

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT  
LOK SABHA**

STARRED QUESTION NO:34

ANSWERED ON:22.07.2015

Land Pooling Policy

Kharge Shri Mallikarjun

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

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether regulations for implementation of the land pooling policy have been finalized/notified;

(b) if so, the details thereof including the salient features of the policy;

(c) whether there are provisions to ensure timely external development by Delhi Development Authority (DDA) and if so, the details thereof; and

(d) whether the Government proposes to extend the policy to adjoining areas of Delhi particularly in National Capital Region (NCR) and if so, the details thereof ?

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**Answer**

THE MINISTER OF URBAN DEVELOPMENT

(SHRI M.VENKAIAH NAIDU)

(a) to (d) : A statement is laid on the Table of the House.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO.34 FOR 22.07.2015 REGARDING LAND POOLING POLICY

(a) : The regulations for operationalization of the land pooling policy have been approved by the Ministry on 26.05.2015 and the same are yet to be notified.

(b) : The salient features of the land pooling policy and the regulations for its operationalization are at Annex-I to this reply.

(c) : To ensure timely external development, the regulations approved by the Government require the Land Pooling Agency i.e. Delhi Development Authority (DDA) to complete the external development within a period of five years failing which they shall have to pay a penalty.

(d) : No Madam.

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Annex-1

Annexure to the reply given to Lok Sabha Starred Question No. 34 for answer on 22.07.2015

Salient features of Land Pooling Policy/ Regulations:

Objective:

â€¢ The objective of the land pooling policy is to undertake the assembly of the undeveloped land located in proposed urbanisable area of urban extensions of Delhi, which is estimated to be about 20,000 to 24,000 Ha for development with involvement of the private developers/ land owners for accommodating about 48 lakh additional population in a planned manner.

Salient Features:

â€¢ Delhi Development Authority will be the Land Pooling Agency (LPA) and work as a facilitator.

â€¢ Owners of land who participate in Land Pooling Policy will be Developer Entities (DE).

â€¢ The percentage of returned land depends upon the area of pooled land viz. Category-I for 20 Ha and above pooled land and Category-II for pooled land between 2 Ha and 20 Ha.

â€¢ The land returned to DE in Category-I (20 Ha and above) will be 60% and land retained by DDA 40%. The distribution of land returned will be 53% Gross residential, 2% City Level Public/Semi-Public and 5% City Level Commercial.

â€¢ The Land returned to Developer Entity in Category-II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%. The distribution of land returned will be 43% Gross residential, 2% City Level Public/Semi-Public and 3% City Level Commercial.

? Owners of less than 2 Ha land, where land is required for essential infrastructure development works will be considered for issuance of Transferable of Development Rights @ 150 FAR.

? Land will be returned back to Developer Entity within a distance of 5 km of the pooled land.

? Policy provides incentive for participation of DE by provision of Residential FAR of 400 for Group Housing on Net residential land which is 55% of Gross residential land.

? Maximum permissible FAR is 450 in case of availing additional FAR through Transferable Development Rights.

? For City Level Commercial and City Level PSP, FAR is 250. Maximum Ground coverage has been enhanced to 40 %

- ? There is a provision of EWS housing category by keeping mandatory FAR of 15% over and above the maximum permissible residential FAR.
- ? External development charges (EDC) will be paid as per actuals by DE for provision of physical infrastructure to be developed by DDA in a time bound manner.
- ? There is a provision of penalty on the LPA in case of delay in External Development Works.
- ? The Developer Entities having land between 2 Ha and 5 Ha shall have the option to cede 8% of returnable residential land to DDA in lieu of exemption of external development charges (EDC). In such cases, DE will be entitled to 35% of residential land instead of 43%.
- ? Returned land will be allocated on the basis of computerized draw of lots based on month wise priority numbers and preference of applicants.

THE MINISTER OF URBAN DEVELOPMENT

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