

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:3415
ANSWERED ON:12.02.2014
PPP IN LAND DEVELOPMENT \\
Ponnam Shri Prabhakar

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the details of public-private partnership (PPP) in land development in Delhi;
- (b) whether the above partnership is adversely affecting the poor/marginalised and economically weaker sections;
- (c) if so, the details thereof and the corrective steps being taken to help the weaker section in Delhi;
- (d) whether big builders are reaping the benefits of the partnership; and
- (e) if so, the reaction of the Government thereto?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRIMATI DEEPA DASMUNSHI)

(a) The details of public-private partnership in land in land development in Delhi are governed as per modification to the MPD-2021 notified vide S.O. No.2687 (E) dated 05.09.2013, Land pooling has been added as Chapter 19. The guiding principles of this policy are as under:

- (i) Government / Delhi Development Authority to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.
- (ii) Developer Entity (DE) (a land owner, or a group of land owners who have grouped together of their own volition/will for this purpose or a developer) shall be permitted to pool land for unified planning, servicing and subdivision / share of the land for development as per prescribed norms and guidelines.
- (iii) Each landowner to get an equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.
- (iv) To ensure speedy development of Master Plan Roads and other essential Physical & Social infrastructure and Recreational areas .
- (v) To ensure inclusive development by adequate provision of EWS and other housing as per Shelter Policy of the Master Plan.

The envisaged Norms for Land Assembly/Land Pooling are as under:

- (i) The two categories of land pooling are category I for 20 Ha and Category II for 2 Ha to less than 20 Ha.
 - (ii) The land returned to Developer Entity (DE) in category I (20 Ha and above) will be 60% and land retained by DDA 40%.
 - (iii) The land returned to Developer Entity (DE) in Category II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%.
 - (iv) The distribution of land returned to DE(60%) in terms of land use in category I will be 53 % Gross residential, 2% City Level Public/Semi-Public and 5% City Level Commercial. The distribution of land returned to DE(48%) in terms of land use in category II will be 43% as Gross residential, 2% City Level Public/Semi-Public and 3% City Level Commercial.
 - (v) Developer Entity shall be returned land within 5 km radius of pooled land subject to other planning requirements.
- (b) to (e). No, Madam.