DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2(2)2018/MC/DDA/144 Dated: 01.09.2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Friday, the 7th September, 2018 at 10.00 a.m.** under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

(D. Sarkar)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
   Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Udai Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao
   Finance Member, DDA
4. Shri Jayesh Kumar
   Engineer Member, DDA
5. Shri Manoj Kumar
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi
   Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
   Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
    Municipal Councillor, South Delhi Municipal Corporation
12. Shri Jayender Kumar Dabas
    Municipal Councillor, North Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Anshu Prakash
   Chief Secretary, GNCTD
2. Smt. Renu Sharma
   Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
   Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar
   Principal Secretary (L&B), GNCTD
5. Chief Planner
   Town and Country Planning Organisation
6. Dr. Puneet Kumar Goel
   Commissioner, SDMC
7. Dr. Ranbir Singh
   Commissioner, EDMC
8. Shri Madhup Vyas
   Commissioner, NDMC
9. Shri Rajeev Verma
   Principal Commissioner (LD, LM & LP) & (Housing, Systems & PMAY), DDA
10. Shri Shripal
    Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar
   Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
   Special Secretary to Lt. Governor, Delhi
3. Shri R.N. Sharma
   Special Secretary to Lt. Governor, Delhi
4. Shri Ravi Dhawan
   Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
   PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India.

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2017/MC/DDA/145 Dated: the 01st September, 2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Friday, the 7th September, 2018 at 10.00 a.m.** under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

01/09/2018

(Rajiv Matta)
Asstt. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Planning)
4. Chief Architect
5. Commissioner (Personnel)
6. Commissioner (LD)
7. Commissioner (Systems)
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

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10.	34/2018	Relaxation in payment conditions in respect of Valmiki category for grant of ownership right/regularization of chulha tax payee villages. F.TN.2(10/2014	LAND MANAGEMENT
11.	35/2018	Disposal of about 7876 cancelled/surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to wait-listed and to bulk buyers from Central/State Government Departments, Local Bodies (i.e. Municipal Corporations, Council etc.) and Central/State Government Public Sector Undertakings & non-governmental bulk buyers. F.1(15)/2017/Coordn.(H)/DDA	HOUSING
12.	36/2018	Simplification and rationalization of various interest rates applicable in DDA in respect of allotment of flats, built-up shops and plots regarding. F.21(Misc.)9/Intl./HAC/2001/2014	FINANCE
13.	37/2018	(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2017-18. (ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2017-18. F.2(34)99/AO(P)/DDA/Pt.	FINANCE
14.	38/2018	Correction in the figures of actual expenditure relating to construction of houses and shops in the year 2016-17 projected in Volume-I of the DDA's Budget at a glance. F.4(3)Budget/2017-18	FINANCE

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ITEM NO. 25/2018

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 19.06.2018.
File No. F.2(2)2018/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 19.06.2018 were circulated vide office circular No. F.2(2)2018/MC/DDA/120 & 121 dated 19.06.2018 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 19.06.2018 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 19.6.2018 were confirmed as circulated.

ANNEXURE

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 19th June, 2018 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

1. Shri K. Vinayak Rao
   Finance Member, DDA
2. Shri Jayesh Kumar
   Engineer Member, DDA
3. Shri Manoj Kumar
   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of Inida
4. Shri Somnath Bharti, MLA
5. Shri S. K. Bagga, MLA
6. Shri O.P. Sharma, MLA
7. Shri Manish Aggarwal
   Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Smt. Renu Sharma
   Principal Secretary (Finance), GNCTD
2. Shri Rajiv Yaduvanshi
   Principal Commisioner (UD), GNCTD

3. Dr. Ranbir Singh
Commissioner, East Delhi Municipal Corporation

4. Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation

5. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP) & (Housing, Systems, & PMAY), DDA

6. Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA

7. Shri S. Surendra
Addl. Chief Planner, Town & Country Planning Organization

LT. GOVERNOR'S SECRETARIAT

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi

2. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi

3. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi

4. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi

5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

1. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No. 20/2018

Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.04.2018 at Raj Niwas.
F.2(2)2018/MC/DDA

Minutes of the meeting of the Authority held on 11.04.2018 were confirmed as circulated.

Item No. 21/2018

Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021
F.3(10)2014/MP

The proposal contained in the agenda item was approved with the following modifications:

In Para 5.6.2 of the proposal the word "etc" be replaced by the following:
" .... or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) ..."

The proposals contained in paras 2.1 and 3.0 of the agenda item be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification and approval respectively.

Regulatory measures as contained in Para 2.2. of the agenda item be forwarded to concerned local bodies, government agencies and other statutory bodies for its implementation.

Item No. 22/2018

Proposed norms for redevelopment of Godowns Clusters existing in non-conforming areas – as a modification to MPD-2021.
F.3(84)2010/MP

The proposal contained in the agenda item was approved with the following modifications:

In Para 6.4.1 (v) of the proposal (Annexure I) be modified as under:

"v. Owners of stand alone godowns need to get the plans ..... 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns ..... said time period."

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Shri Somnath Bharti made the observation w.r.t. proposal contained in Para 6.4.2.1 (Table) for increase in FAR proportionate to the height. The suggestion of Shri Somnath Bharti was not agreed to in view of the risk based classification as per UBBL 2016.

Item No. 23/2018

Draft Regulations for enabling the planned development of privately owned lands.
F.15(12)2017/MP

The proposal contained in the agenda item was approved with the following modifications:

Para 4.1 of the proposal be re-drafted as follows:

"4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations."

Para 4.3 of the proposal be re-drafted as follows:

"4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned."

Para 5.8.2 of the proposal be re-drafted as follows:

"5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.."

Para 10.3 of the proposal be re-drafted as follows:

"10.3 The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee for this purpose which shall be an independent body like RERA or as decided by the Authority. The decision of the Appellate Committee will be final and binding in this regard."

Para 4.8 and 6.3 of the proposal be deleted.

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for approval.

Item No. 24/2018

Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U-4)' in Planning Zone-F.
F.3(60)/2005-MP/Pt.

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Hon'ble Lt. Governor, Delhi thanked all the Members, Special Invitees and senior officers for participating in the meeting.

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

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ITEM NO. 26/2018

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETINGS OF DELHI DEVELOPMENT AUTHORITY HELD ON 11.04.2018 AND 19.06.2018 AT RAJ NIWAS.

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11.04.2018

S.No	SUBJECT	ACTION TAKEN REPORT
1.	**Item No. 08/2018** **Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 20.11.2017, 21.12.2017, 02.02.2018 and 27.02.2018.** **F.2(3)2017/MC/DDA** **2. Shri Vijender Gupta:-** i) Posts of Chief Engineers in DDA should be filled by DDA officers also. Officiating charge could be given to department officers till they are eligible for regular appointment. **ACTION: PERSONNEL**	Hon'ble Lt. Governor has perused the proposal regarding assigning additional charge of the posts of Chief Engineer (Civil) to Supdt. Engineers under FR 49(i) and has desired to seek prior approval from MoHUA, keeping in view Ministry's letter dated 13.01.2017 directing DDA not to make any appointment on the basis of Authority Resolutions being followed by DDA as Recruitment Regulations (RRs) whereas the RRs for the posts of Chief Engineers (Civil) are still pending with the Ministry for notification. In view of the above directions, the matter has been referred to Ministry of Housing and Urban Affairs. (Personnel)
	ii) Regularization of land allotted to 500 families at Mangolpur Kalan under 20 Point Programme may be considered. **ACTION: LD/LM**	ii) Monitoring Committee appointed by the Hon'ble Supreme Court has directed to re-seal all the 145 properties sealed earlier by them in 2007 and to demolish and retrieve the land. It may be noted that the Report of the Monitoring Committee placed before the Hon'ble Supreme Court on 7th May 2018 and the Amicus Curiae had pointed out that "the seals of the premises sealed on 2nd August 2007 have since been tampered with and huge multi-storeyed buildings have come up on all the sealed premises. Even some of the premises have been converted to residential premises. This amounts to perjury and contempt of orders of the Hon'ble Supreme Court". The Hon'ble Supreme Court has directed the Special Task Force to act in accordance with the orders passed by the Court and to act in accordance with law.

		With reference to the transfer of land for weaker sections from DDA to GNCTD, Ministry of Urban Development vide their letter dated 07.08.2014 referring to the minutes of the meeting held under the Chairmanship of Secretary (UD) on 22.12.2011, directed that "Chairman/DDA may decide the matter as per rule". As per the directions of the Ministry of Housing & Urban Affairs, the matter was placed before Hon'ble LG "to decide the matter as per rule". Special Secretary to Hon'ble LG, while forwarding the representation of Sanjay Nagar Market RWA for transfer of land of Mangolpur Kalan to GNCTD from DDA, requested Chief Secretary GNCTD for examination of the matter as per rules and for appropriate action. A letter has also been written by DDA to Chief Secretary to inform DDA of the action taken in the matter. In this regard, Chief Secretary, GNCTD took a meeting on 04.06.2018. The minutes of the meeting are awaited. Further a letter has also been written by Vice Chairman to Commissioner, North Delhi Municipal Corporation on 03.07.2018 that since the sealing in the year 2007 was carried out by the officials of North Delhi Municipal Corporation, therefore, concerned officials may be directed to examine the matter and to take appropriate action as per due procedure of law. (Land Management)
	3. <u>Shri Somnath Bharti:</u> i) Regularization of plots allotted to residents of Church Colony at Mehrauli may be considered. **ACTION: LAND DISPOSAL**	i) The Church Colony near Old Tehsil Building, Mehrauli does not exist on DDA land. It exists on Delhi Government land as also confirmed by SDM (Mehrauli) in a meeting wherein officials of Dy. Director, LM/SWZ were present. A letter has been written to SDM (Mehrauli) for examination and appropriate action on the issue, endorsing a copy to the Hon'ble Authority Member for his kind information. A subsequent letter has been written to District Commissioner for examination and appropriate action. (Land Management)
	ii) A toilet being constructed at Vijay Mandal Park for the last 9 months has not yet been completed. **ACTION: HORTICULTURE**	ii) a) A toilet near Aurobindo College has been constructed and is ready to use. b) The work of toilet block in Vijay Mandal Park Begampur has been completed and same will be functioned by 10.09.2018. (Engineering)
	iii) Consider allotment of alternative land to residents of Gautam Nagar for community services. **ACTION: LAND DISPOSAL**	iii) SE/CC-I, DDA intimated that no vacant land is available at Gautam Nagar for the purpose of construction of Community Hall. Only vacant

		land available which is earmarked for Multi-level Parking has already been allotted to SDMC recently. A vacant land at Arjun Nagar is available with DDA which is approx. 4 km away from Gautam Nagar and the approved LOP of vacant land is about 1 ha. which has 3 sub plots which are earmarked for Primary School (0.57 ha.), Park (0.18 ha.) & Local Shopping (0.27 ha). The same can be utilize for public facilities after approval of LOP and followed due process. Further, vide letter dated 16.05.2018 SDMC was requested to give formal request for allotment of land for community services in the prescribed format after checking feasibility of the same however, so far, no request has been received from them. (Institutional Land)
	iv) Proposal for utilizing a part of Sharda Park for a public road is pending with DDA. **ACTION: ENGINEERING/HORT.**	iv) File bearing No. F. 22A(16)16/IL was received in Landscape department on 21.08.2018 from Planning department. As desired by Planning department, the landscape plan of the area was enclosed and sent back to Planning department on 30.08.2018. (Landscape) The proposal for improvement of intersection of Hauz Khas Market Road, Ch. Dilip Singh Marg and Shri Krishna Chaitanya Mahaprabhu Marg was submitted to UTTIPEC on 19.04.2018. UTTIPEC vide letter No. F1(248)2017/UTTIPEC/D-154 dated 03.05.2018 requested PWD to submit the proposal after sorting out land issues and incorporation of observations of stakeholders as per standard procedure so that the matter can be discussed in Core Group/Working Group meeting. (UTTIPEC)
	v) Though demarcation had been done earlier for encroachment in Khasra No. 277 of Hauz Khas, DDA has proposed fresh demarcation of the site. **ACTION: LAND MANAGEMENT**	v) As there were two contradictory demarcations of Khasra No. 277, both done by SDM (Mehrauli), therefore, Legal Department has recommended fresh demarcation by SDM. Accordingly, SDM (Hauz Khas) has been requested to conduct the demarcation of Kh. No. 277. A subsequent letter has been written to District Commissioner to expedite the demarcation. (Land Management)
	vi) Some measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs. **ACTION: HORTICULTURE**	vi) Available security guards and staff of DDA are regularly scaring away the monkeys and dogs from the park. (Horticulture)

	4. Shri O.P. Sharma	
	i) There is no progress on removal of jhuggi cluster for right of way of 60 ft. road at Vishwas Nagar. **ACTION: HSG./LAND MANAGEMENT**	i) The jhuggi cluster on right of way of 60 ft. road at Vishwas Nagar is located on PWD land. Necessary action in the matter is to be taken by the user department, i.e., PWD. (Housing) DUSIB vide letter dated 12.03.2018 has informed that PWD have conveyed their in principle approval to pay ₹ 3,93,22,870/- to DUSIB for relocation process of the JJ basti at Vishwas Nagar. In response DUSIB has written to PWD to deposit the said amount so that further necessary action may be taken. (Land Management)
	ii) There are the two DDA plots earmarked for commercial complexes at Shanti Swaroop Bhatnagar Marg one of which is fully and the other partially encroached. If the unauthorized encroachment at one of the sites could be shifted to the other, then the vacated site could be disposed of by DDA to develop it for its intended purpose. **ACTION: LAND MANAGEMENT**	ii) The JJ clusters existing at Shanti Swaroop Bhatnagar Marg and at Chitra Vihar are identified JJ clusters. These jhuggies are to be removed in accordance with the guidelines of PMAY. A survey was undertaken of vacant land for relocation of JJ cluster on 21.09.2017 in East Delhi during which 5 plots, total measuring 2.1 ha. has been identified. The inspection/survey report of these vacant lands for relocating/shifting the JJ clusters at Shanti Swaroop Bhatnagar Marg and Chitra Vihar was provided to the Housing Department for taking further necessary action in the matter. • As per the survey carried out in the year 2010, there are 233 jhuggis at Shanti Swaroop Bhatnagar Marg and 403 jhuggis at Chitra Vihar which are identified JJ clusters to be treated under guidelines of PMAY. Five vacant plots measuring 2.1 ha. have been identified for rehabilitation of jhuggi dwellers. • Subsequently, a site inspection was carried out alongwith Authority Member on 25.11.2017. After detailed discussion, it emerged that these two JJ clusters be taken up along with JJ clusters at Kalander Colony and possibility be explored to rehabilitate all these JJ clusters at the existing Kalander Colony area in Dilshad Garden. DUSIB is to conduct the survey. (Land Management) For relocation of the JJ clusters at Shanti Swaroop Bhatnagar Marg and Rajiv Gandhi Camp, Chitra Vihar, meetings were held in the office of Principal Commissioner (H/PMAY) on

		25.01.2018 & 16.02.2018 and it was decided that the matter may be referred to Chief Engineer (East Zone) along with the draft Detailed Project Report (DPR) prepared earlier for in-situ development of JJ cluster at Dilshad Garden for re-examination of the same through Chief Architect, DDA as per revised norms of MPD-2021 and Building Bye-laws so that maximum number of dwelling units may be constructed in the project and the JJ dwellers of Kalander Colony, Chitra Vihar and Shanti Swaroop Bhatnagar Marg can also be accommodated in this project. Vice Chairman, DDA has accorded approval for revival of the project for necessary amendments and initiating action for change of land use. The Engineering Deptt. has hired an agency for carrying out Total Station Survey (TSS) of the JJ cluster. The Total Station Survey will be completed within one month, i.e., by the end of August. Thereafter, Architecture Department will prepare conceptual plan for in-situ redevelopment of the JJ cluster at Dilshad Garden on PPP mode. DUSIB is carrying out the demand survey of all JJ clusters, including on DDA and Central Govt. lands. Tenders have been finalized by them and work has been awarded. DUSIB has been requested to carry out the survey of these clusters on priority. (Housing)
	iii) Only one toilet complex should be developed in each park. **ACTION: HORTICULTURE**	iii) It will be followed for parks where toilets have to be constructed. (Horticulture)
	5. <u>Shri S.K. Bagga:</u> i) The matter regarding compassionate appointment should be expedited. This issue was also raised by all other Authority members. **ACTION: PERSONNEL**	i) The file has been put up for approval of the Competent Authority. (Personnel)
	6. <u>Smt. Veena Virmani:</u> i) The in-situ rehabilitation work at Kirti Nagar should be expedited. **ACTION: PMAY**	i) The matter regarding in-situ rehabilitation of JJ clusters at Kirti Nagar was placed before Vice-Chairman, DDA. Vice Chairman, DDA has directed to prepare a comprehensive proposal and to make a presentation after taking inputs from Architecture and Planning Deptts. for further outlining the course of action to be taken. Chief Engineer (Dwarka) has been requested to

		undertake the (TSS) of all the JJ clusters of Kirti Nagar area for the purpose. In this regard, a meeting was held in the chamber of Commissioner (Personnel) on 29.05.2018 and it was assured by the Engineering Wing that the Total Station Survey (TSS) will be completed by 15.07.2018. Engineering department has now intimated that the TSS has been delayed due to need of identification/demarcation of some areas by the Land Management Wing. They have now intimated that the survey is in progress and will now be completed by the end of August, 2018. After the Total Station Survey is conducted and the status of litigation, ownership and allotment is ascertained, the requisite information, including the tentative number of households, will be communicated to the Architecture and Planning Deptts. for preparing the conceptual plan for in-situ rehabilitation on PPP mode and initiating change of land use respectively. DUSIB is carrying out the demand survey of all the JJ clusters including on DDA and Central Govt. lands. Tenders have been finalized by them and work has been awarded. DUSIB has been requested to carry out the survey of JJ clusters at Kirti Nagar on priority. (Housing) T.S.S of jhuggi clusters Indira Camp, Sanjay Camp and camp behind firefighting tank is in progress and is likely to be completed by 15th August, 2018. (Engineering)
	ii) Though DDA has stated that floor-wise regularization of residential properties is being implemented in accordance with the approved policy, a request from Parmanand Colony has been turned down. **ACTION: LAND DISPOSAL**	ii) There is a policy of floor-wise conversion from lease hold to free hold, vide MOUD & PA's letter dated 12.06.2006. However, this policy is applicable only in case of those properties where the allottees were given residential plots on lease hold basis and construction was made by the lessee after obtaining due permission. Only those cases have been allowed conversion under this policy which are accompanied with Sanctioned Building Plans (SBP). In case of properties of Bhai Parmanand Colony, the allotment was done by the MCD as built-up tenement under redevelopment scheme of Kingsway Camp. Hence, in the absence of Sanctioned Building Plan for these built-up tenements, no floor-wise conversion is permissible. The area being de-notified, the building plans aspect as per building

		bye-laws are to be seen by the local body, i.e., MCD. (Land Disposal)
	iii) Handed over a list of parks which North DMC has requested to be taken back by DDA for maintenance. **ACTION: HORTICULTURE**	iii) Commissioner, North DMC vide D. O. No. D-404/CMR/NDMC/CC/2018 dated 11.05.2018 has requested to release the deficiency amount of ₹ 15.30 crores against 68 parks already transferred to them from DDA. Commissioner, North DMC has been asked vide letter dated 04.06.2018 to clarify whether parks have to be transferred back to DDA or deficiency amount released by DDA to North DMC. (Horticulture)
	iv) DDA land is being carved out and sold unauthorisedly at Rohini. Smt. Virmani submitted a representation in this regard. **ACTION: LAND MANAGEMENT**	iv) Most of the portion of Shahbad Daulat Pur Village is with DDA. However, a part of the land has lapsed under Section 24(2) of LARR Act, 2013. Regarding village Prehlad Pur, DDA has already organized a demolition program on 07.06.2018 and around eight structures were demolished. Further in order to remove the encroachment from DDA land in Prahalad Pur Bangar a demolition program was fixed for 28.06.2018 which included land lapsed under Section 24(2) of new LARR Act, 2013. Prior to the date fixed for demolition, one of the parties whose land had lapsed under Section 24(2) vide orders of the Hon'ble High Court dated 22.08.2016 in the matter of Devender Kumar Gupta Vs. Lt. Governor NCT of Delhi and others in WP(C) 7753/2015 and CM 15268/2019 filed a suit in Rohini Court wherein it has been directed that providing police aid be kept in abeyance with regard to suit property in question only and the next date of hearing of the matter has been fixed for 28.08.2018. Therefore, on 28.06.2018 all encroachment existing on DDA land in Prahalad Pur Bangar was removed except the property on DDA land under reference as stated above. (Engineering/LM)
	v) Sought clarification why DDA is proposing revenue sharing for the multi-level parking planned to be constructed at the site earlier allotted for a slaughter house at Idgah as the site has been with MCD since 1912. **ACTION: LAND DISPOSAL**	v) a) The area under reference falls in Sub-Zone-A7 of Planning Zone-A (Other than Walled City) and the land use is 'Residential' as per ZDP-2021 of Zone-A (OWC) prepared under the framework of MPD-2021. b) Earlier, North-DMC (erstwhile MCD) vide letter dated 15.05.2015 submitted an agenda for Technical Committee of DDA for processing

		change of land use of Old Slaughter House at Idgah from "Residential" to "Transportation (Multi-level parking)". c) The said proposal for change of land use of Old Idgah Slaughter House from "Residential" to "Transportation (Multi-level parking)" was approved by the 6th Technical Committee of DDA in its meeting held on 26.02.2015 vide item no. 34/2015 and recommended for further processing under Section 11-A of Delhi Development Act, 1957. d) However, the same was not processed due to pending litigation and lack of clear status of land ownership of the said land/site, since both DDA and North DMC were claiming their ownership. e) Whereas, earlier allotment of the land/site under reference to MCD was for slaughter house, which has been already shifted to Ghazipur as per court directions, the same has to be reverted to DDA. The issue was raised by former Authority Member (Shri Naseeb Singh) in Authority meeting held on 26.10.2010 and minutes issued thereof. f) Lands Deptt. has been requested to resolve the issue of ownership/allotment at the earliest so that North DMC can re-submit the proposal of change of land use for the proposed multi-level parking project including/excluding the height relaxation issue based on the allotment as per the prescribed format and information required with reference to MOUD's letters dated 07.04.2015, 04.09.2015 & 17.06.2016 for consideration of Technical Committee of DDA vide letter dated 12.03.2018. (Planning) The issue of ownership of land has been resolved. 14350 sq.yds belong to North MCD and 18869 sq.yds belongs to DDA. The revenue sharing model was proposed for multi-level parking to be developed at the site as part of the area belongs to DDA. However, a letter has been received from NDMC seeking allotment of the remaining parcel of the land, i.e., 18869 sq.yds and the same is being processed after taking into account the requirement of land requested by Education Deptt. of GNCTD, as per direction of Hon'ble High Court in W.P.(C) No. 7612/2015 titled Firoz Bakht Ahmed Vs. Government of National Capital Territory of Delhi and Ors. (Land Disposal)

	vi) If the temporary DDA offices at Kirti Nagar are shifted, DDA can get revenue for utilizing the land for its intended purpose. **ACTION: ENGINEERING**	vi) (i) The land use of the temporary site office i.e., office of EE (WD-13), DDA at Kirti Nagar is "Industrial" as per the Zonal Development Plan of Zone G. ii) For the area under reference, i.e., 'WHS Kirti Nagar' two LOPs are available namely, (i) Ware Housing for Timber Traders and Mineral Siding, South of Kirti Nagar and (ii) LOP of A1 and A2 Block, Kirti Nagar, Warehousing Scheme. iii) As per the Layout Plan of A1 & A2 Block, Kirti Nagar Ware Housing, 'Land allotted for Temporary site office' is part of the existing 'DDA Lime Kiln Complex', which is to be used for plots. The allotment of 'Temporary Site Office' was approved by the Commr. (Plg.) on 07.04.1988 in the file bearing No. F.1(241)8586ASW/HDVII/1169, which may be a Horticulture division file. iv) Earlier, information including Plans indicating the location of 'temporary site office' was provided to CE (Dwk.), DDA on 12.03.2018. v) Currently, there is no planning action unless industrial plots are to be carved out which will be processed as per the request received either from Land Disposal Deptt. or GNCTD. (Planning) vi) Dir. (Plg.) AP-III has informed that the land use of the site is Industrial. DDA offices at this location are O/o SE/CC-17, EE/WD-3, 12, 13, 15. Presently, there is no suitable alternative accommodation available to shift these offices. As and when permanent facility is developed for the office of CE(Dwk.) the land at Kirti Nagar can be used for its intended purpose. (Engineering)
	7. Issue of maintenance of toilets in DDA parks has been raised by all the members of the Authority. It was decided that the responsibilities and penalty clauses for maintenance of proper toilet facilities in all parks should be clearly spelt out in all contract agreements. **ACTION: HORTICULTURE**	7. The provision of penalty clause is incorporated in the tender to fix the responsibility of agency in case of default. (Engineering) Comprehensive tender for maintenance, cleaning and security of toilets in parks has been floated, wherein heavy penalties have been proposed in the NIT as below: i) If agency fails to execute the work and toilet is not found properly maintained/cleaned in all respect on any day, penalty of ₹ 2000/- per shift per toilet shall be levied and deducted from the bill.

		ii) If any material is damaged or removed by theft, etc., during executing period, the agency shall replace the same within 24 hrs., otherwise penal recovery of ₹ 3000/- per day will be recovered from the agency in addition to market cost, if replacement is done by DDA of damaged or stolen item. (Horticulture)
	8. To prevent encroachment on vacant portion of lands, it was decided to fence all vacant plots of DDA. **ACTION: LM/ENGINEERING**	8. All vacant DDA lands are being fenced with boundary walls by the Engineering Department. The target date of completion of the work as intimated by Engineering Department was June, 2018. Most of the vacant lands have been protected with boundary walls, except for Rohini Zone and East Zone where the target dates are August, 2018 and December, 2018 respectively. (Land Management)
2.	<u>Item No. 09/2018</u> **Permissibility of Government offices in Public & Semi-Public Facilities Use Zone under sub clause 8 (2) of MPD-2021 in respect of plot measuring 0.72 ha. (1.78 acres) for the office of World Health Organization (WHO) at Ring Road, in front of I.P. Power Station, New Delhi, falling in Planning Zone-D.** **F.20(11)95/MP** The proposal contained in the agenda item was approved. The matter be referred immediately to South Delhi Municipal Corporation for modification in the layout plan. **ACTION: PLANNING**	As per the decision of the Authority, a letter has been sent to Chief Town Planner, SDMC vide letter No. F.20(11)95/MP/04 dated 08.05.2018.
3.	<u>Item No. 10/2018</u> **Ratification of medication in UBBL 2016 notify vide S.O. 1053 (E) dated 5th April, 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(S)/Affidavit(S).** **F.15(06)2016/MP/Pt.** The modification in UBBL-2016 notified vide S.O. 1053(E) dated 05.04.2017 was ratified. All members of the Authority appreciated the efforts made by Hon'ble Lt. Governor and DDA for simplification of procedures for obtaining building permits. **ACTION: PLANNING**	In this regard, a notification had already been issued vide S.O 1487(E) dated 04.04.2018. No further action is required.
4.	<u>Item No. 11/2018</u> **Revised modalities for operationalization of enhanced FAR in planned Commercial Centres.**	The rates for additional FAR for commercial properties (excluding hotel & parking plots) as earlier notified vide S.O. No. 2955(E) dated

	F.Dy.Dir.(Arch)/Coordn./HUPW/2016 The proposal contained in the agenda item was approved. **ACTION: ARCHITECTURE/ (SYSTEMS)**	23.12.2008 have since been revised with the approval of the MoHUA and notified vide S.O. No. 3172(E) dated 29.06.2018. The notification No. S.O. No. 3172(E) dated 29.06.2018 has also been uploaded on DDA's website. As regards the rates of processing fee, the Dy. Director (Arch) Coordn. has been requested to finalize the same keeping in view the administrative cost and other relevant factors vide letter no. F.2(14)2017-18/AO(P)/DDA/34 dated 29.05.2018. (Land Costing)
5.	<u>Item No. 12/2018</u> **Allotment of 794 LIG/One Bed Room flats (574 in Sector-34, Rohini and 220 flats at Siraspur) to Central Industrial Security Force (CISF) with 50% rebate on applicable departmental charges.** **F.1(15)/2017/Coordn.(H)/DDA** Approval was accorded to the part proposal for allotment of available LIG/One bedroom flats to CISF and other Para-military forces only. The modalities for disposal requires further examination and exploration of all possible alternative for re-submission before the Authority. **ACTION: HOUSING**	The proposal for allotment of 574 LIG/one bedroom flats at Sector-34, Rohini and 220 flats at Siraspur with rebate of 50% on the departmental charges, was approved by the Hon'ble LG on 23.02.2018 subject to ratification by the Authority. Thereafter, demand letters dated 01.03.2018 for allotment of 574 LIG flats at Sector-34, Rohini and 220 flats at Siraspur were issued. CISF deposited the demanded amount of ₹ 1,24,06,13,957/- which was verified by the AO(RZ). Possession letters alongwith NOC for these 794 flats have already been issued on 04.04.2018 & 05.04.2018 to CISF. (Housing)
6.	<u>Item No. 13/2018</u> **Grant of higher scale of ₹ 5000-8000/- to Sanitary Inspector and ₹ 4000-6000/- to Assistant Sanitary Inspector at par with Sanitary Inspector/Assistant Sanitary Inspector of MCD.** **F.7(Misc.)04/P&C(P)/Pt. II** The proposal contained in the agenda item was approved. **ACTION: PERSONNEL**	Order for grant of scale has been issued vide Estt. Order No. 685 dated 29.05.2018. (Personnel)
7.	<u>Item No. 14/2018</u> **Adoption of Annual Accounts of DDA for the financial year 2016-17 after clarification by CAG of India.** **F.6(1)2017-18/A/Cs Annual A/c/2016-17/DDA** 1. While adopting the Annual Accounts for the financial year 2016-17, some Authority Members drew attention to the observations of CAG in the	1. The Annual Statements and Accounts in respect of Nazul-I and Nazul-II, are prepared as

	Audit Report as annexed to the agenda. The observations were mainly relating to outstanding audit paras, non-record of transactions on accrual basis, lack of in-house expertise regarding double entry system and regular physical verification of fixed assets. 2. Finance Members, DDA clarified that these issues were raised by CAG in the past as well. At present, the Annual Accounts are being maintained in terms of Section 25 of Delhi Development Act, 1957 and the DDA Budget & Accounts Rules, 1982. Finance Member further clarified that change over from existing system of accounting to accrual based accounting (with double entry system) will require a period of not less than a year and will have to be got approved from CGA and CAG. It was decided that a time frame and action plan for the same may be submitted in the next meeting. 3. With the above direction, Annual Accounts of DDA for the financial year 2016-17 as certified by C&AG of India were ratified by the Authority. **ACTION: FINANCE**	per format prescribed in the DDA Budget & Accounts Rules, 1982. For preparation of General Development Account, common format of accounts prescribed for Central Autonomous Bodies has been adopted. The financial statements contain Receipt & Payment, Income & Expenditure Account and Balance Sheet except for Nazul-II Account for which only Receipt and Payment Account is prepared. 2. As regards change of existing system of accounting to accrual based accounting (with Double Entry System), a consultancy has been assigned to Institute of Public Auditors of India (IPAI) for preparation of accounting formats for consolidated Annual Accounts of Delhi Development Authority, Preparation of Accounting Manual, implementation of Revised Accounting Structure. This is likely to be completed by Feb., 2019 and may be implemented (after approval from CGA, CAG and the Govt.) in the next financial year 2019-20. (Finance)
8.	**<u>Item No. 15/2018</u>** **Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19. F.4(3)Budget/2017-18/RBE** 1. While discussing the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19, some Authority Members pointed out the variation in Budget Estimates and Revised Budget Estimates for the year 2017-18, both in respect of receipts as well as payments. 2. It was explained that the variation is mainly on account of non-disposal of land and houses to the extent they were proposed, due to various reasons. 3. Suggestions of some Authority Members regarding reviewing construction of new shops by DDA in view of large inventory of unsold shops were noted. 4. After due deliberations the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19 were approved by the Authority. **ACTION: FINANCE**	Suggestions offered by the Authority members, while discussing the revised budget estimates for 2017-18 and budget estimates for 2018-19, have been duly noted for compliance. (Accounts)

9.	**Item No. 16/2018** **Fixation of Plinth Area Rates (PARs) of construction for Standard Costing of flats for the period of:** **a) 1st April, 2017 to 30th September, 2017 and** **b) 1st October, 2017 to 31st March, 2018.** **F.21(1671)/2001/HAC/Pt.III** The proposal contained in para 8 of the agenda along with important notes thereto were considered and approved by the Authority. Further, Authority also approved the addendum to this item for continuation of the plinth area rates and land rates (PDR) valid upto 31.03.2018 for another period of three months, i.e. upto 30.06.2018, for the purpose of working out the disposal cost of the flats allotted under DDA Awasiya Yojana 2017 or allotted through mini draw. **ACTION: FINANCE**	Plinth Area Rates (PARs) for construction for the period of 01.04.2017 to 30.09.2017 and 01.10.2017 to 31.03.2018 have been duly notified vide orders No. F.21(1671) 2001/ HAC/ Pt.III/ 191 and 192 dated 09.05.2018. (Finance)
10.	**Item No. 17/2018** **Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18.** **F.4(50)2016/AO(P)/DDA** The proposal contained in the agenda item was approved. **ACTION: FINANCE**	The minutes of Authority meeting dated 11.04.2018 were confirmed in its meeting held on 19.06.2018. Accordingly, the PDRs for the year 2017-18 have been forwarded to MOHUA vide this office letter No. F4(50)/017/O(P)/DDA/42 dated 03.07.2018 for approval and notification. (Finance)
11.	**Item No. 18/2018** **Fixation of Pre-determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.** **F.4(52)2016/AO(P)/DDA** The proposal contained in the agenda item was approved. **ACTION: FINANCE**	The minutes of Authority meeting dated 11.04.2018 were confirmed in its meeting held on 19.06.2018. Accordingly, the PDRs for the year 2017-18 have been forwarded to MOHUA vide this office letter No. F4(52)/017/O(P)/DDA/41 dated 03.07.2018 for approval and notification. (Finance)
12.	**Item No. 19/2018** **Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh.** **F.12(385)06/HC/Legal/Pt.** After detailed discussion, it was decided that the EWS flats may be allotted @ ₹ 1,12,200/- plus ₹ 30,000/- (as maintenance cost for five years) from each eligible JJ dwellers as per policy of GNCTD.	It has been decided in the Authority meeting held on 11.04.2018 that we may charge ₹ 1,12,000/- + 30,000/- from the eligible dwellers of Shalimar Bagh, as per decision taken by Hon'ble LG on the file of DUSIB, instead of cost of ₹ 10,20,843/- already approved by the Authority in its meeting held on 20.11.2017 (after deduction of maintenance, administrative/departmental charges).

	ACTION: HOUSING	An 'Awareness Camp' was organized at the site i.e. Block-BG, BH & BJ Shalimar Bagh w.e.f. 01.05.2018 to 12.05.2018. During the camp, team of Housing (Janta) branch interacted with many JJ dwellers and they were briefed about revised cost of the flat, educated with allotment procedure and motivated to fill application form and submit it with confirmatory amount of ₹ 10,000/-. Unfortunately, none of them turned up to submit the application forms. The team has further informed all the JJ dwellers that application forms, duly filled in along with prescribed fee of ₹ 10,000/- and proof of residence, can now be submitted at Vikas Sadan. (Housing)

OTHER POINTS RAISED BY MEMBERS OF THE AUTHORITY

S. No.	SUBJECT	REMARKS
1.	Shri O.P. Sharma stated that the person who has unauthorizedly encroached DDA land at Saini Enclave and had earlier won the case against DDA in Court has actually received compensation for acquisition of his land. **ACTION: LAND MANAGEMENT**	The acquisition proceedings in respect of Khasra No.607(6-12) of village Karkardooma has been declared lapsed by Hon'ble High Court of Delhi in WP(C) 8517/2015 despite submissions of the Govt. (DDA, GNCTD) that possession of the land was taken over and the land stood allotted to Saini Cooperative Society and also that the compensation was deposited in accordance with law. LAC also contended that the petitioner could not claim compensation of the entire amount as his share was 1/8 only. DDA has decided to file an appeal in the Hon'ble Supreme Court in the light of the judgement of the Supreme Court dated 08.02.2018 in the case of Indore Development Authority. (Land Management)
2.	Shri O.P. Sharma and Smt. Veena Virmani suggested that a policy for regularization should be made for all types of expired leases of lands. **ACTION: LAND DISPOSAL**	An agenda on this issue prepared for placing before the Authority is under inter-departmental consultation. (Land Disposal)
3.	Shri Somnath Bharti stated that vacant land of DMRC at Begampur is being encroached. A parking lot is required in the area. **ACTION: LAND MANAGEMENT**	In this regard it is stated that land measuring 5644 sq.m. was allotted to DMRC on temporary basis upto 12.08.2016. Further, vide letter bearing No. F.34(19)06/IL/649 dated 14.05.2018 and reminders dated 14.06.2018 and dated 31.07.2018, DMRC has been directed to hand over the land free from encroachment to DDA and damage charges will be levied as per the prescribed rates and the extant rules. Issue regarding parking lot will be considered after taking back the land. (Land Disposal)
4.	Shri S.K. Bagga stated that Delhi Govt. has already paid for the land allotted by DDA for Chacha Nehru Hospital at Geeta Colony. EDMC should stop utilizing the plot as parking lot. **ACTION: EDMC**	SE(HQ)EZ vide note dated 09.07.2018 intimated that land measuring 4968 sqm. which was in the possession of EDMC has been taken back on 06.07.2018. Further, it is intimated by Engineering Wing that land measuring 4512 sqm. is unauthorizely occupied by Delhi Traffic Police and Delhi Traffic Police have been requested to vacate the land immediately and hand over the same to DDA vide letter dated 31.07.2018 and 03.08.2018. Further, D.O. letter dated 08.08.2018 has also been sent to Spl. Commissioner of Police (Traffic), Delhi by Commissioner (LD), DDA in this regard. (Land Disposal)

19.06.2018

S.No	SUBJECT	ACTION TAKEN REPORT
	Item No. 21/2018 **Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021** **F.3(10)2014/MP** The proposal contained in the agenda item was approved with the following modifications: In Para 5.6.2 of the proposal the word "etc" be replaced by the following: " .... or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) ..." The proposals contained in paras 2.1 and 3.0 of the agenda item be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification and approval respectively. Regulatory measures as contained in Para 2.2. of the agenda item be forwarded to concerned local bodies, government agencies and other statutory bodies for its implementation. **ACTION: PLANNING**	Notification has been issued by the Central Government, vide S.O. 3026 (E) dated 21.06.2018.
	Item No. 22/2018 **Proposed norms for redevelopment of Godowns Clusters existing in non-conforming areas – as a modification to MPD-2021.** **F.3(84)2010/MP** The proposal contained in the agenda item was approved with the following modifications: In Para 6.4.1 (v) of the proposal (Annexure I) be modified as under: "v. Owners of stand alone godowns need to get the plans ..... 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns ..... said time period." The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification. Shri Somnath Bharti made the observation w.r.t. proposal contained in Para 6.4.2.1 (Table) for increase in FAR proportionate to the height. The suggestion of Shri Somnath Bharti was not agreed to in view of the risk based classification as per UBBL 2016. **ACTION: PLANNING**	Notification has been issued by the Central Government, vide S.O. 3027(E) dated 21.06.2018.

	Item No. 23/2018 **Draft Regulations for enabling the planned development of privately owned lands.** **F.15(12)2017/MP** The proposal contained in the agenda item was approved with the following modifications: Para 4.1 of the proposal be re-drafted as follows: "4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations." Para 4.3 of the proposal be re-drafted as follows: "4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned." Para 5.8.2 of the proposal be re-drafted as follows: "5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned." Para 10.3 of the proposal be re-drafted as follows: "10.3 The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee for this purpose which shall be an independent body like RERA or as decided by the Authority. The decision of the Appellate Committee will be final and binding in this regard." Para 4.8 and 6.3 of the proposal be deleted. The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for approval. **ACTION: PLANNING**	Notification has been issued by the Central Government, vide S.O. 3249(E) dated 04.07.2018 under Section 57 of DD Act.

	Item No. 24/2018 **Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F.** **F.3(60)/2005-MP/Pt.** The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification. **ACTION: PLANNING**	Notification has been issued by the Central Government, vide S.O. 3429 (E) dated 12.07.2018.

RESOLUTION

The members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 11.04.2018 and 19.06.2018:-

Shri Vijender Gupta:

i) Recruitment Regulations need not be approved by the Ministry of Housing & Urban Affairs, Government of India for assigning officiating charge of the posts of Chief Engineers in DDA to DDA officers. If required, clarification may be sought from Ministry of Housing & Urban Affairs, Government of India in this regard.

ii) The matter regarding compassionate appointment should be expedited.

iii) The entire land earlier allotted for the slaughter house at Idgah should be re-allotted to North DMC for construction of multi-level parking.

iv) If DDA decides to pay deficiency charges for parks transferred to North DMC, the amount should be utilized only for development of these parks and not for paying salaries by North DMC.

v) DDA should plan construction of zonal offices and land where temporary offices of DDA are located at Kirti Nagar, should be utilized for its intended purpose.

Shri O P Sharma:

i) Removal of jhuggi cluster on right of way of 60 foot road at Vishwas Nagar is pending for several years.

ii) The jhuggi clusters existing at Shanti Swaroop Bhatnagar Marg should not be eligible for rehabilitation, as they are encroachers on public road and should be removed immediately.

Shri S K Bagga:

i) Unauthorized occupation by Delhi Traffic Police on land allotted by DDA for Chacha Nehru Hospital at Geeta Colony should be removed.

ii) Demarcation of land in Khasra No. 277 of Hauz Khas has not yet been completed.

iii) Consider allotment of any alternative land for community services to residents of Gautam Nagar.

ITEM NO. 27/2018

Subject: Modifications in Chapter-19 (Land Policy) of MPD-2021.

File No. F 3(53)/2003-MP/ Vol.-II/ Pt.III

1. **Background:**
   i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter – 19 on "Land Policy" in MPD 2021. The Regulations for operationalisation were approved by Ministry of Urban Development (MoUD), now Ministry of Housing and Urban Affairs (MoHUA) on 26/05/2015 with some modifications.

   ii. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable.

   iii. The preparedness, constraints and limitations in the implementation of the existing Land Policy were discussed and assessed in various meetings held at DDA, Raj Niwas, MoHUA wherein it emerged that DDA will now act more as a facilitator and planner as against the role initially envisaged and accordingly the Policy/Regulations needs to be modified to make the policy implementable and an enabling instrument. Further consultations were also held in coordination with NIUA with various stakeholders, service providing agencies to assess the issues and problems in implementation of the Policy.

   iv. A number of deliberations were held between DDA and NIUA on the proposed modifications in Land Policy. The modifications in Chapter – 19 (Land Policy) of MPD – 2021 was considered and approved by the Authority in its meeting held on 21.12.2017 vide Agenda item no. 75/2017 **(Refer Annexure I)**

2. **Follow Up Action:**
   i. Delhi Development Authority issued Public Notice vide S.O No 144 (E) dated 11.01.2018 with respect to the proposed modifications in Chapter – 19 – Land Policy of MPD-2021 for inviting objections/ suggestions during the stipulated time period of 45 days i.e. up to 24.02.2018 **(Refer Annexure II)**

   ii. In response to the above public notice, 689 representations/ suggestions were received and all the observations / suggestions were placed before the Board of Enquiry and Hearing in its meeting held on 02.07.2018 and 03.07.2018. The Board also heard 86 numbers of oral submissions of individuals who submitted their objections/ suggestions on the above date.

iii. Taking into consideration the ground realities, the Board recommended that the proposal w.r.t Modifications in the Land Policy as contained in the public notice dated 11.01.2018 may further be processed as per Section 11 (A) of DD Act, 1957 duly incorporating the Board recommendations on the above issues. The Board also recommended that necessary revisions in the Regulations for operationalization of land Policy be carried out to sync with MPD modifications. The minutes of the meeting of the Board of Enquiry and Hearing (BoEH) is annexed as **Annexure – III.**

iv. The issue arising from the Objections/ Suggestions and the recommendation of Board of Enquiry and Hearing (BoEH) were examined by NIUA and recommended to retain the Clause of Tradable FAR and FAR of 200 on residential area. NIUA in further meetings held at the level of senior officers of Delhi Development Authority recommended with justification to retain the clause of tradable FAR and the 200 FAR on residential area with the following reasoning:

a) Tradable FAR:

i. It was felt that Tradable FAR would be an important instrument for compensating landowners and ensuring equitable returns to all.

ii. This will be a tool that we will need to activate in other parts of the city because redevelopment would be a key aspect of the Master Plan 2041; therefore, it would make the LPP zones consistent with the rest of the city. Since, it is an enabling provision and not binding, the clause of Tradable FAR has been retained in the proposed Policy.

b) FAR of 200 recommended for development in the Land Pooling areas under Land Policy for the following reasons:

i. Scarcity of water: Delhi is currently facing water shortage, which is expected to become more critical in the future. At 200 FAR, the water deficit can be met to a large extent through compulsory dual piping in land pooling areas and all new redevelopments (which would reduce the demand by 25-30%). Improvements by Delhi Jal Board to reduce unaccounted losses of water may result in further savings.

ii. Scarcity of developable vacant land: At 200 FAR, just sufficient 'developable' land is available for providing adequate Public & Semi-Public areas, green and open areas, parking, other facilities etc., which would not be possible at higher FAR. This is based on ground conditions, taking into account only vacant land free of any unauthorized developments. Any increase in FAR would not be able to accommodate these.

iii. The NCAER study commissioned by DDA indicates that a reasonable IRR can be achieved even at 200 FAR (Model II).

iv. 200 FAR is the prevailing residential FAR for Group Housing in the city. Increase in FAR by almost double may adversely impact city development in terms of environment, traffic, pollution, infrastructure etc.

3. PROPOSAL

i. Based on the recommendations of the Board and meetings held to assess the infrastructure requirements in land pooling areas, the modified chapter 19.0 Land Policy of MPD 2021 has been prepared. The modified Chapter -19 (Land Policy) is as follows:-

19.0 Land Policy

Land acquisition and planned development in Delhi has not kept pace with the increasing demands of urbanization during the last five decades. The prevailing large-scale Land Acquisition, Development and Disposal Policy of Delhi (1961), allows for development of land through acquisition and subsequent planning by DDA. Acquisition of land at such large scale could not be conducted in a time bound manner and this led to a mismatch between the pace of growth, and the demand and supply for built-up space and other physical, social and institutional infrastructure.

Land Pooling is a new paradigm for the urban development of Delhi, wherein the private sector will play an active role in assembling land and developing physical and social infrastructure. Under this concept, owners or groups of owners will pool land parcels for development as per prescribed norms and guidelines, making them partners in the development process. For integrated planning of a sector, the land required for development of roads, utilities, greens and other infrastructure shall be made available to the DDA and service providing agencies for development as per approved Zonal Development Plan (ZDP) and sector layout plans. Planned development will increase the value of their land through provision of infrastructure and public facilities. The outcomes are expected to be world class 'smart' and sustainable neighbourhoods, sectors and zones, planned and executed as per the availability of water, power and other infrastructure.

This Policy is applicable in the proposed urbanizable areas of Urban Extension for which Zonal Plans have been notified.

19.1 Guiding Principles

i. 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.

ii. 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.

iii. 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 the constituent landowners forming part of the contiguous land in the sector to form a consortium as defined in the Regulations.

iv. 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.

v. The 60% land shall be utilized by the Consortium for development of residential, commercial, public and semi-public facilities as per the Policy.

vi. 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.

vii. 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.

viii. Adequate provision of EWS housing shall be ensured in the new development area as per the Master Plan.

ix. External Development Charges (EDC) shall be applicable on the entire area of pooled land to cover the actual cost of providing city-level infrastructure.

x. 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.

19.2 Role of DDA and/or Government

i. Ensure smooth and fair implementation of the Policy.

ii. 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.

iii. Revision of ZDPs as and when required for new development areas, including delineation of sector boundaries.

iv. Facilitation of the entire process of planning and development by DEs/Consortiums through a Single Window System for application, verifications, approvals, licenses, etc. in a time bound manner, as per process specified in the Regulations.

v. Overall monitoring of provision of relevant infrastructure for water supply, sewerage, drainage, power, transportation etc., by service providing agencies in a time bound manner.

vi. 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/Consortiums.

vii. Ensuring sale of EWS housing stock handed over by the DE/Consortium to DDA as per Policy.

viii. 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.

19.3 Role of the DE/Consortium

i. 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.

ii. Development and finalization of the Implementation Plan with the approval of all constituent landowners will be the responsibility of the Consortium.

iii. 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.

iv. 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.

v. 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.

vi. Seeking necessary approvals, inter-alia, of layout plans and detailed site plans, through the Single Window System established by DDA.

vii. Time bound development of all internal roads and other related infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plant, water treatment plant, and parking, including provision of multi-level parking facilities wherever required, falling in its share of the land, as per Policy and Regulations.

viii. Time bound development and maintenance of the entire development as per approved layout plan, including all the neighbourhood 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/Consortiums at the time of handing over of the services to the ULB.

ix. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the Implementation Plan.

x. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.4(vi).

xi. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking), 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.

xii. 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).

xiii. 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.

19.4 Norms for Land Pooling and Development Control Norms

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

i. 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%

ii. 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%	--

iii. Sub-division of Gross Residential areas and provision of facilities (local and city level) shall be as per the Master Plan. Land requirements 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.

iv. 50% of the plots earmarked for neighbourhood 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.

v. 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.

vi. 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.

vii. 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.

viii. 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.

19.5 Framework for Implementation of the Policy

i. 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/Consortiums, host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.
ii. The detailed Regulations for operationalisation 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.
iii. A two-stage Grievance Redressal Mechanism will be constituted within DDA to resolve all disputes and anomalies emerging from the implementation of the Policy.
iv. 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.

4. RECOMMENDATION

The proposal as contained in para 3.0 above is placed before the Authority for its approval. After approval, the proposal shall be forwarded to the Ministry of Housing and Urban Affairs (MoHUA), Govt. of India for its final approval and notification under Section 11 (A) of Delhi Development Act, 1957.

RESOLUTION

The proposal was explained by Commissioner (Planning). It was informed that per 1000 hectares of pooled land will accommodate about 3,85,000 persons in approximately 85000 Dwelling Units. About 17 lakh Dwelling Units will be constructed under Land Pooling Policy out of which around 5 lakhs will be available under EWS category.

After detailed deliberations, the following was decided:-

i) The phrase "or actual cost whichever is less" be inserted in the Clause 19.3(xi).

ii) The provision of charging of stamp duty may also be included in the policy / regulations as a new clause in the regulations.

iii) Isolated land parcels falling within the sector may also be considered for development subject to fulfillment of planning requirements.

Therefore, the amended / new clauses be read as under:-

Clause 19.3 (xi)

i) 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.

Clause 19.1 (iii)

i) 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.

Clause 19.3 (ii)

ii) 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.

The proposal contained in the Agenda Item was approved with the above amendments. The proposal will be immediately sent to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

DELHI DEVELOPMENT AUTHORITY

Item No. 75/17

ITEM NO. 75/2017

Subject: Modifications in Chapter-19 (Land Policy) of MPD-2021.
(File No. F 3(53)/2003-MP/ Vol.-II/ PLIII)

1. **Background:**

i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter – 19 on "Land Policy" in MPD 2021. A copy of notified Policy is annexed (**Annexure A**). The Regulations for operationalization were approved by MoUD (now MoHUA) on 26/05/2015 with some modifications.

ii. While preparing the Regulations, it was felt that certain modifications are required in the Land Policy. Accordingly, the modifications in the Policy were processed under Section 11-A, and after approval of the Authority, were sent to the Ministry for consideration and final notification on 24/07/2015.

Ministry vide letter dated 30/07/2015 asked for justifications for each and every modification. While processing justifications in DDA, it was felt that certain additional modifications in Policy and Regulations are required. The modifications in Policy were processed and considered by the Authority in its meeting held on 27/04/2016; thereafter public notice was issued on 04/05/2016 for calling objections/ suggestions.

iii. Board of Enquiry & Hearing (BoEH) heard the filed objections/ suggestions in person. The Policy modifications, incorporating the recommendations of the Board, were put up for consideration of the Authority in its meeting held on 10/08/2016, in which it was deferred.

iv. The modifications in Regulations were considered and approved in the Authority meeting held on 17/02/2017. These Regulations are pending for notification under Section 57 of DD Act 1957.

v. The issues regarding operationalization of Land Policy were discussed in DDA and based on the deliberations, it was decided that the proposal already approved by the Authority dated 16/06/2015 and forwarded to MoUD vide letter dated 24/07/2015, for which Ministry has asked for justification on 30/07/2015, be sent to MoUD. Accordingly, the justification for each proposed modification to Chapter 19 on Land Policy was sent to the Ministry by DDA on 08/03/2017 with the approval of VC, DDA.

vi. Simultaneously, to operationalize the Land Policy, various pre-requisites were taken up such as declaration of 89 villages as Urban Villages under Section 507 of Delhi Municipal Corporation Act 1957 (Notified on 16/05/2017), declaration of 95 villages as Development Area under Section 12 of Delhi Development Act 1957 (Notified on 16/06/2017), exemption from Stamp Duty (exempted 1st stage stamp duty & rejected 2nd stage stamp duty). Revenue Department, GNCTD is processing the authentication of base maps.

vii. In a meeting held on 4/5/2017 at Raj Niwas to review the operationalization of Land Policy, it was decided that alternate options need to be examined to minimize land retention period of DDA and that this would require suitable modification in the Policy/Regulations (minutes of meeting given at **Annexure B**). A number of meetings

were held under the chairmanship of VC DDA to assess the constraints & limitations in the implementation of the existing Land Policy.

viii. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable (MoU given at **Annexure C**)

ix. A stakeholder consultation with landowners and developers was convened by NIUA on 05/07/2017 at DDA office, to discuss the issues and seek their suggestions for implementation of Land Policy.

x. A meeting was held at Raj Niwas on 22/09/2017 to discuss the issues of Land Policy, where officers from MoHUA, DDA and NIUA were present (minutes of meeting given at **Annexure D**). As a follow up, meetings were held with service providing agencies i.e. Delhi Transco, Delhi Jal Board and PWD on 28/09/2017, 03/10/2017 and 06/10/2017 respectively to assess their preparedness for development in land pooling zones (minutes of meetings given at **Annexure E**).

xi. In a meeting held at MoHUA on 12/10/2017, it was decided that DDA will now act more as a facilitator and planner as against the role initially envisaged. DDA was further asked to immediately initiate spatial and services planning for the five zones covered under Land Policy so that the policy could be given immediate effect after finalization of Regulations (press release given at **Annexure F**).

xii. A draft agenda item with inputs of the Legal and Finance departments of DDA and NIUA was submitted on 09/11/2017 for placing before the Authority. The matter was discussed at Raj Niwas on 23/11/2017, wherein it was observed that the agenda needs to be modified to make the policy implementable and an enabling instrument.

xiii. A number of deliberations were held between DDA and NIUA and the proposed modifications in Land Policy were finalized in a meeting on 29/11/2017 with VC DDA wherein Director NIUA, Finance Member, Pr. Commissioner (LM)/ Land Pooling Policy, Chief Legal Advisor, Commissioner (Plg.), Director (Plg.) Land Pooling Policy, Director (Land Pooling) were present.

xiv. In a discussion held on 1/12/2017 with CEO, DJB regarding assessment of water availability in land pooling areas, it emerged that in view of the scarcity of water in Delhi, alternative measures such as aquifer systems, water conservation measures like rainwater harvesting, natural recharge, recycling, etc. are required to meet the future water demand in land pooling areas.(**Annexure G**)

2. <u>Examination:</u>

Based on the above decisions, the major modifications and additions proposed in the Land Policy are as under:

i. DDA will now act as facilitator, regulator and planner.

ii. ZDPs will be revised as and when required for the new development areas, including delineation of sector boundaries.

iii. A minimum of 70% contiguous land of the developable area within a sector, free of encumbrances, is required to be pooled for processing of development in a sector.

iv. Sectors will be developed by Developer Entities (DEs), either individually or through a Consortium formed by multiple DEs.

v. Differential land return in two categories has been replaced with uniform division of land on 60:40 basis. The DE/ Consortium will retain 60%. The remaining 40% pooled land will be kept by the Developer Entity (DE) for city level services and shall be surrendered encumbrance free to DDA/ Service Providing Agencies, as and when required.

vi. Each DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.

vii. Layout plan of the land available with DE/ Consortium will be prepared by them as per sector plan, notified ZDP and prevailing MPD, clearly indicating the land share/ built space under residential, commercial and PSP uses to individual DEs.

viii. Considering the scarcity of water, it may be imperative to undertake resource based planning in land pooling areas to align the development with availability of resources. Therefore, the FAR and density norms may be proposed as per prevailing Master Plan. Future revisions in FAR/density may be based on availability of infrastructure and resources, especially water.

ix. Provision for fragmented land holdings needs to be removed. Since land pooling is restricted within the sector, the condition in existing policy with respect to return of land within 5 km of pooled land needs to be deleted.

x. Any land which is essential for effectuating land pooling in any zone, may be acquired in accordance with law. The cost of acquisition shall be borne by the DEs/Consortium of the respective sector.

xi. In case of un-pooled land parcels remaining in any sector, which come forward to participate at a later stage, the requirement for surrender of land for city level infrastructure shall be 45% or higher, as decided by the Authority from time to time.

xii. Provisions for amalgamation and sub division of city level public, semi-public plots & commercial plots is introduced, for ensuring that minimum area requirements as per norms of MPD are met.

xiii. Provision for achieving a vertical mix of uses (residential, commercial, PSP) at building level is introduced.

xiv. New concept of Form Based Codes in lieu of segregated land use controls has been introduced to regulate building and site level aspects of new developments.

xv. 50% of the plots earmarked for neighbourhood level facilities for health and education, within gross residential use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.

xvi. Clauses have been introduced in the Policy for creation of i) a two stage Grievance Redressal Mechanism within DDA, ii) Single Window System facilitated by DDA for operationalization and implementation of the policy, and iii) An independent Land Pooling Appellate Authority

(LPAA) having quasi-judicial powers for resolving anomalies and disputes emerging from the implementation of the Policy.

3. Proposal:

The modified Chapter -19 (Land Policy) is as follows:-

19.0 Land Policy

Land acquisition and planned development in Delhi has not kept pace with the increasing demands of urbanisation during the last five decades. The prevailing large-scale Land Acquisition, Development and Disposal Policy of Delhi (1961), allows for development of land through acquisition and subsequent planning by DDA. Acquisition of land at such large scale could not be conducted in a time bound manner and this led to a mismatch between the pace of growth, and the demand and supply for built-up space and other physical, social and institutional infrastructure.

Land Pooling is a new paradigm for the urban development of Delhi, wherein the private sector will play an active role in assembling land and developing physical and social infrastructure. Under this concept, owners or groups of owners will pool land parcels for development as per prescribed norms and guidelines, making them partners in the development process. For integrated planning of a sector, the land required for development of roads, utilities, greens and other infrastructure shall be made available to the DDA and service providing agencies for development as per approved Zonal Development Plan (ZDP) and Sector Layout Plans. Planned development will increase the value of their land through provision of infrastructure and public facilities. The outcomes are expected to be world class 'smart' and sustainable neighbourhoods, sectors and zones, planned and executed as per the availability of water, power and other infrastructure.

This Policy is applicable in the urbanizable areas as notified by DDA/Government from time to time.

19.1 Guiding Principles

i. A Developer Entity (DE) can participate in the scheme by pooling land parcels covered under a sector (as defined in the Regulations) as per Zonal Development Plan. The Developer Entity can be:
   a. An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares
   b. A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares
   c. An entity (developer/business/corporate entity) representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.

   Land parcels of any size can benefit from the policy by pooling. The limit of 2 hectares has been set to facilitate consolidated assembly of land.

ii. In order to ensure unified planning, servicing and subdivision/share of the land for 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 for processing of development.

iii. A DE must apply to DDA with a minimum pool of 70% contiguous land in a sector. Multiple DEs may also form a "Consortium" (duly registered in accordance with law), to collectively meet this requirement and apply to the DDA as a single legal entity under the Policy.

iv. DE/Consortium may apply to DDA for development in more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled in each of the sectors.

v. Of the pooled land, the DE/ 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 Zonal Development Plans (ZDPs) and Layout Plan of a sector. Each landowner/DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.

vi. The 60% land shall be utilized by the DE/Consortium for development of residential, commercial, public and semi-public facilities as per the Policy.

vii. Adequate provision of EWS housing shall be ensured in the new development area as per the Master Plan.

19.2 Role of DDA and/or Government

i. Ensure smooth and fair implementation of the Policy.

ii. 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.

iii. Revision of ZDPs as and when required for new development areas, including delineation of sector boundaries.

iv. Facilitation of the entire process of development by DEs/Consortiums through a Single Window System for application, verifications, approvals, licenses, etc. in a time bound manner.

v. Overall monitoring of provision of relevant infrastructure for water supply, sewerage, drainage, power, transportation etc., by service providing agencies in a time bound manner.

vi. 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 DE/Consortiums.

vii. Ensuring sale of EWS housing stock handed over by the DE/Consortium to DDA as per Policy.

viii. 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.

19.3 Role of the DE/Consortium

i. Assembly of encumbrance free land as per Policy and surrender of encumbrance free land to DDA and service providing agencies as and when required.

ii. Preparation of Layout Plans and detailed site plans for the remaining 60% land as per the provisions of the ZDP and prevailing MPD, through a consultative process involving all DEs/landowners.

iii. The development of un-pooled land parcels that remain in any sector after licence for development has been granted to a DE/Consortium, may be allowed 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.

iv. 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 land pooled by the DE/Consortium.

v. Seeking necessary approvals, inter-alia, of Layout Plans and detailed site plans, through the Single Window System established by DDA.

vi. Time bound development of all internal roads and other related infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plant, water treatment plant, and parking, including provision of multi-level parking facilities wherever required, falling in its share of the land, as per Policy and Regulations.

vii. Time bound development and maintenance of the entire development as per approved Layout Plan, including all the neighbourhood 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/Consortiums at the time of handing over of the services to the ULB.

viii. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the DE or Consortium agreement.

ix. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.4(vi), adhering to mandatory specifications and quality standards, as per the Real Estate Regulatory Authority (RERA).

x. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking), 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.

xi. 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(x).

xii. 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.

19.4 Norms for Land Pooling and Development Control Norms

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

i. 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%

ii. 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%	--

iii. Sub-division of Gross Residential areas and provision of facilities (local and city level) shall be as per the MPD. Land requirements for provision of neighbourhood 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.

iv. 50% of the plots earmarked for neighbourhood 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.

v. 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 Form Based Codes and is restricted to developments under the Land Policy.

vi. 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. Future revisions in FAR will be based on availability of critical resources like water.
   b. Net Residential land to be a maximum of 55% of Gross Residential land.

c. 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 MPD.

d. EWS Housing unit size shall range between 30-40 sq.m.

e. 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.

vii. 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.

viii. Additionally, specific Form Based Codes (FBCs), to be notified as part of the revised ZDP, shall also apply for all developments under the Policy. These FBCs 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. The FBCs may also provide regulations for achieving variable intensities of development across sectors.

19.5 Framework for Implementation of the Policy

i. 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 participating DEs/Consortiums, host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.

ii. The detailed Regulations for operationalisation 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.

iii. A two-stage Grievance Redressal Mechanism will be constituted within DDA, to be overseen by an independent Land Pooling Appellate Authority (with quasi-judicial powers) for dealing with all disputes and anomalies emerging from the implementation of the Policy.

iv. 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.

4. Recommendation:

The proposal given at Para 3 above is placed before Authority for approval for issuing public notice w.r.t Modification in Chapter-19 (Land Policy) of MPD-2021 under Section 11 (A) of DD Act 1957 for inviting objections/ suggestions.

RESOLUTION

ANNEXURE-II

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99

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PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 11 जनवरी, 2018

का.आ. 144(अ).— दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11–(क) के अंतर्गत दिल्ली मुख्य योजना–2021 में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्द्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से पैंतालीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली–110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन/संपर्क नम्बर भी दें, जो पठनीय हो।

संशोधन :

दिल्ली मुख्य योजना–2021 का संशोधित अध्याय–19 (भूमि–नीति) निम्नानुसार है :–

19.0 भूमि–नीति

पिछले पांच दशकों के दौरान शहरीकरण की बढ़ती हुई मांग के साथ भूमि अधिग्रहण और नियोजित विकास अपनी गति बनाए नहीं रख सके हैं। दिल्ली की प्रचलित बड़े पैमाने पर भूमि अधिग्रहण, विकास और निपटान नीति (1961) अधिग्रहण और दि.वि.प्रा. द्वारा बाद में नियोजन के माध्यम से भूमि के विकास की अनुमति देती है। इतने बड़े पैमाने पर भूमि का अधिग्रहण एक समयबद्ध तरीके से नहीं किया जा सकता और इसके परिणामस्वरूप विकास की गति और निर्मित स्थान तथा अन्य भौतिक, सामाजिक-सांस्थानिक आधारिक संरचना के लिए मांग एवं आपूर्ति के मध्य असंतुलन पैदा हो जाता है।

लैंड पूलिंग दिल्ली के शहरी विकास हेतु एक नया प्रतिमान है, जिसमें निजी क्षेत्र भूमि संग्रहण और भौतिक तथा सामाजिक आधारिक संरचना के विकास में सक्रिय भूमिका अदा करेगा। इस अवधारणा के अंतर्गत, स्वामी अथवा स्वामियों के समूह निर्धारित मानदंडों और दिशानिर्देशों के अनुसार विकास हेतु भूखण्डों को पूल करेंगे, जिससे वे अपने आपको विकास प्रक्रिया में भागीदार बनाएंगे। किसी क्षेत्र के समेकित नियोजन के लिए सड़कों, उपयोगिताओं, हरित क्षेत्रों और अन्य आधारिक संरचना के विकास के लिए अपेक्षित भूमि अनुमोदित क्षेत्रीय

विकास योजना (क्षे.वि.यो.) और सेक्टर ले–आउट प्लान के अनुसार विकास हेतु दि.वि.प्रा. और सेवा प्रदाता एजेंसियों को उपलब्ध कराई जाएगी। नियोजित विकास से आधारिक संरचना और सार्वजनिक सुविधाओं की व्यवस्था के माध्यम से उनकी भूमि के मूल्य में वृद्धि होगी। इससे इस परिणाम की आशा की जा रही है कि विश्वस्तरीय 'स्मार्ट' और धारणीय समीपवर्ती क्षेत्र होंगे और सेक्टरों और जोनों को जल, ऊर्जा और अन्य आधारिक संरचना की उपलब्धता के अनुसार नियोजित और निष्पादित किया जाएगा।

यह नीति, दि.वि.प्रा./सरकार द्वारा समय–समय पर अधिसूचित शहरीकरण योग्य क्षेत्रों में लागू होगी।

19.1 मार्गदर्शी सिद्धान्त

i. विकासकर्ता संस्था (डीई) क्षेत्रीय विकास योजना के अनुसार एक सेक्टर (विनियमों में यथा परिभाषित) के अंतर्गत आने वाले भूखंडों को पूलिंग द्वारा स्कीम में भाग ले सकती है। विकासकर्ता संस्था बन सकती है :

क. किसी रूपरेखित क्षेत्र में भूमि के एक अथवा अधिक भूखंडों के पृथक स्वामी, न्यूनतम 2 हेक्टेयर तक भूमि को जोड़ते हुए।

ख. किसी रूपरेखित क्षेत्र में एक वैध और कानूनी रूप से प्रवर्तनीय करार के माध्यम से इस उद्देश्य हेतु स्वैच्छिक रूप से एक–दूसरे के साथ एकत्रित भू–स्वामियों का समूह न्यूनतम 2 हेक्टेयर तक भूमि को जोड़ते हुए।

ग. कानूनी रूप से बाध्यकारी करार के माध्यम से पूल्ड भू–स्वामियों के समूह का प्रतिनिधित्व करने वाली एक संस्था (विकासकर्ता/व्यवसाय/कॉरपोरेट संस्था), जिसके पास 2 हेक्टेयर अथवा अधिक क्षेत्रफल वाला सटा हुआ भू–खण्ड हो।

किसी भी आकार के भूखंडों को पूलिंग द्वारा नीति के माध्यम से लाभ पहुंचाया जा सकता है। भूमि के समेकित संग्रहण को सुगम बनाने के लिए 2 हेक्टेयर की सीमा निर्धारित की गई है।

ii. भूमि नीति और विनियमों के अनुसार किसी सेक्टर में भूमि के एकीकृत नियोजन, सेवा कार्य और उपविभाजन/भाग को सुनिश्चित करने के लिए सेक्टर के अन्दर विकासयोग्य क्षेत्र की बाधामुक्त न्यूनतम 70 प्रतिशत समीपस्थ भूमि विकास की कार्यवाही हेतु पूल्ड की जानी अपेक्षित है।

iii. विकासकर्ता संस्था को एक सेक्टर में 70 प्रतिशत समीपस्थ भूमि के न्यूनतम पूल के साथ दि.वि.प्रा. में आवेदन करना होगा। बहु विकासकर्ता संस्थाएं इस आवश्यकता को सामूहिक रूप से पूरा करने के लिए एक "कंसोर्टियम" (नियम के अनुसार विधिवत रूप से मंजीकृत) का गठन भी कर सकते हैं और इस नीति के अंतर्गत एकल कानूनी संस्था के रूप में दि.वि.प्रा. में आवेदन कर सकते हैं।

iv. विकासकर्ता संस्था/कंसोर्टियम एक से अधिक सेक्टर में विकास हेतु दि.वि.प्रा. में आवेदन कर सकते हैं, बशर्ते कि सेक्टर समीपस्थ हों और प्रत्येक सेक्टर में 70 प्रतिशत समीपस्थ भूमि पूल्ड हो।

v. पूल्ड भूमि में से, विकासकर्ता संस्था/कंसोर्टियम 60 प्रतिशत को अपने पास बनाए रखेंगे और शेष 40 प्रतिशत को किसी भी सेक्टर क्षेत्रीय विकास योजनाओं (क्षे.वि.यो.) और ले–आउट प्लान के अनुसार नगर स्तरीय भौतिक आधारिक संरचना, मनोरंजनात्मक और सार्वजनिक/अर्ध–सार्वजनिक (पी.एस.पी.) सुविधाओं के विकास हेतु दि.वि.प्रा./सेवाप्रदाता एजेंसियों को जब भी अपेक्षित हो, को अभ्यर्पित (बाधामुक्त) करेंगे। प्रत्येक भूस्वामी/विकासकर्ता संस्था, क्षे.वि.यो. में उनकी मूल भूमि के लिए निर्धारित भूमि उपयोग पर ध्यान दिए बिना, पूल्ड भूमि के क्षेत्र के लिए अनुपातिक भूमि अभ्यर्पित करेगा।

vi. नीति के अनुसार विकासकर्ता संस्था/कंसोर्टियम द्वारा आवासीय, व्यावसायिक, सार्वजनिक और अर्ध–सार्वजनिक सुविधाओं के विकास हेतु 60 प्रतिशत भूमि का उपयोग किया जाएगा।

vii. मुख्य योजना के अनुसार नए विकास क्षेत्र में ई.डब्ल्यू.एस. आवास के पर्याप्त प्रावधान सुनिश्चित किए जाएंगे।

19.2 दि.वि.प्रा. और/अथवा सरकार की भूमिका

i. नीति के सुचारू एवं निष्पक्ष कार्यान्वयन को सुनिश्चित करना।

ii. क्षे.वि.यो. और नगर स्तरीय भौतिक आधारिक संरचना, मनोरंजनात्मक और सार्वजनिक/अर्ध–सार्वजनिक (पी.एस.पी.) सुविधाओं की व्यवस्था हेतु दि.वि.प्रा. और सेवाप्रदाता एजेंसियों द्वारा उपयोग की जाने वाली भूमि के संबंध में समग्र योजना बनाना।

iii. सेक्टर की सीमाओं के रेखांकन सहित नए विकास क्षेत्रों हेतु जब भी अपेक्षित हो, क्षे.वि.यो. को संशोधित करना।

iv. आवेदन–पत्र, सत्यापन, अनुमोदन, लाइसेंस आदि के लिए समयबद्ध तरीके से सिंगल विंडो सिस्टम के माध्यम से विकासकर्ता संस्था/कंसोर्टियम द्वारा विकास की संपूर्ण प्रक्रिया को सरल बनाना।

v. सेवा प्रदाता एजेंसियों द्वारा समयबद्ध तरीके से जलापूर्ति, सीवरेज, ड्रेनेज, विद्युत, परिवहन आदि के लिए संगत आधारिक संरचना की व्यवस्था की संपूर्ण मॉनीटरिंग करना।

vi. किसी भूमि, जो भूमि नीति के अंतर्गत नहीं आती है और जो किसी सेक्टर में नीति के कार्यान्वयन हेतु अपेक्षित है, का नियम के अनुसार अधिग्रहण करना, ऐसे अधिग्रहण की लागत को विकासकर्ता संस्था/कंसोर्टियम द्वारा वहन किया जाएगा।

vii. नीति के अनुसार विकासकर्ता संस्था/कंसोर्टियम द्वारा दि.वि.प्रा. को सुपुर्द किए गए ई.डब्ल्यू.एस. आवासीय स्टॉक की बिक्री को सुनिश्चित करना।

viii. नीति के कार्यान्वयन के दौरान आने वाली शिकायतों/विवादों का समाधान करने के लिए एक सुदृढ़ और विश्वसनीय विवाद समाधान प्रणाली की स्थापना करना और उसका प्रचालन करना।

19.3 विकासकर्ता संस्था/कंसोर्टियम की भूमिका

i. नीति के अनुसार बाधामुक्त भूमि का संग्रहण और दि.वि.प्रा. तथा सेवाप्रदाता एजेंसियों को जब भी अपेक्षित हो, बाधामुक्त भूमि सौंपना।

ii. सभी विकासकर्ता संस्थाओं/भू–स्वामियों को शामिल करते हुए एक परामर्शदात्री प्रक्रिया के माध्यम से डी.वि.यो. और वर्तमान दि.गु.यो. के प्रावधानों के अनुसार शेष 60 प्रतिशत भूमि हेतु ले–आउट प्लान और विस्तृत स्थल योजनाएं तैयार करना।

iii. विकासकर्ता संस्था/कंसोर्टियम को विकास हेतु लाइसेंस प्रदान करने के पश्चात किसी भी सेक्टर में शेष बचे हुए अन–पूल्ड भूखंडों के विकास की अनुमति निम्नलिखित के अधीन दी जा सकती है :–

क. अभिगम्यता तथा अन्य व्यावहारिक आवश्यकताओं के लिए प्रस्तावित ले–आउट योजना की सुकार्यता।

ख. नगर स्तरीय आधारिक संरचना/सुविधाओं के लिए या प्राधिकरण द्वारा समय–समय पर निर्धारित 45 प्रतिशत भूमि उपलब्ध करवाना।

iv. सिंगल विंडो सिस्टम के माध्यम से और विनियमों में निर्धारित टाइमलाइन के अनुसार सार्वजनिक आधारिक संरचना को विकसित करने तथा सेवाओं की लागत के लिए दि.वि.प्रा. और सेवा प्रदाता एजेंसियों को बाह्य विकास प्रभारों (ई.डी.सी.) का समय पर भुगतान करना। ई.डी.सी. का भुगतान विकासकर्ता संस्था/कन्सोर्टियम द्वारा पूल की गई कुल भूमि पर देय होगा।

v. ले–आउट योजनाओं और विस्तृत साइट योजना के साथ–साथ अपेक्षित अनुमोदन का कार्य दि.वि.प्रा. द्वारा स्थापित सिंगल विंडो सिस्टम के माध्यम से किया जाएगा।

vi. नीति एवं विनियमों के अनुसार भूमि के उस भाग में आने वाली यथा आवश्यक मल्टी–लेवल पार्किंग सुविधाओं के प्रावधान सहित सभी आंतरिक सड़कों तथा अन्य संबंधित आधारिक संरचना, जैसे–जल आपूर्ति लाइनों, ऊर्जा आपूर्ति, वर्षा जल संचयन, सीवेज प्रशोधन संयंत्र, जल प्रशोधन संयंत्र और पार्किंग का समयबद्ध विकास।

vii. जब तक कि प्रस्तावित क्षेत्र को रखरखाव के लिए संबंधित शहरी स्थानीय निकाय (यू.एल.बी.) को नहीं सौंपा जाता, तब तक अनुमोदित ले–आउट योजना के अनुसार खुले स्थानों, सड़कों और सेवाओं जैसी आसपास की सभी स्तरीय सुविधाओं सहित संपूर्ण विकास का समयबद्ध रखरखाव एवं विकास। यू.एल.बी. को सेवाएं सौंपने के समय यदि प्रभारों में कोई कमी हो तो उसका वहन विकासकर्ता संस्था/कन्सोर्टियम द्वारा किया जाएगा।

viii. निर्मित स्थल/भूमि के शेयर का संघटक भू–स्वामी/विकासकर्ता संस्था को समयबद्ध हस्तांतरण, जैसा कि विकासकर्ता संस्था या कन्सोर्टियम द्वारा आपसी सहमति तय किया गया हो।

ix. रीयल एस्टेट विनियामक प्राधिकरण (आर.ई.आर.ए.) के अनुसार अनिवार्य शर्तों और गुणवत्ता मानदंडों का अनुपालन करते हुए खंड 19.4 (vi) के अनुसार ई.डब्ल्यू.एस. आवासीय घटक के लिए निर्दिष्ट निर्मित स्थान/आवासीय इकाइयों के विकास को सुनिश्चित करना।

x. दि.वि.प्रा. को नवीनतम सी.पी.डब्ल्यू.डी. सूचकांक द्वारा निर्दिष्ट आधार लागत (ई.डब्ल्यू.एस. पार्किंग की लागत को शामिल करते हुए) पर वास्तविक कब्जा सौंपते समय ई.डब्ल्यू.एस. आवास स्टॉक के 50 प्रतिशत का विक्रय। विकासकर्ता संस्था/कन्सोर्टियम इस प्रकार के 50 प्रतिशत हाउसिंग स्टॉक को एक अलग

ब्लॉक के रूप में विकसित करके इस अलग पॉकेट में सभी आवश्यक पार्किंग, वाणिज्यिक और पी.एस.पी. सुविधाएं उपलब्ध करवाएंगे।

xi. शेष 50 प्रतिशत ई.डब्ल्यू.एस. आवास स्टॉक को बाजार दर पर केवल उन निवासियों/स्वामियों के लिए कार्यरत सामुदायिक सेवाकार्मिकों को बसाने के लिए दिया जाएगा जो नए विकास के अंतर्गत आते हों। संबंधित समूह आवास स्थल/परिसर या निकटवर्ती साइट पर विकासकर्ता संस्था/कन्सोर्टियम द्वारा इन्हें विकसित किया जाएगा। इस 50 प्रतिशत स्टॉक के वास्तविक हस्तांतरण/ट्रांजेक्शन की अनुमति प्रत्याशित ग्राहकों को खंड 19.3(x) में उल्लिखित अपेक्षाओं को पूरा करने के बाद ही विकासकर्ता संस्था/कन्सोर्टियम द्वारा दी जाएगी।

xii. दि.वि.प्रा. द्वारा सार्वजनिक उद्देश्य के लिए विधिवत अर्जित भूमि के अधिग्रहण की लागत का वहन करना, ताकि जोनों और क्षेत्रों में, जहां भूमि नीति लागू हो, आधारिक संरचना के नियोजित विकास को सुनिश्चित किया जा सके।

19.4 लैंड पूलिंग मानदंड और विकास नियंत्रण मानदंड

प्रस्तावित लैंड पूलिंग और विकासकर्ता संस्था/कन्सोर्टियम द्वारा विकास निम्न मानदंडों पर आधारित होगा :–

i. इस नीति के लिए अपनाए गए शहरी विस्तार में शहरीकरण योग्य क्षेत्रों के लिए नगर स्तर पर भूमि उपयोग वितरण निम्न प्रकार है :–

- सकल आवासीय : 53 प्रतिशत
- वाणिज्यिक : 5 प्रतिशत
- औद्योगिक : 4 प्रतिशत
- मनोरंजनात्मक : 16 प्रतिशत (इसमें विभिन्न सकल भूमि उपयोग श्रेणियों के भीतर हरित क्षेत्र शामिल नहीं हैं)
- सार्वजनिक एवं अर्ध–सार्वजनिक सुविधाएं (पी.एस.पी.) : 10 प्रतिशत
- सड़कें एवं परिचालन : 12 प्रतिशत

ii. उपर्युक्त भूमि उपयोग वितरण 40 : 60 के आधार पर वितरित होगा। प्रत्येक क्षेत्र में पूल्ड भूमि का न्यूनतम 40 प्रतिशत नगर स्तरीय आधारिक संरचना के लिए आरक्षित होगा (आधारिक संरचना के प्रावधान के लिए दि.वि.प्रा. और सेवा प्रदाता एजेंसियों को आवश्यतानुसार समर्पित)। प्रत्येक सेक्टर में पूल की गई भूमि का अधिकतम 60 प्रतिशत विकास हेतु विकासकर्ता संस्था/कन्सोर्टियम के लिए उपलब्ध होगा। भू उपयोगों का वितरण निम्न प्रकार होगा :

भू–उपयोग	पूल की गई भूमि का क्षेत्र	
	न्यूनतम 40 प्रतिशत	अधिकतम 60 प्रतिशत
सकल आवासीय	—	53 प्रतिशत
वाणिज्यिक	—	5 प्रतिशत
औद्योगिक	4 प्रतिशत	—
मनोरंजनात्मक	16 प्रतिशत	—
पी.एस.पी.	8 प्रतिशत	2 प्रतिशत
सड़कें एवं परिचालन	12 प्रतिशत	—

iii. सकल आवास क्षेत्रों का उप–विभाजन एवं सुविधाओं का प्रावधान (स्थानीय एवं नगर स्तरीय) दि.मु.यो. के अनुसार होगा। ले–आउट योजना में चिन्हित आसपास की आंतरिक सड़कें/आधारिक संरचना/सेवाएं (जल आपूर्ति लाइनें, ऊर्जा आपूर्ति, वर्षा जल संचयन, एस.टी.पी., डब्ल्यू.टी.पी. इत्यादि) के प्रावधान हेतु भूमि की आवश्यकताएं सभी भू–स्वामियों/विकासकर्ता संस्थाओं द्वारा समान रूप से पूरी की जाएंगी।

iv. किसी सेक्टर में सकल आवास उपयोग (53 प्रतिशत) के भीतर आसपास की स्वास्थ्य एवं शिक्षा सुविधाओं के लिए निर्धारित 50 प्रतिशत प्लॉटों को दि.वि.प्रा. को सरकारी एजेंसियों/विभागों को आवंटन हेतु लौटाया जाएगा।

v. नगर स्तरीय पीएसपी प्लॉट के साथ–साथ व्यावसायिक प्लॉट के समामेलन और उप–विभाजन की अनुमति दी जाएगी, समामेलित/उप–विभाजित प्लॉटों पर मुख्य योजना की न्यूनतम क्षेत्रफल आवश्यकताएं/मानदंड किसी उपयोग परिसर के विकास हेतु लागू होंगे, ऐसे मामलों में मुख्य योजना आवश्यकताएं/मानदंड का अनुपालन बाध्यकारी होगा। विकासकर्ता संस्था/कन्सोर्टियम भवन के अंदर उपयोगों के ऊर्ध्वाधर मिश्रण (आवासीय, व्यावसायिक, पी.एस.पी.) को प्राप्त करने के लिए नवीन तरीकों का उपयोग भी कर सकता है। उपयोगों के ऊर्ध्वाधर मिश्रण का आवेदन विनिर्दिष्ट फार्म आधारित कोड्स के अनुपालन में होगा और भूमि नीति के अंतर्गत विकास हेतु सीमित होगा।

vi. नीति के अंतर्गत विकास नियंत्रण मानदण्ड निम्न है :

क. आवासीय, नगर स्तरीय वाणिज्यिक एवं नगर स्तरीय पी.एस.पी. के लिए एफ.ए.आर. प्रचलित मुख्य योजना के अनुसार होगा। एफ.ए.आर. में भावी संशोधन संवेदनशील संसाधनों, जैसे जल की उपलब्धता पर आधारित होगा।

ख. निवल आवासीय भूमि सकल आवासीय भूमि के अधिकतम 55 प्रतिशत तक होगी।

ग. ई.डब्ल्यू.एस. आवास उपलब्ध करवाने के उद्देश्य हेतु विकासकर्ता संस्था/कन्सोर्टियम अधिकतम अनुमेय आवासीय एफ.ए.आर. से अधिक 15 प्रतिशत के अनिवार्य एफ.ए.आर. का उपयोग करेगा। सघनता में परिणामी वृद्धि पर दि.मु.यो. के अनुसार अनुमेय घनत्व से अधिक पर विचार किया जाएगा।

घ. ई.डब्ल्यू.एस. आवास इकाई के आकार का रेंज 30–40 वर्ग मीटर के बीच होगी।

ङ. दि.मु.यो. के अनुसार विकासकर्ता संस्था/कन्सोर्टियम द्वारा पर्याप्त पार्किंग उपलब्ध करवाई जाएगी। ई.डब्ल्यू.एस. आवास घटक के मामले में, बी.यू.ए. के 0.5 ई.सी.एस./100 वर्ग मी. के मानदंड का पालन किया जाएगा।

vii. यदि 60 प्रतिशत भूमि के अंदर अनुमेय संपूर्ण एफ.ए.आर. का उपयोग किया जाना संभव न हो, तो विनियमों में निर्दिष्ट शर्तों के अनुसार कंसोर्टियम/विकासकर्ता संस्था को व्यवसाय योग्य एफ.ए.आर. के रूप में क्षतिपूर्ति की जाएगी। इस प्रकार के व्यवसाय योग्य एफ.ए.आर. के लिए रिसीविंग स्थलों को दि.वि.प्रा. द्वारा चिन्हित किया जा सकता है, जो स्थल जल, परिवहन आधारिक संरचना की निकटता आदि जैसे महत्वपूर्ण संसाधनों की उपलब्धता पर आधारित होंगे।

viii. इसके अतिरिक्त, संशोधित क्षे.वि.यो. के भाग के रूप में अधिसूचित किए जाने वाले विशिष्ट फार्म आधारित कोड्स (एफ.बी.सी.) इस नीति के अंतर्गत किए जाने वाली सभी विकास कार्यों हेतु भी लागू होंगे। इन फार्म आधारित कोड्स के माध्यम से भवन और स्थल स्तरीय पहलुओं को विनियमित किया जाएगा और सेक्टर ले–आउट प्लानों में स्वच्छ एवं हरित आधारिक संरचना के एकीकरण के माध्यम से धारणीय पर्यावरण प्रबंधन प्रणालियों को बढ़ावा दिया जाएगा। सेक्टरों के अंदर विकास की भिन्न सघनताओं को प्राप्त करने हेतु फार्म आधारित कोड्स में विनियमों का प्रावधान भी किया जाएगा।

19.5 नीति के कार्यान्वयन हेतु रूपरेखा

i. इस भूमि नीति को लागू करने के उद्देश्य से सिंगल विंडो सिस्टम के रूप में सेवाएं प्रदान करने हेतु एक वेबसाइट तैयार की जाएगी। इस सिंगल विंडो सिस्टम के माध्यम से दि.वि.प्रा. और प्रतिभागी विकासकर्ता संस्थाओं/कंसोर्टियम सभी प्रकार की आवश्यक सूचनाओं के आदान–प्रदान के लिए इंटरफेस उपलब्ध कराएगा और ऑनलाइन फार्मों तथा प्रोटोकॉल्स के माध्यम से नियामक एजेंसियों के साथ उचित इंटरफेस की व्यवस्था करेगा।

ii. भागीदारी के लिए प्रक्रिया तथा समय–सीमा सहित भूमि नीति के परिचालन हेतु विस्तृत विनियमों को समयबद्ध ढंग से तैयार किया जाएगा। स्टैक होल्डर्स आमंत्रित करने के लिए इन विनियमों को 30 दिन की अवधि के अंदर पब्लिक डोमेन (ऑनलाइन तथा समाचार–पत्रों के माध्यम से) में प्रस्तुत किया जाएगा।

iii. दि.वि.प्रा. में एक द्विस्तरीय शिकायत निवारण प्रणाली स्थापित की जाएगी, जो इस नीति को लागू करने से उत्पन्न होने वाले सभी विवादों और विसंगतियों के निपटान हेतु एक स्वतंत्र लैंड पूलिंग अपीलीय प्राधिकारी (अर्ध–न्यायिक शक्तियों सहित) द्वारा निगरानी की जाएगी।

iv. सिंगल विंडो सिस्टम आधारित कार्यान्वयन के प्रबंधन हेतु दि.वि.प्रा. समर्पित बहुत–अनुशासनात्मक टीमों का गठन करेगा। इन टीमों का गठन दि.वि.प्रा. के अलग–अलग अनुभागों/विभागों से किया जाएगा और ये प्रलेखीकरण, अन्य एजेंसियों के साथ समन्वय कार्य, स्थल निरीक्षण, सरेखण एवं स्थल ले–आउट्स के अनुमोदन और विनियमों में परिभाषित किए जाने वाले अन्य मामलों का प्रबंधन करेंगी। संचालन कार्य संबंधी कुछ भागों (जैसा अपेक्षित हो) के लिए आउटसोर्सिंग के विकल्प पर भी विचार किया जा सकता है।

2. प्रस्तावित संशोधनों को दर्शाने वाला दिल्ली मुख्य योजना–2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के लिए उपर्युक्त अवधि के अंदर सभी कार्य दिवसों में उप–निदेशक कार्यालय, मुख्य योजना अनुभाग, छठा तल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली–110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध रहेगा।

[फा. सं. : एफ3(53)/2003–एमपी/वोल्यूम–II/पार्ट–III]

राजीव गाबी, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 11th January, 2018

S. O. 144(E).—The following modifications which the Delhi Development Authority/ Central Government proposes to make to the Master Plan for Delhi – 2021, under Section – 11(A) of the Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/ suggestions with respect to the proposed modifications may send the objections/ suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B', Block, Vikas Sadan, New Delhi – 110023 within a period of **forty five days** from the date of this Notice. The person making the objections or suggestions should also give his/ her name, address and telephone/ contact number(s) which should be readable.

Modifications:

The modified Chapter – 19 (Land Policy) of MPD – 2021 is as follows:-

19.0 Land Policy

Land acquisition and planned development in Delhi has not kept pace with the increasing demands of urbanization during the last five decades. The prevailing large-scale Land Acquisition, Development and Disposal Policy of Delhi (1961), allows for development of land through acquisition and subsequent planning by DDA. Acquisition of land at such large scale could not be conducted in a time bound manner and this led to a mismatch between the pace of growth, and the demand and supply for built-up space and other physical, social and institutional infrastructure.

Land Pooling is a new paradigm for the urban development of Delhi, wherein the private sector will play an active role in assembling land and developing physical and social infrastructure. Under this concept, owners or groups of owners will pool land parcels for development as per prescribed norms and guidelines, making them partners in the development process. For integrated planning of a sector, the land required for development of roads, utilities, greens and other infrastructure shall be made available to the DDA and service providing agencies for development as per approved Zonal Development Plan (ZDP) and Sector Layout Plans. Planned development will increase the value of their land through provision of infrastructure and public facilities. The outcomes are expected to be world class 'smart' and sustainable neighbourhoods, sectors and zones, planned and executed as per the availability of water, power and other infrastructure.

This Policy is applicable in the urbanizable areas as notified by DDA/Government from time to time.

19.1 Guiding Principles

i. A Developer Entity (DE) can participate in the scheme by pooling land parcels covered under a sector (as defined in the Regulations) as per Zonal Development Plan. The Developer Entity can be:

a. An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares

b. A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares

c. An entity (developer/business/corporate entity) representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.

Land parcels of any size can benefit from the policy by pooling. The limit of 2 hectares has been set to facilitate consolidated assembly of land.

ii. In order to ensure unified planning, servicing and subdivision/share of the land for 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 for processing of development.

iii. A DE must apply to DDA with a minimum pool of 70% contiguous land in a sector. Multiple DEs may also form a "Consortium" (duly registered in accordance with law), to collectively meet this requirement and apply to the DDA as a single legal entity under the Policy.

iv. DE/Consortium may apply to DDA for development in more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled in each of the sectors.

v. Of the pooled land, the DE/ 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 Zonal Development Plans (ZDPs) and Layout Plan of a sector. Each landowner/DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.

vi. The 60% land shall be utilized by the DE/Consortium for development of residential, commercial, public and semi-public facilities as per the Policy.

vii. Adequate provision of EWS housing shall be ensured in the new development area as per the Master Plan.

19.2 Role of DDA and/or Government

i. Ensure smooth and fair implementation of the Policy.

ii. 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.

iii. Revision of ZDPs as and when required for new development areas, including delineation of sector boundaries.

iv. Facilitation of the entire process of development by DEs/Consortiums through a Single Window System for application, verifications, approvals, licenses, etc. in a time bound manner.

v. Overall monitoring of provision of relevant infrastructure for water supply, sewerage, drainage, power, transportation etc., by service providing agencies in a time bound manner.

vi. 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 DE/Consortiums.

vii. Ensuring sale of EWS housing stock handed over by the DE/Consortium to DDA as per Policy.

viii. Setting up and operationof a robust and credible dispute resolution mechanism to address grievances/disputes that may arise during the implementation of the Policy.

19.3 Role of the DE/Consortium

i. Assembly of encumbrance free land as per Policy and surrender of encumbrance free land to DDA and service providing agencies as and when required.

ii. Preparation of Layout Plans and detailed site plans for the remaining 60% land as per the provisions of the ZDP and prevailing MPD, through a consultative process involving all DEs/landowners.

iii. The development of un-pooled land parcels that remain in any sector after licence for development has been granted to a DE/Consortium, may be allowed 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/facilitiesor as determined by the Authority from time to time.

iv. 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 land pooled by the DE/Consortium.

v. Seeking necessary approvals, inter-alia, of Layout Plans and detailed site plans, through the Single Window System established by DDA.

vi. Time bound development of all internal roads and other related infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plant, water treatment plant, and parking, including provision of multi-level parking facilities wherever required, falling in its share of the land, as per Policy and Regulations.

vii. Time bound development and maintenance of the entire development as per approved Layout Plan, including all the neighbourhood 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/Consortiums at the time of handing over of the services to the ULB.

viii. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the DE or Consortium agreement.

ix. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.4(vi), adhering to mandatory specifications and quality standards, as per the Real Estate Regulatory Authority (RERA).

x. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking), 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.

xi. 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(x).

xii. 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.

19.4 Norms for Land Pooling and Development Control Norms

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

i. 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%

ii. 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%	–

iii. Sub-division of Gross Residential areas and provision of facilities (local and city level) shall be as per the MPD. Land requirements for provision of neighbourhood 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.

iv. 50% of the plots earmarked for neighbourhood 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.

v. 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 Form Based Codes and is restricted to developments under the Land Policy.

vi. 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. Future revisions in FAR will be based on availability of critical resources like water.
b. Net Residential land to be a maximum of 55% of Gross Residential land.
c. 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 MPD.
d. EWS Housing unit size shall range between 30-40 sq.m.
e. 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.

vii. 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.

viii. Additionally, specific Form Based Codes (FBCs), to be notified as part of the revised ZDP, shall also apply for all developments under the Policy. These FBCs 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. The FBCs may also provide regulations for achieving variable intensities of development across sectors.

19.5 Framework for Implementation of the Policy

i. 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 participating DEs/Consortiums, host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.

ii. 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.

iii. A two-stage Grievance Redressal Mechanism will be constituted within DDA, to be overseen by an independent Land Pooling Appellate Authority (with quasi-judicial powers) for dealing with all disputes and anomalies emerging from the implementation of the Policy.

iv. 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.

2. The text of MPD – 2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi – 110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DDA's website i.e. www.dda.org.in.

[F No: F3(53)/2003-MP/Vol-II/Part-III]
RAJIV GANDHI, Commissioner-cum-Secy.

RAKESH SUKUL

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ANNEXURE-III

दिल्लीविकासप्राधिकरण

DELHI DEVELOPMENT AUTHORITY

NEW DELHI

File No.: F 3(53)2003-MP/Vol.II/Pt.III **Date: 03.08.2018**

Subject: Minutes of the meeting of the Board of Enquiry & Hearing held on 02.07.2018 and 03.07.2018for hearing objections / suggestions received in response to Public Notice S.O. 144(E) dt.11.01.2018 with reference to 'Modifications in Chapter – 19 (Land Policy) of MPD – 2021'.

Land Policy as chapter 19.0 of MPD 2021 was notified on 5.9.2013. The modifications in Chapter – 19 (Land Policy) of MPD – 2021 was considered and approved by the Authority in its meeting held on 21.12.2017 vide Agenda item no. 75/2017. Delhi Development Authority issued Public Notice vide S.O No 144 (E) dated 11.01.2018 w.r.t. the proposed modifications in Chapter – 19 – Land Policy of MPD-2021 for inviting objections/ suggestions during the stipulated time period of 45 days i.e. up to 24.02.2018.

In response to the above public notice, 689 representations/ suggestions were received and all the observations / suggestions were placed before the Board of Enquiry and Hearing in its meeting held on 02.07.2018 and 03.07.2018. The Board also heard 86 numbers of oral submissions of individuals who submitted their objections/ suggestions on the above date.

The gist of various issues arising out of the proposed Policy modifications raised by the stakeholders before the Board as well as in the representations received and observations of the Board thereon with inputs of the Planning Department and Legal Department are as follows:-

S. No	Gist of Issues	Observations
1.	**Creation of Consortium** i. Difficult to form DE/Consortium due to lack of trust on other landowners ii. Without intervention of Government body, the Consortium will not be able to arrive at a consensus	• Proactive private sector involvement envisaged under the policy for: o Speedy planned development of land pooling areas. o Safeguard/Protection of land/watch and ward of fragmented land holdings earmarked for facilities, services, road etc. by DDA is not a practical solution as this land has to be transferred to the concerned land owning agency for development of services (in this case there will be two transfers i.e Owner to DDA and DDA to Service Providing Agency (SPA). • Formation of Consortiums is important for – o Integrated planning of 60 % land share and implementation of common facilities within Gross Residential component o Surrendering 40% land to SPAs as and when required o To resolve the common issues arising within the sector, adopt uniform procedure, timely payments etc. o Managing sharing of land and built space amongst constituent DEs/landowners. Consortium will have to coordinate the development of common facilities, management and monetization of PSP and Commercial components and handover of land to service

		providing agencies as and when required
	iii. DDA has the responsibility to implement the Policy. DDA should continue to play a vital role in planning, monitoring, facilitating and implementation of the Policy	• To avoid unnecessary involvement of DDA directly and for settlement of disputes and redressal of grievance it is suggested that there should be in built provision in the agreement entered/to be entered between consortium and DEs and also in the agreement between consortium/DEs with service providers. • If the disputes between the parties are not settled through conciliation process they may resort to meditation and if the process of meditation fails to resolve the disputes the parties should resort to arbitration. Selection of arbitrators, functions and duties should be in accordance with 'The arbitration and conciliation Act, 1996'. • Further if all the process of conciliation, mediation and arbitration fails to resolve the disputes between the parties in that eventuality the aggrieved party may take recourse to the courts of law and jurisdiction of the courts for the purpose shall be at Delhi/New Delhi. • For taking up final development, the Consortium/ DEs shall register themselves under Real Estate Regulatory Authority (RERA).Consortium shall be governed as per provisions of RERA Act, 2016.
	Recommendation **Of the pooled land, the DE/Consortium will retain 60 % and hold the remaining 40 % on behalf of DDA/service providing agencies to be surrendered (free of encumbrances) as and when required by DDA/ service providing agencies for development. As such, DDA is not the land owning agency and land of the DE/Consortium is not taken over by DDA during the pooling process.** **While the provision of Consortium maybe continued, the roles and responsibilities of the Consortium at every stage of the land pooling process may be clarified in the Regulations.**	
S. No	**Gist of Issues**	**Observations**
2	**Min 70 % contiguous land in a sector** i. Requirement of pooling 70% contiguous land in a sector cannot be met due to small land holdings. This Clause will only support big developers having large land holdings	• The Policy is open to all land owners(Clause 19.1 (i)) irrespective of size of land parcel • For holistic planning, contiguous and substantial land is required. The benchmark of 70 % has been arrived considering that the DE/Consortium will retain 60 % of the pooled land. Therefore, in order to have proper planning 70 % contiguous land is required.

	ii. Minimum 70 % land should be reduced/removed	• Adequate contiguous land in a sector is essential for- o Planning and development of essential trunk infrastructure, common services and facilities at a sector level. These facilities are to be provided in an integrated and holistic manner which cannot be provided on small fragmented land parcels. o Non availability of sufficient quantum of contiguous land will not allow laying of infrastructure in a contiguous manner which in turn will increase the cost of laying of trunk infrastructure and other services (EDC) making the project uneconomical and financially unviable.
	Recommendation **Given the possibility of large size of sectors and large number of land owners ,the following may be adopted:** **Web based Single Window System (SWS)/portal may be created to provide a platform to land owners with any size of land willing to participate under the policy to express their willingness. As soon as 70% contiguous land is pooled within a sector, such sectors shall be considered eligible for further development and the landowners who form a part of the contiguous land shall be form a consortium.**	
S. No	**Gist of Issues**	**Observations**
3.	**Min size of 2 ha pooled land** i. Individual plot of any size be considered for development after leaving the land for services/facilities. ii. Why 2 ha condition has been kept when MPD 2021 envisaged group housing for a 3000 sq. m plot iii. Minimum size of land pooling (2 ha) be reduced and allow land holders of any size to participate iv. Farmers with 2ha of non-contiguous land are not allowed to participate under the present Policy. This will result in selling of land to the big developers/ developer entities	• There appears to be misunderstanding/misconception on the basic tenets of the Policy. The Policy is open to all land owners (Clause 19.1 (i)) irrespective of size of land parcels. There is no restriction in the policy and it allows DE to submit all land parcels whether contiguous or spread out adding up to min. 2 ha within a sector as an individual or group of owners. • The limit of 2 hectares has been set to ensure adequate return of land for development as per MPD norms. • As per 19.1 (a) and (b), there is no stipulation of 'contiguous' 2 ha pooled land for participation under the Policy and any individual land owner or group of owners in a delineated sector with land holding adding up to 2 ha could participate under the policy.
	Recommendation • **Land parcels of any size can participate under pooling by expressing their willingness through Single Window Portal. Once 70% contiguity has been achieved and consortium is formed, the land be returned only to DEs having min 2 ha pooled land to ensure adequate land return for development as per MPD norms.** • **The word 'contiguity' may be dropped from the definition of DE both in the Policy and Regulations.**	

	v. Land holders with lands adding up-to 2 ha but falling in different sectors will not be able to participate. vi. In case of fragmented lands parcels falling in different sectors, dealing with multiple consortiums, assembly of 70 % contiguous land in sectors may be cumbersome especially for small land holders and act as a deterrent for participation. Fragmented land parcels allowed in the same zone under the earlier policy be introduced	Land Pooling is based on sector based planning. As a result, even though landowners can bring forth any land (irrespective of sectors) for pooling, the formation of consortiums will only happen on a sectoral basis. In case of Land parcels falling in two sectors, respective land portion will be considered in the sectors in which they are falling. Also the DE shall be given a consolidated and contiguous parcel, therefore the landholders have to be accommodative. Given the sector sizes vary between 250ha to 300ha, such cases will be very few. However, in such cases, land owners of any size can still benefit by pooling with other land owners through an agreement in a delineated sector adding up to min 2 ha pooled land under the Policy.
	Recommendation No change recommended by the Board.	
S. No	**Gist of Issues**	**Observations**
4	**REDUCED FAR** FAR has been reduced from 400 (2013 Policy) to 200. (FAR on net residential 108). i. FAR should be granted on total pooled land instead of 60% ii. Benefits of any future revisions in FAR/density will not accrue to original land holders/ farmers and mechanism required for giving them proportionate share of the profit resulting from any such revision at a later stage. iii. A large number of small investors from lower/middle level income groups who have formed cooperative housing societies and have purchased small land parcel(s) keeping in view the provisions of the land pooling policy of 2013 expressed their anguish and stated that with the new provisions they are feeling cheated. Since FAR has been brought down from 400 to 200, it will affect their members very adversely.	• FAR has been linked to availability of critical resources such as water supply. The FAR of 200 is at par with the entire city and considering the scarcity of resources, especially water, in Delhi • The NCAER study commissioned by DDA indicates that a reasonable IRR can be achieved even at 200 FAR (Model II) • It is a fact that reduction in permissible FAR from 400 to 200 is going to affect a fairly large number of investors in the lower/middle income groups, and their strong resentment is perhaps justified to an extent. However, this committee has to take into consideration the necessary infrastructure such as water, parking facilities, and impact on environment, congestion on roads, and other civic amenities, etc. In real terms the impact of reduction of FAR from 400 to 200 in residential sector will mean about 40% reduction in built up area for housing.
	Recommendation Keeping in view the public sentiments, FAR may be suitably reviewed while minimizing the adverse impact on environment, congestion on roads, burden on civic amenities such as drainage, etc. and through use of smart city principles by maximizing use of recycling of water through Sewage Water Treatment Plants, conservation of rain water, zero waste technology, etc. These additional measures may push up the EDC a little, but the benefit in terms of more houses being made available to public at large will outweigh this increase.	

5.	**Levy of EDC** i. EDC should be applicable only on 60% land which is retained by the DE for the development instead of total pooled land. ii. Exempt EDC for farmers	• The remunerative component comes mainly under 60 % which has already been given to the land holders • Out of the 40% land reserved for city level infrastructure, 28% of land share required to be utilized for city level recreational and roads, i.e. 18% and 12% respectively. 8% will be under PSP facilities out of which about 2.5% - 3% will be utilized for utilities and services; remaining 5% to 5.5% is proposed for other social infrastructure consisting of University Campus, District office and battalion, Police Lines, District Jail, Police Training Institute/ College, etc. Most of this land will be allotted to Govt. Departments. • The 40 % land reserved for city level infrastructure is not coming to DDA and the benefits of the infrastructure and facilities developed will accrue to the landowners in the future, in terms of increased value of their land and property.
	Recommendation **The cost of external development as per actuals is to be borne by the DEs/Consortium in proportion to their land share. No change recommended by the Board**	
S. No	**Gist of Issues**	**Observations**
6	**OTHER ISSUES**	
	i. **Un-pooled Land Parcels:** The clause of allowing un-pooled land parcels to participate later will hold the entire scheme at ransom. Participation in land pooling should be compulsory and any un-pooled land must be acquired as and when required to ensure the success of the scheme.	• LPP is a voluntary scheme and cannot be made mandatory at this stage. Doing this the entire model will require to be changed. Since the returns in LPP are quite attractive, it will encourage them to participate voluntarily. • The provision of making available 45 % land for city level infrastructure will act as a disincentive for not participating and encourage people to participate.
	No change recommended by the Board	
	ii. **Land acquisition cost-** DE should not be forced to bear the cost towards Land Acquisition instead it should be borne by DDA.	• Acquisition of some land parcels which do not come forward may be required for contiguous and planned development. This will benefit the persons/residents of that particular sector. • Since there is no remunerative component for DDA to recoup any investments, therefore the cost of acquisition has to be borne by the consortium/DE for contiguous planning
	No change recommended by the Board	

S. Suri

	iii. **TDR** - TDR option as provided in earlier policy be given for land holdings less than 2 Ha. or lands falling in roads/ facilities. - TDR be used in the same sector without any restriction.	• There is no provision w.r.t TDR in the policy since DDA is not holding any land. • Policy provides for Tradable FAR for which generating and receiving sites will be identified in the ZDPs. However, no such provision is available in the rest of the city to compensate landowners for restrictions on full consumption of FAR, due to regulatory or site conditions.
	Recommendation **Since no such provision is available for the rest of the city, clauses w.r.t Tradable FAR may be dropped from the Policy and Regulations**	
	iv. **FBCs**: FBCs are restrictive and subjective. Since National Building Codes already exist then developing the FBC will only delay the process.	• FBCs are critical for regulating the new developments in terms of mix of uses, creation of active and safe public realm, incorporation of various sustainability features, integration with blue green infrastructure etc. • However, the terminology may need to be reconsidered and simplified in order to provide clarity to all stakeholders.
	Recommendation **The term FBCs may be deleted. 'Additional development controls' for built environment, urban design and landscape may be notified as part of Zonal Development Plans and shall be uniformly applicable to all Land Pooling Zones under the policy. These controls will ensure that the new sectors are developed along smart city principles and adequately address all environmental concerns.**	
	v. **Conflict with RERA Act, 2016** - Clause on sale of EWS housing stock to apartment owners is in contravention of clause 2 n (iv) of RERA Act - Clause on handover of 50% plots for schools, clinics to DDA is in contravention of RERA Act.	• The obligations/functions and duties of the promoter/developer have been defined and are to be declared at the time of registration of the project with RERA and the same will be followed by the developer. All RERA provisions are to be met by the developers as part of the FAR available under the Policy. • The issues have been examined legally and as such there seems to be no apparent conflict of 50% EWS housing to apartment owners and transfer of 50% Plots for schools and clinics to DDA with RERA Act. Provisions of RERA and MPD-2021 have to be complied. • On the issue of handover of 50% plots for schools and clinics, it may be noted that all neighborhood level development will be planned and developed by private consortiums/DEs. Given that no additional land will be available to the government to fulfill its obligations for providing government schools, health facilities etc. at the neighborhood level, this provision needs to be retained.
	Recommendation of the Board No change recommended by the Board.	

S. Suresh

~~4264/C~~ = 4277/C

	vi. Village boundary should be considered as sector boundary so as to facilitate consolidation	The village boundaries are irregular in shape and the area of each village is of different size. For smooth planning and laying of infrastructure in comprehensive and economical manner, proper plan is required
	No change recommended by the Board	
7.	**ISSUES W.R.T BENEFITS TO VILLAGERS AND VILLAGE DEVELOPMENT**	
	i. Public awareness camps may be organized in villages for educating the farmers regarding the Policy and per acre return calculations.	• Once the policy is finalized, information in the form of the Frequently Asked Questions (FAQs), Information Education Communications (IEC) material etc. will be put up in public domain and awareness camps will be organized
	Recommendation of the Board **For mass awareness, before announcing the scheme, social and architectural firms can be involved in dissemination of IEC, holding awareness camps to ensure maximum participation of farmers and other stakeholders. FAQs may also be provided using different media. Model agreement between DE and Land Owners can be prepared by DDA in consultation with concerned stake holders.**	
	ii. DLR Act has restricted and regulated sub division of land. This has led to issue of khatedars. Land pooling will get affected and implementation of the Policy will be delayed.	Once the village/areas are notified as urban under section 507 of DMC Act 1957, the provisions of DLR Act 1954 will not be applicable on such lands.
	No change recommended by the Board	
	iii. Lal Dora limit should be extended. Chakbandi must be carried out in the land pooling areas. Chakbandi has not been carried out in villages since 1970's, leading to fragmented and smaller land holdings with various ownership issues. Physical possession of such land parcels may be difficult w.r.t DLR Act 1957.	• Revenue Department of GNCTD has to initiate the process of Chakbandi as per the requirement of the village for extending Lal Dora or common facilities for the villages. • Fragmented and smaller land holdings with various ownership can be pooled under the land pooling policy for development of areas
	Recommendation of the Board • **The issue does not directly relate to the Public Notice dated 11.01.2018. As such, Board did not consider the objection/suggestion.**	
	iv. Land locked parcels due to Gram Sabha lands – Landowners with small land parcels which are surrounded by Gram Sabha lands cannot participate.	Gram Sabha lands falling in any sector may affect contiguity within sectors.
	Recommendation of the Board • **Specific cases may be taken up for consideration under the grievance redressal framework.**	
	v. EWS housing should be allotted to the landless people of the villages first.	• Allotment of EWS Housing shall be as per disposal policy of Govt/DDA as per MPD 2021.

S. Suresh

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	Recommendation of the Board • **The issue does not directly relate to the Public Notice dated 11.01.2018. As such, Board did not consider the objection/suggestion.**	
	vi. Land share under commercial use should be increased for employment of next generation of farmers.	Provision of 5% Commercial land to be given to the DE/ Consortium has been considered in the modified Land Policy as per provisions of MPD 2021
	Recommendation of the Board • **Board did not accept the proposal keeping in view the land Use distribution mentioned in MPD 2021 for urban extensions.**	

Recommendation:

In view of above and taking into consideration the ground realities, the Board recommended that the above recommendations be appropriately incorporated in the proposal w.r.t Modifications in the Land Policy as contained in the public notice dated 11.01.2018 and may further be processed as per Section 11 (A) of DD Act, 1957. The Board also recommended that based on the Board recommendations with respect to various issues arising out of the proposed Policy modifications, necessary revisions in the Regulations for operationalization of land policy be carried out to sync with MPD modifications Since some of the issues raised are not connected with the current public notice, the matter be examined separately under appropriate provisions of MPD-2021 and DD Act, 1957.

Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the Board of Enquiry & Hearing)

Chief Planner, TCPO, GoI
(Member of the Board of Enquiry & Hearing)

Finance Member, DDA
(Member of the Board of Enquiry & Hearing)

Sh. O.P Sharma
MLA /
(Member of the Board of Enquiry & Hearing)

Sh. Vijender Gupta
MLA /
(Member of the Board of Enquiry & Hearing)

Engineer Member, DDA
(Chairman of the Board of Enquiry & Hearing)

ITEM NO. 28/2018

Subject: Modifications in approved Regulations for operationalization of Land Policy.

File No. F 15(6)/2012-MP/Pt.II

1. **Background:**

   i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter – 19 on "Land Policy" in MPD 2021. The Regulations for operationalization were approved by MoUD (now MoHUA) on 26/05/2015 with some modifications.

   ii. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable.

   iii. The preparedness, constraints and limitations in the implementation of the existing Land Policy were discussed and assessed in various meetings held at DDA, Raj Niwas, MoHUA wherein it emerged that DDA will now act more as a facilitator and planner as against the role initially envisaged and accordingly the Policy/Regulations needs to be modified to make the policy implementable and an enabling instrument. Further consultations were also held in coordination with NIUA with various stakeholders, service providing agencies to assess the issues and problems in implementation of the Policy.

   iv. A number of deliberations were held between DDA and NIUA on the proposed modifications in Land Policy. The modifications in Chapter – 19 (Land Policy) of MPD – 2021 were approved by the Authority in its meeting held on 21.12.2017. Simultaneously, modified 'Regulations for operationalization of Land Policy' based on the Policy revisions were approved by the Authority in its meeting held on 21.12.2017 vide Agenda item no. 77/2017 **(Refer Annexure 1)**

2. **Follow Up Action:**

   i. To make the Regulations transparent, people friendly and widely acceptable, Delhi Development Authority issued Public Notice dated 12.01.2018 w.r.t. the proposed modifications in the Regulations for operationalization of Land Policy for inviting suggestions/ views during the stipulated time period of 30 days i.e. up to 10.02.2018 **(Refer Annexure 2)**

   ii. In response to the above public notice, 77 representations/ suggestions were received and all the suggestions/ views were placed before the Board of Enquiry and Hearing in its meeting held on 04.07.2018. The Board also heard 29 numbers of

oral submissions of individuals who submitted their suggestions/ views on the above date.

iii. A large number of suggestions/views received from the stakeholders on the proposed modifications in the 'Regulations for operationalization of the Land Policy' and their oral submissions, were arising from the proposed modifications in Chapter – 19 – Land Policy of MPD-2021. The objections / suggestions received on the proposed 'modifications in Chapter – 19 – Land Policy of MPD-2021' were placed separately before the Board of Enquiry and Hearing in its meeting held on 02.07.2018 and 03.07.2018. An agenda item containing the revisions to existing provisions of Chapter – 19 of MPD-2021 is put up separately for consideration of the Authority.

iv. Taking into consideration the ground realities, the Board recommended that the proposal as contained in the public notice dated 12.01.2018 may further be processed as per Section 57 of DD Act, 1957 duly incorporating the Board recommendations on the various issues. The Board further recommended to carry out necessary revisions in the Regulations for operationalization of land policy based on the Board recommendations with respect to proposed Policy modifications in Chapter 19 (Land Policy) to sync with proposed MPD modifications. The minutes of the meeting of the Board of Enquiry and Hearing (BoEH) is annexed as **Annexure – III.**

3. PROPOSAL

i. Based on the recommendations of the Board, the draft Regulations for operationalisation of the Land Policy has been prepared to sync with the proposed modifications in Chapter – 19 – Land Policy of MPD-2021. The modified Regulations for operationalisation of the Policy are as follows:-

1. SHORT TITLE AND COMMENCEMENT

I. These regulations shall be called the "**Land Pooling Regulations, 2018**".

II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.

III. Any words and expressions that are used in these regulations but not defined shall have the same meaning as assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

IV. If any question arises relating to the interpretation of these regulations, it shall be referred to the Central Government whose decision thereon shall be final.

V. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Land Policy.

2. DEFINITIONS

In these regulations, unless the context otherwise requires,

I. **"Act"** means the Delhi Development Act, 1957 as amended from time to time.

II. **"Authority"** or **"DDA"** means the Delhi Development Authority constituted under Section 3 of the Act.

III. **"Competent Authority"** means the Chairman/Vice Chairman, Delhi Development Authority or any other officer nominated by him.

IV. **"Consortium"** means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiple landowners/ Developer Entities who have come together to pool land 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.

V. **"Developer Entity (DE)"** means:

   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 and who have voluntarily grouped together, through a valid legally enforceable agreement for taking up development.
   c. An entity (developer/business/corporate entity) which represents 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.

VI. **"Developable Area"** means the areas available for development as per Clause 3 (III).

VII. **"Development Agreement"** means a valid and legally enforceable agreement between DDA and Consortium to jointly undertake the planning and development of the land pooled as per provisions in the Land Policy and these Regulations.

VIII. **"Development Area"** means the area notified under Section 12 of the DD Act, 1957 for the purpose of the said Act..

IX. **"Encumbrance"** means any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.

X. **"Entitlement Certificate"** means the certificate issued pursuant to Clause 7.

XI. **"External Development Charges (EDC)"** mean the charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the public infrastructure and services, including inter-alia roads, water supply, sewerage and drainage systems, electricity supply, greens etc.

XII. **"Final Development License"** means the license issued pursuant to Clause 8.

XIII. **"Implementation Plan"** means the plan submitted by the Consortium, including details of redistribution of developed land/ built space amongst the landowners, or any other form of fair exchange as decided, through a valid contract agreement in accordance with law. The plan shall also include details of those landowners/group of landowners who wish to undertake development separately as Developer Entities, share of EDC that will be paid by respective DEs and strategy for watch and ward of 40% land to be surrendered to DDA/service providing agencies.

XIV. **"Land"** shall have the same meaning as in the Transfer of Property Act, 1882.

XV. **"Land Policy"** means the Land Policy as set out in Chapter 19 of the Master Plan 2021 as applicable from time to time.

XVI. **"Land Pool"** means land legally consolidated for purpose of land pooling in accordance with these Regulations.

XVII. **"Land Pooling"** means the legal consolidation of land parcels for utilization of such land parcels as per Land Policy and these Regulations.

XVIII. **"Master Plan"** means the Master Plan for Delhi, prepared and approved under the Delhi Development Act, 1957 for the time being in force.

XIX. **"Provisional Development License"** means a license issued pursuant to Clause 7.

XX. **"Sector"** means a delineated area in the Zonal Development Plan (ZDP) bound by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc. as per approved ZDP.

XXI. **"Service Providing Agency"** means respective agency responsible for providing services such as water supply, sewerage disposal, solid waste, electricity supply, construction of roads, communication and other distributive services, which will develop trunk infrastructure in the land pooling areas.

XXII. **"Single Window System"** means the online facility developed by DDA for providing an interface between DDA and the DE/Consortium/landowner for managing the implementation of the Land Policy.

XXIII. **"Tradable FAR"** means FAR which remains unutilised due to various conditions as specified in Clause 5(IV), and which can be traded or used elsewhere as per the Policy.

3. APPLICABILITY OF THE POLICY

I. The policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:

a. land/villages notified under Low Density Residential Area (LDRA), green belt;

b. land under unauthorized colonies (which are yet to be regularized);

c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;

d. lands under litigation including lands under acquisition proceedings, till the case is settled;

e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;

f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under Section 11(A) of the Act at the time of notification of these regulations;

g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;

h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.

II. If any of the land owners who have lands listed under (b) and (g) of Clause 3(I) above and wish to participate under the Land Policy, they must clear all encumbrances before expressing their willingness to participate.

III. All the remaining lands, other than those mentioned in Clause 3(I), shall form the "Developable Area" that can be taken up for pooling.

IV. Notified ZDPs will form the basis of planned development. The ZDPs shall delineate the sectors for land pooling and all pooling shall be in reference to such sectors.

4. ELIGIBILITY

I. Land parcels of any size can be brought under pooling, provided they fall in the areas notified by the DDA/Government under Land Policy. Land owners with any size of land may register and express their interest to participate as per the application process detailed in Clause 6.

II. The land parcels being offered for pooling must be free from all Encumbrances and the landowner shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.

III. A sector will be considered eligible when:

a. A minimum 70% of the Developable Area in the sector has been pooled

b. The pooled land parcels are contiguous

c. The entire pooled land is bounded on at least one side by a road of minimum 30m ROW (existing or proposed) as per ZDP.

5. PLANNING POSTULATES OF LAND POOLING

Subject to the other provisions of these Regulations and Land Policy, land pooling process shall be governed by the following guidelines

I. Each landowner will surrender land proportionately, free of encumbrances as and when required for city level services, as needed for city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on minimum 40% of the pooled land on payment of EDC charges on the total pooled land.

II. The remaining 60% land shall be utilized by the Consortium for development of residential (53%) (including neighbourhood level facilities), commercial (5%) and public/semi-public facilities (2%) as per sector plan, notified ZDP and prevailing Master Plan.

III. Only DEs will be eligible for return of separate land parcels for final development. Smaller landowners who own less than 2 ha and who are not part of any DE, will only be eligible for built space in the developed area. The responsibility for return of built space to such landowners will be as decided at the time of finalization of Implementation Plan.

IV. The entire development will be as per the Development Control Norms stipulated in Clause 19.4 (vi) of the Land Policy and Master Plan of Delhi. The DE/Consortium shall be compensated in the form of Tradable FAR, if it is unable to utilize the entire allowable FAR. Some of the cases where Tradable FAR could be generated are as follows:

a. There is a shortfall/reduction of plot size/land in any sector due to site conditions.

b. Mandatory buffer zones near heritage sites, environmentally sensitive sites, high tension lines etc.

c. Height restrictions prescribed by Airports Authority of India

V. Tradable FAR as allowed by the Authority can only be used on the sites identified by the Authority from time to time. Such Tradable FAR will accrue to the landowner in perpetuity and can be utilised by him or transferred to other parties through the Single Window System, which shall be the official trading platform for all Tradable FAR generated under the Land Policy.

VI. Receiving sites for such Tradable FAR as identified by the Authority from time to time shall be eligible for receiving such Tradable FAR only after Provisional Development License has been granted by the Authority.

VII. Any un-pooled land imposes a cost on public infrastructure, as services have to be provided to all land parcels in the sectors. Therefore, the following regulations shall apply to such un-pooled lands:

a. The planning process/ layout plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:

i. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning

ii. making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time

b. Payment of updated applicable external development charges (EDC) for infrastructure and services.

6. APPLICATION PROCESS

I. The Land Policy shall be implemented simultaneously in the entire urbanisable areas of the urban extension. If required, roll out of the Land Policy may be phased depending upon the availability of resources and action plan for provision of infrastructure and services by the concerned Service Providing Agencies

II. The entire process will be operated through an online Single Window System established by DDA, specifically for this purpose. DDA shall phase the application process through announcement of "Application Window" from time to time. Such Application Window shall be opened for inviting applications for a fixed duration of time, providing detailed information on the process to be followed. The first Window shall be closed in the specified time and applications received shall be processed as the first round of applications. The same process shall apply as the Window is opened for subsequent rounds. Applications for each round shall be invited by DDA through an announcement published on its website, and in newspapers in Hindi and English.

III. Landowners complying with the eligibility criteria specified in Clause 4 can register and express their willingness to participate during the validity of the Application Window, by submitting the prescribed application form along with payment of a Registration Fee as prescribed in the Single Window System.

IV. The application shall contain a map of the land being offered for pooling, on a scale of 1:1000. The map shall include the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises, along with certified copies of ownership and other documents as may be prescribed by the Single Window System.

V. The documents shall be self-attested by the landowners who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever. In addition to being proceeded against, in accordance with law, the application of such landowner shall be deemed to be void *ab initio* and shall automatically stand rejected. Any action that has been taken pursuant to such application shall stand automatically revoked and the registration amount will be forfeited.

VI. DDA shall facilitate verification of pooled lands by the Revenue Department, GNCTD through Single Window System.

VII. Once 70% contiguous land is achieved within a sector and verification of pooled lands by the Revenue Department has been completed, such sectors shall be considered eligible for development and DDA will issue a notice ("Notice for formation of Consortium") to the constituent landowners, as indicated in Clause 19.1(iii) to form a single entity called the Consortium.

VIII. The Consortium will prepare an Implementation Plan containing details as defined in Clause 2(XIII), with the consent of all landowners/ DEs, along with the contract agreement amongst the constituent landowners/ DEs of the Consortium. This contract agreement should adequately reflect all the terms and conditions as part of the Implementation Plan and will form the basis to resolve any grievances amongst the landowners/ DEs arising at a later stage.

IX. The Consortium will thereafter apply to DDA as a single entity for undertaking development within the sector, enclosing the Implementation Plan, copy of the contract and a processing fee for initiating detailed planning of the sector.

X. If any constituent landowner exits the pool during the process, then the sector will still be processed, provided all eligibility conditions given in Clause 4 continue to be fulfilled. Where such exit affects the eligibility conditions the processing of such sectors may be resumed once the eligibility conditions are fulfilled, either within the same or subsequent Application Windows.

XI. On acceptance of the application, there will be three further stages before the DE/Consortium can undertake development of the land available with the DE/Consortium. These are:

a. Issue of Provisional Development License (as per Clause 7)

b. Issue of Final Development License (as per Clause 8)

c. Approval of layout plan and building plan by the concerned agencies (as per Clause 9)

7. PROVISIONAL DEVELOPMENT LICENSE

I. DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.

II. Based on the above, DDA shall issue a provisional "Entitlement Certificate" to Consortium through the Single Window System, containing all of the above details, within a period of 120 days from the date of application by the Consortium.

III. The Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause 12 (I) of the Regulations. The decisions shall be binding on the Consortium.

IV. DDA will issue a final Entitlement Certificate to the Consortium after resolving grievances (if any). Based on this, the Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of land share and built space (amongst the remaining constituent landowners) for approval by DDA. The entire distribution of land/ built space shall be in accordance with the mutually agreed Implementation Plan.

V. DDA shall enter into a Development Agreement with the Consortium after approving the layout plan and issue a "Provisional Development License" (PDL).

VI. The Development Agreement will include the final Entitlement Certificate, all the documents provided by the landowners at the time of application, the approved layout plan and the agreed share of land/built space amongst the landowners as part of the Implementation Plan.

VII. The Development Agreement will also include an undertaking from the Consortium that it shall comply with the following conditions:

a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.
b. Deposit in an escrow account, the External Development Charges as may be prescribed at the time of applying for FDL.
c. Handover the Encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required. In case of non-compliance the FDL will be automatically revoked. This handing over of land shall be completed before issuance of Completion/Occupancy Certificate or part Completion/Occupancy Certificate.

8. FINAL DEVELOPMENT LICENSE

I. Within twelve (12) months of receipt of Provisional Development License, DE/Consortium shall submit an application in the prescribed form for issuance of the Final Development License.

II. The application shall comprise of:

a. Copies of Provisional Development License against which Final Development License is being sought.

b. Detailed layout plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, size and type of plots, sites reserved for open spaces, community facilities with area under each, proposed land use distribution,

building lines. Landscape Plan and Transportation/Parking Plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be for purposes of issuing a Final Development License and not for according any sanction for actual construction.)

c. The detailed layout plan shall be based on,

   i. Development Control Norms as per the Land Policy

   ii. Additional development controls for urban design, landscape and built environment to be notified in the ZDPs for land pooling zones.

   iii. Master Plan norms for provision of neighbourhood level commercial and public semi-public component and other common facilities.

d. An explanatory report (including maps) indicating physical infrastructure development works to be executed in phases through use of smart-city principles including arrangements for disposal and treatment of waste water, rain water harvesting, solid waste management, storm water drainage, water recycling, etc.

e. Various undertakings as prescribed by Single Window System.

f. Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.

g. Bank Guarantee equivalent to cover the outstanding liability on account of EDC on reducing balance till the full payment of EDC by DE/Consortium.

h. Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated as per latest CPWD index (to be enhanced as per CPWD escalation index).

III. After receipt of the application in the prescribed form complete in all respects, DDA shall examine the same from the point of view of all relevant aspects including:

a. conformity with the Development Agreement

b. conformity with the land use, development controls and prescribed additional development controls;

c. compliance with the provisions of the Master Plan, ZDP and other planning parameters and requirements;

d. proposed plan regarding infrastructure development works to be executed

IV. Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of the first installment equivalent to 20% of the EDC as may be prescribed before the Policy is operationalized. The EDC shall be payable on the total pooled land.

V. The balance External Development Charges to be paid by DE/Consortium (excluding the first installment) shall be payable either in lump sum within 90 days from the date of issuance of FDL or in 8 six-monthly installments spread over 48 months along with interest interest to be charged on deferred payment of EDC in instalments shall be as notified from time to time by the Government/ DDA. However, the final amount to be recovered on account of EDC shall be based on the completion cost of the development works.

VI. A DE who has applied separately for issue of FDL will have to bear proportionate share of EDC as detailed in the Implementation Plan.

VII. The Final Development License shall be valid for a specific time period for development, subject to extension as per Clause 10(III) of the Regulations. However, issue of FDL does not provide a sanction for actual construction, which can begin only after obtaining all the layout plan and building plan approvals, and NOCs from various Service Providing Agencies as prescribed in Clause 9 of the Regulations.

9. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

I. The Single Window System shall be used by the DE/Consortium to submit layout plans with detailed service plans and building plans as per Building bye-laws to the regulatory agencies like DUAC, DJB, DFS, AAI, etc., for obtaining necessary layout plan level and premise (building plan) level approval / clearances, with the following details:

a. location and extent of the land;

b. conformity with the land use, and development controls (including prescribed additional development controls);

c. proposed layout plan of the area with respect to the Master Plan;

d. proposed plan regarding infrastructure development works to be executed;

e. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles and any other works connected with such roads;

f. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;

g. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;

h. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;

i. solid waste management and disposal plan (zero waste strategies);

j. detailed specification and designs for electric supply including street lighting;

k. Fire-fighting scheme; and

l. Other such information/document as may be prescribed.

II. Considering planning parameters and norms including the provision of laying of infrastructure services, DDA shall have the right/discretion to resize the final plot given to a DE/Consortium, provided no construction has taken place thereon.

III. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, DE/Consortium shall submit revised plans to DDA, incorporating the observations/suggestions if any, as may be made by such authorities/agencies for final layout and premise level building plan approvals.

IV. DE/Consortium shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned through the Single Window System and complying with the directions issued by them. DE/Consortium shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of the Final Development License and the remaining validity period is available for DE/Consortium to carry out the required construction.

V. The validity of Final Development License so as to complete all development and obtain a completion certificate from DDA in accordance with law shall be ten years from the date of its issuance during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

10. DEVELOPMENT TERMS AND CONDITIONS

I. DE/Consortium shall execute and complete the development in accordance with the Provisional Development License and Final Development License, the Land Policy, these Regulations, the Master Plan, the approved layout plan and premise level building plan.

II. Service Providing Agencies and DDA shall try to ensure to complete the external development within a period of five years from the issue of Final Development License to DE/Consortium

subject to availability of land, utilizing the External Development Charges deposited in pooling process. In case of delays in completion of development works by Service Providing Agencies/ DDA, the concerned agency shall pay proportionate penalty of 2% of EDC per year for first two years and 3% of EDC per year thereafter to affected DE/Consortium for delay beyond the date of completion of the construction by DE/Consortium or five years whichever is later till the external development works are completed, provided that all the EDC charges have been paid by DE/Consortium within the stipulated time period.

III. In case the DE/Consortium is unable to complete the development, the following shall apply:

a. In case DE/Consortium fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the DDA for extension of FDL in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.

b. After receipt of the application for extension, Competent Authority, if satisfied, may extend the FDL up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

Extension	Extension charges to be paid
First	5% of EDC
Second	10% of EDC
Third	15% of EDC

c. The EDC shall be as applicable at the time of applying for extension of FDL or as per the last installment of EDC paid, whichever is more.

d. In the event of non-completion of the project beyond the permissible extension period, DE/Consortium shall be liable to pay 15% of the EDC for each year's delay beyond the extension period irrespective of the reasons thereof.

IV. The EDC collected will be kept in an escrow account and will be utilized by the Service Providing Agencies on proportionate basis/ as per actual expenditure incurred.

V. DE/Consortium shall undertake development in a time bound manner and maintain all the neighbourhood level facilities i.e. open spaces, roads and services, etc. till the area is handed over to the Urban Local Body (ULB) responsible for maintenance. The "Deficiency Charges", if any, shall be borne by the DE/Consortium at the time of handing over of the services to the ULB.

VI. Completion/Occupancy Certificate:

a. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, DE/Consortium shall make an application to DDA for issuance of part/full Completion Certificate for the infrastructure developed and buildings constructed of such phases, subject to payment of all applicable charges

b. Completion/Occupancy Certificate, part Completion/Occupancy Certificate for premise level plan within the approved phase of development may be granted as per the Building Bye Laws in force at the relevant time subject to completion of infrastructure development works of that phase and handing over of land as mentioned in Clause 7(VII).

11. OTHER DEVELOPMENT CONTROLS

I. All new developments under the Land Policy, shall be planned in accordance with the Development Control Norms prescribed in the Land Policy (Clause 19.4).

II. New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the Master Plan and Building Bye Laws. Additionally, 10% of all energy

consumption in the new developments shall be through solar fittings or through other renewable energy sources, prescribed for green-field developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

III. In order to ensure predictable built results, ensure safer neighbourhoods built on principles of universal accessibility and fostering a vibrant public realm, all the developments under the Land Policy shall also comply with additional development controls that will regulate both building level and site level aspects of new developments. The controls will cover aspects such as:

a. *Building type:* Building types will include perimeter blocks (including Podium typology), detached high rise towers, detached medium rise towers, various mixed-use types and row houses.

b. *Building frontage type:* Specifications for use of different building frontages such as colonnades, shop-fronts, porch, fore-courts, overhangs etc. related to abutting uses like open greens, width of abutting roads etc. This will regulate the manner in which built-form engages with the public realm.

c. *Ground cover and vertical mixing of land uses:* Specifications of permissible ground cover and conditions under which vertical mixing of land uses shall be permitted.

d. *Street design and street network:* Regulations governing typological street sections, inclusion of cycling, walking and short-term parking facilities, density of road network, frequency of intersections and mid-block crossings, development of multi-utility zones to accommodate bus stops, street vendors, street utilities, trees, street furniture, planting for storm water management, etc.

e. *Plantation:* Type, location and frequency of tree cover along various road typologies. Specific guidelines for design of large paved public areas shall also be prescribed.

f. *Open spaces and greens:* Specifications for regulating open space to built-form relationships, location and walkability, lighting and surveillance requirements etc.

12. GRIEVANCE REDRESSAL MECHANISM

I. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes/grievances in the land pooling process.

a. First stage Grievance Redressal Committee headed by the Principal Commissioner (Land Pooling) consisting of Chief Engineer (HQ), Addl Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling) and representatives of concerned Service Providing Agencies.

b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineering Member, Commissioner (Plg), Chief Legal Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances.

II. For settlement of disputes arising between members of Consortium/landowners, between DEs and between Consortium/ DEs with Service Providing Agencies, the redressal of grievances shall be as under:

a. There should be in built provision in the agreement entered/to be entered between Consortium and DEs and also in the agreement between Consortium/DEs with the Service Providing Agencies.

b. If the disputes between the parties are not settled through conciliation process they may resort to mediation.

c. If the process of mediation fails to resolve the disputes, the parties should resort to arbitration. Selection of arbitrators, functions and duties should be in accordance with 'The Arbitration and Conciliation Act, 1996'.

d. Further if all the processes of conciliation, mediation and arbitration fail to resolve the disputes between the parties in that eventuality the aggrieved party may take recourse to the courts of law and jurisdiction of the courts for the purpose shall be at Delhi/New Delhi.

13. The Consortium/ DEs shall register themselves under Real Estate Regulatory Authority (RERA) and shall be governed as per provisions of RERA Act, 2016.

14. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents and any other relevant condition as may be necessary from time to time particularly in the overall interest and efficacy of the scheme and the Land Policy

4. RECOMMENDATION

a. The proposal as contained in para 3.0 above is placed before the Authority for its approval. After the approval, the same shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval/concurrence and thereafter, the Regulations will be notified under Section 57 of Delhi Development Act, 1957 by DDA.

b. The application forms and various other agreements, undertakings required for applying under the land pooling shall also be modified and get the approval of the Authority once the Policy and Regulations are finalized.

RESOLUTION

The proposal was explained by Commissioner (Planning). After detailed deliberations, it was decided that

(a) In Clause-11 Other Development Controls, para (ii) the word minimum be inserted before "*10% of all energy consumption in the new developments* ....."

(b) New clause w.r.t. applicability of stamp duty be included in the regulations.

(c) Clause for isolated land parcels falling within the sector be also considered.

(d) Time period for grievance redressal be mentioned and Director, NIUA also be made a part of the grievance redressal committee.

Therefore, the amended / new clauses are as follows:

Clause 11 (ii)

i) New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the Master Plan and Building Bye Laws. Additionally, minimum 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources prescribed for green-field developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

Clause 15:

Stamp duty shall be charged for transfer of land/property as per prevailing law. However, no stamp duty shall be applicable on transfer of land to service providing agency / DDA by the land owners.

Clause 12 (I)

a. First stage Grievances Redressal Committee headed by the Principal Commissioner (Land Pooling) consisting of Chief Engineer (HQ), Addl. Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling), Director (NIUA) or his nominee and representatives of concerned Service Providing Agencies. The committee will dispose of the grievance within 30 days of receipt of grievance.

b. If any landowner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineer Member, Commissioner (Plg.), Chief Legal Advisor of DDA and concerned representatives of Service Providing Agencies. The Committee may co-opt other members, as it may require for resolution of grievances. The committee will dispose of the grievance within 45 days of receipt of grievance.

The proposal contained in the Agenda Item was approved with the above amendments. The proposal be immediately sent to Ministry of Housing & Urban Affairs for approval.