

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:4003  
ANSWERED ON:19.02.2014  
LAND POOLING POLICY OF DDA  
Mithlesh Shri

**Will the Minister of URBAN DEVELOPMENT be pleased to state:**

- (a) the salient features of the land pooling policy approved recently by Delhi Development Authority (DDA);
- (b) the time by which the rules governing the land pooling policy are likely to be notified;
- (c) the details of villages identified for conversion into development areas;
- (d) whether some planning zones particularly P-1 (Narela Sub-City) have been excluded from the recently issued notice for development of urbanisable areas and if so, the details thereof; and
- (e) the time by which the said zones particularly P-1 are proposed to be taken up for development along with the steps taken for covering the said zone?

**Answer**

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

(a) : The salient features of the land pooling policy approved recently 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 above, 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) : The rules for operationalization of the Land Pooling Policy are under active consideration and no time frame can be prescribed for finalization of the same.

(c) :Ninety five (95) villages have been identified for declaring as development area in which the Land Pooling Policy will be applicable.

(d) & (e) : The Land Pooling Policy is applicable in new urbanisable area as per Land use plan of MPD-2021 and Zone P-1 does not fall in new urbanisable area and as such it is not under consideration for development under Land Pooling Policy.

