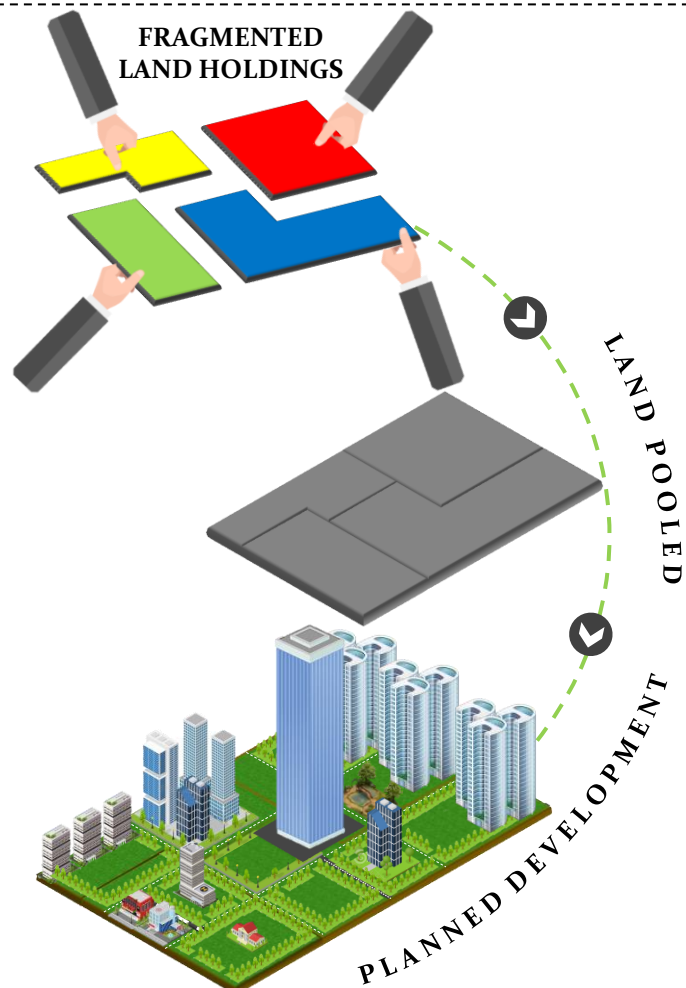


LAND POOLING POLICY

WHAT IS LAND POOLING ?



WHERE IS THE POLICY APPLICABLE ?



5 ZONES | 95 VILLAGES

WHAT ARE THE GUIDING PRINCIPLES OF THE POLICY ?

- 1 BASIS OF POOLING**
Pooling of land will be done on the basis of sectors as delineated in the Zonal Development Plans
- 2 MINIMUM AREA REQUIREMENT**
Minimum 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
- 3 LAND HOLDING BREAK-UP**
Of the pooled land, Land owner/ Consortium will retain 60% and hold remaining 40% to be surrendered as and when required to DDA/ service agencies respectively
- 4 DEVELOPMENT BY CONSORTIUM**
60% land shall be utilized by the Consortium/ Land owner for development of residential, commercial, public and semi-public facilities as per the Policy
- 5 IMPLEMENTATION PLAN**
Consortium will mutually decide a formula among land owners for redistribution of developed land/ built space as part of "Implementation Plan" & convey the same to DDA.
- 6 EXTERNAL DEVELOPMENT CHARGES**
External Development Charges (EDC) shall be applicable on the entire area of pooled land to cover the actual cost of providing city-level infrastructure.
- 7 SEPARATE DEVELOPER ENTITY**
Landowners/ group of landowners with min 2 ha pooled land can choose to work as separate Developer Entities (DEs).

ROLE OF CONSORTIUM

- 01 Preparation of layout/ site plans as per guidelines
- 02 Timely payment of External Development Charges
- 03 Obtain Approvals - layout plans & site plans
- 04 Time bound development & maintenance
- 05 Bear cost of Acquisition for development of infrastructure

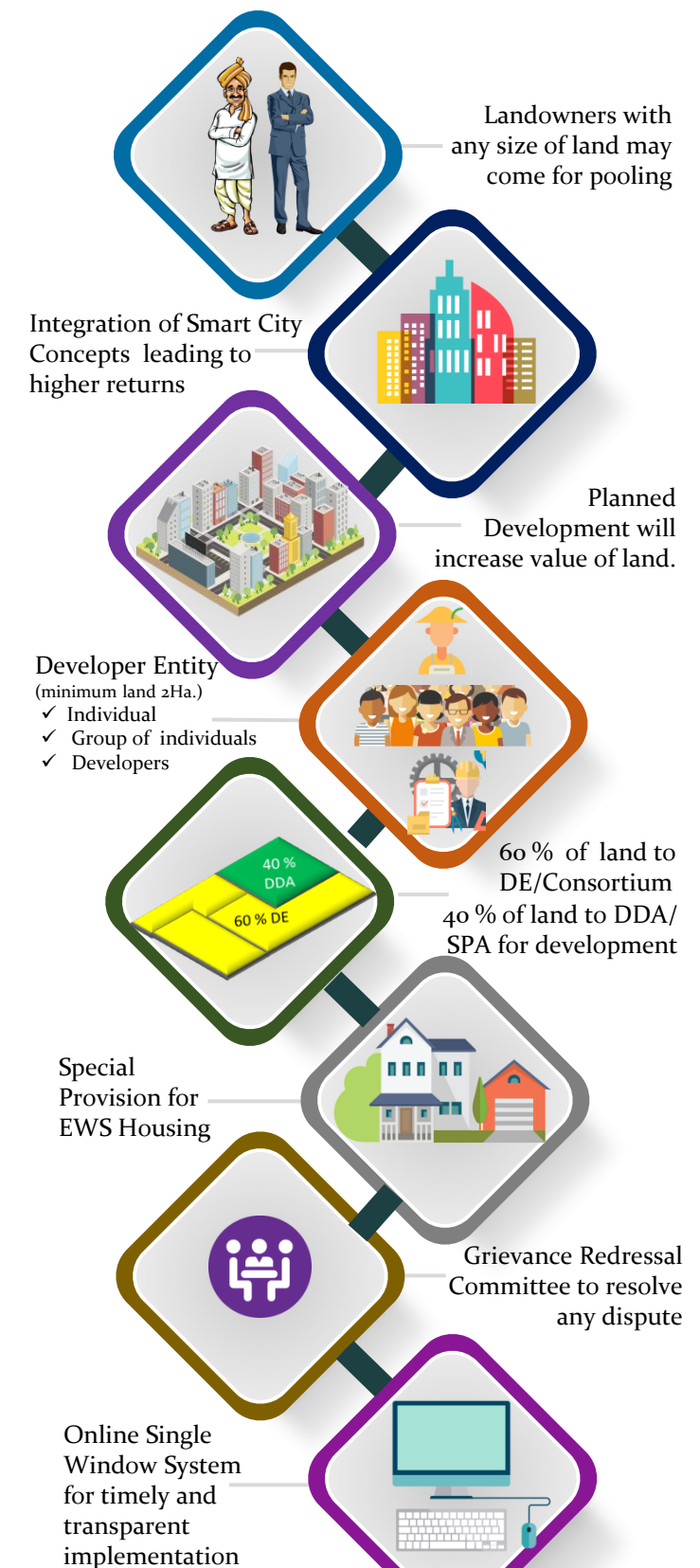
ROLE OF DDA

- 01 Ensure smooth and fair implementation of Policy
- 02 Planning monitoring & Grievance redressal
- 03 Revision of ZDPs & sector delineation
- 04 Acquisition of any land required for effectuating policy in any sector

HOW MY PARTICIPATION WILL IMPROVE THE LOCALITY ?



WHAT ARE THE ADVANTAGES OF LAND POOLING POLICY ?

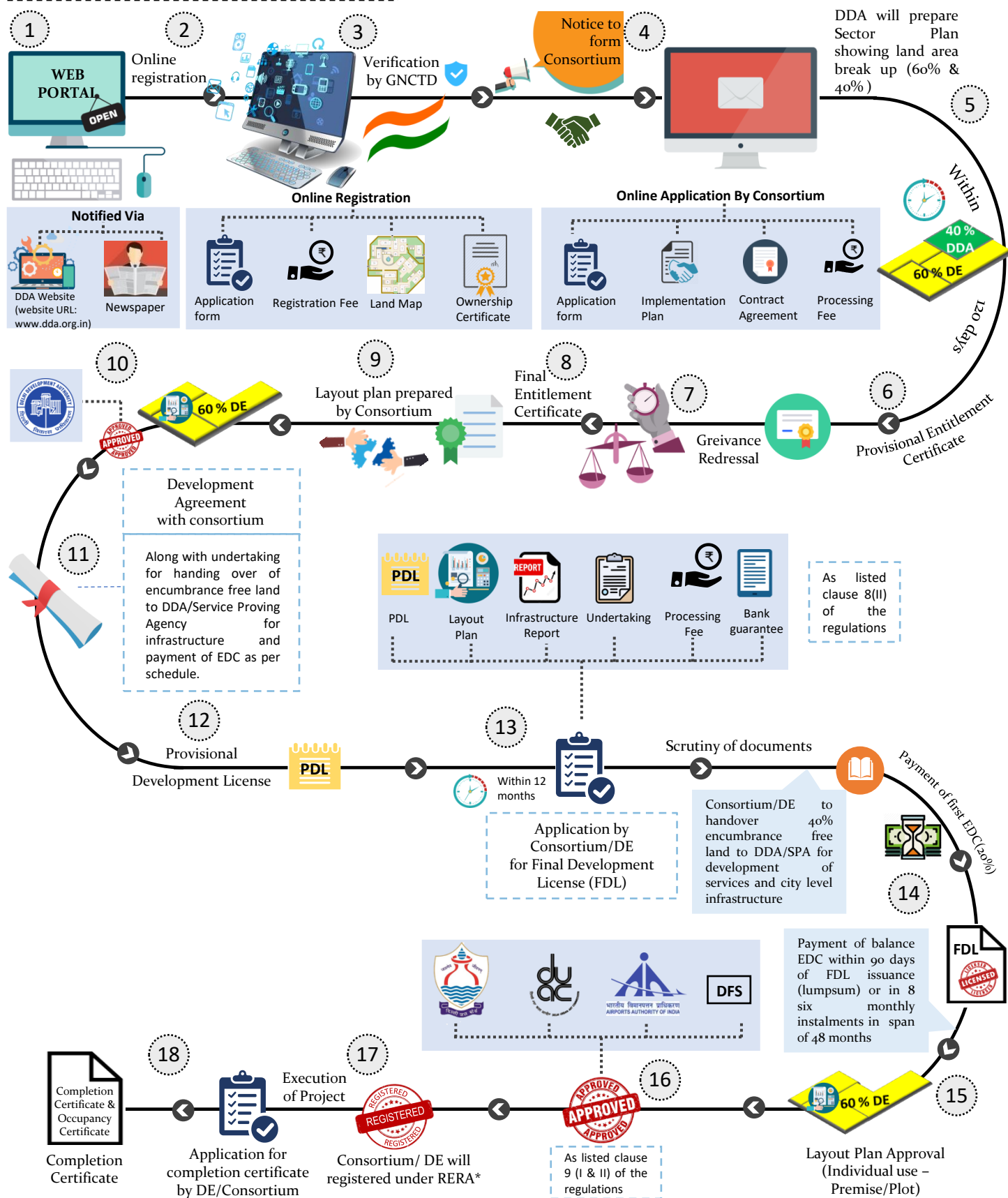




LAND POOLING POLICY

Delhi Development Authority
Land Pooling Cell
3rd Floor, Vikas Minar
I.P.Estate, New Delhi 110002

LAND POOLING PROCEDURE



*The provisions of RERA Act, 2016 prevail over the above mentioned Land Pooling Procedure and all DE(s)/ Promoter(s) are to mandatorily register their projects under RERA.

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DELHI DEVELOPMENT AUTHORITY



LAND POOLING POLICY OF DELHI - 2018

For further details on the Policy/ Regulations and to register through the web portal for expression of willingness for participation under Land Pooling Scheme, the link is as under:
<https://online.dda.org.in/landpooling/AppForm/default.aspx>
Land owners of any size falling in planning zones J, K-I, L, N & P-II, are required to register themselves on the portal for participation under the Policy.

Delhi Development Authority
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3rd Floor, Vikas Minar
I.P.Estate, New Delhi 110002
Phone No. 011-23378518