

# DDA okays draft land pooling policy

## 200 Villages Chosen, Minimum Requirement Lowered To 2Ha

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New Delhi: The real estate potential of about 70,000 acres in outer Delhi locations like Mehrauli, Bijwasan, Chhatarpur and Ghitori came one step closer to realization with DDA board of directors approving draft regulations of land pooling policy in their last meeting.

The draft regulations will now be made public through a notification in newspapers to invite objections and suggestions for a period of 45 days after which the proposal is to be brought back to the board for a final authorization and submitted to ministry of urban development for its nod. The new proposal lowers the minimum land requirement for pooling from three to two hectares, possibly to bring more people under the scheme. DDA also decided to grant Rs 10 crore in annual budget to a land pooling cell to be created to oversee land pooling in the capital.

DDA recently earmarked about 200 villages, mostly in Outer Delhi, for land pooling. The proposal includes conversion of 95 villages into 'development areas' and 88 into 'ur-

### ALL FOR THE SAKE OF DEVELOPMENT

200 new villages in Delhi—in places such as Mehrauli, Bijwasan, Chhatarpur, Ghitori, Barnoli, Fatehpur and Khanpur—to be developed under land pooling policy



<b>70,000 acres</b> Potential area that could be exploited through land pooling	<b>10 lakh</b> housing units that could be set up in this area pooling	<b>2 hectares</b> Minimum area required for latest land pooling policy
<b>Percentage area to be handed over to developers who pool in their land under the policy</b>	<b>2-20 hectares 40%</b> (All development residential in nature) <b>Above 20 hectares 60%</b> (53% residential, 5% commercial, 2% Private Semi-Private facilities)	
<b>First external development charges</b> (amount with which DDA will develop land and equip it with basic services) <b>20% of total estimated amount</b>	<b>15% of total FAR reserved for EWS category</b>	
<b>₹ 10 crore</b> Annual budget of a dedicated cell to implement and monitor land pooling policy		

ban villages'. All the villages combined, along with some more that are expected to be clubbed in, are expected to release 29,000 hectares or just over 70,000 acres of real estate in the capital. The move is expected to please all including the developers who will offer their land to DDA to be pooled, DDA that will develop the land in a planned manner and earn some revenue for itself, those developers who wouldn't have to fear retrospective litigations

by the original land-owners and investors in these projects.

The landowners, based on the amount they pool in, will get back 40-60% of fully developed land. Farmhouses have also been allowed to pool property. The proposal though would not consider villages notified as green belts, forests, unauthorized colonies and *lal dora*, lands under litigation and lands belonging to other agencies for pooling.

"We will be flexible with de-

velopers who want to pool in their land. In cases of fragmented land holdings, land will be returned after development in vicinity of the largest land holding in the same zone or within maximum 5km. In areas where different fragments have different land uses, we will consider the whole chunk and modify its land use accordingly. It will be done only in cases where people willingly submit lands for this policy," said a senior DDA official.