zones shall apply uniformly for all developments under the Policy. These controls will regulate building and site level aspects and promote sustainable environment management systems through integration of blue and green infrastructure in the sector layout plans.

11) Framework for Implementation of the Policy

- A. A website, to serve as a Single Window System, will be created for the purpose of implementing the Land Policy. This Single Window System will provide the interface between DDA and landowners/DEs/Consortium(s), host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.
- B. The detailed Regulations for operationalization of the Land Policy, including process and timeframe for participation, shall be formulated in a time bound manner. The Regulations shall be put up in public domain (online and through newspapers) for inviting views of the stakeholders within a period of 30 days.
- C. A two-stage Grievance Redressal Mechanism will be constituted within DDA to resolve all disputes and anomalies emerging from the implementation of the Policy.
- D. DDA will create dedicated multi-disciplinary teams for managing the Single Window System based implementation. These teams will be drawn from different divisions/departments within DDA and will manage documentation, coordination with other agencies, site inspection, approval of alignments and site layouts, and other matters that will be defined in the Regulations. The option of outsourcing certain parts of the operations (as required) may also be considered.

12). Location and Boundaries

- A. The Zone "L" covers an area of 21933 Hectares.
- B. Delhi Rohtak Railway Line in North.
- C. Zone "K" mainly comprising Dwarka Sub city in the East.
- D. The National Capital of Delhi Boundary with Haryana on its Southern and Western sides.

13). Land Pooling Scheme Options

- A. The scheme offers investments in form of plots sizes varying from 45.5 square yards to 195.8 square yards. The individuals who desire to obtain the membership have to options:
- B. Individual can become members under the land pooling scheme by purchasing land share certificate equivalent to the plot size varying from 45.5 square yards to 195.8 square yard. Eventually, post LTC plot will be develop on the basis of the building approvals from a competent authority. The members will be offered an equivalent size of Dwelling Unit as per the existing FAR on the said plot under the scheme.

C. The allotment of the Dwelling Unit to the individual members will take place through a by invitation only.

14). Objective of Information Booklet: -

The object of this information booklet is to bring together potential members under the umbrella of Delhi Heights Multistate Cooperative Group Housing Society Limited (DHCGHS). The society will ensure a planned and well-managed platform to facilitate land pooling of land parcels at L-Zone as per the guidelines mentioned in MPD-2021. (according to Gazette notification date 11th October, 2018 Serial No. 4030) The tentative technical details of the Scheme are not for sale / offer. No. contents of this information shall over rule or contradict with The Real Estate (Regulation and Development) Act 2016. This information booklet is strictly not a notice/circular or publicity in any form/offering for sale building or apartment or inviting persons to purchase in any manner such plot, building, apartment or to make advances or deposits for such purposes. Any further activity, construction, collaboration, development of land parcels as per land pooling policy of MPD-2021 or related things there after shall be subject to the approvals of Real Estate Regulatory Authority established under Sub section (1) of Section 20 of the Real Estate (Regulation and Development) Act 2016.

PART B
TENTATIVE DETAILS OF PROJECT CONCEPT PLAN
AND FLOOR PLAN UNDER THE PROJECT OF DELHI HEIGHTS
MSCGHS LTD.

1) **INTRODUCTION***

Designed by a very senior and renowned architect Mr. SK Agrawal a retired Addl. Chief Architect from DDA. The project has been conceptualized keeping in mind the lifestyle of the members. The project will be developed on lavish line, with broad avenues, extensive greens and up market residences. The township will be a below density township with 70% green areas emphasis on large size and well-spaced residences. It will be a serene and exclusive neighborhood reminiscent of true European and Roman style living loaded with all the modern amenities with pleasant drives. Freedom from congestion and enjoyable walks to well-appointed amenities in a secure environment. It shall be residential destination complete in all respects for those seeking a higher standard of living.

A. Location: -

Located next to Proposed Diplomatic Enclave and 10 minutes' drive from the Dwarka sector 21 Metro Station.

B. Connectivity: -

- a) 10 Minutes from IGI Airport & NH-8.
- b) 5 Minutes from Sector -21, Metro Station.
- c) 2 Minutes from upcoming Diplomatic Enclave.
- d) 5 Minutes from upcoming Dwarka-Gurgaon Express way.
- e) Proximity to a Golf course & Football Stadium.
- f) Third outer ring road UER-II & UER-III to pass through this zone
- g) Largest Ayurvedic Hospital operational in this zone.
- h) Proximity to the forthcoming AIIMS-2 while a ranch of AIIMS is already operational in the adjoining area at Jhajjar.
- i) Proximity to IP University, NSIT and NLU.

2) **Construction Cost**

Total construction cost will be calculated per the agreed specifications of the project and the bill of quantities (BOQ) finalized by the society.

3) **Selection of Construction Agency**

The construction agency will be selected through a construction bid policy approved by the society.

4) **Eligibility & Criteria**

Under this scheme all Govt. Employees, all serving/Retired Officials, their dependents and families – All Central Govt. Ministries, all State Govt. Officials of any Ministry or Department, commission, Defense Production, DRDO, Police, PSUs Public Sector Banks, Govt. run Education Institutions, Autonomous Bodies, Govt. Officers families, Private Sector Employees, Professionals, Business Peoples and others shall be eligible.

5) **Documentation**

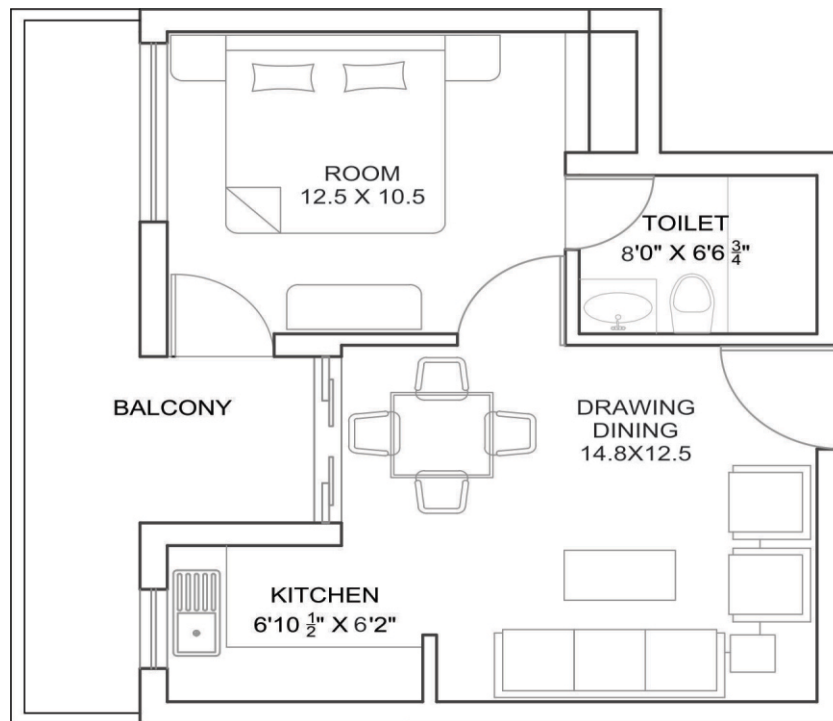
- (a) Membership application form
- (b) Affidavit as per the format prescribed in the Delhi Heights Multi State CGHS Ltd.
- (c) PAN card copy
- (d) Aadhar card/Voter I-card for Address proof.

* Terms & Conditions as per information Booklet / Application Booklet of DELHI HEIGHTS MULTISTAE CGHS Ltd.

6) Amenities

- Freehold Property with Registry
- Swimming Pool**
- Hi-Tech 3 Tier international standard security with CCTV and video door phones
- Smart home with 24x7 Wi-Fi Connection**
- Hi-Speed elevators provisioned in each tower
- Power back-up
- Provision for piped gas
- Rain water harvesting
- Fire protection systems
- Well maintained gardens with playground
- Outdoor amphitheater and games area
- Fully equipped Gymnasium**
- Club House**

7) Floor Layout

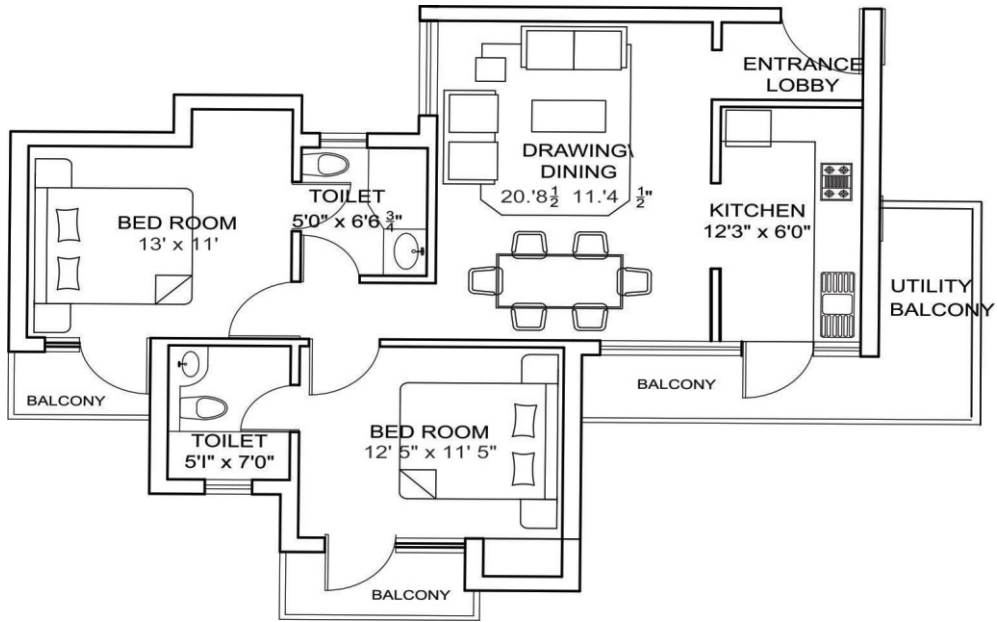


LIG

BUILT UP AREA* = 410 SQFT

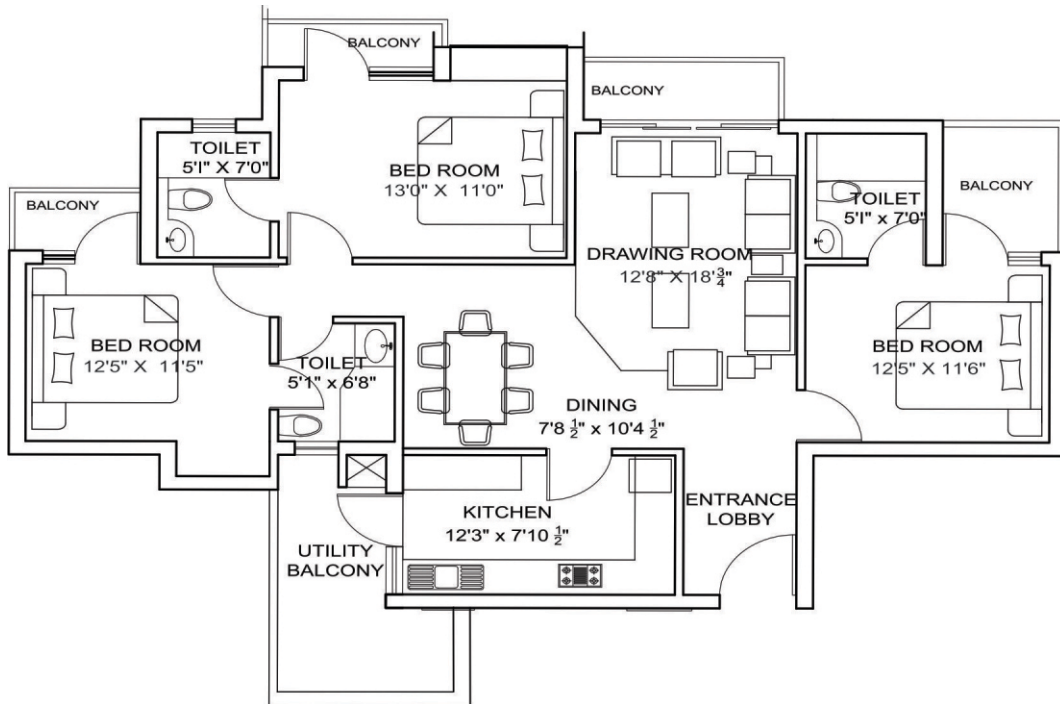
* Built up area can be changed if any change amend by competent authority.

** Terms & conditions applicable.



MIG

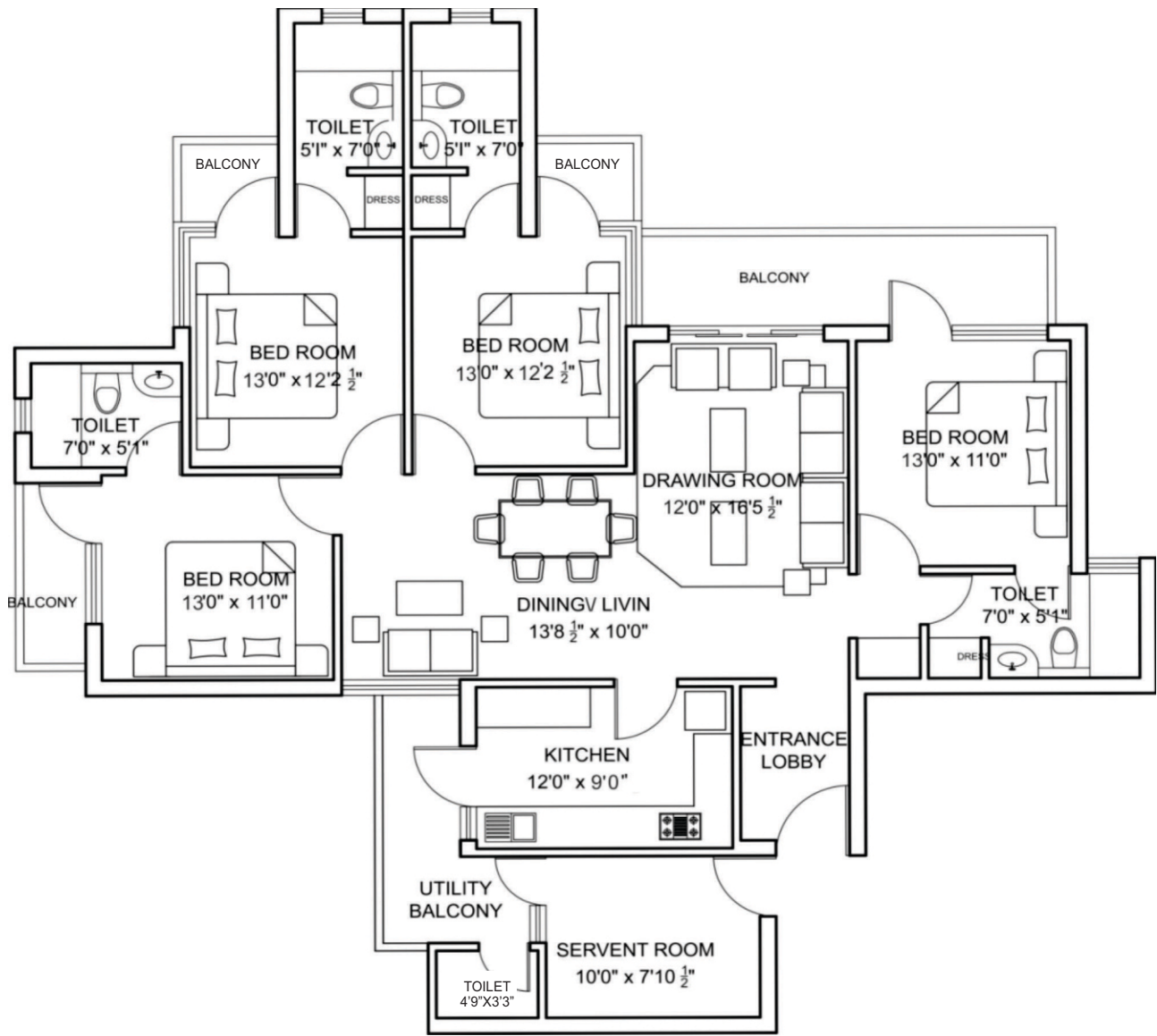
BUILT UP AREA* = 715 SQFT



HIG

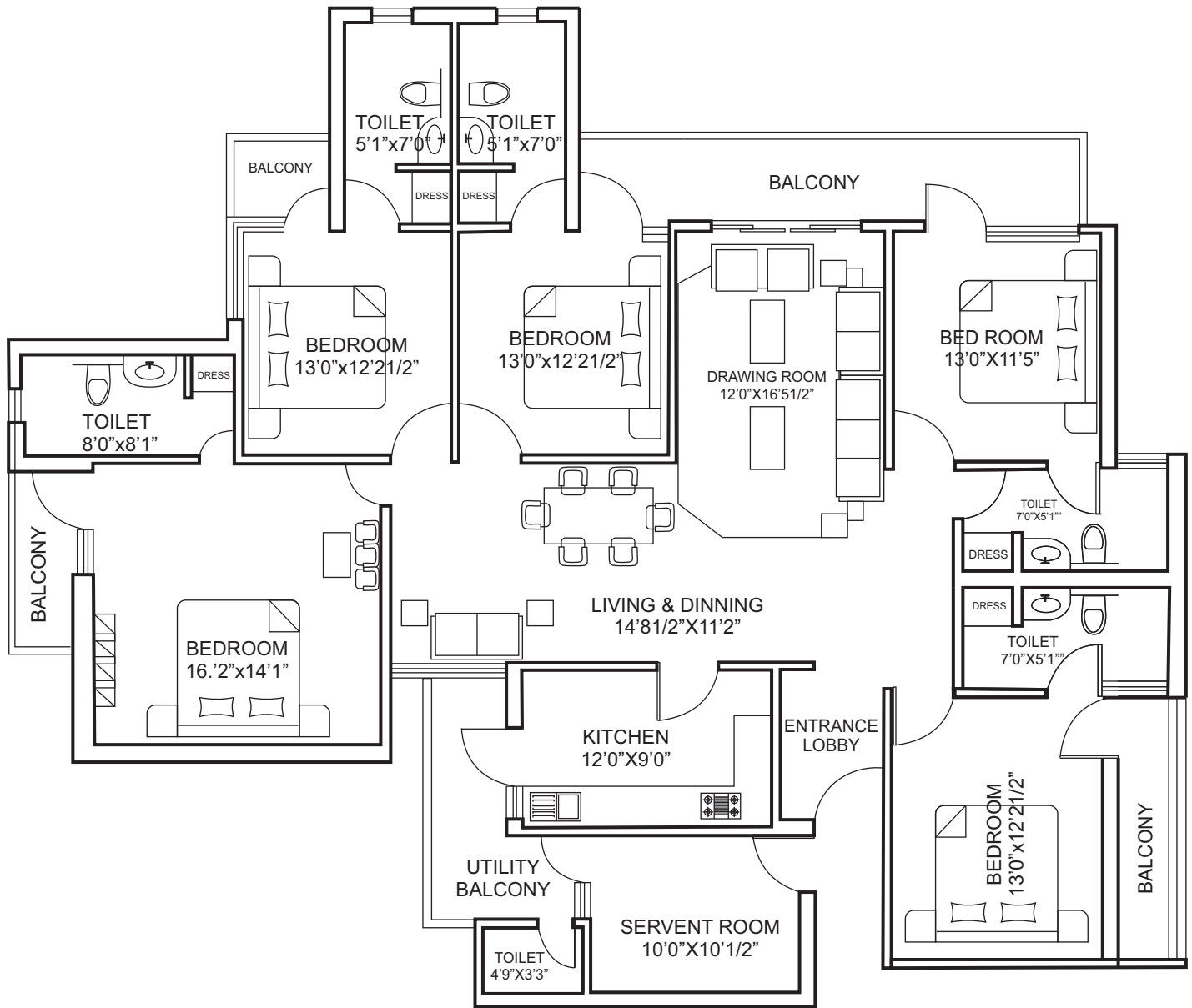
BUILT UP AREA* = 1024 SQFT

* Built up area can be changed if any change amend by competent authority.



SUPER HIG (Type-I)
BUILT UP AREA* = 1387 SQFT

* Built up area can be changed if any change amend by competent authority.



SUPER HIG (Type-II)

BUILT UP AREA* = 1763 SQFT

* Built up area can be changed if any change amend by competent authority.

8) Specifications of the Project

Living / Dining Room

- Floor: Exclusive Vitrified Tiles (2'*2')
- External window: Aluminum Sliding type with 4mm Glazing walls O.B.D. Paint.
- Internal Doors: Molded Skin Flush Door & Hardwood Frames.
- Entrance Door: Teakwood Finish Decorative flush doors

Master Bedroom

- External window: Aluminum Sliding Type with 4mm Glazing Walls O.B.D Paint
- Internal Door: Moulded Skin Flush door & Hardwood Frames.
- Wardrobes / Almirah: Wooden*

Toilet (Master Bedroom)

- Floors: Anti-Skid Ceramic Tiles
- Window: Aluminum Louvered Shutters
- Fixtures and Fitting: Chrome finish Fitting, Mixers
- Sanitary Ware: chinaware, Granite Vanity Counter.
- Walls: Designer Ceramic Tile with Border Up to 7ft Above 7ft Plaster with O.B.D
- Internal Door: Flush Door Shutters with Hardwood Frames.

Toilet (Other Bedroom)

- Floors: Anti-Skid Ceramic Tiles
- Windows: Aluminum Louvered Shutters
- Fixtures and Fitting: Chrome Finish Fitting, Mixers.
- Sanitary Ware: Chinaware, Granite Vanity Counter
- Sanitary Ware.

Kitchen

- Floors: Anti-Skid Vitrified Tiles
- Window: Aluminum Glazing
- Fixtures and Fitting: Granite Counter, Chrome

Finish Fittings

- Walls: Designer Ceramic Tiles Dado Up to 2' Above counter Area.
- Internal Door: Flush Door Shutters with Hardwood Frames
- Other Utilities: SS Single Bowl Sing with Drainboard
- Semi Modular Kitchen*

Balcony Areas

- Floor: Anti-Skid Ceramic Tiles
- Walls: Tex-matt or Apex Equivalent

Lift Lobby / Corridors

- Floor: Decorative Pattern Floor in combination with Kota/ Granite Tiles
- Walls / Dado: Decorative Tiles Cladding Up to 7ft and Textured Paint Above Lift Front Wall only.

Main Entrance Lobby

- Floor D Decorative Pattern Floor in Combination with Marble / Granite Tiles
- Walls/ Dado : Decorative Tiles Cladding Up to 3' with border and Textured Paint above Lift Front Wall Only.

Electrical

- Modular Switches, Copper Wiring with MCB's

*Terms & conditions applicable.

9) About the Architect

Mr. S.K Agrawala

A graduate in Architecture from university of Roorkee now IIT Roorkee, he has more than 40 years of experience in the field of Architecture. He worked in Delhi Development Authority for about 32 years in different capacities and retired as Addl. Chief Architect. While working in DDA he was associated with the designing of some of the most prestigious projects like Asiad Tower, shooting range at Tughlakabad, residential colonies like Vasant Kunj and Sarita Vihar. In the initial period of Planning of Dwarka he was Sr. Architect In charge for Dwarka as such almost all the construction done by DDA in this Sub City Bear his signature. Vijaya Veer Awas Yojana, a housing for Army Personnel who took part in Kargil war is a good example of his brilliance.

Post retirement Mr. Agrawala has been associated with the planning of some big housing schemes in Noida. He is also associated with number of social organizations and educational institutions. He is a visiting faculty in two Architecture Institutes.

10) Disclaimer

The details and information provided in this information booklet is not in contradiction or overruling the Real Estate (Regulation and Development) Act 2016. The Technical Details of Delhi Heights Multistate CGHS Ltd are subject to approvals from Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act 2016. On grant of approval from the authority Delhi Heights Multistate CHGS Ltd shall comply with terms and conditions mentioned thereat at shall change / amend/alter the details of the land pooling scheme terms & conditions, accordingly.



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