



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

सं : e-File no.- Comp. No. 98870; HUPW/CACD/0004/2025/SCM/93

दिनांक: 08.09.2025

विषय: 429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 429th Screening Committee Meeting

Ref: e-File no. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM/"

Please find enclosed herewith, the Approved Minutes of the 429th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 03.09.2025 at 3:00 PM in the Conference Room, B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

(Signature)
08/09/2025

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
5. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
6. Principal Commissioner (LS, Hort. and Systems)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner-cum-Secretary / Commissioner (PR)
11. Commissioner (Housing, LD, PM-UDAY)
12. Commissioner (Personnel, System)
13. Commissioner (Sports, LP)
14. Commissioner (LM)
15. Commissioner (SA&GR)
16. ACA, VC Secretariat
17. ACA (NZ & Narela)
18. ACA (Rohini)
19. Addl. Commr. I (Plg.)
20. Addl. Commr. II (Plg.)
21. Addl. Commr. III (Plg.)
22. Addl. Commr. IV (Plg.)
23. Addl. Commr. (LS)

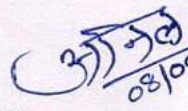


दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (SZ)
11. Sr. Architect (Dwarka & WZ)
12. Sr. Architect (Socio-Cultural)
13. Sr. Architect (EZ)
14. Sr. Architect (Urban Parks & DUHF)
15. Sr. Architect (Sports)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) Zone A & B
19. Director (Plg.) Zone E & O
20. Director (Plg.) Zone F & STF
21. Director (Plg.) Zone D, GIS, Survey
22. Director (Plg.) Land Pooling, NCRPB
23. Director (Plg.) UTTIPEC
24. Director (Plg.) Zone C & G
25. Director (Plg.) Zone UC & J
26. Director (Plg.) MPMR-I
27. Director (Plg.) MPMR-II
28. Director (Plg.) Dwarka
29. Director (Plg.) Rohini
30. Director (Plg.) Narela
31. Director (Plg.) Coordn. Technical Library, Website


08/09/2025
उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 3:00 PM

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
29:2025	Confirmation of the Minutes of 428 th Screening Committee Meeting held on 04.08.2025 at 5:00 PM. e-File no. "Comp. No. 98135; HUPW/CACD/0003/2025/SCM/"	Since, no objections were received w.r.t. the circulated Minutes, the Minutes of 428 th SCM held on 04.08.2025 at 5:00 PM were Confirmed and Approved as circulated vide e-File no.- Comp. No. 98135; HUPW/CACD/0003/2025/SCM/77 dated 11.08.2025.	
30:2025	Development of on-Shore facilities for Recreational Boat Tourism/Ferry Services near Sonia Vihar, Yamuna River: Designed and presented by Inland Waterways Authority of India. e-File no. "Comp. No. 98833; LS/PROJ/0004/2025/ZN-O/"	The Agenda was withdrawn by Addl. Commr. (LS).	ACTION: 1. Addl. Commr. (LS)
31:2025	Modification in the Community Hall at Isolated Pocket-13, Dwarka to make it universally accessible & compliant to all statutory approvals. e-File no. "Comp. No. 98933; HUPW/CASC/0003/2025/CHCR/"	The proposal was presented by Sr. Architect (Socio-Cultural). After due deliberations the proposal was Approved .	ACTION: 1. CE (Dwarka) 2. Sr. Architect (Socio-Cultural)
32:2025	Proposal for allotment of additional area to the existing petrol pump (filling station) in the approved Layout Plan of Community Centre, B- Block Shalimar Bagh. e-File no. "Comp. No. 99023; HUPW/CANZ/0004/2025/COMM/"	The proposal was presented by Addl. Chief Architect (North Zone & Narela). After due deliberations the proposal was Approved .	ACTION: 1. CE (NZ) 2. Commr. (LD) 3. Addl. Chief Architect (NZ & Narela)
33:2025	Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and layout plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations. e-File no. "Comp. No. 43625; PLG/LP/0002/2022/P-II/S-8/"	The proposal was presented by Director (Plg.), Land Pooling. After detailed deliberations the proposal was Approved with the observations that: i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee. ii. The Plot numbering for each plot	ACTION: 1. Commr. (Land Pooling) 2. Director (Plg.), Land Pooling

DELHI DEVELOPMENT AUTHORITY

CERTIFIED

Approved in 429th Screening

Committee Meeting Dt. 03/09/2025

vide Item no. 33:2025

All observations (nos. 03)

429 SCM applicable to drawings are incorporated

Sign. *Anand Kumar*

Name. Anand Kumar

Designation. Dir. (Plg.) LP

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 3:00 PM

		and area statement shall be incorporated in the sector Layout Plan. iii. Change of Land Use of Sector 8-B of Zone P-II to be processed by the Planning department.	
ADDITIONAL ITEMS			
34:2025	Revisions in Architectural controls of Plot Nos. 37 and 42, Nehru Place District Centre Ph-I. e-File no. "Comp. No. 99373; HUPW/CASZ/0001/2025/MISC"	The proposal was presented by Sr. Architect (South Zone). After due deliberations the proposal was Approved.	ACTION: 1. CE (SZ) 2. Commr. (LD) 3. Sr. Architect (South Zone)

Regarding presentation of Agenda in Screening Committee Meeting through video conferencing, it was directed that prior permission of Chairperson of Screening Committee be sought at least 1 day in advance, and only in urgent and unavoidable circumstances.

The meeting ended with a vote of thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM")

(Signature)
08/09/2025
उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.



429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 03.00 PM

List of Attendees:

The following officers were present in the meeting:

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Pr. Commr. (Housing, PMAY, Sports, CWG, P&C)
5. Pr. Commr. (LM, LD, PM-UDAY and Land Pooling)
6. Chief Architect
7. Commr. (Plg.)
8. ACA, VC Secretariat
9. ACA, NZ & Narela
10. Addl. Commr. (Plg.)- I
11. Addl. Commr. (Plg.)- III
12. Addl. Commr. (Plg.)- IV
13. Addl. Commr. (LS)
14. CE (HQ & QAC)
15. CE (Horticulture)
16. CE (Dwarka)
17. CE (Narela)
18. Sr. Architect (SZ)
19. Sr. Architect (Socio-Cultural)
20. Director (LS)
21. Director (Plg.) Zone E & O
22. Director (Plg.) Land Pooling
23. Dy. Dir. (Arch.) Coordn.
24. Dy. Dir. (Arch.) Socio Cultural
25. Dy. Dir. (Arch.) NZ & Narela
26. Dy. Dir. (Arch.) SZ
27. Dy. Dir. (Plg.) LP
28. Dy. Director (LS), Yamuna North
29. Dy. Dir. (LP)
30. EE, SPD – 4, SZ
31. EE / DPD – 2
32. EE / ELD – 5
33. Asstt. Dir. (Arch.) Coordn.
34. Asstt. Dir. (Arch.) NZ & Narela
35. Asstt. Director (LS), Yamuna North
36. Asstt. Dir. (Plg.) LP
37. Plg. Asstt. (LP)

IWAI Representatives for Item No. 30:2025

38. CE (IWAI)
39. Dy. Director (IWAI)



Item No.: / 2025
Date: _____

AGENDA FOR SCREENING COMMITTEE

Subject: Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and layout plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations.

File No.: PLG/LP/0002/2022/P-II/S-8

(Computer No. 43625)

Synopsis:

As per the Land Pooling Regulation for operationalization of the Land Policy, 2018;

- The 60:40 Sector Land Distribution Plan (60:40 SLDP) for Sector 8B of Zone P-II has been approved by the 421st Screening Committee meeting held on 07.03.2024 vide Item No. 15:2024.
- The Provisional Entitlement Certificate (PEC) has been issued to the consortium of Sector 8B vide letter no. LPCR/F17/0001/2023/LPC/D-490, dated 24.06.2024.
- Thereafter, Final Entitlement Certificate (FEC) has also been issued to the consortium of Sector 8B vide letter no. LPCR/F17/0001/2023/LPC/D-745, dated 20.12.2024.
- The Consortium of Sector 8B of Zone P-II has submitted the layout plan for their 60% land share vide letter dated 10.03.2025 with deviation in the approved 60:40 SLDP due to participation of additional land owners.

The revised 60:40 SLDP along with layout plan for the Sector 8B of Zone P-II is being submitted for approval showing the details of the 60% consortium land share and 40% DDA land share.

1.0 BACKGROUND:

- 1.1 The land pooling policy was notified vide S.O. 5220(E), dated 11.10.2018 as a part of modified Chapter – 19 (Land Policy) of MPD – 2021. The Regulations for operationalization of the Land Policy was also Notified vide S.O. 5384(E), dated 24.10.2018.
- 1.2 Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II were approved by the Screening Committee in its meeting held on 25.01.2019.

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- 1.3 Web-portal for inviting expression of willingness for participation from land owners was launched for the first time on 05.02.2019. The web-portal has been opened several times since 05.02.2019 and was open till 31.07.2025 for all the 105 villages under land pooling policy.
- 1.4 Sub-division of Sector-8, Zone P-II into Sector-8A & Sector-8B was approved by the Screening Committee in its 405th meeting held on 07.07.2022 vide Item No. 40/2022.
- 1.5 The Sector Boundary of Sector - 8B of Zone P-II, comprises of Revenue Estates of 02 Land Pooling villages namely Gadi Khasro (part), Ibrahimpur (part), and 01 LDRA village Hiranki (part).
- 1.6 In pursuance to Clause 6 (VII) of Land Pooling Regulations, a provisional notice for the formation of a Consortium was issued to landowners of Sector-8B, Zone P-II on 24.08.2022 to form a consortium. Accordingly, the President of the Consortium, namely "SECTOR 8-B ZONEP-2 LANDOWNERS ASSOCIATION" submitted an application dated 09.12.2022 along with the registered consortium agreement to the Land Pooling Revenue Department DDA.
- 1.7 A Public Notice was issued on 27.08.2023 informing that consortium has been formed for Sector-8B of Zone P-II namely "SECTOR 8-B ZONE P-2 LANDOWNERS ASSOCIATION" mentioning sector has fulfilled the eligibility criteria as per Clause 4(III) of the Land Pooling Regulations, 2018 and is being processed for issuance of 'Provisional Entitlement Certificate (PEC)' as per Clause 7(II) of the Land Pooling Regulation, 2018.
- 1.8 The Sector 8B has achieved contiguity of 70% pooled land after the due verification of consortium agreement document. The 60:40 Sector Land Distribution Plan (60:40 SLDP) has been approved by the 421st Screening Committee meeting held on 07.03.2024 vide Item No. 15:2024 (**Annexure-1**) specifying the location of 60% land share to be retained by the Consortium for development and location of remaining 40% land share to be surrendered (free of encumbrances) as and when required by DDA / service providing agency for development of city level physical infrastructure, recreational and Public & Semi-Public facilities as per the ZDP and layout plan of the sector / notified land pooling policy & its regulation.
- 1.9 The Provisional Entitlement Certificate (PEC) No. LPP/PEC/P-II/8B has been issued to the consortium vide letter no. LPCR/F17/0001/2023/LPC/D-490, dated 24.06.2024 and a time of 15 days was given for raising any grievance. No objections/grievances were received w.r.t. PEC. Hence, Final Entitlement

Spk



Certificate (FEC) No. LPP/FEC/P-II/8B has been issued to the Consortium vide letter no. LPCR/F17/0001/2023/LPC/D-745, dated 20.12.2024 by the Land Pooling (Revenue) Department.

1.10 As per Clause-6(XI) of the notified regulation; before taking up the development of the land available with the DE/consortium, following three stages have to be followed:

- (i) Issue of Provisional Development License (as per Clause 7)
- (ii) Issue of Final Development License (as per Clause 8)
- (iii) Approval of layout plan and building plan by the concerned agencies (as per Clause 9)

1.11 For issuance of Provisional Development License (PDL) by DDA, DE/consortium has to submit the followings:

- (i) Detailed layout plan of the 60% consortium land share,
- (ii) Contract agreement between constituent land owners and consortium and final implementation plan,
- (iii) Contract agreement between consortium and DDA after approval of layout plan.

1.12 The Consortium of Sector-8B, Zone P-II has submitted the layout plan for their 60% land share vide letter dated 10.03.2025 & revised layout plan on 21.04.2025 along with annexures, outline of Implementation Plan and copy of the Resolution passed by the members of the consortium and further requested for the approval of the sector layout plan.

2.0 EXAMINATION (w.r.t. Pooling status and contiguous pooled land)

2.1 The consortium, at the time of approval of 60:40 SLDP had submitted 41.14 Ha land as per the pooling applications record. However, consortium vide letter dated 09/01/2024 informed that there is an error in the DDA land pooling application portal and 1 acre land (i.e. 4 bigha-16 biswa) is implied as 4043.43 sqm whereas it should be 4046.86 sqm.

2.2 Land Pooling (Revenue) upon examination reported that, the revenue area of the sector (as per official revenue records) does not align with the area derived from the GIS shape file. Accordingly, the reconciliation of all poolable land parcels has been undertaken based on the revenue records. However, in the case of boundary of khasras, the area as per the GIS shape file has been considered for

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reconciliation purposes. It is pertinent to noted that the final area shall be based on actual demarcation of land parcels at ground level as and when done.

- 2.3 The layout plan submitted by the consortium dated 10.03.2025 has been examined and some deficiencies has been observed w.r.t. 'approved 60:40 SLDP and layout plan prepared on the 60% consortium land share'.
- 2.4 Due to discrepancy in the area of total contiguous pooled land & unpooled areas, clarification have been sought from Land Pooling (Revenue) cell and requested for providing the revised reconciliation details with map. The revised reconciliation details are as under:

Area Details of Sector 8B, Zone PII (in Ha)				
Sl. No.	Land Description	Earlier area	Revised Area (Ha.)	Revised Percentage (%)
1	Sector Area	119	119	
2	Exclusions as per Policy & Regulations			
2 (a)	Revenue Road/Gram Sabha Land (Handed over to DDA)	1.68	1.68	
2 (b)	Canal / Gram Sabha Land	6.40	6.25	
2 (c)	I&FC Land	8.98	8.98	
2 (d)	LDRA	53.15	53.92	
	Total Exclusions [2(a+b+c+d)]	70.21	70.83	
3	Poolable land as per Revenue record	48.79	48.17	
4	Total land parcel of the consortium	41.14	44.99	93.40 %
5	Land to be Acquired	3.65	2.36	
5 (a)	Approx. Land to be acquired under 40%	2.51	1.65	
5 (b)	Approx. Land to be acquired under 60%	1.14	0.71	
6	Total Contiguous Pooled Land with consideration of land under acquisition (4+5)	44.79	47.35	98.30 %
7	Unpooled land	4.0	0.82	1.70 %
	Total (2+6+7)	119.00	119.00	



- 2.5 The areas under contiguous pooled land of the consortium have been changed due to assembly of more land by participation of additional land owners, the 60:40 SLDP earlier approved by the Screening Committee needs to be revised based on the updated pooled land status. The comparison between earlier approved 60:40 SLDP and revised 60:40 SLDP land area details are as under:

60:40 Sector Land Distribution Plan approved by Screening Committee		Revised 60:40 Sector Land Distribution Plan	
Total Contiguous Pooled land = 44.79 Ha.		Revised Total Contiguous Pooled land = 47.35 Ha.	
60% DE/Consortium land share	40% DDA land share	60% DE/Consortium land share	40% DDA land share
26.8524 Ha.	17.9376 Ha.	28.29 Ha.	19.06 Ha.

- 2.6 Accordingly, revised map of 60:40 Sector Land Distribution Plan (60:40 SLDP) as per the layout plan submitted by the consortium is prepared and annexed as **Annexure-2**.
- 2.7 Plan showing the differences in the area distribution of 60:40 Sector Land Distribution Plan approved by Screening Committee dated 07.03.2024 and revised 60:40 Sector Land Distribution Plan as per the layout plan submitted by the consortium is annexed as **Annexure-3**.

3.0 EXAMINATION (w.r.t. ZDP/MPD provisions and Sector layout Plan)

- 3.1 The Land Use distribution at the city level for the urbanizable areas in the Urban Extensions adopted for the land pooling policy is : Gross Residential-53%, Commercial-5%, Industrial-4%, Recreational-16% (does not include green areas within the various gross land use categories), Public & Semi-Public (PSP)- 10% and Roads & Circulation- 12%.
- 3.2 The land use distribution will split on a 40:60 basis between DDA and Consortium respectively. 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:

Ask.



Land Use	Area of Pooled Land	
	Minimum 40% (DDA land share)	Maximum 60% (DE/Consortium land share)
Gross Residential*	--	53 %
Commercial	--	5 %
Industrial	4 %	--
Recreational	16 %	--
PSP	8 %	2 %
Roads & Circulation	12 %	--

*Distribution of 53 % Gross Residential	
Maximum 55 % (Net Residential)	45 % (Neighbourhood Level Facilities)
<ul style="list-style-type: none"> 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. EWS Housing unit size shall range between 30-40 sqm 50% of the EWS housing stock to be sold by DDA as per prevailing policy of DDA & remaining 50% of the EWS housing stock will be disposed of by the DE/Consortium as per prevailing policy and regulations. 	<ul style="list-style-type: none"> Neighbourhood level facilities e.g. internal roads, convenience shopping, housing area park/playground, school, local shopping, neighbourhood park, dispensary, local level waste water treatment facility, ESS, informal bazar, sewage pumping station, underground water tank, milk booth, tot-lot, service market, etc. 50% of the plots earmarked for Health and Education to be returned to DDA

- 3.3** FAR for Residential, City Level Commercial and City Level PSP shall be as per prevailing Master Plan. Residential FAR for Group Housing to be applicable on Net Residential land.
- 3.4** As per notified Zonal Development Plan of Zone P-II prepared under MPD-2021, tentative landuse distribution of Sector 8B (**Annexure-4**) is as under:

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Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II (Sector Area = 119 Ha.)

Sl. No.	Landuse	Area (Ha.)	Percentage (%)
1	Residential	Nil	Nil
2	Commercial *	23.8	20%
3	Industrial	Nil	Nil
4	Recreational **	52.5	44.12%
5	Public & Semi Public ***	16.2	13.62%
6	Roads & Circulation ****	11.4	9.58%
7	Green Buffer	12.2	10.25%
8	Drain	2.9	2.43%

*Includes Commercial land use in LDRA Village i.e. Hiranki Village - 3.5 Ha

**Includes Recreational land use in LDRA Village i.e. Hiranki Village - 39 Ha

***Includes the PSP land use in LDRA Village i.e. Hiranki Village - 10 Ha

****Includes the Roads & Circulation land use in LDRA Village i.e. Hiranki Village – 1.42 Ha

(Total Area of different land uses falling under LDRA = 53.92 Ha.)

- 3.5 It is pertinent to mention that, as per the notified ZDP Land use were also assigned for few pockets at various locations falling in LDRA village, but these Land use activities are not permitted in the Green Belt area (LDRA Villages) as per the Master Plan for Delhi 2021. In order to bring synchronization of provisions of MPD/ ZDP/ Land policy for same area and to enable the development in this pockets, Land use of the Sector 8B needs to be modified as per the notified policy in force.

4.0 EXAMINATION (w.r.t. Layout Plan)

- 4.1 There are some deficiencies observed on the layout plan submitted by the consortium vide letter dated 10.03.2025. Accordingly, a deficiency letter dated 27.03.2025 has been sent to the consortium. The consortium vide letter dated 21.04.2025 has submitted the revised layout plan **(Annexure-5)** along with clarification. Details of the same is as under:

Sl. no.	Deficiency sought vide letter dated 27.03.2025	Clarification submitted by Consortium vide letter dated 21.04.2025
1	Discrepancy in total contiguous pooled land	More land has been pooled from unpooled land
2	Layout plan includes the unpooled areas which were not part of approved SLDP	Pooled land from unpooled land have been included
3	Internal road network is not same as approved SLDP	Area of roads is already increased from 12% to 16.8% making it difficult to accommodate more roads

SR.



4	Increased road RoW of internal roads from 18 m to 24 m	To provide flexibility, easy approach and FAR benefit to all landowners
5	Housing level / Neighbourhood level facilities not provided as per MPD provision	To achieve the required facilities, propose to combined some facilities
6	Certain areas / plots have been left unplanned	Revised plan submitted
7	Units of dimensions not provided	Provided in the submitted revised layout plan

- 4.2 The table as under showing the landuse breakup details of the areas required to be accommodated within the '60% consortium land share' and the areas/ land uses provided by the Consortium:

Land Use	Total Area of Pooled Land (4,73,557.45 sqm)	
	Required land area (sqm)	Area provided by the Consortium (sqm)
Gross Residential (53 %)	2,50,985.44	2,49,778.58
Commercial (5 %)	23,677.90	23,677.90
PSP (2 %)	9,471.15	9,471.16
Total (60%)	2,84,134.46	2,82,927.64

- 4.3 The area breakup details of the 'Gross Residential land use (i.e. 53%)' of the consortium is as under:

Distribution of 53 % Gross Residential	Required land area (sqm)	Area provided by the Consortium (sqm)
	(A)	(B)
Maximum Net Residential (55%)	1,38,041.99	1,38,042.01
Neighbourhood Level Facilities (45%)	1,12,943.45	1,11,736.57
Total	2,50,985.44	2,49,778.58
Area less provided (A – B)	1,206.86 sqm (accommodated under 40% DDA land share)	

- 4.4 The table as under showing the landuse breakup details of the areas accommodating the 40% of DDA's land share in the layout plan:

Land Use	DDA share (in ha)	% share
Industrial	1.8940	4%
PSP	3.7881	8%
Road & Circulation	5.9554	12.58
Recreational	7.4255	15.68
Total	19.0630	40.25

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- 4.5 The land area shown under acquisition has already been included under revised 60:40 SLDP and their share as 60% also indicated in the detailed layout plan submitted by the Consortium.
- 4.6 The landuse details of the Sector-8B of Zone P-II as per the ZDP of Zone P-II vis-à-vis layout plan proposed by Consortium is as under:

Proposed Landuse Distribution in Sector 8B (Area = 119 Ha.)					
Sl. No.	Landuse	As per ZDP of Zone P-II		As per Layout	
		Area (Ha.)	Percentage (%)	Area (Ha.)	Percentage (%)
1	Residential	--	--	24.9778	20.99
2	Commercial	23.8	20%	2.3678	1.99
3	Industrial	--	--	1.8940	1.59
4	Recreational	64.7	54.37%	7.4255	6.23
5	Public & Semi Public	16.2	13.62%	4.7352	3.98
6	Transportation (Roads & Circulation)	11.4	9.58%	15.0005	12.60
7	Agriculture/Green Belt/ Water Body/Canal/Drain	2.9	2.43%	2.9	2.43
8	LDRA	--	--	49.1503	41.30
9	Utility	--	--	--	--
10	Government	--	--	10.5489	8.89
TOTAL		119.00 Ha	100%	119.00	100.00

- 4.7 Map showing the proposed land use as per ZDP of Zone P-II on the layout plan of Sector 8B of Zone P-II proposed by the consortium is annexed as **Annexure-6**.
- 4.8 As per the Land Pooling Policy, the land use distribution norms proposed at sector level is contradictory vis-à-vis proposed land use of the ZDP of Zone P-II. As per policy, sector level land use distribution is as follows:
- Gross Residential- 53%
 - Commercial- 5%
 - Industrial- 4%
 - PSP- 10%
 - Recreational- 16%
 - Roads and circulation- 12%

SK.



- 4.9 In view of the above, the existing land use designated under the notified Zonal Development Plan (ZDP) of Zone P-II conflict with the landuse of the proposed layout plan submitted by the Consortium on their 60% land share and also with the proposed layout plan of DDA 40% land share under the Land Policy framework.
- 4.10 Therefore, change of land use is required for Sector-8B from "Commercial / Recreational / Public & Semi-Public landuse" to "Residential / Industrial landuse" to align with the conformity of notified ZDP of Zone P-II for effectuating development in this sector.
- 4.11 However, in order to effectuate and implement the notified policy for taking up the development at all sectors, as per the current provisions of land policy as stated in MPD-2021 and its Regulations requires process of modification in the land uses assigned in zonal development plans under section 11A of DD Act, 1957 which is time taking process and not desirable as this may require to process change of land use for all 138 sectors of land pooling areas as and when the sectors become eligible for development.
- 4.12 In the year 2022, Additional Development Control norms for land pooling policy were formulated and processed for amendments in MPD-2021 under Section 11A of Delhi Development Act and submitted to MoHUA for its final notification. However, till date same is yet to be notified by MoHUA. Further, contradictory clauses in the land pooling policy and its regulations have been identified and suitable modifications in the policy and regulations is suggested by DDA which required to be incorporated as part of Additional Development Control norms.

5.0 **PROPOSAL:**

Based on the above background and examinations as stated in para 1.0 to 4.0 above, the following proposal is submitted:

- 5.1 Revised 60:40 Sector Land Distribution Plan (60:40 SLDP) annexed as **Annexure-2**
- 5.2 Sector Layout Plan of Sector 8B of Zone P-II annexed as **Annexure-7**. This plan comprises 60% land retained by the consortium and 40% land to be surrendered (free of encumbrances) to DDA/service providing agency. Sector Layout Plan of Sector 8B of Zone P-II may be approved with the following terms & conditions:
- (i). Approval of this layout plan is subject to final notification of change of land use of Sector 8B of Zone P-II OR notification of Additional Development Control Norms (ADC) with suitable modifications in the policy and subsequent modifications in its regulations, if any.

SK.



- (ii). Consortium does not have any rights to develop the plots as per the approved layout plan till the change of Land Use is notified or notification of ADC norms.
- (iii). DE/ Consortium shall prepare detailed layout plan of its 60% share for each land parcels (i.e. residential, commercial, PSP land pockets) as per the norms specified in the land pooling policy and its regulations.
- (iv). Any part/ full development in the consortium land share (i.e. Residential, PSP and Commercial) including proposed roads as per the layout plan shall be treated as illegal till the notification of land use change or ADC norms. DDA have the right to take action as per the provisions of DD Act.
- (v). Consortium is liable for payment of EDC and other charges notified by the DDA from time to time as stated in the Regulations.
- (vi). Layout plan approval is for limited purpose only i.e. for further processing the issue of Provisional Development License and Final Development License by DDA to the Consortium/Developer Entity as per the prevailing policy and regulations.
- (vii). Any parcel of land is required for execution of public roads/physical infrastructure as part of Sector Layout Plan, the same needs to be surrender by the Consortium / Developer Entity / Land owner(s) as per the policy and regulations.
- (viii). Consortium/Developer Entity/Land owner(s) is responsible for development and construction of roads/ parks/ greens/ social infrastructure/ physical infrastructure in the 60% of their land share earmarked in the approved layout plan as per the policy and regulations.
- (ix). Undertaking of 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. Failing which DDA have the right to take action as per the provisions of land pooling policy, its regulations and DD Act.

6.0 RECOMMENDATION:

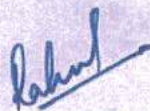
Above proposal at para 5.0 is placed before the Screening Committee for its consideration.

SK.





7.0 FOLLOW UP ACTION:

- (i) After approval of the revised 60:40 SLDP and Layout plan, the same shall be forwarded to:
 - a) Land Pooling Revenue Cell, DDA for processing of issuance of Provisional Development License (PDL) and Final Development License (FDL) to the Consortium as per land pooling regulations.
 - b) Engineering Department for demarcation of approved layout plan.
- (ii) DDA will process the notification of change of land use of Sector 8B of Zone P-II OR notification of Additional Development Control Norms (ADC) by MoHUA with suitable modifications in the policy and regulations as per the direction of Competent Authority.
- (iii) Copy of approved layout plan shall be placed on the DDA's website.


Plg. Asstt.
Zone P-II

on Leave
AD (Plg.) Land
Pooling Zone P-II


DD (Plg.) Land Pooling
Zone N & P-II

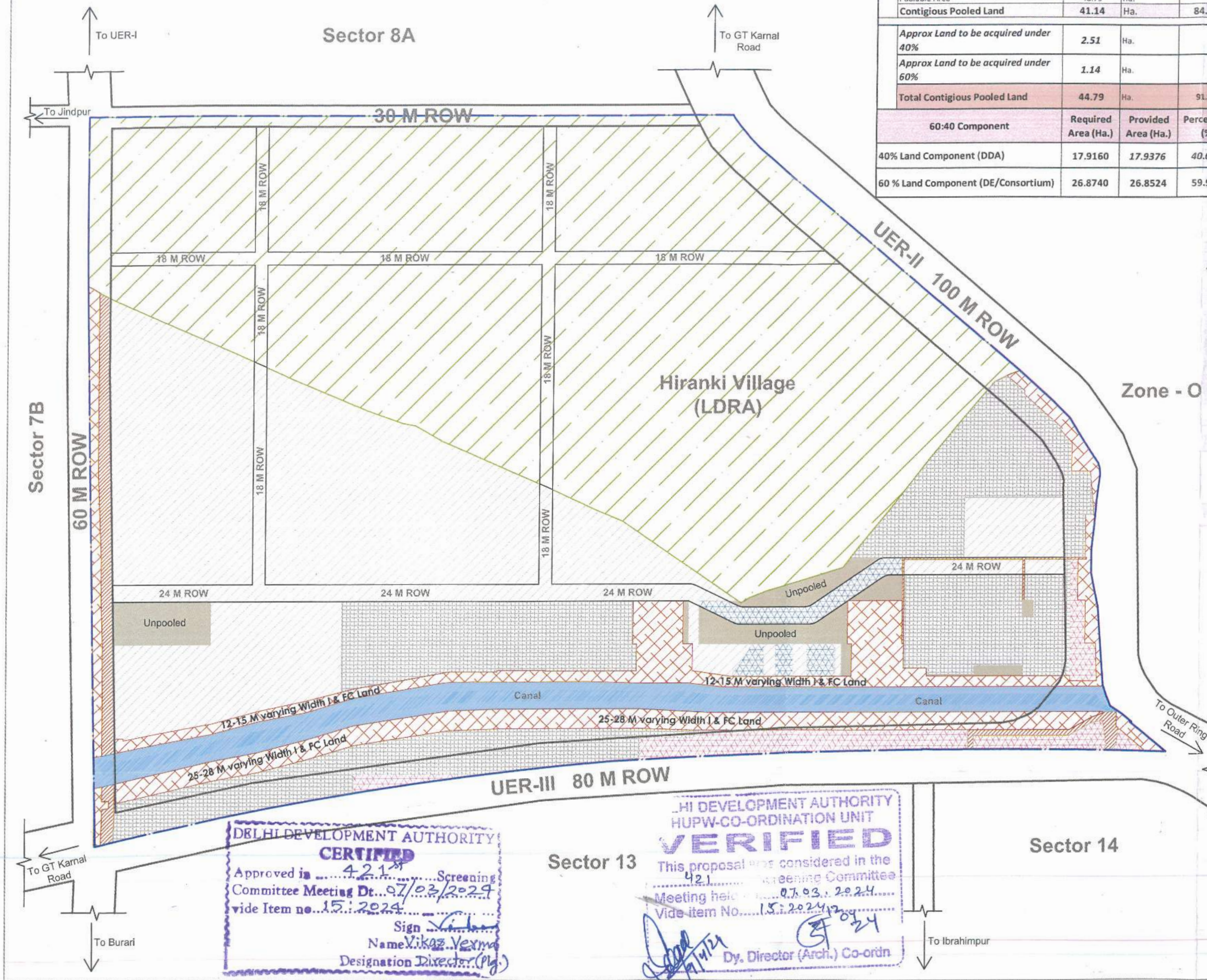

Director (Plg.)
Land Pooling

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in.....429th.....Screening
Committee Meeting Dt. 03/09/2025
vide Item no. 33:2025
All observations (nos. 03) applicable to drawings are incorporated
Sign.....
Name Anand Kumar
Designation Dir. (Plg.) L.P

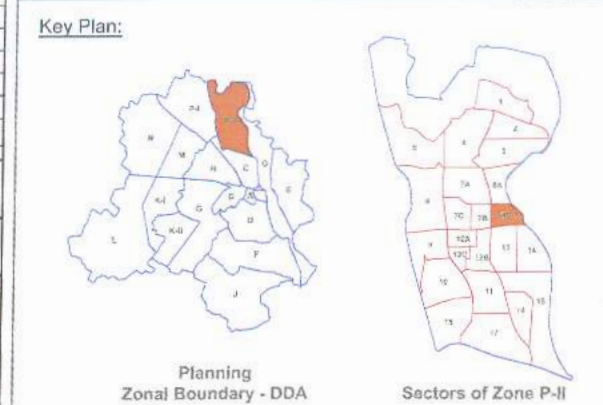
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....429th.....Screening
Committee Meeting Dated 03/09/2025
Vide item No. 33:2025

उप निदेशक वास्तु समन्वय
Dy. Director (Arch.) Co-ordn.

ANNEXURE - 1



Area Details of Sector 8A, Zone P-I			
Sector Area	119	Ha.	
Exclusions as per Policy & Regulations			
LDRA	53.15	Ha.	
Canal / Gram Sabha Land	6.40	Ha.	
Awarded Land (I&FC dept.)	8.98	Ha.	
Revenue Road/Gram Sabha Land	1.68	Ha.	
Total Exclusions	70.21	Ha.	
Poolable Area	48.79	Ha.	
Contiguous Pooled Land	41.14	Ha.	84.32%
Approx Land to be acquired under 40%	2.51	Ha.	
Approx Land to be acquired under 60%	1.14	Ha.	
Total Contiguous Pooled Land	44.79	Ha.	91.80%
60:40 Component	Required Area (Ha.)	Provided Area (Ha.)	Percentage (%)
40% Land Component (DDA)	17.9160	17.9376	40.05%
60 % Land Component (DE/Consortium)	26.8740	26.8524	59.95%



Legend:

	Sector Boundary 8B		EXCLUSIONS
	Realigned ZDP Road		
	Suggestive road network		
	Unpooled Area		
	Land for acquisition under 40 %		
	Land for acquisition under 60 %		
	40% Land Share		
	60% Land Share (Consortium/DE)		

- Notes:
- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
 - This SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 13/11/2023 & 14/02/2024.
 - The proposed 60:40 SLDP, containing a suggestive internal road network, has been prepared for reference purposes only and not for any other purpose.
 - The detailed layout plan for the land share of the Consortium shall be prepared by the Consortium in agreement with all landowners/Developer Entities (DE's).
 - Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
 - The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
 - The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

Sector 8B, Zone PII

Dwg. No.
LPP / SLDP / PII-8B / Ve.1- 01

Date: 04/03/2024

Dwg. Title:
60:40 Sector Land Distribution Plan (SLDP) on Contiguous Pooled Land.

Ptg. Asstt. 	AD (Ptg.)
DD (Ptg.) 	Director (Ptg.)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED

This proposal was considered in the Screening Committee Meeting held on 07.03.2024 vide item No. 15.2024.

Approved in 421 Screening Committee Meeting Dt. 07/03/2024 vide Item no. 15.2024

Sign
Name Vikas Verma
Designation Director (Ptg.)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED

This proposal was considered in the Screening Committee Meeting held on 07.03.2024 vide item No. 15.2024

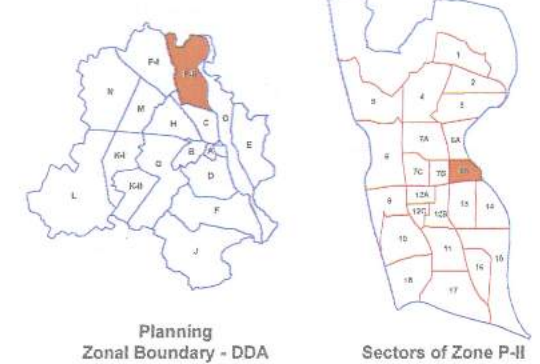
Sign
Name Dy. Director (Arch.) Co-ordin
Designation Dy. Director (Arch.) Co-ordin

ANNEXURE - 2

Area Details of Sector-8B, Zone-P-II				
Sl. No.	Land Discription	Earlier Area (Ha.)	Revised Area (Ha.)	Revised Percentage (%)
1	Sector Area	119	119	
2	Exclusions as per Policy & Regulations			
2 (a)	Revenue Road/Gram Sabha Land (handed over to DDA)	1.68	1.68	
2 (b)	Canal / Gram Sabha Land	6.40	6.25	
2 (c)	I&FC Land	8.98	8.98	
2 (d)	LDRA	53.15	53.92	
	Total Exclusions (a+b+c+d)	70.21	70.83	
3	Poolable land as per Revenue record	48.79	48.17	
4	Total land parcel of the consortium	41.14	44.99	
5	Land to be acquired by Consortium (Approx.)	3.65	2.36	
5 (a)	Approx. Land to be acquired under 40%	2.51	1.65	
5 (b)	Approx. Land to be acquired under 60%	1.14	0.71	
6	Total Contiguous Pooled Land with consideration of land under acquisition (4+5)	44.79	47.3557	98.30%
7	Unpooled Land	4.00	0.82	1.70%
60:40 Component of revised Total Contiguous Pooled Land (at Sl. No. 6)			Provided Area (Ha.)	Percentage (%)
8	40% Land Component (DDA Share)		19.0630	40.25%
9	60% Land Component (Consortium/DE Share)		28.2927	59.75%

DELHI DEVELOPMENT AUTHORITY (Land Pooling Cell, Planning Department)

Key Plan:



Legend:

- Sector Boundary 8B
- Realigned ZDP Road
- Internal road network
- Suggestive road network
- Unpooled Area
- LDRA (Hiranki Village)
- I&FC Land
- Canal
- Gram Sabha Land / Revenue Road
- 40% Land Share (DDA)
- 60% Land Share (Consortium/DE)
- Land for acquisition under 40 % share (DDA)
- Land for acquisition under 60 % Share (Consortium/DE)

Notes:

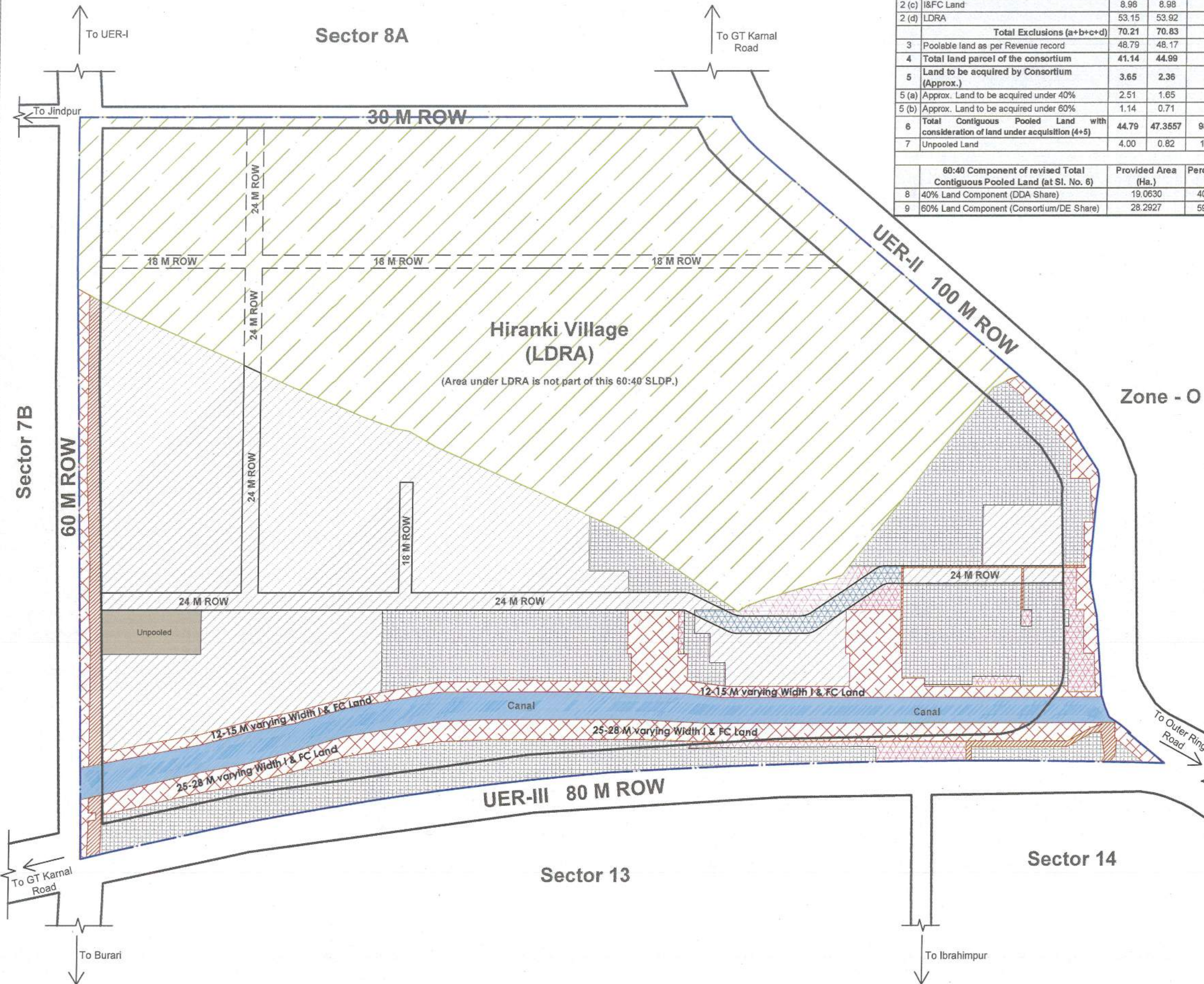
- The 60:40 Sector Land Distribution Plan (SLDP) approved by 421st Screening Committee Meeting held on 07/03/2024 vide Item No. 15/2024 has been revised based on the following:
 - On the basis of additional pooling.
 - Revised reconciliation details provided by Land Pooling (Revenue).
 - Contiguous pooled land available with consortium.
 - As per revised implementation plan & agreement with all landowners/Developer Entities (DE's) submitted by consortium.
- The 60:40 SLDP has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final implementation plan.
- The 60:40 SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 13/11/2023, 14/02/2024 & 30.05.2025.
- The proposed 60:40 SLDP, containing internal road network has been revised by consortium.
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.
- Area under LDRA is not part of this 60:40 SLDP.

Sector 8B, Zone PII

Dwg. No.	Scale:	Date:
LPP/P-II/8B/SLDP/ve.-02	Not to Scale	

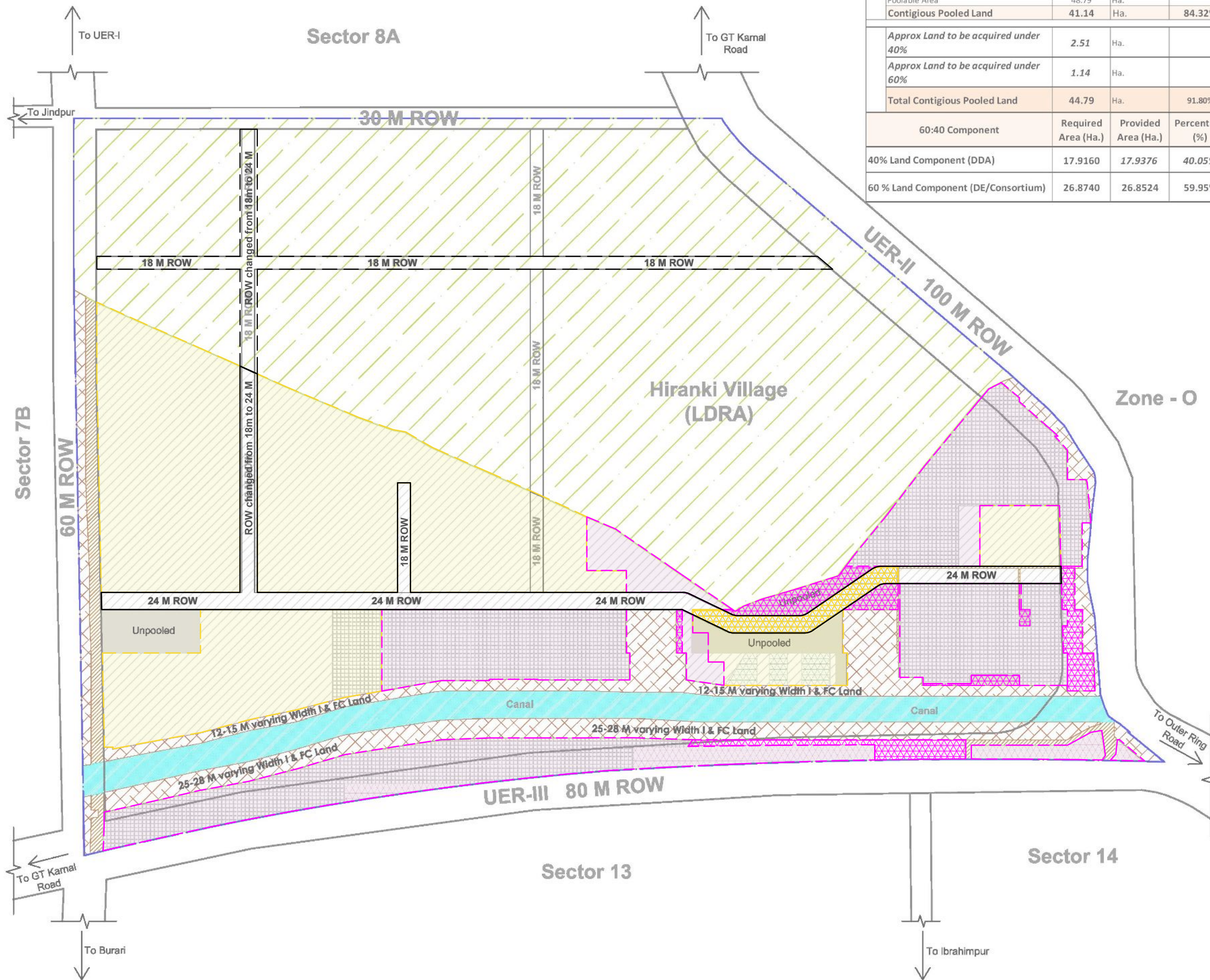
Dwg. Title: Revised 60:40 Sector Land Distribution Plan (SLDP)

Plg. Asstt.	AD (Plg.)	N
DD (Plg.)	Director (Plg.)	



Plan Showing Deviation in approved 60:40 Sector Land Distribution Plan (SLDP)

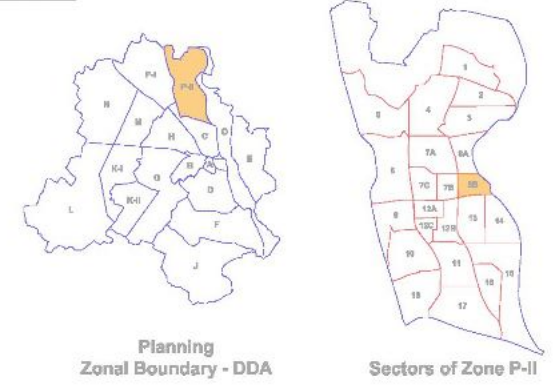
- Proposed 40% land share (DDA) Proposed land for acquisition under 40% share (DDA)
- Proposed 60% land share (Consortium/DE) Proposed land for acquisition under 60% share (Consortium/DE)
- Revised internal road network



Area Details of Sector 8B, Zone P-II			
Sector Area	119	Ha.	
Exclusions as per Policy & Regulations			
LDRA	53.15	Ha.	
Canal / Gram Sabha Land	6.40	Ha.	
Awarded Land (I&FC dept.)	8.98	Ha.	
Revenue Road/Gram Sabha Land	1.68	Ha.	
Total Exclusions	70.21	Ha.	
Poolable Area	48.79	Ha.	
Contiguous Pooled Land	41.14	Ha.	84.32%
Approx Land to be acquired under 40%	2.51	Ha.	
Approx Land to be acquired under 60%	1.14	Ha.	
Total Contiguous Pooled Land	44.79	Ha.	91.80%
60:40 Component	Required Area (Ha.)	Provided Area (Ha.)	Percentage (%)
40% Land Component (DDA)	17.9160	17.9376	40.05%
60 % Land Component (DE/Consortium)	26.8740	26.8524	59.95%

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

Key Plan:



Legend: (As per approved 60:40 SLDP dated 07.03.2024)

- Legend:** (As per approved 60:40 SLDP dated 07.03.2024)
- Legend:**
- Sector Boundary 8B
 - Realigned ZDP Road
 - Suggestive road network
 - Unpooled Area
 - Land for acquisition under 40 %
 - Land for acquisition under 60 %
 - 40% Land Share
 - 60% Land Share (Consortium/DE)
- EXCLUSIONS**
- LDRA (Hiranki Village)
 - Gram Sabha Land / Revenue Road
 - Awarded Land
 - Canal

Notes:

- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
- This SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 13/11/2023 & 14/02/2024.
- The proposed 60:40 SLDP, containing a suggestive internal road network, has been prepared for reference purposes only and not for any other purpose.
- The detailed layout plan for the land share of the Consortium shall be prepared by the Consortium in agreement with all landowners/Developer Entities (DE's).
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narula Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

Sector 8B, Zone P-II

Dwg. No.

Date:

Dwg. Title:

Plg. Asstt.

AD (Plg.)

DD (Plg.)

Director (Plg.)



Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II

ANNEXURE -4



Legend

	Residential
	Commercial
	PSP
	Recreational

Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II (Sector Area = 119 Ha.)

Sl. No.	Landuse	Area (Ha.)	Percentage (%)
1	Residential	Nil	Nil
2	Commercial *	23.8	20%
3	Industrial	Nil	Nil
4	Recreational **	52.5	44.12%
5	Public & Semi Public ***	16.2	13.62%
6	Roads & Circulation ****	11.4	9.58%
7	Green Buffer	12.2	10.25%
8	Drain	2.9	2.43%

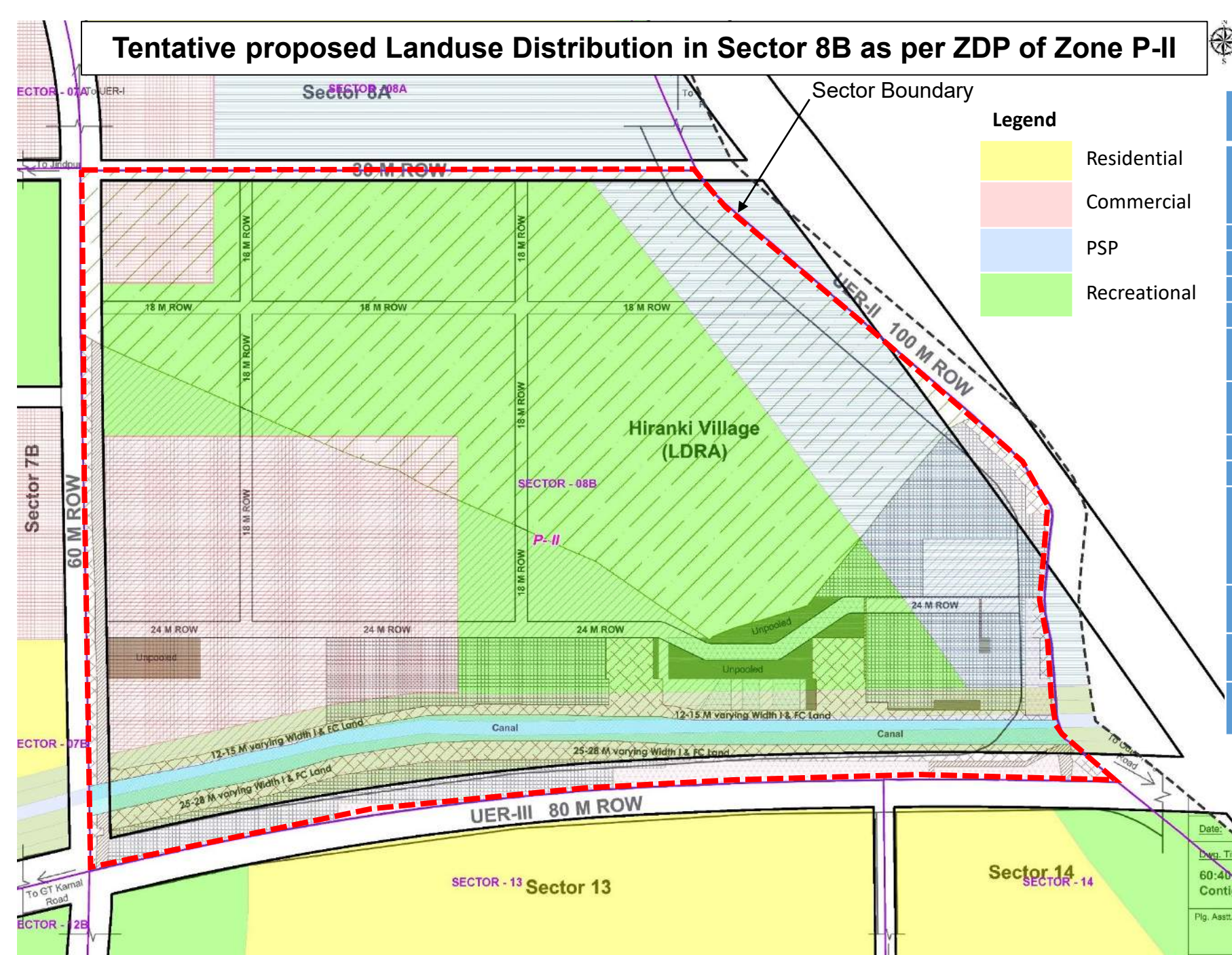
*Includes Commercial land use in LDRA Village i.e. Hiranki Village - 3.5 Ha

**Includes Recreational land use in LDRA Village i.e. Hiranki Village - 39 Ha

***Includes the PSP land use in LDRA Village i.e. Hiranki Village - 10 Ha

****Includes the Roads & Circulation land use in LDRA Village i.e. Hiranki Village - 1.42 Ha

(Total Area of different land uses falling under LDRA village i.e. Hiranki Village = 53.92 Ha.)




Date: _____
Dwg. Title: _____
60:40:5
Contig: _____
Plg. Asst: _____

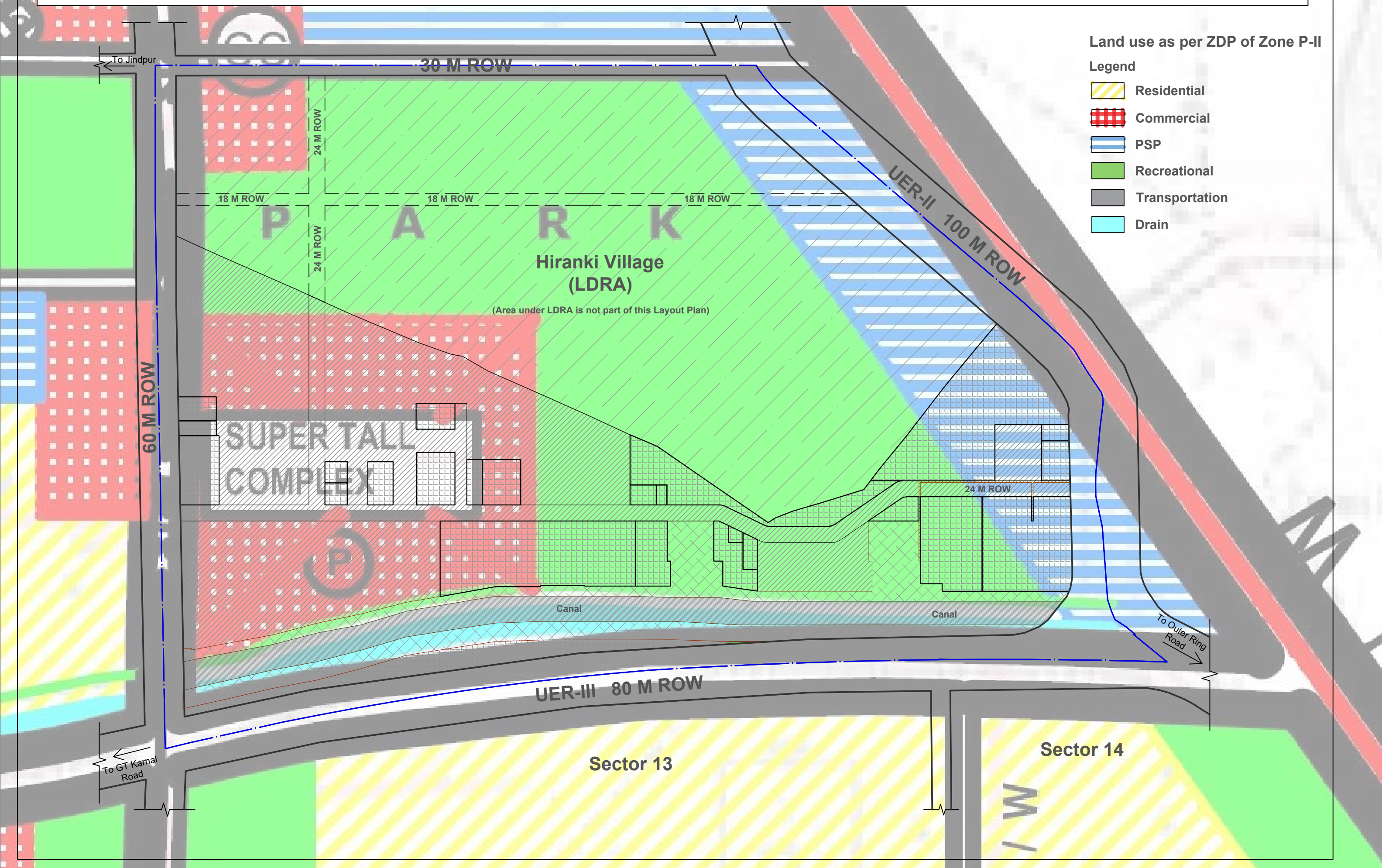


PSP FACILITY DETAIL									
S. No.	Facilities	total nos. provided	per unit area in sq.m.	total area in sq.m.	For 10000				Remarks/Notes
A	Housing Area population - 5000				1	2	3	4	
1	Convenience shopping	3	1000	3000	PLOT DE-4,5&6	PLOT DE-3,7,8,9&10	PLOT DE-11&12		Total 3 nos. provided
2	Trickets	60	125	7500	All tickets will be provided by housing society in their open areas				
3	Housing area park	3	5000	15000	P8	P11	P 2		Total 3 nos. provided
4	Housing area play ground	3	5000	15000	P8	P9	P 1		Total 3 nos. provided
5	Anganwari	3	200-300	600	P2	PLOT DE-3,7,8,9&10	PLOT DE-14		Total 3 nos. provided
6	Milk Booth	3	as per design		PLOT DE-4,5&6	PLOT DE-3,7,8,9&10	PLOT DE-14	PLOT DS-15	Total 4 nos. provided
B. Neighborhood Population - 10000									
1	Primary School	2	2000-4000	NA	NA	NA			Not required
2	Sec. Secondary School	2	6000-8000	12000	PS	P6			Total 2 nos. provided
3	Religious building	2	400	800	P1	P3			Total 2 nos. provided
4	Electric sub station 11 KV	2	80	160	P2	P1			Total 2 nos. provided
5	Banquet Halls	2	800-2000	4000	P4	P12-A			Total 2 nos. provided
6	Local Shopping	1	3000	3000	P1				Total 1 nos. provided
7	Service Market	1	2000	2000	PLOT DE-1 &2		P8		Total 1 nos. provided
8	Information Bazaar / Relm Bazar	1	1000	1000	P2				Total 1 nos. provided
9	Three wheels & Taxi stand	1	400	400	PLOT DE-15				Total 1 nos. provided
10	Neighborhood Park	2	10000	20000	P7	P8			Total 2 nos. provided
11	Neighborhood Play Area	2	5000-10000	10000	P9	P10			Total 2 nos. provided
12	U.G. water tank with booster station & OHT	1	2000	2000	P1				Total 1 nos. provided
13	Sewage Pumping Station	1	500	500	P1				Total 1 nos. provided
14	Couching centres, IT & language training centres	2	500	1000	PLOT DE-1 &2	PLOT DE-3,7,8,9&10			Total 2 nos. provided
15	Oldage including segregation	1	200	200	P4				Total 1 nos. provided
16	Dispensary	2	800-1200	800-1200	PLOT DE-13	P3			Total 2 nos. provided
17	Local level waste water treatment facility		as / requirement						All housing society will provide their own waste water treatment facility

PLOT AREA DETAIL (All area are in sq.m)					
S.NO.	Plot description	Total plot area (Area in sq.m)	Residential (Area in sq.m)	Commercial (Area in sq.m)	FSP (Area in sq.m)
1	Plot No DE-1	97721.67	28485.87	4886.08	1954.43
2	Plot No DE-2	25798.75	7520.34	1289.94	515.98
3	Plot No DE-3	22299.91	6500.42	1115.00	446.00
4	Plot No DE-4	21052.5	6136.70	1052.61	421.04
5	Plot No DE-5	20234.31	5898.30	1011.72	404.69
6	Plot No DE-6	21449.49	6252.53	1072.47	428.99
7	Plot No DE-7	26262.50	7655.52	1313.13	525.25
8	Plot No DE-8	20644.50	6017.87	1032.23	412.89
9	Plot No DE-9	21207.60	6182.02	1060.38	424.15
10	Plot No DE-10	22890.1	6672.47	1144.51	457.80
11	Plot No DE-11	29508.38	8601.69	1475.42	590.17
12	Plot No DE-12	20403.43	5947.72	1020.19	408.08
13	Plot No DE-13	78735.54	22951.41	3936.78	1574.71
14	Plot No DE-14	21646.38	6321.58	1084.32	433.73
15	Plot No DE-15	23662.33	6897.57	1183.12	473.25
	Total area (in sq.m)	4,73,557.45	1,38,042.01	23,677.90	9,471.16

SIGNATURE	SCALE:	NORTH
	1:2000	

Map showing the proposed land use as per ZDP on the layout plan of Sector 8B of Zone P-II proposed by the consortium



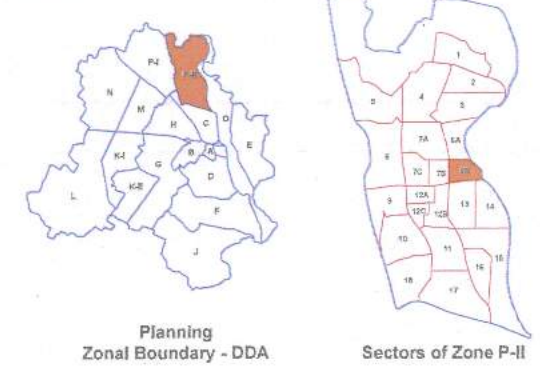
ANNEXURE - 7

Area Details		
Total Contiguous Pooled Land (including land under acquisition)	47.3557	Ha.
40% Land Component (DDA Share)		
a Industrial (4%)	1.8940	4.00%
b PSP (8%)	3.7881	8.00%
c Roads and Circulation (12%)	5.9554	12.58%
d Recreational (16%)	7.4255	15.68%
Total (a+b+c+d)	19.0630	40.25%

60% Land Component (DE/Consortium Share)		
A Gross Residential (53%)	24.9778	52.75%
a Net Residential Area (55% of GRL)	13.8042	55.00%
i) DE-1	2.848587	
ii) DE-2	0.752034	
iii) DE-3	0.650042	
iv) DE-4	0.613670	
v) DE-5	0.589830	
vi) DE-6	0.625253	
vii) DE-7	0.765552	
viii) DE-8	0.601787	
ix) DE-9	0.618202	
x) DE-10	0.667247	
xi) DE-11	0.860169	
xii) DE-12	0.594772	
xiii) DE-13	2.295141	
xiv) DE-14	0.632158	
xv) DE-15	0.689757	
b Neighbourhood Facilities+Circulation (45% of GRL)	11.1736	44.52%
i) Road and Circulation	4.2361	16.88%
ii) Green-Recreational	4.5007	17.93%
iii) Commercial	2.4368	9.71%
iv) PSP	0.6800	
Area of plots to be surrendered to DDA	0.6800	
B Commercial (5%)	2.3678	5.0%
C PSP (2%)	0.9471	2.0%
Total (A+B+C)	28.2927	59.75%

DELHI DEVELOPMENT AUTHORITY (Land Pooling Cell, Planning Department)

Key Plan:



Legend:

	Sector Boundary 8B		LDRA (Hiranki Village)
	Realigned ZDP Road		I&FC Land
	Internal road network		Canal
	Suggestive road network		Gram Sabha Land / Revenue Road
	Unpooled Area		
	Land for acquisition		
60% LAND SHARE (Consortium / DE)		40% LAND SHARE (DDA)	
	Net Residential		Industrial
	Road / Circulation		Recreational
	Commercial		PSP
	PSP		Roads
	Recreational		
	PSP facilities (to be surrendered to DDA)		

Notes:

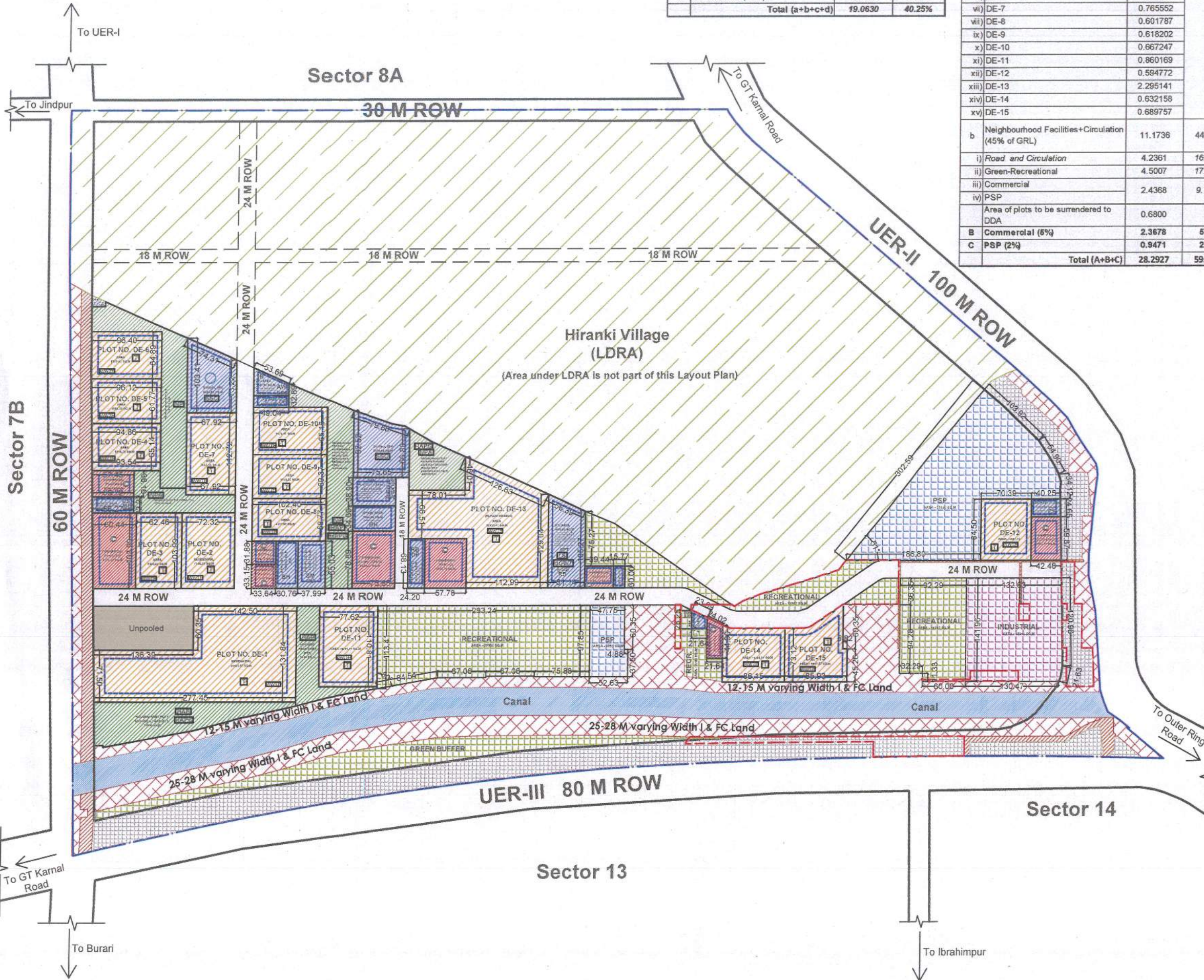
- The detailed Sector Layout Plan is prepared on the basis of revised 60:40 Sector Land Distribution Plan (SLDP).
- As per the revised reconciliation details provided by Land Pooling (Revenue), the total contiguous pooled land, including land under acquisition, amounts to 47.3557 hectares. Out of this, 28.2927 Ha. (59.75%) area has been submitted by the consortium under 60% share. The remaining 19.0630 Ha. (40.25%) area is considered under 40% DDA share.
- The detailed Layout Plan of 60% land share is submitted by the consortium vide letter dated 21.04.2025.
- The detailed Layout Plan of 40% land share is prepared as per Land Policy & its Regulation.
- 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.
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.
- Area under LDRA is not part of this Layout Plan.

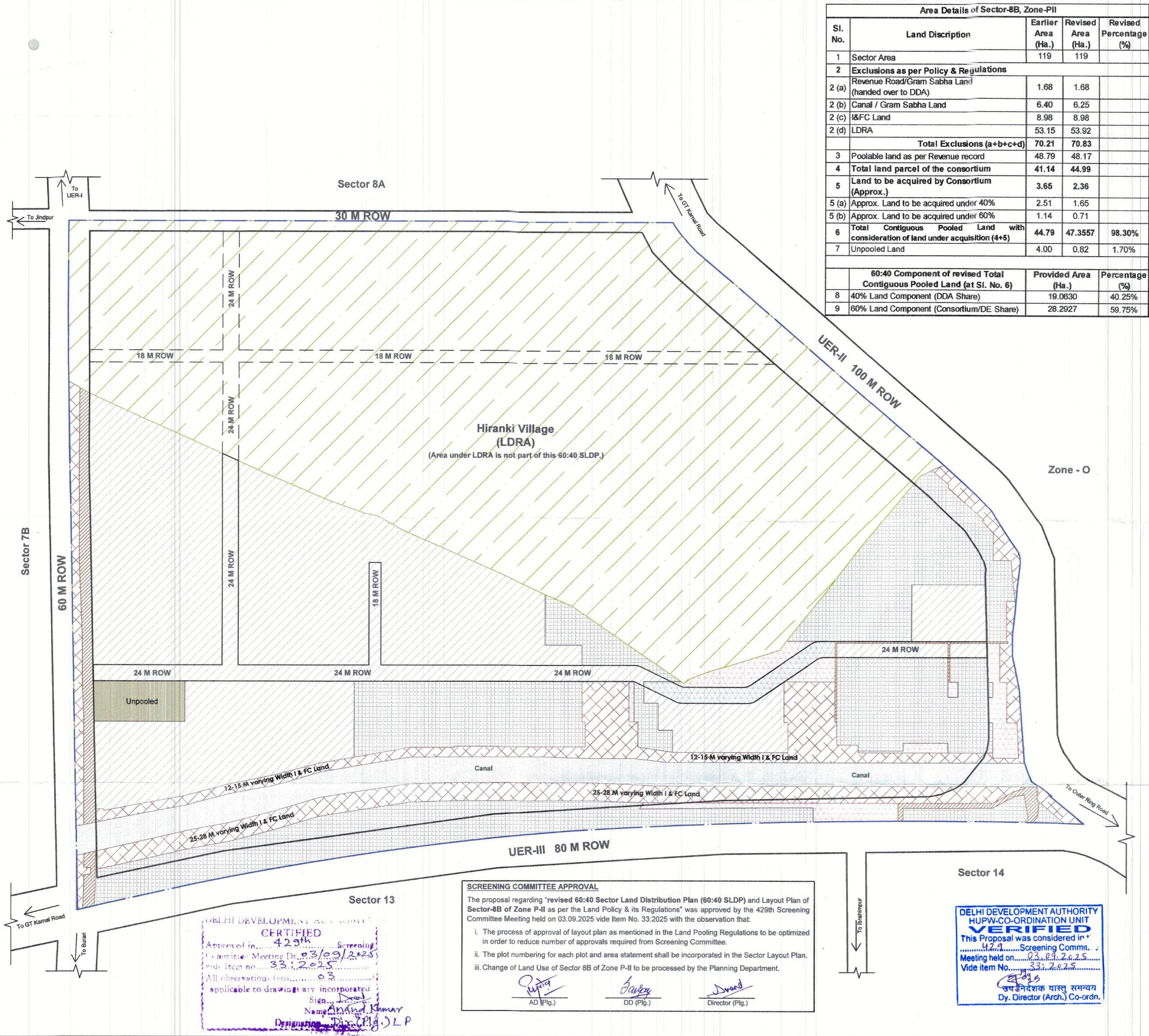
Sector 8B, Zone PII

Dwg. No.	Scale:	Date:
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Dwg. Title: 60:40 Detailed Sector Layout Plan

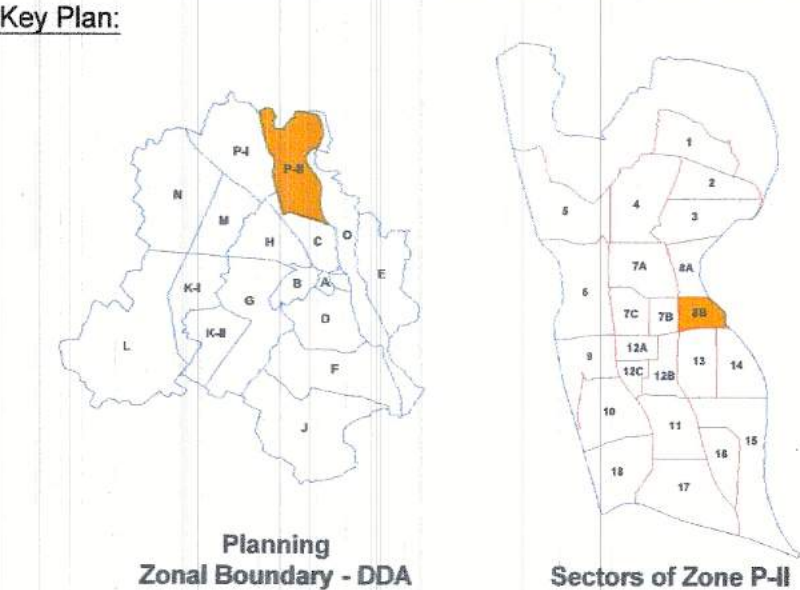
Ptg. Asstt.	AD (Ptg.)	N
DD (Ptg.)	Director (Ptg.)	





Area Details of Sector-8B, Zone-P-II				
Sl. No.	Land Discription	Earlier Area (Ha.)	Revised Area (Ha.)	Revised Percentage (%)
1	Sector Area	119	119	
2	Exclusions as per Policy & Regulations			
2 (a)	Revenue Road/Gram Sabha Land (handed over to DDA)	1.68	1.68	
2 (b)	Canal / Gram Sabha Land	6.40	6.25	
2 (c)	I&FC Land	8.98	8.98	
2 (d)	LDRA	53.15	53.92	
	Total Exclusions (a+b+c+d)	70.21	70.83	
3	Poolable land as per Revenue record	48.79	48.17	
4	Total land parcel of the consortium	41.14	44.99	
5	Land to be acquired by Consortium (Approx.)	3.65	2.36	
5 (a)	Approx. Land to be acquired under 40%	2.51	1.65	
5 (b)	Approx. Land to be acquired under 60%	1.14	0.71	
6	Total Contiguous Pooled Land with consideration of land under acquisition (4+5)	44.79	47.3557	98.30%
7	Unpooled Land	4.00	0.82	1.70%
60:40 Component of revised Total Contiguous Pooled Land (at Sl. No. 6)		Provided Area (Ha.)	Percentage (%)	
8	40% Land Component (DDA Share)	19.0630	40.25%	
9	60% Land Component (Consortium/DE Share)	28.2927	59.75%	

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)



- Legend:
- Sector Boundary 8B
 - Realigned ZDP Road
 - Internal road network
 - Suggestive road network
 - Unpooled Area
 - 40% Land Share (DDA)
 - 60% Land Share (Consortium/DE)
 - Land for acquisition under 40 % share (DDA)
 - Land for acquisition under 60 % Share (Consortium/DE)
- EXCLUSIONS
- LDRA (Hiranki Village)
 - I&FC Land
 - Canal
 - Gram Sabha Land / Revenue Road

- Notes:
- The 60:40 Sector Land Distribution Plan (SLDP) approved by 421st Screening Committee Meeting held on 07/03/2024 vide Item No. 15:2024 has been revised based on the following:
 - On the basis of additional pooling.
 - Revised reconciliation details provided by Land Pooling (Revenue).
 - Contiguous pooled land available with consortium.
 - As per revised implementation plan & agreement with all landowners/Developer Entities (DE's) submitted by consortium.
 - The 60:40 SLDP has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final implementation plan.
 - The 60:40 SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 13/11/2023, 14/02/2024 & 30.05.2025.
 - The proposed 60:40 SLDP, containing internal road network has been revised by consortium.
 - Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
 - The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
 - The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.
 - Area under LDRA is not part of this 60:40 SLDP.
 - This Plan has to be read alongwith Agenda and Minutes of 429th Screening Committee Meeting (Item No. 33:2025) held on 03/09/2025.

Sector 8B, Zone PII

Dwg. No.	Scale:	Date:
LPP/P-II/8B/SLDP/Ve.-02	Not to Scale	
Dwg. Title:		
Revised 60:40 Sector Land Distribution Plan (SLDP)		
Plg. Asst.	AD (Plg.)	N
DD (Plg.)	Director (Plg.)	

SCREENING COMMITTEE APPROVAL

The proposal regarding "revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations" was approved by the 429th Screening Committee Meeting held on 03.09.2025 vide Item No. 33:2025 with the observation that:

- The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee.
- The plot numbering for each plot and area statement shall be incorporated in the Sector Layout Plan.
- Change of Land Use of Sector 8B of Zone P-II to be processed by the Planning Department.

AD (Plg.) DD (Plg.) Director (Plg.)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This Proposal was considered in
Meeting held on 03.09.2025
Vide item No. 33:2025
Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 429th Screening Committee Meeting Dr. 03/09/2025 vide Item no. 33:2025
All observations (nos. 03) applicable to drawings are incorporated
Sign. [Signature]
Name. Anand Kumar
Designation. Dir. (Plg.) L.P.

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

Key Plan:



Planning
Zonal Boundary - DDA

Sectors of Zone P-II

Legend:

- Sector Boundary 8B
- Realigned ZDP Road
- Internal road network
- Suggestive road network
- Unpooled Area
- Land for acquisition

EXCLUSIONS

- LDRA (Hiranki Village)
- I&FC Land
- Canal
- Gram Sabha Land / Revenue Road

60% LAND SHARE
(Consortium/DE)

- Net Residential
- Road/Circulation
- Commercial
- PSP
- Recreational
- PSP facilities (to be surrendered to DDA)

40% LAND SHARE
(DDA)

- Industrial
- Recreational
- PSP
- Roads

Notes:

- The detailed Sector Layout Plan is prepared on the basis of revised 60:40 Sector Land Distribution Plan (SLDP).
- As per the revised reconciliation details provided by Land Pooling (Revenue), the total contiguous pooled land, including land under acquisition, amounts to 47.3557 hectares. Out of this, 28.2927 Ha. (59.75%) area has been submitted by the consortium under 60% share. The remaining 19.0630 Ha. (40.25%) area is considered under 40% DDA share.
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- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment/execution on the ground.
- Area under LDRA is not part of this Layout Plan.
- This Plan has to be read alongwith Agenda and Minutes of 429th Screening Committee Meeting (Item No. 33:2025) held on 03/09/2025.

Sector 8B, Zone PII

Dwg. No.

LPP/P-II/8B/SLP/Ve.-01

Scale:

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Date:

Dwg. Title:

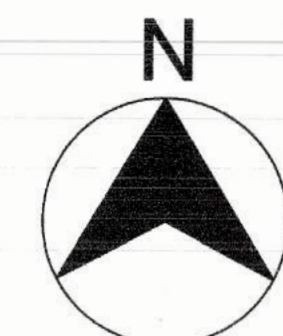
60:40 Sector Layout Plan

Plg. Asstt.

DD (Plg.)

AD (Plg.)

Director (Plg.)



PLOT DETAILS (DE/CONSORTIUM SHARE)

Plot No. (Net Residential Share)	DE No.	Area (sqm)
R-1	6	6252.53
R-2	5	5898.30
R-3	4	6136.70
R-4	3	6500.42
R-5	2	7520.34
R-6	7	7655.52
R-7	10	6672.47
R-8	9	6182.02
R-9	8	6017.87
R-10	1	28485.87
R-11	11	8601.69
R-12	13	22951.41
R-13	14	6321.58
R-14	15	6897.57
R-15	12	5947.72
Total (15 Plots)		138042.01

Plot No. (Commercial-5% Share)	DE No.	Area (sqm)
C-1	4	2064.33
C-2	1	6176.02
C-3	3	1115.00
C-4	6	1072.47
C-5	7	4550.25
C-6	13	3636.78
C-7	15	1183.12
C-8	14	1084.32
C-9	11	2495.61
C-10	12	
Total (9 Plots)		23677.9

Plot No. (PSP-2% Share)	DE No.	Area (sqm)
PSP-1	4	1254.72
PSP-2	1	2470.41
PSP-3	2	2264.33
PSP-4	13	1574.71
PSP-5	15	473.25
PSP-7	14	433.73
PSP-9	11	1000
PSP-10	12	
Total (7 Plots)		9471.15

Plot No. (Neighbourhood Facilities)	Area (sqm)
P-1	5980.00
P-2	1388.17
P-3*	800.00
P-4	2000.00
P-5*	6000.00
P-6	6000.00
P-7	10000.00
P-8	10000.00
P-9	5000.00
P-10	5007.00
P-11	10000.00
P-12	5000.00
P-12 A	2000.00
P-14	200.00
Total (14 Plots)	69375.17
*Plots to be surrendered to DDA	

PLOT DETAILS (DDA SHARE)

DDA Share	Plot No.	Area (sqm)
Industrial (4%)	I	18940.00
PSP (8%)	PSP-6	4855.00
	PSP-8	33026.00
Recreational (16%)	REC-1	29366.00
	REC-2	3786.00
	REC-3	13357.00
	REC-4	14537.00
	REC-5	13209.00
Total (8 Plots)		131076.00

AREA DETAILS

Total Contiguous Pooled Land (including land under acquisition)	47.3557	Ha.
40% Land Component (DDA Share)		
	Provided Area (Ha.)	Percentage (%)
a Industrial (4%)	1.8940	4.00%
b PSP(8%)	3.7881	8.00%
c Roads and Circulation (12%)	5.9554	12.58%
d Recreational (16%)	7.4255	15.68%
Total (a+b+c+d)	19.0630	40.25%
60% Land Component (DE/Consortium Share)		
	Provided Area (Ha.)	Percentage (%)
A Gross Residential (53%)	24.9778	52.75%
a Net Residential Area (55% of GRL)	13.8042	55.00%
b Neighbourhood Facilities+Circulation (45% of GRL)	11.1736	44.52%
i) Road and Circulation	4.2361	16.88%
ii) Green-Recreational	4.5007	17.93%
iii) Commercial		
iv) PSP	2.4368	9.71%
Area of plots to be surrendered to DDA	0.6800	
B Commercial (5%)	2.3678	5.0%
C PSP (2%)	0.9471	2.0%
Total (A+B+C)	28.2927	59.75%

SCREENING COMMITTEE APPROVAL

The proposal regarding "revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations" was approved by the 429th Screening Committee Meeting held on 03.09.2025 vide Item No. 33:2025 with the observation that:

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AD (Plg.)

DD (Plg.)

Director (Plg.)