

NEELKANTH MAHADEV WELFARE SOCIETY (REGD.)
REGISTRATION NO. S/ND/350/2013
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Ref. no NMWS/2015-116/16

Date: 08.06.2015

Sub: Land Pooling Policy

We are pleased to inform The Union Urban Development Ministry on 26.05.15 approved the regulations for operationalisation of Land Pooling Policy of the Delhi Development Authority (DDA) with some amendments. The same must have been seen by many of you in the news papers. However, the extracts of the policy relevant to us, as published in media, is given below. Detailed media news on this also uploaded on the Society's website and members may click 'MEDIA COVERAGE'.

“Urban Development Ministry/DDA has requested Delhi government to declare the 95 villages as development area and 89 villages as 'urban villages'. Both these requests are pending with the government in advanced stages. We hope it will soon issue the notification on it.

As soon as the same notified, actual implementation will start in next couple of months and the deed will be issued by Urban Development Ministry/DDA. These provisions will help DDA in implementing its Land Pooling Policy.

It is gathered that DDA will announce dates for submitting applications for participating in land pooling after the Delhi government's notification. DDA will follow month-wise priority meaning if land pooling is opened for six months, the applicants of first month will get priority. This will encourage greater participation and better locations for early applicants.

The DDA's Master Plan Delhi (MPD) 2021 proposes construction of 25 lakh housing units by 2021 for which 10,000 hectare of land will be required. As per DDA estimates, 2.5 lakh houses, including 50,000 EWS units, will require 1000 hectare of land.

The policy seeks to make landowners partners in the development and is divided into two categories of pooling Category I for land 20 ha and above and Category II for 2 ha to less than 20 ha.

In the first category, the developer entity will share 60 per cent while DDA will retain 40 per cent. In the second category, DDA will retain 52 per cent while rest will go to developer entity.

DDA will collect external **development charges (Rs 2 crore per acre) for building infrastructure from the land contributors**, and for the first time there is a clause to penalize for missing deadlines. In case DDA fail to develop basic infrastructure before the completion of projects by developer entities, they will pay 2% of the external development charges in the first year and 3% in the successive years.”

The housing and commercial projects will have to be developed within seven years of getting the alternative plots, but more time will be given on payment of a penalty. The government will allow 15% extra floor-area ratio for construction of houses for the economically weaker sections, and DDA will buy half of these at a predetermined rate.

Based on the above, **EDC (External Development Charges) of Rs. 2 Cores per acre, each member share tentative comes to Rs. 300/- per sq. ft. (say - between 3 lacs to 5 lacs per member, depending upon the category of land member has opted)**. The demand of the same would be raised as soon as the same is notified/demanded by UD/DDA. It is advisable for the members to keep provision

of the said amount to be paid at short notice since as per policy; the early birds are likely to get advantage in respect of location.

It has also been notice that some members have yet not paid annual charges for the year 2015, which were due in Jan. 2015. All are requested to pay immediately.

As you are aware and informed repeatedly through various communications that the land is being purchased from the money received from the members and it has also been repeatedly intimated that members who will be default in payment they will not be eligible for participating in the land pooling policy since because of non-payment by them, the Society has not been able to purchased their share of land. This is the last opportunity for the defaulting member to make payment immediately failing which, they would not be accommodated in the land-pooling option.

As per the decision taken in the General Body Meeting held on 1st March, the rate of interest on late payment w.e.f. 1st June, 2015 would be @ 12% for the period of late payment.

As already communicated vide our last communication, members may access their personal details and other payment details/interest charged etc. on society website.

Members may visit <http://neelkanthmahadevsociety.com> and click Members area, it will ask your USER ID and PASSWORD. Please follow below given steps to see your personal details.
NOTE- WEBSITE WORKS IN GOOGLE CHROME ONLY.

Member User:

·User ID: PAN No (example: AKMPK8703G)

·Password: Date of Birth in YYYYMMDD format (example: 19861107 for 7th Nov 1986 born member)

In case you find any mistake in your personal details or fund transaction or unable to open, you may revert back to us for necessary correction.

As regards the amount payable on account of delayed payments, the same would be intimated to the concerned members directly in due course.

For Neelkanth Mahadev Welfare Society



(SUDHIR SHARMA)
General Secretary
NEELKANTH MAHADEV
WELFARE SOCIETY
09810255338

MODE OF PAYMENT

The payment can be made either through CHEQUE/ DRAFT in favor of "NEELKANTH MAHADEV WELFARE SOCIETY" payable at New Delhi, OR through NEFT/RTGS.

Members who are doing payment through Cheque/Draft are requested to mention their membership no., Name, father/husband Name and telephone no. behind the Cheque/Draft, and submit the cheque to the following.

P.K. Singhal	PIPING	M-09818672694	EIB 8 th floor
G.C. Porel	SED	M-09818078531	EIB 9th floor
Mrs. Uma Mehta	C&P	M-09818691689	R&D GGN T-I,FF
Mr. Niranjn Singh	PIPING	M-09818738407	EIB 7 th floor

Members who are unable to submit CHEQUE/DRAFT personally, may send scanned copy of CHEQUE/DRAFT through e-mail at "nmw.society@gmail.com" and original CHEQUE/DRAFT at following society office address through Post/courier.

226, STREET NO. - 4, SHRI NAGAR, SHAKUR BASTI, DELHI 110034

Members, who wish to make payment through NEFT / RTGS, may send computer generated transaction detail or scanned copy of passbook mentioning UTR number detail as a proof of payment at "nmw.society@gmail.com" along with membership no., Name, father / husband Name and telephone number.

The bank details of NEELKANTH MAHADEV WELFARE SOCIETY for NEFT/RTGS accounts are as mentioned below.

BANK NAME/ADDRESS	S/B ACCOUNT NO.	IFSC CODE	NEFT/RTGS ACCOUNT NO.
CORPORATION BANK, BHIKAJI CAMA PLACE RK PURAM NEWDELHI-110066	CLSB/01/130066	CORP0000373	037300301130066
STATE BANK OF TRAVANCORE, BHIKAJI CAMA PLACE, RK PURAM, NEW DELHI-110066	67254949698	SBTR0000563	67254949698
HDFC BANK, LG-10,11 & 12 ANSAL CHAMBER 1, BHIKAIJI CAMA PLACE, NEW DELHI-110 066	50200003684735	HDFC0000678	50200003684735

THE MEMBERS WHO WOULD BE MAKING PAYMENTS THROUGH RTGS/NEFT, THEY MUST SEND THE TRANSACTION DETAILS SIMULTANEOUSLY TO THE SOCIETY'S E-MAIL ID.

Receipt of the payments against land cost can be collected personally from Mr. PK Singhal, EIB-8th Floor / Mr. Nirajan Singh – EIB 7th or send a request by e-mail to send the scanned copy of the same by mail to them.