

# **SANSADIYA ADHIKARI WELFARE SOCIETY**

Registered Office: 120/6, Bakhtawarpur, Delhi - 36

(Reg No. - ROS/North/24/2013)

**No. SAWS/4/2014**

**Dated: 24 July, 2014**


## **CIRCULAR**

Members may refer to earlier Circular dated 18 June, 2014 regarding payment of land cost. It has been noticed that there are still some Members who have paid only 1st installment or 2<sup>nd</sup> installments, and payment of remaining installment(s) is still awaited.

As society is not able to hold the land as per agreement, for a long time, Members are requested to make full and final payment of land cost + relevant equalization charges latest by ~~14~~ August, 2014. This may be treated as last reminder and beyond this date society will not be able to provide land at the present rate. In case land is available the cost may go on higher side.

For the convenience of member following documents are also uploaded in the website.

- (i) S.O No. 2687(E) dated 5/09/2013
- (ii) Reply of Ministry of Urban Development to Rajya Sabha Q No. 1034 dated 17 July, 2014
- (iii) Relevant pages of Zonal Development Plan for Zone P-I, Narela (Authenticated on behalf of Govt. of India vide letter no. K – 2011/3 - zone P-I, Narela (Narela Sub city)/2010DDIB dated 9 June, 2010.

  
24/7/14

**(Sovan Kumar Ganguli)**  
**President**  
**9910021191**

  
24/7/14

**(S.R. Mishra)**  
**Secretary**  
**9868573242**

# भारत का राजपत्र The Gazette of India

सम्पन्न नस्ते

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2076]

नई दिल्ली, शुक्रवार, सितम्बर 6, 2013/भाद्र 15, 1935

No. 2076]

NEW DELHI, FRIDAY, SEPTEMBER 6, 2013/BHADRA 15, 1935

शहरी विकास मंत्रालय

(दिल्ली डिवीजन)

अधिसूचना

नई दिल्ली, 5 सितम्बर, 2013

का.आ. 2687(अ).—जबकि केन्द्र सरकार ने दिल्ली मुख्य योजना-2021 में कुछ संशोधन करने का प्रस्ताव किया है, जिन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 44 के प्रावधानों के अनुसार उक्त अधिनियम की धारा 11-क की उप-धारा (3) द्वारा यथा-अपेक्षित उक्त सूचना की तिथि से पैंतालिस दिनों के अंदर आपतियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना के रूप में का.आ. सं. 990(अ) दिनांक 18-4-2013 द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया था।

2. जबकि, प्रस्तावित संशोधनों के संबंध में प्राप्त की गयी आपतियाँ/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित किए गए "जांच एवं सुनवाई बोर्ड" द्वारा विचार किया गया था और दिल्ली विकास प्राधिकरण की बैठक में उन्हें अनुमोदित भी किया गया था।

3. जबकि, केन्द्र सरकार ने मामले के सभी पहलुओं पर सावधानीपूर्वक विचार करने के बाद दिल्ली मुख्य योजना-2021 को संशोधित करने का निर्णय किया है।

4. अतः अब, उक्त अधिनियम की धारा 11-क की उपधारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार एतद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तिथि से उक्त दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधन करती है:

संशोधन :

क्र. सं.	दि.मु.यो. 2021 का अध्याय पैरा उप-पैरा	संशोधन
1.	प्रस्तावना, योजना की मुख्य विशेषताएं, क्र.सं. 20, (क) भूमि नीति	भूमि संग्रहण, विकास और आवास में सार्वजनिक और निजी दोनों मामलों में उपलब्ध संसाधनों के अधिकतम उपयोग

- ii. लैंड प्लानिंग आवेदनों के अनुमोदनों से निपटने के लिए दि.वि.प्रा.में एक समर्पित इकाई का सृजन। आवेदनों की वैधता की संवीक्षा के लिए बाह्यसेवा (आउटसोर्सिंग) एवं भवन प्लानों के ऑनलाइन प्रस्तुतिकरण के लिए विशेषज्ञों से विचार विमर्श के विकल्प पर भी विचार किया जाएगा।

[सं. जे-13036/11/2007-डीडी-V]

अभिजीत बक्शी, उप-सचिव

# MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

## NOTIFICATION

New Delhi, the 5th September, 2013

**S.O. 2687(E).**— Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 990(E) dated 18-4-2013 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within forty five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by a Board of Enquiry and Hearing, set up by Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.
3. Whereas the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.
4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

### Modifications:

S. No.	Chapter/Para/ Sub-para of MPD 2021	Modifications
1	<b>Introduction, Major Highlights of the Plan, S. No. 20, (a) Land Policy</b> The land policy would be based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing.	The land policy based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing to be as per <b>Chapter 19.0.</b>
2	<b>3.0 Delhi Urban Area, Para 3.2</b> ... The immediate urban extension could be in the zones of J to L, N & P (I&II). The land required for urban extension, will have to be assembled for planned development. Considering the ...	... The immediate urban extension could be in the zones of J to L, N & P (I&II). <b>In order to accomodate the additional population, the land required for urban extension, will have to be assembled for planned development as per the land policy given in Chapter 19.0.</b> Considering the ...



### 3. A new Chapter 19.0 Land Policy is added to the MPD 2021 as under:

#### 19.0 LAND POLICY

The large scale Land Acquisition, Development and Disposal Policy of Delhi approved in 1961 is still in operation. However, land acquisition and planned development has not kept pace with the increasing demands of urbanisation during the last five decades. Moreover, the process of acquisition is increasingly challenged by land owners due to low compensation as compared to the market value. Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. The policy is applicable in the proposed urbanisable areas of the Urban Extensions for which Zonal Plans have been approved.

##### 19.1 Guiding Principles

- i. Govt. / DDA to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.
- ii. A land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the "Developer Entity" (DE), 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.

##### 19.2 Role of DDA/Government

- i. Declaration of areas under land pooling and preparation of Layout Plans and Sector Plans based on the availability of physical infrastructure.
- ii. Superimposition of Revenue maps on the approved Zonal plans.
- iii. Time bound development of identified land with Master Plan Roads, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors.
- iv. DDA shall be responsible for external development in a time bound manner.
- v. Acquisition of left out land pockets in a time bound manner shall only be taken up wherever the persons are not coming forward to participate in development through land pooling.

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**19.3 Role of the Developer Entity (DE)**

- i. Assembly and surrender of land as per policy in the prescribed time frame to be specified in the Regulations.
- ii. Preparation of the layout plans/detailed plans as per the provisions of Master Plan and the Policy.
- iii. Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned Authority within the assembled area and seek approval of layout plans/detailed plans from the DDA.
- iv. a) Develop Sector Roads/Internal Roads/ Infrastructure/Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) falling in its share of the land.  
b) DE shall be allowed creation of infrastructure facilities, roads, parks etc. at city level subject to approval of Competent Authority
- v. Return of the prescribed built up space/ Dwelling Units for EWS/LIG Housing component to the DDA as per the policy.
- vi. Timely completion of development and its maintenance with all the neighborhood level facilities i.e. open spaces, roads and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges if any, shall be borne by the DE at the time of handing over of the services to the Corporation.

**19.4 Land Use Distribution:**

**19.4.1** The Land Use distribution at the city level for the urbanisable areas in the urban extension adopted for this policy is as under:

- Gross Residential : 53%. (For every 1000 ha of Land pooled, the gross residential distribution provides approximately 50,000 DU's for EWS housing.)
- Commercial : 5%
- Industrial : 4%
- Recreational : 16%
- Public & Semi-Public Facilities : 10%
- Roads & Circulation : 12%

**19.4.2** The Recreational Land Use does not include green areas within the various gross land use categories.

**19.4.3** The share of city level remunerative land to be retained by DDA shall depend on the categories/size of land pooled under this policy. DDA's share in Residential land shall vary between 0-10%, Commercial Land shall vary between 0-2% and entire Industrial land of 4% shall be retained by DDA.

**19.5 Norms for Land Assembly/Land Pooling**

The Land Pooling Model proposed for land assembly & development with Developer Entities are as follows:

- 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. DE shall be returned land within 5 km radius of pooled land subject to other planning requirements.

**Table 19.1: Land Assembly & Pooling Model**

Land Returned to Developer Entity												
Gross Residential							City Level Commercial		City Level PSP			
%	Ha	Resi. BUA	Facilities BUA	%	Ha	Ha	%	Ha	Ha			
2 - under 20 Ha~	0.96Ha (48%)	1.02 Ha (52%)	43	0.86 (0.473)	2.17	0.37***	3	0.06	0.15	2	0.04	0.1
											2.79	1256**

~ Land Pooled for the illustrative example is assumed at 20 Ha for Category I and 2 Ha for Category II.

\*Residential BUA includes 15% of BUA for EWS Housing.

\*\*Calculated at maximum density of 1000 persons per hectare of gross residential land and density for 15% FAR reserved for EWS calculated at unit size of 32 sqm.

\*\*\*Calculated as per MPD-2021 norms of 3 sqm per person for facilities.

#### 19.6 Development Control Norms:

- i. Development Control Norms under the policy are:
  - a. Residential FAR 400 for Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.
  - b. FAR for City Level Commercial and City Level PSP to be 250.
  - c. Maximum Ground Coverage shall be 40%.
  - d. Density of 15% FAR for EWS population shall be considered over and above the permissible Gross Residential Density of 800-1000 pph.
  - e. Adequate parking as per norms of 2 ECS/100 sqm of BUA to be provided for Residential development by the DE. However, in case of the housing for EWS, the norms of 0.5 ECS/100 sqm of BUA to be provided.
  - f. Incentives for Green Building norms as per MPD-2021 to be applicable to Group Housing developed under this policy.

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- g. Basement below and beyond building line up to setback line may be kept flushed with the ground in case mechanical ventilation is available. In case not prescribed, basement up to 2 mts from plot line shall be permitted.
- ii. Sub-division of gross residential areas and provision of facilities (local and city level) shall be as per MPD 2021.
- iii. Local level facilities to commensurate with the density specified at 19.6 (i.) (d.) above.
- iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/licence of projects more than 20 Ha.

#### 19.7 Other terms and conditions

- i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy.
- ii. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone. If there is any shortfall / variation of land in any zone or category due to site conditions, the DE will be entitled to the entire built up area permissible to him in that category on the land returned, even though the actual land returned to DE may be lesser than due to him.
- iii. EWS Housing unit size to be ranging between 32-40 sqm.
- iv. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site.
- v. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA / Local Bodies at base cost of Rs. 2000/- per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket.
- vi. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- vii. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- viii. External Development Charges and any other development charges incurred for the city infrastructure shall be payable by the DE on actual cost incurred by DDA.

*Transit  
Oriented  
Development*

**19.8 Framework for Implementation of the Policy**

- i. The detailed Regulations for operationalisation of the Land Pooling Policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in Public domain for inviting views of the stakeholders giving 30 days time in the newspapers and website since it involves development through participation.
- ii. Creation of a dedicated Unit in DDA for dealing with approvals of Land Pooling applications. The option of outsourcing of the scrutiny for legality of applications and online submission of building plans to experts may also be considered.

[No. J-13036/11/2007-DD-V]

ABHIJIT BAKSHI, Dy. Secy.



# **ZONAL DEVELOPMENT PLAN FOR ZONE P- I, NARELA (NARELA SUB-CITY)**

Approved by Ministry of Urban Development (Delhi Division), G.O.I vide  
letter No. K-12011/23/2009-DDIB dated 8<sup>th</sup> March 2010 (In file no.  
F.4 (5) 2006/MP/Part-II/39-G)

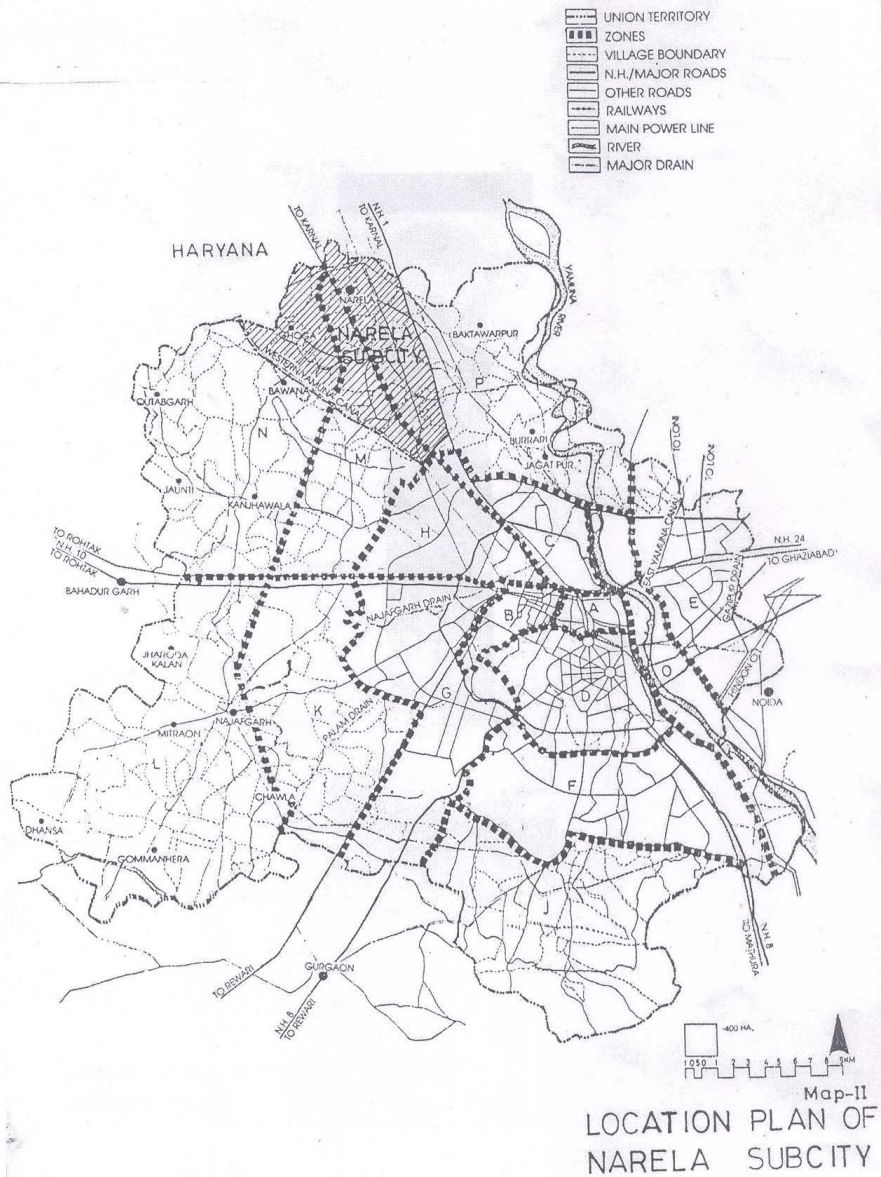
Authenticated on behalf of  
Government of India vide letter No.  
K-2011/3/Zone P-I, Narela (Narela  
Sub-City)/2010- DDIB Dated 9<sup>th</sup> June,  
2010.

Sd-  
(U. VISWANADHAM)  
Under Secretary to the Govt. of India  
Ministry of Urban Development  
Nirman Bhawan, New Delhi



**NARELA PROJECT & ZONE- "C"**  
**DELHI DEVELOPMENT AUTHORITY**

Drawing 1.0: Location plan of Narela Sub-city (Zone P-I)



## **ZONAL PLAN OF ZONE P-I (NARELA SUB-CITY)**

### **1.0 INTRODUCTION**

1.1 The NCT of Delhi (NCTD) has been divided in 15 planning zones (divisions) designated from 'A' to 'P' (except Zone-I) in the Master Plan for Delhi (MPD) - 2021, P-Zone is further sub divided into two zones designated on P-I & P-II zones. P-I zone covers an area of 9866 Ha.

1.2 As per MPD-2001 provisions, this zone covers Narela sub-city that comprises of parts of Zones - M, N and P. It formed part of the urban extension plan of MPD-2001 approved by the Authority vide Resolution No. 79 dated 30.6.1987. Hereinafter this zonal plan is referred to as Zonal Plan of Narela, Zone P-I as per MPD-2021.

### **2.0 STATUTORY PROVISIONS**

2.1 A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. Based on the availability of infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan-2021. The hierarchy of



Urban Development indicated in the Zonal Development plan is to be in conformity with table 3.3 of the Master Plan-2021.

2.2 The Zonal Plan of this area stands approved vide MOUD letter no. K-13011/7/06/DDIB dt. 26.05.2006. However, this has now been reviewed under the framework of MPD-2021.

2.3 MPD-2021 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plan after approval shall supersede the earlier approved sub-zonal / zonal plans.

### 3.0 OBJECTIVES

The objectives of the zonal development plan are as under:-

- i) As per MPD-2021 this area will be developed as an integrated part of urban extension with self sufficient and high level of the services.
- ii) This area will cater to all sections of the society in term of housing and employment.
- iii) To provide a comprehensive framework of land/uses as envisaged in the urban extension plan of MPD-2021.
- iv) To retain the green belt as shown in the MPD-2021 land-use plan.

8.4 Following are the approved schemes in Narela Sub-city:

- i) Sector Plan of A1-A4 for 320 ha. has been approved by the Screening Committee as high-value residential development to be developed on group housing basis. The above proposal was approved by the Screening Committee in its meeting held in Oct.'2004 which has necessitated relocation of Jail & Court site, service center site and readjustment of landuse in the zonal Plan of Narela Sub-city as the land under 3 HT lines passing through this residential sector which has been proposed as zonal green.
- ii) For water treatment plant to be allotted to DJB, the Technical Committee in its meeting held on 25.10.04 decided to earmark 35 ha. of land at Narela.
- iii) An area of 175 ha. has been notified for "manufacturing" use vide MOUD notification dt. 01.03.05, DSIDC is developing it.
- iv) The realignment of 80 m. UER-I near FCI godown was approved by the Technical Committee in its meeting held on 12/05/2004. Subsequently the detailed alignment of this 80m R/W and 100m R/W UER-I & UER-II have been approved from Technical Committee meeting dt.1/02/2007.
- v) Sector plan of G7-G8 covering an area of 299 ha. has been approved by Screening Committee on 7.1.2007.
- vi) Landuse of an area measuring 290.07 ha. has been notified by the MOUD on 25/01/05 from rural use zone to commercial and Transportation.
- vii) The landuse of an area measuring 1506.89 ha. in the west of Delhi Karnal railway line upto western Yamuna canal has been notified by MOUD on 03/01/05 from "Rural" use zone to

✓  
"Residential/ Commercial/ Manufacturing/ PSP/ Recreational/  
Utility/ Transportation".

## 9.0 PROPOSALS

- Ap
- i) An Education & Research Centre including University has been proposed at the northern part of the sub-city.
  - ii) As per MPD-2021 norms, the required number of Petrol Pump sites/CNG stations in the Narela sub-city works out to be 155. There are 12 existing sites which include one CNG Mega station in Narela project, 6 of the existing sites are located on GT Karnal Road (NH-1) near Singhu Border along the G.T. Road, which are located in mandatory green belt. The remaining sites are proposed to be located at layout level as per prevailing MPD / Guidelines.
  - iii) The residential pockets for various housing categories are proposed for an area of 82.0 ha. in Sector A1 – A4. Keeping this in view, the jail, court complex site, govt. office site measuring 56 ha. earlier proposed in the approved zonal plan be shifted in Sector B-3 & B-8 in the north & south of 60m R/W road near the AIR Khampur with area 16 ha. for jail and 16 ha. for court complex & govt. offices.
  - iv) The landuse along UER-I, II & III has been readjusted as per MPD-2021 provision so that facility corridor comprising of 'Public & Semi-public' Facility/city level utilization & commercial use are located along major roads.
  - v) Development of villages to be integrated with the development scheme of the area. Around these settlements, education, health and recreational facilities and other uses would be developed for the benefit of the local population.



## 10.2 Residential Development

### 10.2.1 Existing Development

The residential development in Narela Sub-city has taken place so far in the form of various types of DDA Housing i.e. EWS, LIG, MIG /self financing. A new concept of incremental housing was also adopted keeping in view of the growing needs of a family. Beside this the unorganized growth of residential clusters has taken place in the form of unauthorized colonies, extension of villages etc. The list of villages is annexed at Annexure - II and unauthorized colonies is annexed at Annexure - III. A large no. of slum and J.J. population has also been relocated from the mother city. One pocket in sector B-2 has also been developed as turn key project for LIG housing.

- i) Existing villages & Census Towns - The villages and census towns are also considered at par as they also have the same traits. The socio-economic changes in these old unplanned areas, especially in villages have been substantial. The redevelopments plans should ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas.
- ii) Unauthorised colonies – The process of regularization of unauthorized colonies is being coordinated by GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorised colonies falling in Zone P-I has been annexed at Annexure-III. In the case of Village Abadis, the 'land use' of the finally

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approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

- iii) Farm Houses - The Farm Houses were permitted and sanctioned under the provision of Master Plans 1962 and 2001. As per MPD-2021 the farm houses are now permitted only in the 'green belt'. All existing farm houses would be dealt with as per the Government policy on Farm Houses.

#### **10.2.2 New Housing Areas**

The proposed housing strategy incorporates approaches for development of new housing area, upgradation and re-densification through re-development of existing housing area including unauthorized colonies, in view of the limited availability of land and increased requirement of housing, plotted residential development shall be discouraged. The sub-city when fully developed will provide housing facilities to over 3.60 lakh families in all income groups. Involvement of private sector in development of housing will be considered as per MPD-2021 provision.

- 10.2.3** As per MPD-2021, the identification of mixed uses area / street shall be done as per the Mixed Use Regulations. The mixed use would be permissible on streets/stretches already notified by the competent authority. The mixed use areas will be shown in the Local Area Plans. The list of commercial and mixed land-use streets in Narela zone as per Notification of GNCTD dated 15.9.07 & 12.4.2007 is annexed at **Annexure – VI & VII** respectively. Keeping in view that

GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT

RAJYA SABHA

QUESTION NO 1034

ANSWERED ON 17.07.2014

**Land pooling policy by DDA in Delhi**

1034 SHRI ARVIND KUMAR SINGH

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

Will the MINISTER OF URBAN DEVELOPMENT be pleased to state:

- (a) whether it is a fact that Delhi Development Authority (DDA) had published and notified a new chapter 19.0 in MPD-2021 on land policy for planned development of urbanisable areas in Delhi on 5.09.2013;
- (b) whether regulations mentioned in this chapter have not yet been finalized despite period of receiving public objections and suggestions on the draft regulations having been completed in March, 2014;
- (c) if so, the reasons for this undue delay and expected time required for notifying final regulations; and
- (d) the timeline for initiating the process of land pooling under this policy in all peripheral zones of Delhi where land has not been acquired by DDA?

**ANSWER**

THE MINISTER FOR URBAN DEVELOPMENT  
(SHRI M. VENKAIAH NAIDU)

(a): Yes, Sir.

(b) to (d) : The objections/suggestions received till the beginning of March 2014 with respect to draft Regulations were examined and suitably incorporated. These Modified Regulations is to be approved by the Authority, after legal vetting, as per the procedure laid down under Delhi Development (DD) Act, 1957. The notification of the Regulations under the Section 57 of the DD Act shall thereafter be placed before both the houses of the Parliament, as per laid down procedure before operationalisation of the policy. Land Pooling Policy will be implemented in identified urbanisable areas indicated in MPD-2021 thereafter.

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HINDI VERSION

