



**दिल्ली विकास प्राधिकरण**  
DELHI DEVELOPMENT AUTHORITY  
आवासीय एवं शहरी परियोजना खण्ड  
HOUSING & URBAN PROJECTS WING  
समन्वय विभाग, मुख्य वास्तुविद कार्यालय  
COORDINATION DEPTT., O/o CHIEF ARCHITECT  
8वा, तल, विकास मीनार नई दिल्ली  
8<sup>th</sup> FLOOR, VIKAS MINAR, NEW DELHI 110002

सं : e-File no.- Comp. No. 77315; HUPW/CACD/0003/2024/SCM/41

दिनांक: 26.03.2024

**विषय: 421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**

**Sub: Approved Minutes of the 421<sup>st</sup> Screening Committee Meeting**

Ref: e-File no. "Comp. No. 77315; HUPW/CACD/0003/2024/SCM/41"

Please find enclosed herewith, the Approved Minutes of the 421<sup>st</sup> Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 07.03.2024 at 11:30 AM in the Conference Room, B-Block, 1<sup>st</sup> Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

26/03/2024

उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (LS, Hort. & Pers.)
5. Principal Commissioner (Lands)
6. Principal Commissioner (Housing, Sports)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner (LM, PM-UDAY)
11. Commissioner (Housing, System)
12. Commissioner (LD, LP)
13. Commissioner (Sports)
14. ACA, VC Secretariat
15. ACA (NZ & Narela)
16. ACA (Rohini)
17. Addl. Commr. I (Plg.)
18. Addl. Commr. II (Plg.)
19. Addl. Commr. III (Plg.)
20. Addl. Commr. IV (Plg.)
21. Addl. Commr. (LS)



Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (SZ)
11. Sr. Architect (Dwarka & WZ)
12. Sr. Architect (Socio-Cultural)
13. Sr. Architect (EZ)
14. Sr. Architect (Urban Parks & DUHF)
15. Sr. Architect (Sports)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) Zone A&B
19. Director (Plg.) Zone E&O
20. Director (Plg.) Zone F & NCRPB
21. Director (Plg.) Zone D, GIS, Survey
22. Director (Plg.) Land Pooling
23. Director (Plg.) UTTIPEC
24. Director (Plg.) Zone C&G
25. Director (Plg.) Zone UC&J
26. Director (Plg.) MPMR-I
27. Director (Plg.) MPMR-II
28. Director (Plg.) Dwarka
29. Director (Plg.) Rohini
30. Director (Plg.) Narela
31. Director (Plg.) Coordn. Technical Library, Website

30/03/2024

उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

**421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**

**APPROVED MINUTES OF THE 421<sup>st</sup> SCREENING COMMITTEE MEETING  
HELD ON 07.03.2024 AT 11.30 AM**

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
09:2024	Confirmation of the Minutes of 420 <sup>th</sup> Screening Committee meeting held on 31.01.2024.  e-File no. "Comp. No. 75666; HUPW/CACD/0002/2024/SCM"	The Minutes of 420 <sup>th</sup> SCM held on 31.01.2024 were Confirmed and Approved as circulated.	
	1) Sr. Architect (Socio-Cultural) informed vide E-file no. "Comp. No. 74772; HUPW/CASC/0001/2024/MISC/" regarding Modification in Scheme and area statement w.r.t <b>Item No. 06:2024</b> in compliance of the approved Minutes of meeting of <b>419<sup>th</sup> SCM</b> held on 05.01.2024 for appraisal to Screening Committee.	Regarding <b>Item No. 06:2024</b> , Sr. Architect (Socio-Cultural) to put up the scheme for ratification in the next SCM.	
10:2024	Architectural Design Proposal in the Qutub Golf Course at Lado Sarai, New Delhi for Approval of: a. Multipurpose Hall and Terrace Party Seating with Trellis at First Floor of existing Golf Facility Centre Building b. Leisure Swimming Pool, Snack Bar, kitchen, Plant Room in the Open Area and Change Rooms in existing Stilt/Lower Ground Floor of Golf Facility Centre Building c. Canopy- Sloping Roof over the Main Entrance at Gr. Floor of existing Golf Facility Centre Building. d. Accessible Toilet for Person with Disability and correction in Existing Ramp at Ground Floor as per the accessibility norms.  e-File no. "Comp. No. 25030; HUPW/CASP/0001/2021/GOLF/"	The proposal was presented by Sr. Architect (Sports). After detailed deliberations the proposal was <b>Approved</b> with the following observations: i. The visual connectivity from the terrace level to the surrounding golf greens to be ensured by way of design. ii. RCC slab over lobby be replaced with a light structure (such as pergolas) keeping in view the concept of openness. iii. Financial feasibility w.r.t. O&M of swimming pool and fitness center (by incorporating Spa, Sauna etc.) may be looked into. iv. The scheme of covering over entrance porch to be decided after site visit.	<b>ACTION:</b> 1. CE (Sports) 2. Sr. Architect (Sports)
11:2024	Landscape Proposal for Part Zone 'O'- Rejuvenation and Restoration of Floodplains of River Yamuna: Western Bank between NH-24 and Barapullah Drain: Kalindi Aviral (Part-B).	The proposal was presented by Director (LS). After detailed deliberations the proposal was <b>Approved</b> with the following observations: i. Details w.r.t. transportation	<b>ACTION:</b> 1. Director (LS)

## 421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

### APPROVED MINUTES OF THE 421<sup>st</sup> SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11.30 AM

	<ul style="list-style-type: none"> <li>The Comprehensive Plan of Zone 'O' Rejuvenation and Restoration of River Yamuna and Conceptual plan of Four Areas, this site being one of the four areas, was approved as 346<sup>th</sup> SCM:06/2017. Subsequently, the landscape proposal of part of this site was approved as Baansera vide 407<sup>th</sup> SCM:69/2022. Presently, design of the overall site, with Baansera as its part, is put up for the approval of this Screening Committee.</li> </ul> <p>e-File no. "Comp. No. 46520; LS/ADMN/0009/2022/F1/"</p>	<p>projects coming up in and around the project site in future need to be taken into consideration and suitably incorporated in the design, wherever applicable. LS deptt. to coordinate with Planning deptt. regarding same.</p> <p>ii. Area chart mentioned in the agenda to be rectified.</p>	
<p>12:2024</p> <p>3F</p>	<p>Proposal for Modification of Sector Delineation Plan of Zone L with respect to Sub- Division of Sector 03 for Development under Land Pooling Policy.</p> <ol style="list-style-type: none"> <li>Sector 03 in Zone L is identified as one of the priority sectors based on participation of landowners under Land Policy. As per applications received up to 18.11.2023, about 73.2% of land falling in the sector has been registered for expression of willingness to participate under the policy.</li> <li>Request has been received to subdivide Sector 03 in Zone L considering non-contiguous pooling, large size of sector and existing constraints on ground.</li> <li>By sub-division of large-sized sectors into smaller sector sizes, more sectors will qualify for development under Land Policy.</li> <li>Reducing the size of sector by sub-division may encourage formation of Consortium as the number of participating landowners also reduces.</li> </ol> <p>e-File no. "Comp. No. 30787; PLG/LP/0001/2022/L/"</p>	<p>The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was <b>Deferred.</b></p>	<p><b>ACTION:</b></p> <ol style="list-style-type: none"> <li>AC (Plg.)- IV</li> <li>CE (Dwarka)</li> <li>Director (LP) revenue</li> </ol>

## 421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

### APPROVED MINUTES OF THE 421<sup>st</sup> SCREENING COMMITTEE MEETING HELD ON 07.03.2024 AT 11.30 AM

13:2024	<p>Modification to Standard Operating Procedure (SOP) for Sub- Division of Sectors as approved in Sector Delineation Plan of Land Pooling Zones K-I, L, N, P-I (Excluding Narela Project) and P-II.</p> <ul style="list-style-type: none"> <li>To modify para 2(i) of the approved Standard Operating Procedure (SOP) for Sub- Division of Sector(s).</li> </ul> <p>e-File no. "Comp. No. 33602; PLG/MP/0017/2022/F-15"</p>	<p>The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was <b>Approved</b> with the following follow-up action:</p> <ul style="list-style-type: none"> <li>Modified SOP shall be uploaded on Land Pooling web portal.</li> </ul>	<p><b>ACTION:</b></p> <ol style="list-style-type: none"> <li>AC (Plg.)- IV</li> </ol>
14:2024	<p>Landscape proposal for Riverfront project, part Zone 'O'- rejuvenation and restoration of floodplains of River Yamuna. Area opposite Millennium Park, along NH- 24, Western bank (previously known as Millennium Bus Depot)</p> <ul style="list-style-type: none"> <li>The landscape proposal of this site was earlier presented in the 420<sup>th</sup> SCM and was approved with certain observations. As per the directions of the Competent Authority, the case is now being brought to SCM with certain amendments in the proposal.</li> </ul> <p>e-File no. "Comp. No. 58684; LS/PROJ/0001/2023/ZN-O"</p>	<p>The proposal was <b>withdrawn</b> by Addl. Commr. (LS).</p>	<p><b>ACTION:</b></p> <ol style="list-style-type: none"> <li>AC (LS)</li> </ol>
<b>Additional Items</b>			
15:2024	<p>Proposal regarding 60:40 Sector Land Distribution Plan (60:40 SLDP) along with road network for Sector-8B of Zone P-II as per the Land Policy and its Regulations.</p> <ul style="list-style-type: none"> <li>As per the Land Pooling Regulation for operationalization of the Land Policy, 2018, the DDA has to prepare a Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP).</li> <li>For preparation of Sector Level Plan i.e., 60:40 Sector Land</li> </ul>	<p>The proposal was presented by AC (Plg.)-IV. After detailed deliberations the proposal was <b>Approved</b>.</p>	<p><b>ACTION:</b></p> <ol style="list-style-type: none"> <li>AC (Plg.)- IV</li> <li>SE (Narela)</li> <li>Director (LP) Revenue</li> </ol>

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**HELD ON 07.03.2024 AT 11.30 AM**

	<p>Distribution Plan (60:40 SLDP), a 'Standard Operating Procedure (SOP)' has been approved by the Competent Authority.</p> <ul style="list-style-type: none"> <li>• Three draft options of 60/40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8B on 15.12.2023 and also uploaded on DDA's website.</li> <li>• The Consortium sector 8B has accepted the Option-1 with some changes.</li> <li>• The proposal for the 60:40 Sector Land Distribution Plan (60:40 SLDP) is placed before the Screening Committee</li> </ul> <p>e-File no. "Comp. No. 43625; PLG/LP/0002/2022/P-II"</p>		
16:2024	<p>Modification in the Layout Plan titled "Public &amp; Semi-Public Facilities Sector A-7, Narela".</p> <ul style="list-style-type: none"> <li>• By sub-dividing Intermediate Hospital Plot No. 28 (Area – 37,555 sq.m.) into two PSP plots as under: <ul style="list-style-type: none"> <li>a) Plot No. 28A (Area- 4,000 sq.m.)</li> <li>b) Plot No. 28B (Area- 33,555 sq.m.)</li> </ul> </li> </ul> <p>e-File no. "Comp. No. 33123; PLG/MP/0113/2022/F-20"</p>	<p>The proposal was presented by AC (Plg.)-II. After detailed deliberations the proposal was <b>Approved.</b></p>	<p><b>ACTION:</b> 1. AC (Plg.)- II</p>
17:2024	<p>Landscape proposal for part Zone 'O'- rejuvenation and restoration of floodplains of River Yamuna. Area 2 (Yamuna Vatiika).</p> <ul style="list-style-type: none"> <li>• Area from Old Railway Bridge to ITO Barrage, on Western bank was taken up for development as per plan approved in the 346 SCM: 06:2017. However, on-site works in area from Geeta Colony Bridge to Raj Ghat drain, which formed part of 346 SCM approval, could not be furthered due to scattered</li> </ul>	<p>The proposal was presented by Director (LS). After detailed deliberations the proposal was <b>Approved</b> with the observation that area statement mentioned in the Agenda be rectified.</p>	<p><b>ACTION:</b> 1. Director (LS)</p>

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encroachments and litigations. Presently, after series of encroachment removal drives by DDA, this area has been made available for on-site development. Therefore, proposal of this area, now referred as Yamuna Vatiika, is being put up for consideration and approval.

e-File no. "Comp. No. 77097;  
LS/ADMN/0005/2024/F1"

The meeting ended with a vote of thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 77315; HUPW/CACD/0003/2024/SCM")

26/03/2024

उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in... 421 ..... Screening  
Committee Meeting Dated... 07.03.2024  
Vide item No... 15.2024  
Dy. Director (Arch.) Co-ordn.

**421 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**  
**APPROVED MINUTES OF THE 421<sup>st</sup> SCREENING COMMITTEE MEETING**  
**HELD ON 07.03.2024 AT 11:30 AM**



**List of Attendees:**

The following Officers were present in the meeting:

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Pr. Commr. (LS, Hort., Pers.)
5. Pr. Commr. (Lands)
6. Pr. Commr. (Housing, Sports)
7. Chief Architect
8. Commissioner (Plg.)
9. Commissioner (LD, LP)
10. Commissioner (Sports)
11. ACA, VC Secretariat
12. AC (Plg.) – I
13. AC (Plg.) – II
14. AC (Plg.) – IV
15. AC(LS)
16. CE (HQ & QAC)
17. CE (Sports)
18. Sr. Arch. (Socio Cultural)
19. Sr. Arch. (EZ)
20. Sr. Arch. (Sports)
21. Dir. (LS)
22. Dir. (Plg.) Zone E & O
23. Dir. (Plg.) Land Pooling
24. Dir. (Plg.) UTTIPEC
25. Dir. (Plg.) Narela
26. Dir. (Land Pooling)
27. Dy. Dir. (Land Pooling)
28. Dy. Dir. (Arch.) South Zone
29. Dy. Dir. (Arch.) Sports
30. Asst. Dir. (Arch.) Socio Cultural

(2)





Item No.: / 2024

Date:

### AGENDA FOR SCREENING COMMITTEE

**Subject: Proposal regarding 60:40 Sector Land Distribution Plan (60:40 SLDP) along with road network for Sector-8B of Zone P-II as per the Land Policy and its Regulations.**

**File No.: PLG / LP / 0002 / 2022 / S-8 (Computer No. 43625)**

#### Synopsis:

- As per the Land Pooling Regulation for operationalization of the Land Policy, 2018, the DDA has to prepare a plan Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP).
- For preparation of Sector Level Plan i.e., 60:40 Sector Land Distribution Plan (60:40 SLDP), a 'Standard Operating Procedure (SOP)' has been approved the Competent Authority.
- Three draft options of 60/40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8B on 15.12.2023 and also uploaded on DDA's website.
- The Consortium sector 8B has accepted the Option-1 with some changes.
- The proposal for the 60:40 Sector Land Distribution Plan (60:40 SLDP) is placed before the Screening Committee.

#### **1.0 BACKGROUND:**

- 1.1 The modified Chapter – 19 (Land Policy) of MPD – 2021 was Notified by the Ministry of Housing and Urban Affairs (MoHUA) vide S.O. 5220(E), dated 11.10.2018. The Regulations for operationalization of the Land Policy was also Notified vide S.O. 5384(E), dated 24.10.2018 as per Section-57 of DD Act 1957.
- 1.2 The Road Map for Operationalization of the land policy has been detailed out in the above said Regulation. As per the road map, Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II were approved by the Screening Committee in its meeting held on 25.01.2019. Subsequently, Web-portal for inviting expression of willingness for participation from land owners was launched for the first time on 05.02.2019. The portal has been opened several times (7 nos.) from 05.02.2019 to 18.11.2023. The 8<sup>th</sup> window was opened on 01.02.2024 till 30.04.2024 for all the 105 villages under land pooling policy.



- 1.3 Sub-division of Sector-8, Zone P-II into Sector-8A & Sector-8B was approved by the Screening Committee in its 405<sup>th</sup> meeting held on 07.07.2022 vide Item No. 40/2022.
- 1.4 The Sector Boundary of Sector - 8B of Zone P-II, comprises of Revenue Estates of 02 Land Pooling villages namely Gadi Khasro (part), Ibrahimpur (part), and 01 LDRA village Hiranki (part).
- 1.5 An 'Inter-Departmental committee for Reconciliation' of the land pooled in the priority sectors / sub-divided sectors, was constituted on 25.07.2022 with the approval accorded by the Hon'ble VC, DDA. A reconciliation exercise was undertaken by the 'Inter-Departmental Reconciliation Committee' for Sector-8B, Zone P-II to reconcile the total poolable/pooled and verified pooled land as per Clause 3(I) of the Land Pooling Regulations. The committee has submitted their report to planning department on 13.11.2023. The copy of report & maps are annexed as **Annexure-A**.
- 1.6 In pursuance to Clause 6 (VII) of Land Pooling Regulations, 2018 a provisional notice for the formation of a consortium was issued to landowners of Sector-8B, Zone P-II on 24.08.2022 to form a consortium within 90 days of the Notice and apply as a Single Entity.
- 1.7 Subsequently, time period was extended vide Notice dated 29.11.2022 to form Consortium, and accordingly the President of the Consortium, namely "SECTOR 8-B ZONE P-2 LAND OWNERS ASSOCIATION" submitted an application dated 09.12.2022 along with the registered consortium agreement to the Land Pooling Revenue Department DDA.
- 1.8 The contiguity of the pooled land of Sector 8B, Zone P-II has been considered and approved by the Competent Authority on 24.02.2023.
- 1.9 A Public Notice was issued on 27.08.2023 informing that consortium has been formed in Sector-8B of Zone P-II namely "SECTOR 8-B ZONE P-2 LAND OWNERS ASSOCIATION" mentioning sector has fulfilled the eligibility criteria as per Clause 4(III) of the Land Pooling Regulations, 2018 and is being processed for issuance of Provisional Entitlement Certificate (PEC) as per Clause 7(II) of the Land Pooling Regulation, 2018.
- 1.10 Land Pooling Revenue Department with prior approval of VC DDA, forwarded the file to Planning Dept. to prepare a draft 60:40 plan as per clause 7(I) of the Land Policy, 2018 as requested by 8B Consortium vide letter dated 12.04.2023. Further, Consortium has also submitted Total Station Survey (TSS) drawing of the Sector 8B vide letter dated 12.04.2023.



## 2.0 EXAMINATION:

2.1 The clause 7(I) of the notified Land Pooling regulations stipulates the following:

*“DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.”*

2.2 ‘Standard Operating Procedure’ (SOP) for preparation and approval of plan has been approved by the Competent Authority for preparation of ‘60:40 Sector Land Distribution Plan’ (60:40 SLDP).

2.3 The status of the pre-requisites for initiating approval of 60:40 Sector Plan, is as follows:

Sl. No	Pre-requisite	Status
1	Sector contiguity of 70% pooled land with minimum 30-meter RoW (existing or proposed) as per ZDP.	Achieved
2	Due verification of Consortium Agreement Document,	Received
3	Draft Implementation Plan,	Received
4	Processing Fee	To be deposited
5	Total Station Survey (TSS).	Verification required The verification of TSS submitted by Consortium on 12.04.23 shall be done simultaneously by the concerned Engineering Deptt. along with Land Pooling Revenue and Planning Deptt.

2.4 The Realignment of Notified ZDP road network of P-II as approved vide item No.16/2022 in the 4th Technical Committee of 2022 has been incorporated. Copy of the plan is annexed as **Annexure-B**



- 2.5 Three options of draft 60: 40 Sector Land Distribution Plan (SLDP) were shared with the consortium, Sector 8Bon 15.12.2023 and also uploaded on DDA's website for inviting their comments / observation on the same by Land Owners/Consortium. **(Annexure-C).**
- 2.6 The Consortium vide letter dt.08.01.2024 informed that the General body of Consortium of sector 8B has passed the resolution and accepted the Option-1 with some changes in location of 60:40 Land Distribution. Consortium also agreed for acquisition of land required for effectuating the Sector Plan and payment towards such acquisition shall be borne by them. The consortium has authorized President & Secretary of the association to represent on the behalf of Consortium for discussion with DDA. Further, Consortium also submitted the Contract agreement/ DE Agreement and agreed to pay processing fee as and when directed as mandated in Clause 6 (VIII) of the Land Pooling Regulations, 2018.
- 2.7 The Map showing Consortium Pooled land on update Khasra Map wherein Khasra related issue w.r.t Drain alignment was revised and shared by the Land Pooling revenue dept through file on 16.02.2024 for further action. However, the reconciliation report map was prepared before the rectification of the drain alignment.
- 2.8 A Sub-committee was constituted vide order dated 16.02.2024 as per SOP for examining the suggestion of the Consortium. The recommendation of the sub-committee is annexed as **Annexure-D.**
- 2.9 Details of exclusions in Sector-8B are as under:

Sl. no.	Category of Land /Utility	Area in Ha. (approx.)	Remarks.
1.	Awarded Land to Irrigation & Flood Control (I&FC)	8.98	Buffer along canal (approx. 7.602 Ha. of area falls in Buffer area )
			Approx. 1.918 Ha. area falls in proposed 60 m Road, proposed UER-II (100 M RoW) & UER-III (80 m RoW).
2.	Canal /Gram Sabha Land	6.40	Gram Sabha Land for Drain Purpose.
3.	LDRA	53.15	Village Hiranki is LDRA village as per MPD 2021
4.	Revenue Road/ Gram Sabha Land	1.68	1.321 Ha. in 60 M ROW
			0.251 Ha in UER-III 80 M ROW
			0.108 Ha. is along Proposed 24 m Internal suggestive Road Network.

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### 3.0 PROPOSAL:

In view of para (1), examination at para (2) a draft 60:40 Sector Land Distribution Plan (60:40 SLDP) has been prepared and annexed as **Annexure-E**. The Area Details are as under:

Area Details of Sector 8B, Zone PII			
<b>Sector Area</b>	119	Ha.	
<b>Exclusions as per Policy &amp; Regulations</b>			
LDRA	53.15	Ha.	
Canal / Gram Sabha Land	6.40	Ha.	
Awarded Land (I&FC dept.)	8.98	Ha.	
Revenue Road/Gram Sabha Land	1.68	Ha.	
Total Exclusions	70.21	Ha.	
Poolable Area	48.79	Ha.	
<b>Contiguous Pooled Land</b>	<b>41.14</b>	Ha.	<b>84.32%</b>
<b>Approx Land to be acquired under 40%</b>			
<b>Approx Land to be acquired under 60%</b>	<b>1.14</b>	Ha.	
<b>Total Contiguous Pooled Land</b>	<b>44.79</b>	Ha.	<b>91.80%</b>
<b>60:40 Component</b>	<b>Required Area (Ha.)</b>	<b>Provided Area (Ha.)</b>	<b>Percentage (%)</b>
<b>40% Land Component (DDA/Service Providing Agencies )</b>	<b>17.9160</b>	<b>17.9376</b>	<b>40.05%</b>
<b>60 % Land Component (DE/Consortium)</b>	<b>26.8740</b>	<b>26.8524</b>	<b>59.95%</b>

\* Areas are approximate based on GIS platform and final areas shall be based on actual demarcation of Land on ground.



Since the Land being retained by DDA is Minimum 40%, and being returned to Consortium is 59.95 % (approx 60%).

**4.0 RECOMMENDATION:**

The proposal as given in para 3.0 is put up for consideration of the Screening Committee

**5.0 FOLLOW UP ACTION:**

The approved 60:40 Sector Land Distribution Plan (60:40 SLDP) shall be issued to Consortium after

- Payment of requisite processing fee by the consortium for issuing the approved plan to consortium.
- The verification and ground truthing of TSS/ survey plan carried out by the concerned Engineering dept. along with Land Pooling, Revenue and Planning Deptt. before issuing the plan to consortium.
- Demarcation of road network and land distribution 60:40 plan as per the approved plan by the engineering dept.
- Copy of the approved plan shall be placed on the DDA's website.

*Supriya*

AD (Plg.) Land Pooling / Zone P-II

*Sanjay*

DD (Plg.) Land Policy and Zone N & P-II

*Vikas*

Director (Plg.) Land Pooling

*Arif*

AC (Plg.)-IV Land Pooling

DELHI DEVELOPMENT AUTHORITY  
**CERTIFIED**  
 Approved in 421<sup>st</sup> Screening  
 Committee Meeting Dt. 07/03/2024  
 vide Item no. 15:2024  
 Sign *Vikas*  
 Name Vikas Verma  
 Designation Director (Plg.)

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved in 421 Screening  
 Committee Meeting Dated: 07.03.2024  
 Vide Item No. 15:2024  
*Arif*  
 Dy. Director (An.h.) Co-ordn.

**Inter-Departmental Reconciliation Committee Report for reconciliation of the land pooled in the priority sectors/subdivided sectors under Land Pooling Policy 2018 For Sector-8B of Zone P-II**

No.: LPCR/F17/0029/2022/LPM)/\_\_\_,

Dated: \_\_\_/10/2023

- Ref: 1) DDA Office Order no. LPCR/F17/0029/2022/LPM/- O/o DD (LANDPOOLING)/54 dated 25.07.2022.  
2) Clause 3 (I) of REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018 (24.10.2018).  
3) Meeting notice LPCR/F17/0029/2022/LPM/O/o- DD(Land Pooling)/147 dated 22.09.2023

**1. Background:**

Vide ref (1), Hon'ble VC, DDA accorded his kind approval for constitution of an Interdepartmental committee for reconciliation of the Land in the priority sectors/sub-divided sectors under the Land Pooling Policy 2018 (Copy Enclosed).

This inter departmental committee is tasked with the reconciliation of the priority sectors/sub-divided sectors in a time bound manner. The above said committee needs to reconcile the total poolable/pooled land as per REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018 (24.10.2018) in which, lands mentioned in clause 3 (I) are to be excluded from the total land of the given sector. (Copy enclosed).

As per the SOPs and the mandate of the Committee outlined in the order, the committee is required to submit the duly signed reconciliation report/ map showing all the categories of the excluded land as per the REGULATION FOR OPERATIONALISATION OF LAND POLICY, 2018 of the identified priority sectors in accordance with the Land Pooling Policy 2018 and unauthorized colonies regulations and any other relevant Acts/Regulations, if any.

**2. Follow up action:**

Previously the first Interdepartmental reconciliation committee meeting was held on 17.08.2022. The committee has submitted the Reconciliation report of sector-8B of Zone P-II dated 17.08.2022 (Copy enclosed). After submission of the report, some more applications have been verified by Nodal officer/ GNCTD. Further additional applications have also been received through land pooling web portal.

The records regarding additional awarded lands and Gaon Sabha lands of Sector – 8B received from ADM/LAC (North) and SDM (Alipur) office, accordingly it was decided to review the previous reconciliation map and reconcile the additional applications and Govt land as well by the O/o Commissioner (Land Pooling) at DDA office Pitampura from 27.09.2023 by the following team:

- Ms. Supriya Suman, AD (Plg.) Zone P-II, DDA.
- Sh. Rahul Antil, AD (Land Pooling) Pitampura office, DDA.
- Sh. Rajender Prasad, Revenue Consultant of concerned zone, GNCTD.
- Sh. Sher Singh Meena, Patwari, Land Pooling Cell, Pitampura, DDA.
- Ms. Amandeep Kaur, GIS Consultant, GIS unit, Pitampura, DDA.

3. The above-mentioned team undertook reconciliation exercise for Sector-8B, in Zone P-II for identification/review of exclusions, reconciliation of Gaon Sabha/Awarded Lands and mapping of verified pooled land to determine the contiguity of the sector. The above-mentioned reconciliation team has submitted the following report to the reconciliation committee for Sector-8B of Zone P-II:

Sl. No.	Exclusion as per clause 3 (I) of Land Policy Regulations, 2018	Source of Information	Area (in Ha)
a.	Land/villages under LDRA, Green Belt;	ZDP, Zone P-II/MPD / GIS Mapping	53.15*
b.	Land under unauthorized colonies (which are yet to be regularized);	Records provided by PM-UDAY	Nil
c.	Built up Lal Dora areas (Abadi), notified extended Lal Dora of villages;	As per the records provided by GNCTD	Nil
d.	Lands under litigation including lands under acquisition proceedings, till the case is settled;	As per acquisition proceedings records provided by ADM/LAC (North) and litigation as per Revenue Records verified by GNCTD.	Nil
e.	Land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;	As per record provided by GNCTD, DDA; (Area under Revenue Road+ Govt. owned lands)	1.68 (Revenue Road)
f.	Land under notified forests/ government land (use undetermined) and	As per the records provided by GNCTD / As per MPD-2021	Nil
	any other scheme of Government of NCT of Delhi for which change of land use is under process under Section 11(A) of the Act at the time of notification of these regulations;	As per Draft MPD 2041 land use Map, Zone P-II	Nil
g.	Pre-existing institutions which have been considered for regularization or are still under examination by the Government;	ZDP of Zone P-II under MPD-2021	Nil



h.	Land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport;	As per record (award, allotment, etc.) provided by GNCTD along with the records of Gaon Sabha lands provided by GNCTD / transferred to DDA under sub-section (1) of Section 22 of DD Act 1957  (All allotments by DDA on Gaon Sabha lands are automatically excluded for determining the poolable area of a sector)  (Natural Drain+ Irrigation & Flood Control + other awarded land, if any)	6.4 (Natural Drain) + 8.98 (Irrigation & Flood Control)
Total Exclusion			70.21

\* The area under LDRA has been calculated on the basis of sector area as identified by screening committee - (Pooled land as per verified by NO + pooled land under verification as per ROR + un pooled land (as per field book) + (land of irrigation dept. + land for revenue road as per revenue record) i.e.  $(119 - (42.98 + 1.77 + 4.04 + 15.38 + 1.88)) = 53.15$  Ha.

The reconciliation team has submitted the duly verified final Area Statement Report along with reconciliation Map of Sector 8B, Zone P-II considering the area under exclusions in Table-1 above and the mapping of verified applications received through DDA's Land Pooling Web Portal carried out by Land Pooling Cell (Revenue, Pitampura office) in co-ordination with Revenue Dept. of GNCTD.

**4. Recommendation of Reconciliation Committee:**

The constituted inter departmental Reconciliation Committee has reviewed duly signed map of pooled/unpooled land parcels and contiguous land parcels of Sector 8B, Zone P-II and the reconciliation report/map is verified based on random checking. Accordingly, the final Area statement Report based on the reconciliation Map of Sector 8B, Zone P-II is as under:

Sl. No.	Land Description	Area (in Ha)	Percentage of land pooled (%)
1	Total land of Sector 8B as per Screening Committee (in Ha)	119	-
2	Area under Exclusions (in Ha) as per Table-1 above	70.21	-
3	Developable area of Sector 8B	48.79	-
4 (a)	Pooled land as per expression of willingness for participation under land pooling scheme through web portal (in Ha)	44.75	91.72
5	Verified Pooled Land (in Ha)		
6(a)	Pooled land – Full Khasra (Verified)	42.98	88.09
6(b)	Pooled land – Part Khasra (Verified)	41.83	85.73
7	Contiguous* verified Pooled Land (Full Khasra)	1.15	2.36
		41.83	85.73


Competent Authority (VC DDA) as defined in land pooling regulations, 2018 has accorded approval on file no LPCR/F17/0001/2023/LPC vide Note dated 24.02.2023 in respect to 'contiguous land parcels' for the Sector 8B, Zone P-II. Accordingly, the contiguity of land has been established for Sector 8B, Zone P-II.

**NOTES:**

- 1) Land allotted U/s 74(4) of DLR Act considered as part of Gaon Sabha Land (Government Land) Vide letter no. F.168/SDM-VII/HQ/LAND/2022/087706496/386, dated 12.09.2022 of GNCTD. All the verified land does not fall under U/s 74(4) of DLR Act, 1954.
- 2) Gaon Sabha lands are presently excluded for determining the poolable area of a sector and all allotments by DDA on Gaon Sabha lands are automatically excluded for determining the poolable area of a sector.
- 3) The above reconciliation report is based on the GIS mapping of verified applications and records/information provided by the concerned agencies as on date.
- 4) Mapping of partly pooled /undivided/jointly owned khasra is done tentatively.
- 5) The above area details are based on the GIS/ Revenue data calculation and exact demarcation of land may vary on ground. The exact demarcation shall be based on Ground Truthing exercise to be done during physical handing over / taking over exercise. Any deviation from the area statement shall be brought to the notice of Planning Department for updating in the relevant plan.



Shri Durganand Minz  
Deputy Director  
(PM Uday, GIS)  
Member



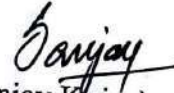
Tehsildar (Alipur), GNCTD  
Member



Shri Kamal Singh  
Deputy Director (Revenue,  
Consultant)  
Member



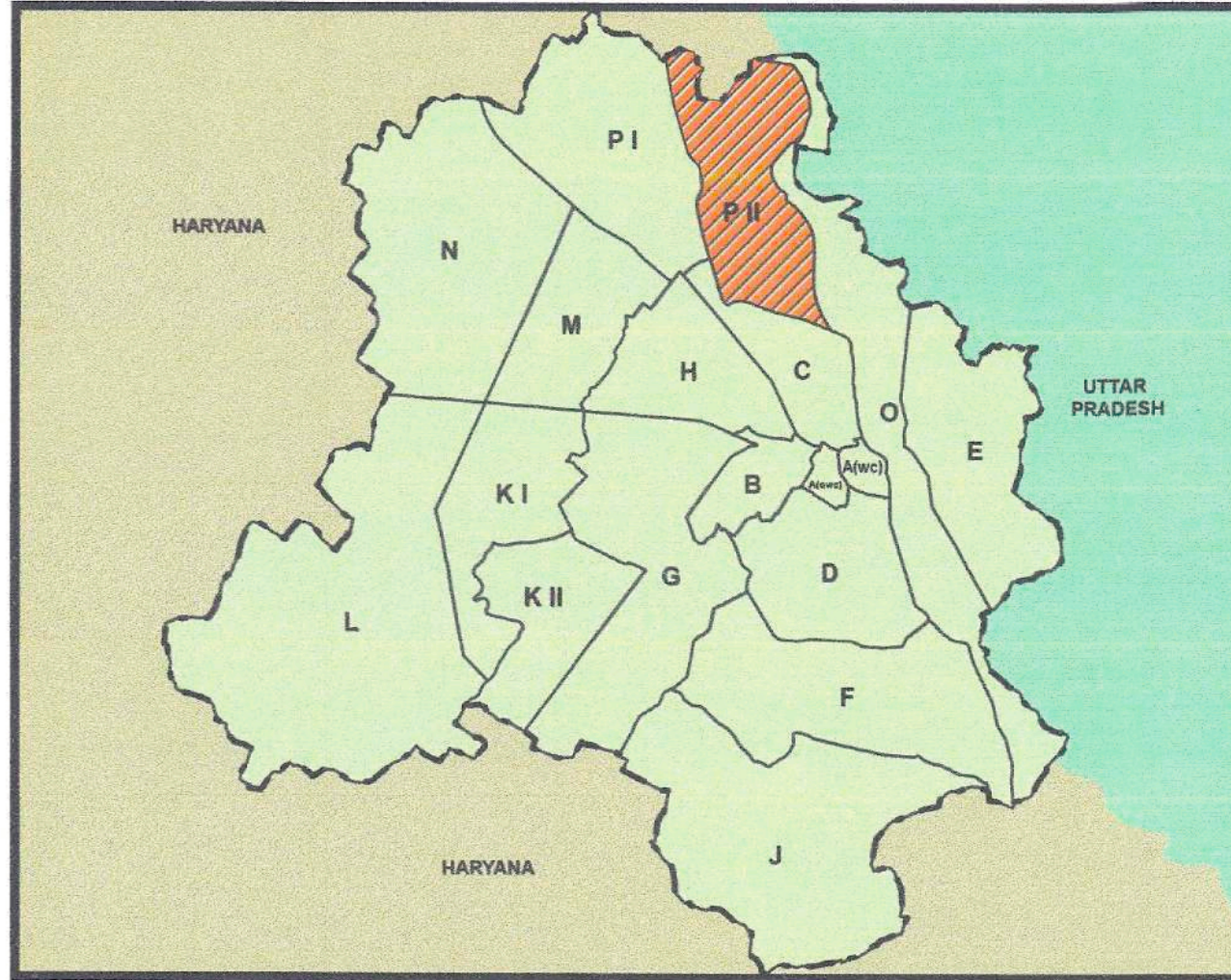
Shri Chandan Kumar  
Deputy Director (Land  
Pooling Revenue)  
Member



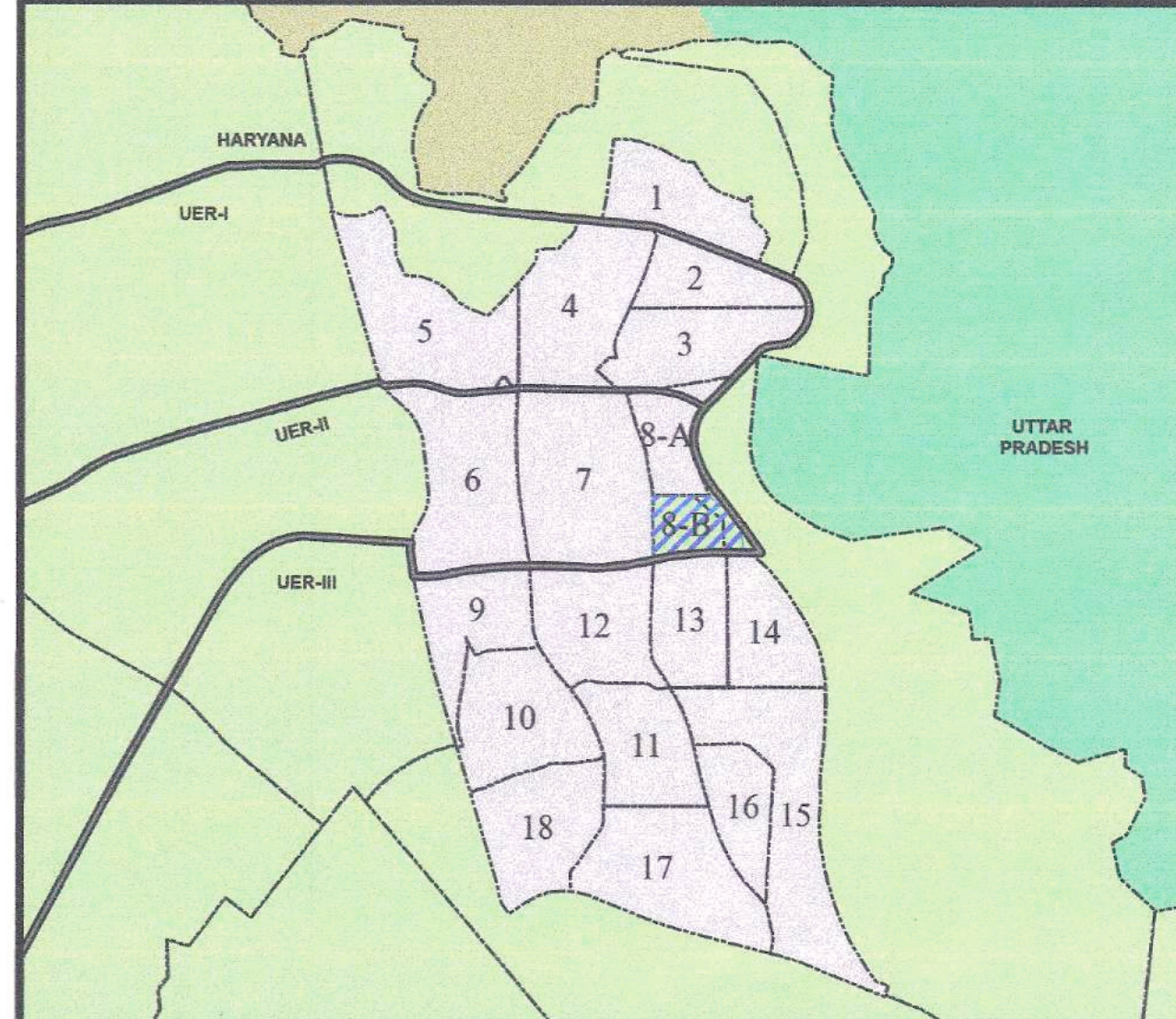
(Sanjay Kujur)  
Deputy Director (Plg.)  
Member



Dr. Vikram Singhal  
Director (LP, HQs)



KEY PLAN- SECTORS OF ZONE- P-II



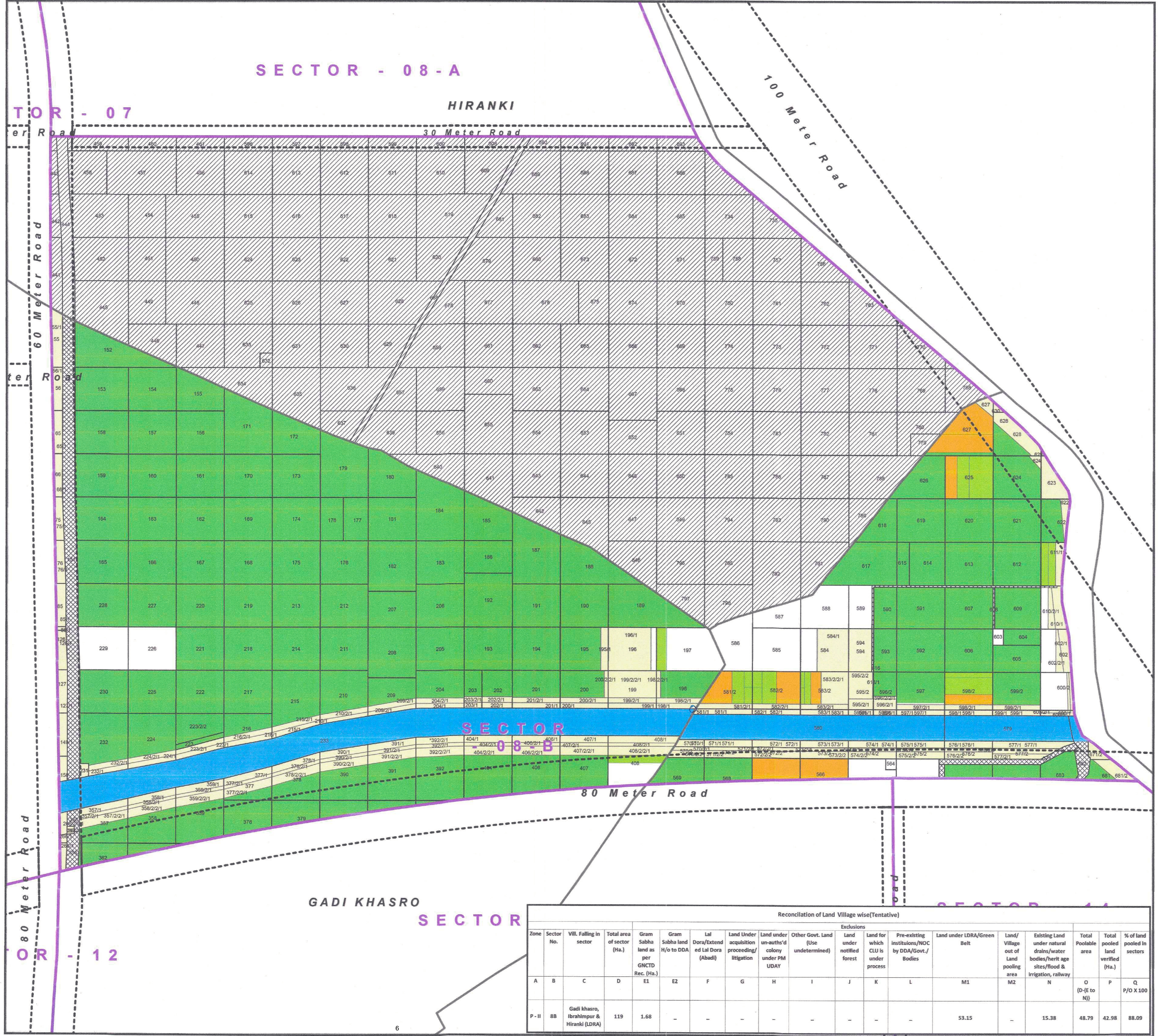
**Legend**

- Full Khasra Pooled
- Part Khasra Pooled
- Gramsabha Land
- GramSabha Land Min
- Drain/ Pond
- Award Land
- Revenue Roads
- Application under Verification
- Green Belt
- 16 Khasara
- Rectangle
- Sector Boundary
- Village Boundary
- Zone Boundary
- UER - I, II & III / ZDP ROADS
- Laldora/Extended Laldora
- LDRA
- HT Lines

- NOTE:**
- Sector Boundary as approved in the 405th Screening Committee Meeting held on 07.07.2022 have been shown. The SDP Zone P-II was approved in 366th SCM held on 25.01.19
  - The Poolable area of the sector has been identify by the Reconciliation committee dated 27.9.2023.
  - This map is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 27.9.2023.
  - Pooled land Parcels are as verified by Govt. of NCT Delhi as on 27.9.2023.
  - RoW of Roads is as per the notified ZDP.
  - Mapping of undivided/jointly owned Khasras is done tentatively.
  - This map is for reference purpose only and shall not be produced for legal

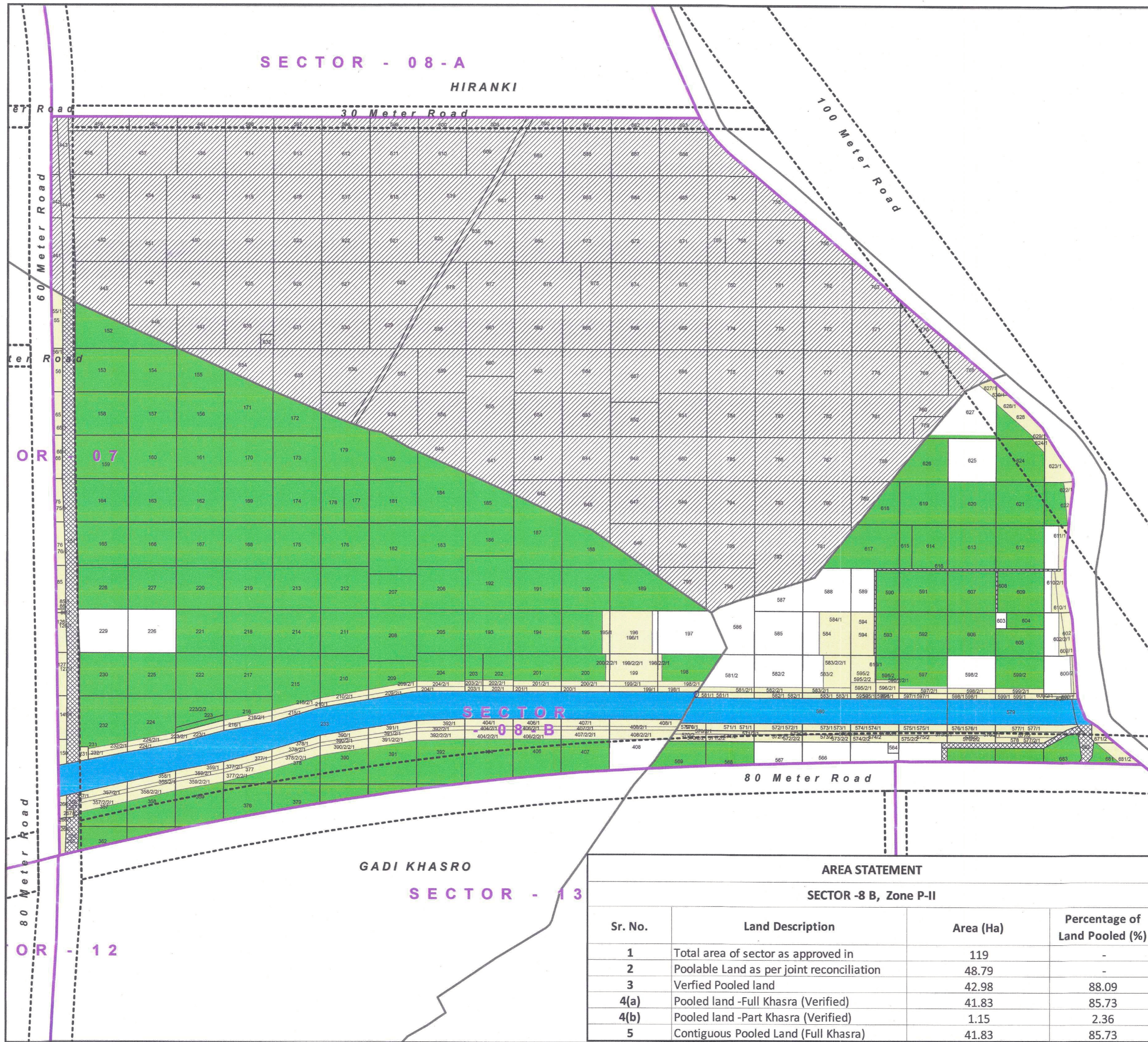
**MAP SHOWING VERIFIED POOLED LAND AS PER JOINT RECONCILIATION EXERCISE**

Sector - 8-B		ZONE P- II		MAP NO - 2	
0 25 50 100 150 200 250 Meters					
Task	Drawn By	Verified By	Verified By	Verified By	Verified By
Signature	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Name and Designation	Amandeep Kaur, Consultant (GIS)	Sher Singh Meena, Patwari	SUPRIYA SUMAN	ANIL KUMAR	<i>[Signature]</i>
Department	Land Pooling, Pitampura, DDA	Consultant (Revenue), Land Pooling DDA	AD (Plg) Land Pooling, DDA	AD Land Pooling (Pitampura)	Revenue Department, GNCTD



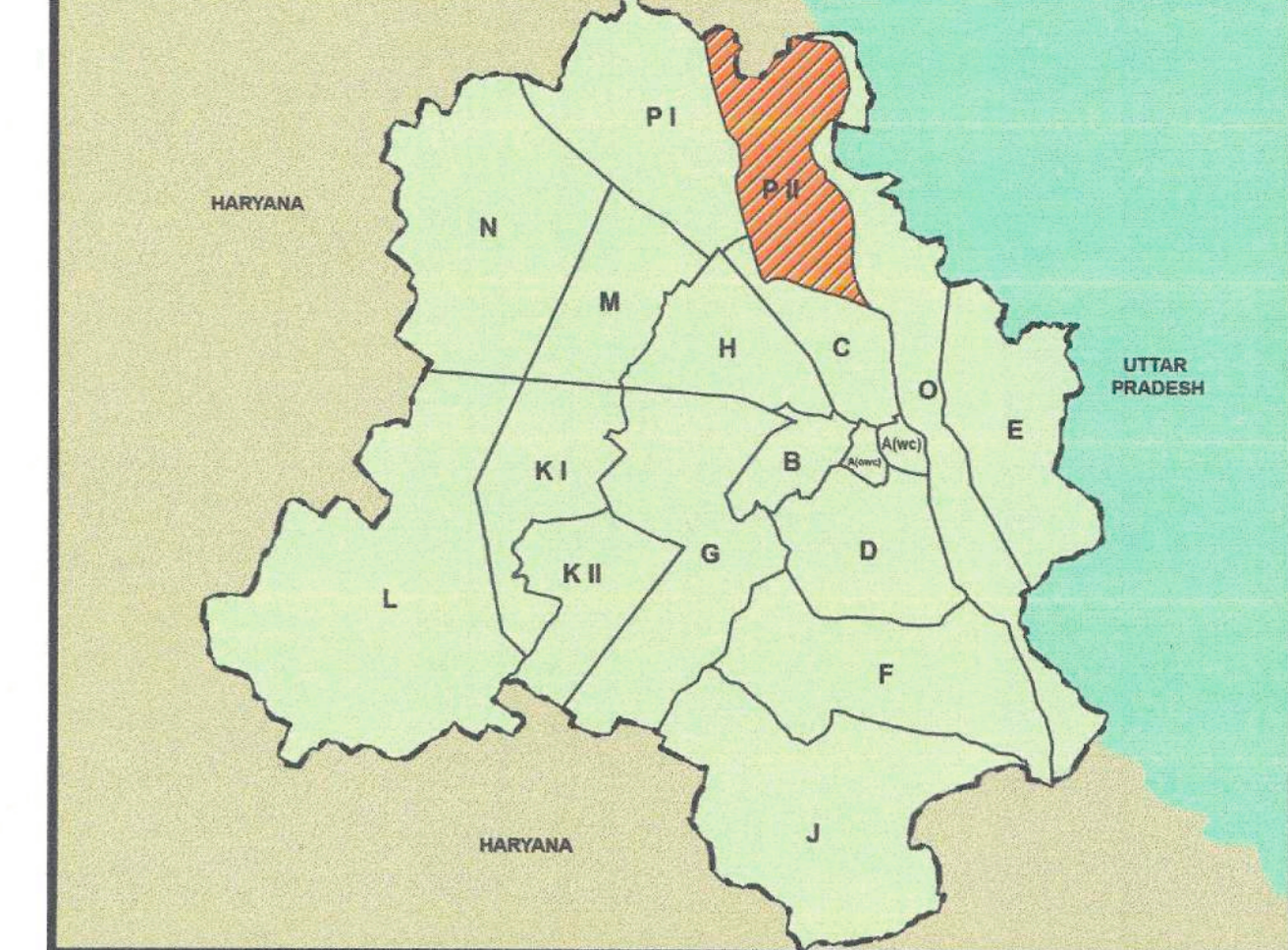
Reconciliation of Land Village wise(Tentative)

Zone	Sector No.	Vill. Falling in sector	Total area of sector (Ha.)	Gram Sabha land as per GNCTD Rec. (Ha.)	Gram Sabha land H/o to DDA	Lal Dora/Extend ed Lal Dora (Abadi)	Land Under acquisition proceeding/ litigation	Land under un-auth's'd colony under PM UDAY	Other Govt. Land (Use undetermined)	Land under notified forest	Land for which CLU is under process	Pre-existing institutions/NOC by DDA/Govt./ Bodies	Land under LDRA/Green Belt	Land/ Village out of Land pooling area	Existing Land under natural drains/water bodies/herit age sites/flood & Irrigation, railway	Total Poolable area	Total pooled land verified (Ha.)	% of land pooled in sectors
P-II	8B	Gadi khasro, Ibrahimpur & Hiranki (LDRA)	119	1.68	-	-	-	-	-	-	-	-	53.15	-	15.38	48.79	42.98	88.09

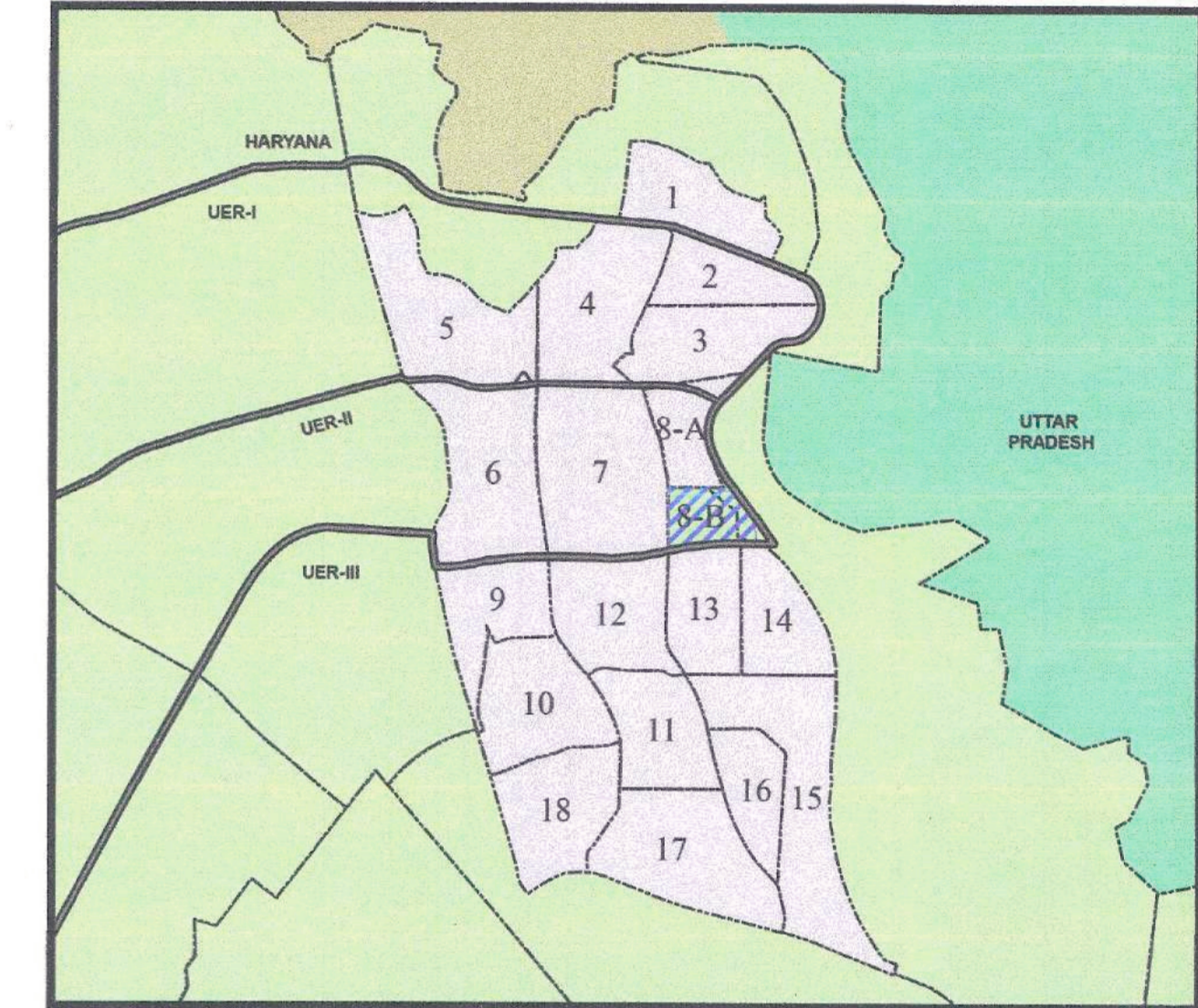


**DELHI DEVELOPMENT AUTHORITY**

**KEY PLAN - PLANNING ZONAL BOUNDARY- DDA**



**KEY PLAN- SECTORS OF ZONE- P-II**



**Legend**

- Full Khasra Pooled (Green)
- Part Khasra Pooled (Yellow)
- Gramsabha Land (Hatched)
- GramSabha Land Min (Dotted)
- Drain/ Pond (Blue)
- Award Land (Light Green)
- Revenue Roads (Grey)
- Application under Verification (Orange)
- Green Belt (Light Green)
- 16 Khasara (Numbered box)
- Rectangle (Red outline)
- Sector Boundary (Purple outline)
- Village Boundary (Black outline)
- Zone Boundary (Dashed line)
- UER - I, II & III / ZDP ROADS (Dotted line)
- Laldora/Extended Laldora (Pink)
- LDRA (Hatched)
- HT Lines (Red line)

- NOTE:**
- Sector Boundary as approved in the 405th Screening Committee Meeting held on 07.07.2022 have been shown. The SDP Zone P-II was approved in 366th SCM held on 25.01.19
  - The Poolable area of the sector has been identify by the Reconciliation committee dated 27.9.2023.
  - This map is based on GIS mapping of revenue data/records/Information provided by the concerned departments as on 27.9.2023.
  - Pooled land Parcels are as verified by Govt. of NCT Delhi as on 27.9.2023.
  - RoW of Roads is as per the notified ZDP.
  - Mapping of undivided/jointly owned Khasras is done tentatively.
  - This map is for reference purpose only and shall not be produced for legal

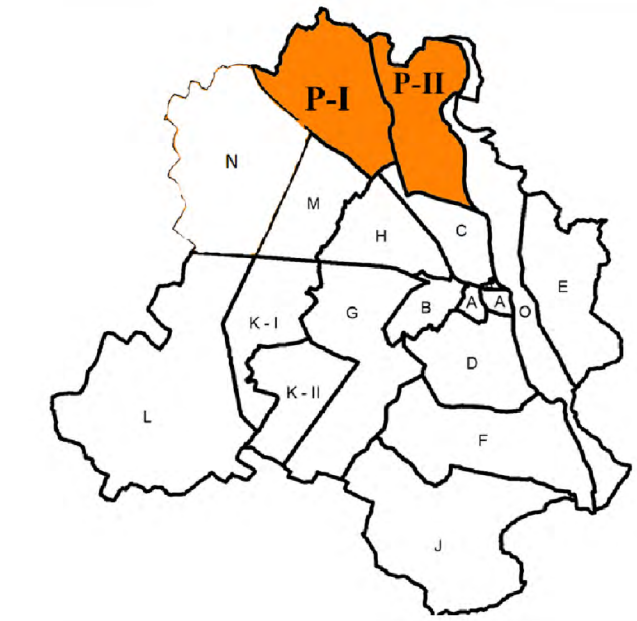
AREA STATEMENT			
SECTOR -8 B, Zone P-II			
Sr. No.	Land Description	Area (Ha)	Percentage of Land Pooled (%)
1	Total area of sector as approved in	119	-
2	Poolable Land as per joint reconciliation	48.79	-
3	Verified Pooled land	42.98	88.09
4(a)	Pooled land -Full Khasra (Verified)	41.83	85.73
4(b)	Pooled land -Part Khasra (Verified)	1.15	2.36
5	Contiguous Pooled Land (Full Khasra)	41.83	85.73

**MAP SHOWING CONTIGUOUS POOLED LAND AS PER JOINT RECONCILIATION EXERCISE**

Sector - 8-B      ZONE P- II      MAP NO - 2

0 25 50 100 150 200 250 Meters

Task	Drawn By	Verified By	Verified By	Verified By	Verified By
Signature	<i>Amandeep Kaur</i>	<i>Sher Singh Meena</i>	<i>DATE</i>	<i>SUPRIYA SUMAN</i>	<i>RAHUL ANIL</i>
Name and Designation	Amandeep Kaur, Consultant (GIS)	Sher Singh Meena, Patwari	DATE	SUPRIYA SUMAN	RAHUL ANIL
Department	Land Pooling, Pitampura, DDA	Consultant (Revenue), Land Pooling DDA	AD (Plg) Land Pooling, DDA	AD Land Pooling (Pitampura)	Revenue Department, GNCTD



LEGENDS

Boundaries

Zonal Boundary

Existing Roads

Existing Major Roads

National Highway

Proposed / Notified Road Alignment

ZDP Roads notified by DDA

Proposed Road Network (Realigned /Retained /New Alignment)

Realignment of UERs

Existing Physical Features

Canal / Drains

Forest Land

HT Lines

Railway Line

Others

Laldora / Extd.. Laldora

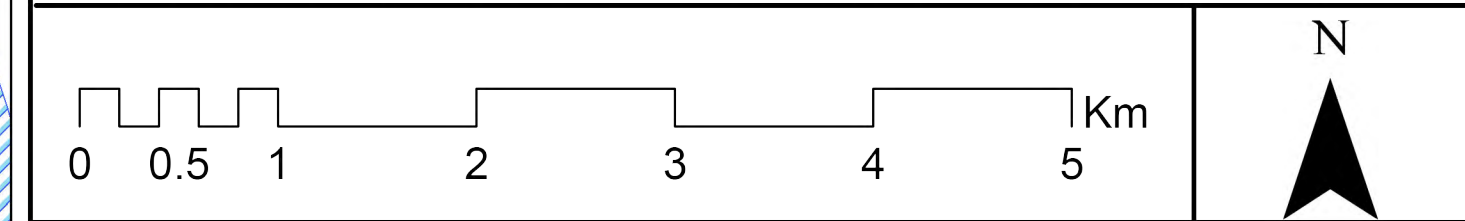
Unauthorized Colonies

Built\_up

Green Belt

Notes:

1. The realigned stretches may require re-adjustmet depending upon ground realities, preparation of sector layout plans.
2. The Realignment proposal is based on built-up, unauthorize colonies, existing ground realities and physical features.
3. For detailed realignment proposal kindly refer the Technical Note on Realignment for Zone P-I & P-II.
4. The proposed ZDP / MPD roads (notified) of any portion fully / pary getting affected by unauthorized colonies (under consideration for regularization) shall only be considered for any deletion from notified ZDP / MPD after the execution of respective realigned portion of that road as per traffic study.



Sheet Title:

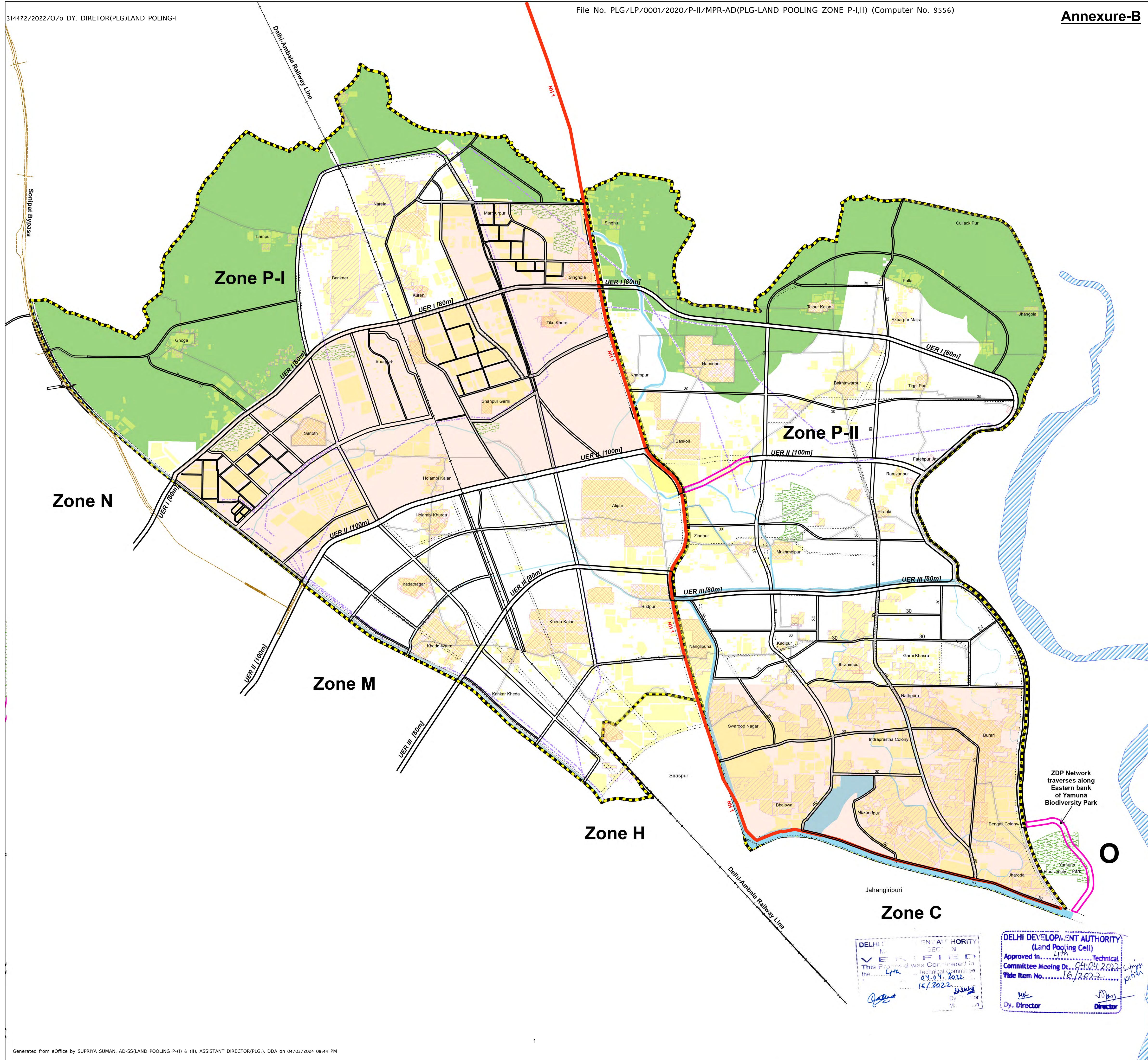
Proposed Realigned ZDP Road Network for Zones P-I & P-II, (excluding developed Narela project area) Delhi

Project Title:

Preparation of Transportation Model and Mobility Planning for areas under Land Pooling Policy in Zones P-I & P-II, Delhi

Client: DELHI DEVELOPMENT AUTHORITY

Consultant: GRAPHTS CONSULTANTS (I) PVT LTD



DELHI DEVELOPMENT AUTHORITY  
 VERIFIED  
 This Proposal was Considered in  
 Technical Committee  
 04.04.2022  
 16/2022

DELHI DEVELOPMENT AUTHORITY  
 (Land Pooling Cell)  
 Approved in...  
 Committee Meeting Dt. 04.04.2022  
 File Item No. 16/2022

Dy. Director  
 Director



दिल्ली विकास प्राधिकरण(Delhi Development Authority)  
योजना क्षेत्र - एन एवं पी-II, लैंड पूलिंग पॉलिसी  
Zone- N&P-II, Land Pooling Policy  
चौदहवीं मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली-110002  
Fourteenth Floor, Vikas Minar, I.P. Estate, New Delhi-110002  
दूरभाष(Tel. No.):23378288

मिसिल संख्या: LPCR/F17/0001/2023/LPC/D- 205

दिनांक: 15/12/2023

सेवा मे,

**The President**

Sector 8B, Zone P-II Landowners Association,  
A-8, Pachwati, Azadpur, Delhi-110033.

विषय: Inviting views & concerns with reference to Draft '60:40 Sector land Distribution Plan (SLDP)' – three options reg.

संदर्भ: LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)/28, dated 02.11.2023 (copy enclosed)

महोदय / महोदया,

This is in continuation to the above referred letter dated 02.11.2023 on the above cited subject. DDA has prepared tentative '60:40 Sector Land Distribution Plan (SLDP)' along with suggestive road network for sector 8(b) of Zone P-II for your perusal with following options:

**Option-1:** The draft '60:40 Sector land Distribution Plan (SLDP)' has been prepared for the land which has been pooled (contiguous) and is part of **Consortium**, as a single entity through valid updated "consortium agreement" (yet to be received). The area of the land forming part of consortium is **38.73 ha. (approx.)**. copy enclosed as Annexure-1.

Whereas, the land parcels although pooled but not part of consortium will be treated equivalent to un-pooled land parcels and may be considered under the Clause-5(VII) of the 'Land Pooling Regulation,2018'.

The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is **3.4363 ha. (approx.)** The cost of acquisition is to be borne by the DEs/Consortium.

**Option-2:** The draft '60:40 Sector land Distribution Plan (SLDP)' has been prepared for all the **Pooled Land** (assuming all the pooled land is verified) within the Sector, whether it is part of consortium or not. The area of the pooled land is **44.75 (approx.)**. copy enclosed as Annexure-2.

Whereas, Clause-5(VII) of the 'Land Pooling Regulation,2018' shall apply for all the un-pooled land parcels.

The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is **7.6707 ha. (approx.)**. The cost of acquisition is to be borne by the DEs/Consortium.

**Option-3:** The draft '60:40 Sector land Distribution Plan (SLDP)' has also been prepared as an option for the complete **Poolable Land** of the sector. The area of the poolable land is **48.79 ha. (approx.)**. copy enclosed as Annexure-3.



The minimum acquisition as may be required for efficient planning and ensuring Zonal connectivity in this option is **10.06 ha.** (approx.) The cost of acquisition is to be borne by the DEs/Consortium.

The above options are being shared with consortium for their preliminary comments/observation. Hence, following is sought on part of consortium:

- (i) The consortium may give their views and concerns with reference to the 60:40 Sector land Distribution Plan (SLDP) after due consultation with consortium members / participants land owners.
- (ii) The consortium may also give their acceptability on any one of the options as they shall have to bear the cost of land acquisition as per Clause-19.2(vi) of the 'Land Policy,2018'.

This issues with the approval of the Competent Authority.

संलग्नक: ऊपरोक्तअनुसार

*Jaijay*  
15/12/23

Dy. Director (Plg.) Land Pooling

प्रतिलिपि / copy to:

- 1) OSD to Vice Chairman & Commissioner (Land Pooling) DDA, Vikas Sadan, INA, New Delhi-23.
- 2) Pr. Commissioner, Land Pooling, DDA, Vikas Sadan, INA, New Delhi-23.
- 3) PS to Commissioner (Plg.) DDA, 5<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi-02.
- 4) Dy. Director (Revenue) Land Pooling, DDA, O/o Commissioner Land Pooling Cell, Pitampura, Delhi-88 with the request to place the letter (along with plans) in Web-Portal and copy in the notice board of Pitampura office.

*Jaijay*  
15/12/23

Dy. Director (Plg.) Land Pooling

----- X -----



1/2837/2023

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (LAND POOLING)  
OPPOSITE TV TOWER, PITAMPURA  
DELHI-110088**

**LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)** 128

**Dated :** 02/11/2023

To

The President  
Sector 8B Zone P-II LANDOWNERS ASSOCIATION  
A-8, Pachwati, Azadpur  
Delhi-110033

**Sub:- Submission of Registered Consortium Agreement, Sector 8B,  
Zone P-II, Delhi (Name- Sector 8B Zone P-II Land Owners Association)**

Sir

In continuation of this office letter no. LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING)/96 dated 27.02.2023, I am directed to convey you that **your consortium is being recognized for sector- 8B of P-II Zone under land policy,2018** and it is further directed that **for the further development and initiating detail planning of the sector, you have to submit the implementation plan along with contract agreement (DE agreement) and other details as mentioned in clause 6(VIII) and 6(IX) of the land pooling regulations, 2018 along with the requisite fee.**

2. Also noted that there may be a possibility of compulsory Land acquisition while planning of sector on your contiguous land parcels as per clause 7(i) of Land pooling regulations, 2018, . In this regard, clause 19.3 (Xiii) of land policy,2018 would be applicable for bearing the cost of acquisition of land acquired by DDA as per law for the public purpose of ensuring the planned development of infrastructure in sector 8B of P-II zone.

  
( Dr. Vikram Singhal )  
(Director/Land Pooling)

**LPCR/F17/0001/2023/LPC/-O/o DD(LAND  
POOLING)**

**Dated :**

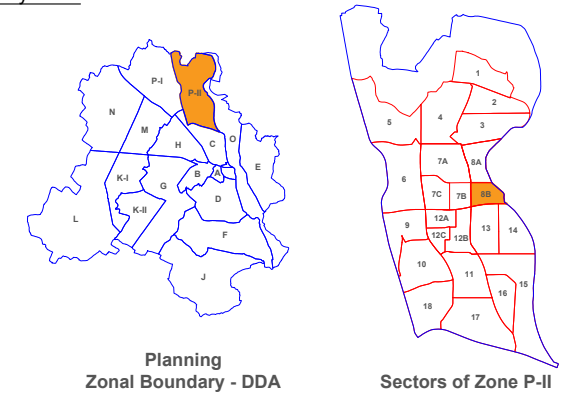
**Copy for kind information please:-**

1. OSD to Vice Chairman & Commissioner, DDA-
2. Pr. Commissioner, Land Pooling.
3. Commissioner, Planning.
4. Guard File.

  
( Dr. Vikram Singhal )  
(Director/Land Pooling)

Verified Consortium Pooled Land	119	Ha.	
	38.73	Ha.	79.38%

Key Plan:



Legend:

Sector Boundary 8B	LDRA (Hiranki Village)
Realigned ZDP Road	Gram Sabha Land / Revenue Road
Suggestive road network	Awarded Land
Not part of Consortium	Drain
Unpooled Area	
Land under compulsory acquisition	
40% Land Share	
60% Land Share (Consortium/DE)	

Notes:

- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
- This SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 24/11/2023.
- The proposed 60:40 SLDP, containing a suggestive internal road network, has been prepared for reference purposes only and not for any other purpose.
- The detailed layout plan for the land share of the Consortium shall be prepared by the Consortium in agreement with all landowners/Developer Entities (DE's).
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

**Sector 8B, Zone PII (Option-1)**

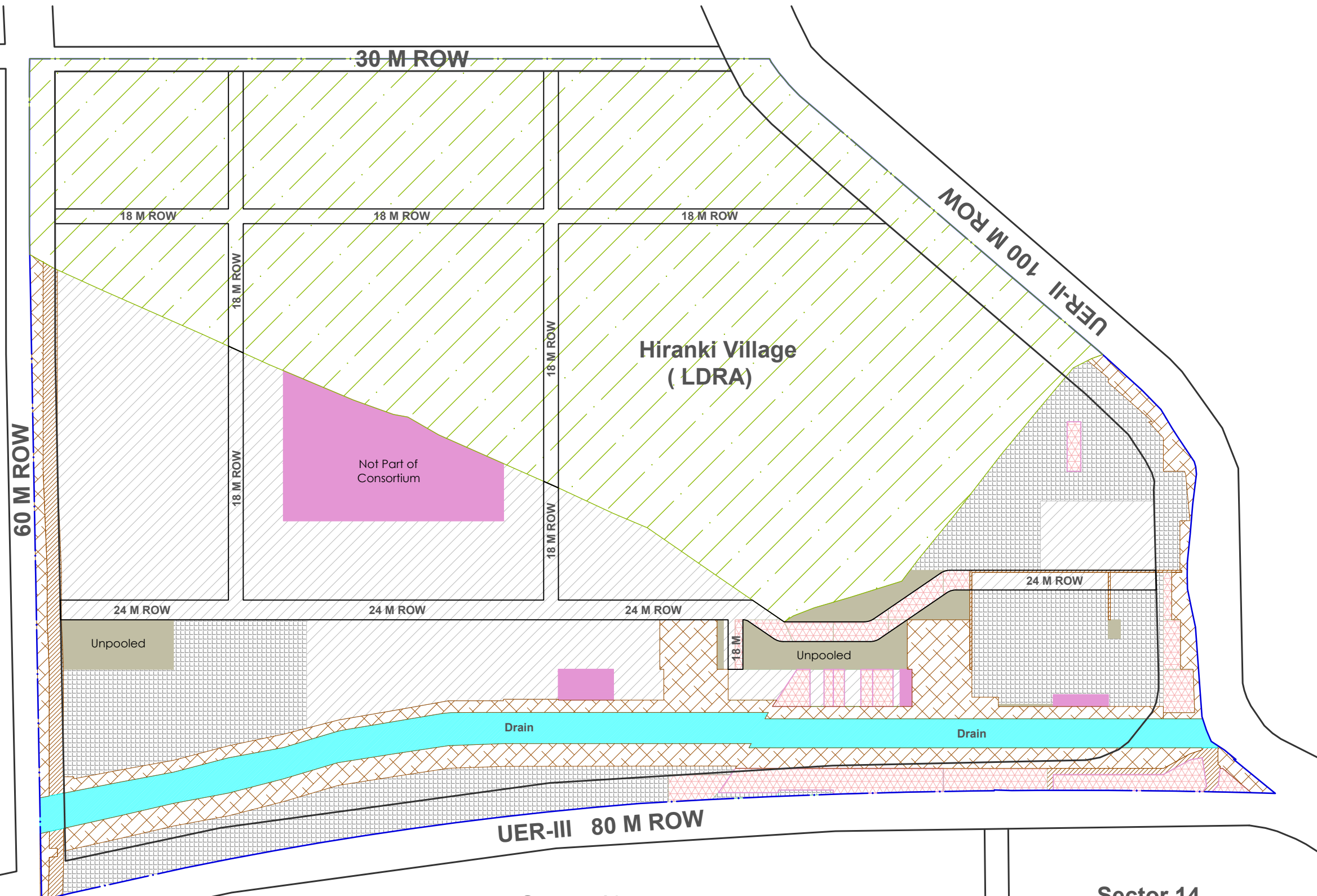
Dwg. Title:

**Draft 60:40 Sector Land Distribution Plan (SLDP) on Verified Consortium Pooled Land.**

Plg. Asstt.	Asstt. Dir.	Date
Deputy Dir.	Director	Sheet No.
Addl. Commissioner	Commissioner	



**Sector 8A**

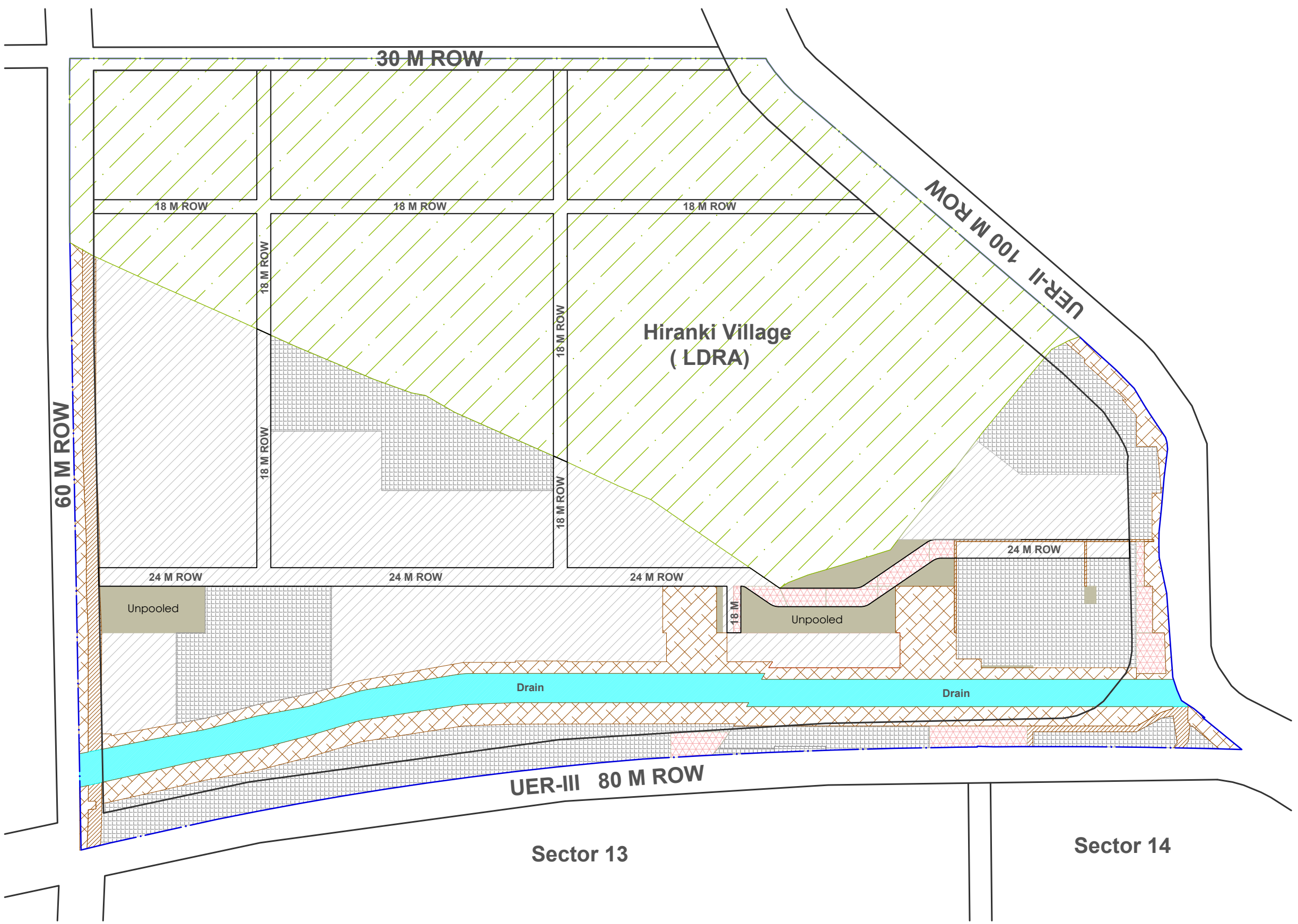


**Sector 13**

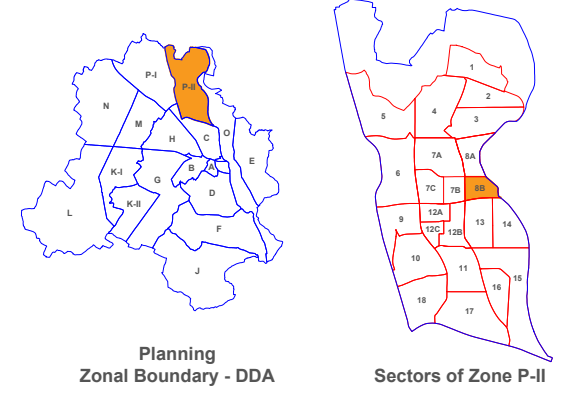
**Sector 14**

Ha.	
Pooled Land through web portal	44.75
Ha.	91.72%

**Sector 8A**



**Key Plan:**



**Legend:**

- |                                   |                                |
|-----------------------------------|--------------------------------|
| Sector Boundary 8B                | LDRA (Hiranki Village)         |
| Realigned ZDP Road                | Gram Sabha Land / Revenue Road |
| Suggestive road network           | Awarded Land                   |
| Unpooled Area                     | Drain                          |
| Land under compulsory acquisition |                                |
| 40% Land Share                    |                                |
| 60% Land Share (Consortium/DE)    |                                |

**Notes:**

- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
- This SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 24/11/2023.
- The proposed 60:40 SLDP, containing a suggestive internal road network, has been prepared for reference purposes only and not for any other purpose.
- The detailed layout plan for the land share of the Consortium shall be prepared by the Consortium in agreement with all landowners/Developer Entities (DE's).
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

**Sector 8B, Zone PII (Option-2)**

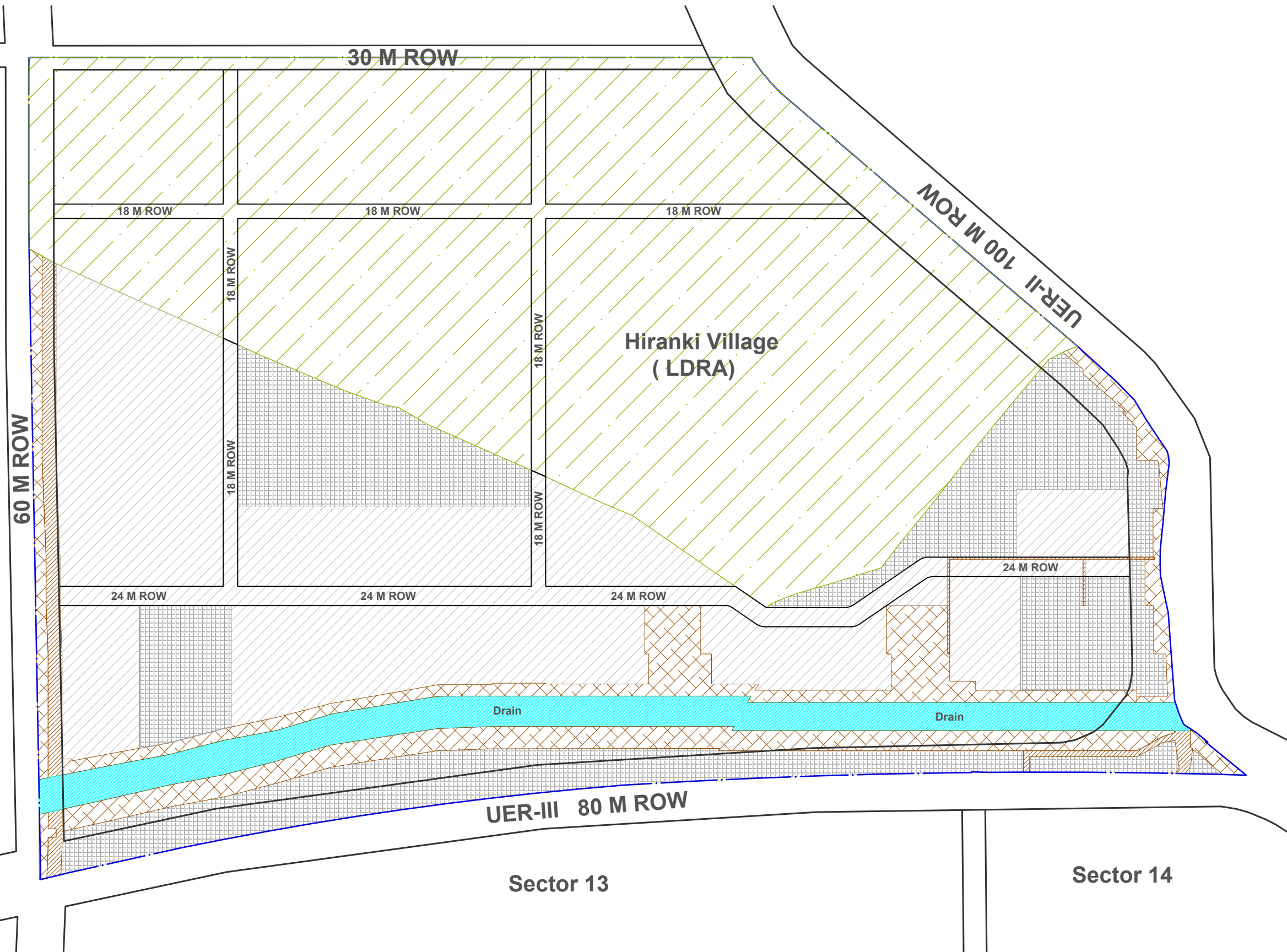
**Dwg. Title:**  
**Draft 60:40 Sector Land Distribution Plan (SLDP) on Pooled Land.**

Plg. Assft.	Assft. Dir.	Date
Deputy Dir.	Director	Sheet No.
Addl. Commissioner	Commissioner	

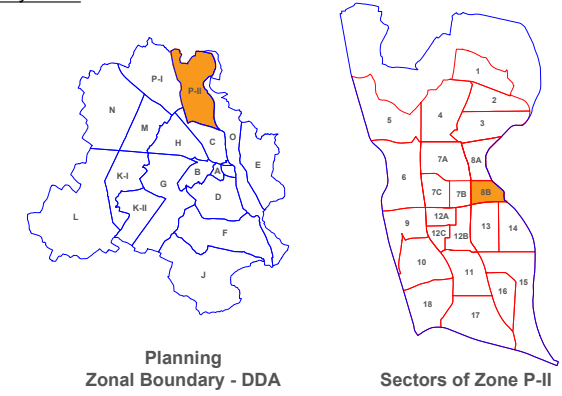


Poolable Land Area	48.79	Ha.	
		Ha.	

**Sector 8A**



**Key Plan:**



**Legend:**

Sector Boundary 8B	LDRA (Hiranki Village)
Realigned ZDP Road	Gram Sabha Land / Revenue Road
Suggestive road network	Awarded Land
	Drain
40% Land Share	
60% Land Share (Consortium/DE)	

**Notes:**

- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
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- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

**Sector 8B, Zone PII (Option-3)**

**Dwg. Title:**

**Draft 60:40 Sector Land Distribution Plan (SLDP) on Poolable Land.**

Plg. Asstt.	Asstt. Dir.	Date
Deputy Dir.	Director	Sheet No.
Addl. Commissioner	Commissioner	



**Recommendations of 'Sub – Committee' formulated vide order dated 16.02.2024**

Ref.:- (i) Office Order No. LPCR/F17/0001/2023/LPC/O/o DD (Land Pooling)/D-169, dated 16.02.2024.

(ii) Meeting Notice No. LPCR/F17/001/2023/LPC/O/o-DD(LP)/11, dated 19.02.2024

This is with reference to Standard Operating Procedure (SOP) for preparation of preliminary Sector Land Distribution Plan (60:40 SLDP) approved by the Competent Authority, wherein to examine the suggestions provided by the consortium, a Sub-committee shall be constituted comprising officers from Land Pooling (Revenue), Land Pooling (Planning) and concerned Engineering Wing.

In this regard, with the approval accorded by the Hon'ble VC, DDA vide file no. LPCR/F17/0001/2023/LPC/-O/o DD(LAND POOLING), a Sub-committee has been constituted vide order dated 16.02.2024 with following members :-

1. Dr. Vikram Singhal, Director, Land Pooling, Revenue
2. Sh. Vikas Verma, Director, Land Pooling, Planning
3. Sh. Kumar Rahul Dev Samtayan, Superintendent Engineer, Narela Civil Circle-II

**Scope of work of the committee: -**

- A. To examine the buffer requirement along the drains as per the extent of the master plan or bye-laws of the building or any guidelines. [As per Clause-7(I) of the Regulations]
- B. To recommend the requisite fee to be paid by the consortium at all stages.
- C. To examine the suggestions provided by the consortium on preliminary Sector Level Development Plan issued by Planning Department.
- D. Any other work entrusted by the competent authority.

Accordingly, first meeting of sub-committee was held on February 21, 2024, at 3:30 followed by another meeting on 23.02.2024 at 3:00 pm in Conference Hall, 5th floor, Vikas Minar. President, Sector 8B of the P-II Zone Landowners Associations (Authorized Representative of the Consortium), was also called during in the first meeting on 21.02.2024. During discussion, president of Consortium Sector 8B of P-II Zone Landowners Associations raised additional suggestions apart from the written submission as follows:

- To provide city-level green/park facilities in a triangular portion between Khasra No. 232, 224/2/2, 223/2/2, and 216/2/2 and government land along the canal.
- The centre line of the proposed road in LDRA should be along the Khasra line.
- A green line or distance may be provided from the village boundary at Khasra No. 797 & 798 to the proposed road alignment at 24m RoW to avoid frequent passage from the LDRA areas.
- Permission may be given to increase the proposed road width within the land parcels of the Consortium part, before approval of the layout plan.

Above points are noted & will be examined in the line with the SOP and Planning Principles.

**Observation of Sub-Committee**

- A. Regarding examining the buffer requirement along the drains as per the extent of the master plan or bye-laws of the building or any guidelines, all the committee members deliberated in detail and available information, such as the River Centric Urban Planning Guidelines Regulation issued by MOHUA and NGT Order (MA No. 63/2022, Original Application No. 16/2014) and revenue records were considered. In this regard, observations are as under:
- As per the revenue record, Khasra No. 233 in Garhi Khusro and Khasra No. 579, 580 in Ibrahimpur are canals that are approx. 35 to 40 m wide. Along the canal, one bund is utilized for the purpose of pucca road (bituminous road), and the other bund uses kuccha road. Both sides of the bund are Government Land and average width is more than 12 m from the edge of the canal on either side.
  - As per NGT order, the water bodies and watercourses be maintained as recreational / green buffer zone and no building activity other than recreational use shall be carried out within 12 m of the boundary of major canals, streams nallahs, canals, etc.

In view of the above, it is recommended that no additional buffer requirement be provided on SLDP / Provisional Entitlement Certificate (PEC) along the canal at this stage, but if any NGT order or regulation is amended or increases the buffer zone from the boundary of the canal, the same will be abided by the consortium or DE while initiating the development activity. Same remark shall be mentioned in SLDP/PEC & Consortium letter.

- B. Regarding the recommendation of the requisite fee to be paid by the consortium at all stages, in this regard, the committee observed that in the regulation of land policy, 2018, the following stage fees are required from the consortium/DE
- As per clause 6(ix), the consortium will thereafter apply to DDA as a single entity for undertaking development within the sector, enclosing the implementation plan, a copy of the contract, and a processing fee for initiating detailed planning of the sector.
  - As per clause 8.2(f), Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.

Hence, DDA is entitled to charge a fee for processing the applications at 2 stages, at the stage of application for initiating planning of the sector and at the stage of application for Final Development License. The committee further observed that no handbook / manual / guideline is available in DDA regarding calculation of processing fee for urban planning / design in land pooling sectors. Therefore, the committee needs to recommend a mechanism for calculating the fee to be paid at these stages, whereas the Layout Approval Charge may be charged separately as per annexure III of UBBBL for Delhi 2016 (amended up to 12.02.2020) wherein the Fee for approval of the layout plan, site plan, or sub-division plan is calculated at Rs. 10,000 per acre.

The committee noted that as a fee, it should be commensurate to the service provided i.e., processing of application, making of SLDP and scrutinizing the submitted plan. While the manpower deployment may be considered but such loading should be across all 138 sectors. The prevalent market prices for such service is also difficult to ascertain as the SLDP mainly

pertains to the interest of commons. Moreover, the nature of the policy is such that, immediate commercial activities may not commence on approval of the SLDP.

Considering the above facts, the committee observed that the fee should be nominal in quantum and be charged either uniformly for all sectors irrespective of their size or as per the area for which land use specification are decided, that is the area submitted by the consortium, plus the area required to be acquired under the SLDP.

The committee observed that the SLDP is just a precursor of the layout plan and therefore it should not be charged more than 10 percent of the charges for layout approval. Therefore, the fee for SLDP may be fixed at Rs 1000/Acre or a uniform fee of Rs 1 lac per sector.

Clause 1.V of the regulations allows the competent authority i.e., Chairman/Vice Chairman to decide the fees in the interest of the policy. Therefore, the recommendation may be put up for the approval of the VC DDA.

**C. Regarding finalizing of 60:40 division or SLDP, the regulations mandate:**

Clause 7(I): DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available for development by the Consortium. DDA will also identify site locations to be earmarked for necessary buffers, land to be taken up for acquisition, extent of tradable FAR generated and any other terms and conditions.

Clause 7(II): Based on the above, DDA shall issue a provisional "Entitlement Certificate" to Consortium through the Single Window System, containing all of the above details, within a period of 120 days from the date of application by the Consortium.

Clause 7(III): The Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause 12 (I) of the Regulations. The decisions shall be binding on the Consortium.

Clause 7(IV): DDA will issue a final Entitlement Certificate to the Consortium after resolving grievances (if any). Based on this, the Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per the Master Plan and additional development controls as prescribed in ZDPs, location and size of land share and built space (amongst the remaining constituent landowners) for approval by DDA. The entire distribution of land/built space shall be in accordance with the mutually agreed Implementation Plan.

In view of the above, it is observed that the DDA role is:

- 1) Preparation of SLDP, i.e., 60:40 land distribution between consortium and DDA, and further broad planning for distribution of 40% as per regulation.
- 2) If any objection is received on PEC, then modify the SLDP/PEC accordingly.
- 3) The preparation of the layout plan is the part of the consortium or DE, but scrutiny and their approval are the part of the DDA.


The committee considered the suggestions submitted by the consortium vide its letter dated 8/01/2024 and those submitted during the meeting. The suggestions were considered on the basis of planning principles and the approved SOP for making the SLDP. While considering

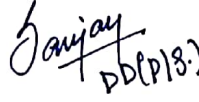
the changes suggested to the road alignment shown in the options, it was noted that the arguments forwarded were grounded in facts, like dividing the road in LDRA areas across khasra boundaries would be more equitable, as no compensatory allotment would be provided. Similarly, distance of sector roads from LDRA were in interest of safety and avoiding farm thoroughfare through sector areas. Regarding shifting of some DDA share plots, it was felt that while PSP and industrial plots needed good road frontage, green and recreational areas would be better in the centre of the sector allowing for equal access for the entire sector therefore one major recreational area should be shifted to a more central location.


The following changes have hence been recommended:

- a) DDA share plot be shifted from khasra no 221, 222, 223/2/2, 224, 225, 230, 232, 216, 217 and 218 to khasra no 193, 194, 195, 200, 201, 202, 203, 204, 205, 208 and 209.
- b) Road alignment in LDRA hiranki village be realigned as central lines fixed on khasra lines.
- c) 24 meters internal road alignment be shifted such as there is a gap from LDRA areas.

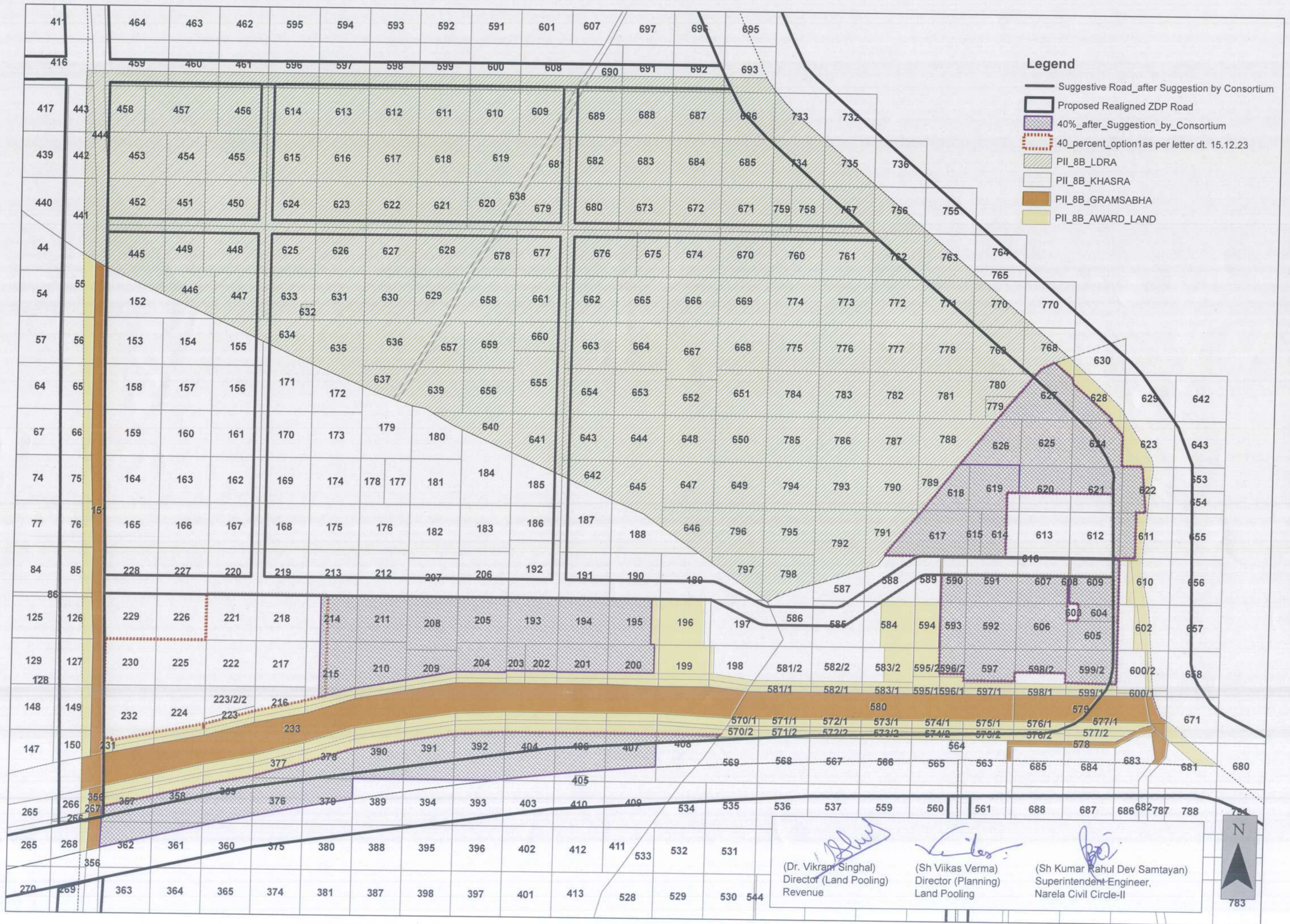
The sub-committee would submit a corrected map for approval to the screening committee

  
(Dr. Vikram Singhal)  
Director (Land Pooling)  
Revenue

for:   
(Sh. Vikas Verma)  
Director (Planning)  
Land Pooling


  
(Sh. Kumar Rahul Dev Samtayan)  
Superintendent Engineer,  
Narela Civil Circle-II







**Legend**

- Suggestive Road\_after Suggestion by Consortium
- Proposed Realigned ZDP Road
- 40%\_after\_Suggestion\_by\_Consortium
- 40\_percent\_option1 as per letter dt. 15.12.23
- PII\_8B\_LDRA
- PII\_8B\_KHASRA
- PII\_8B\_GRAMSABHA
- PII\_8B\_AWARD\_LAND

  
 (Dr. Vikram Singhal)  
 Director (Land Pooling)  
 Revenue

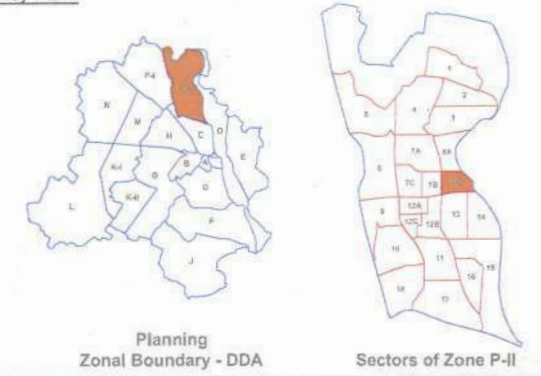
  
 (Sh Viikas Verma)  
 Director (Planning)  
 Land Pooling

  
 (Sh Kumar Rahul Dev Samtayan)  
 Superintendent Engineer,  
 Narela Civil Circle-II



**DELHI DEVELOPMENT AUTHORITY**  
(Land Pooling Cell, Planning Department)

Key Plan:



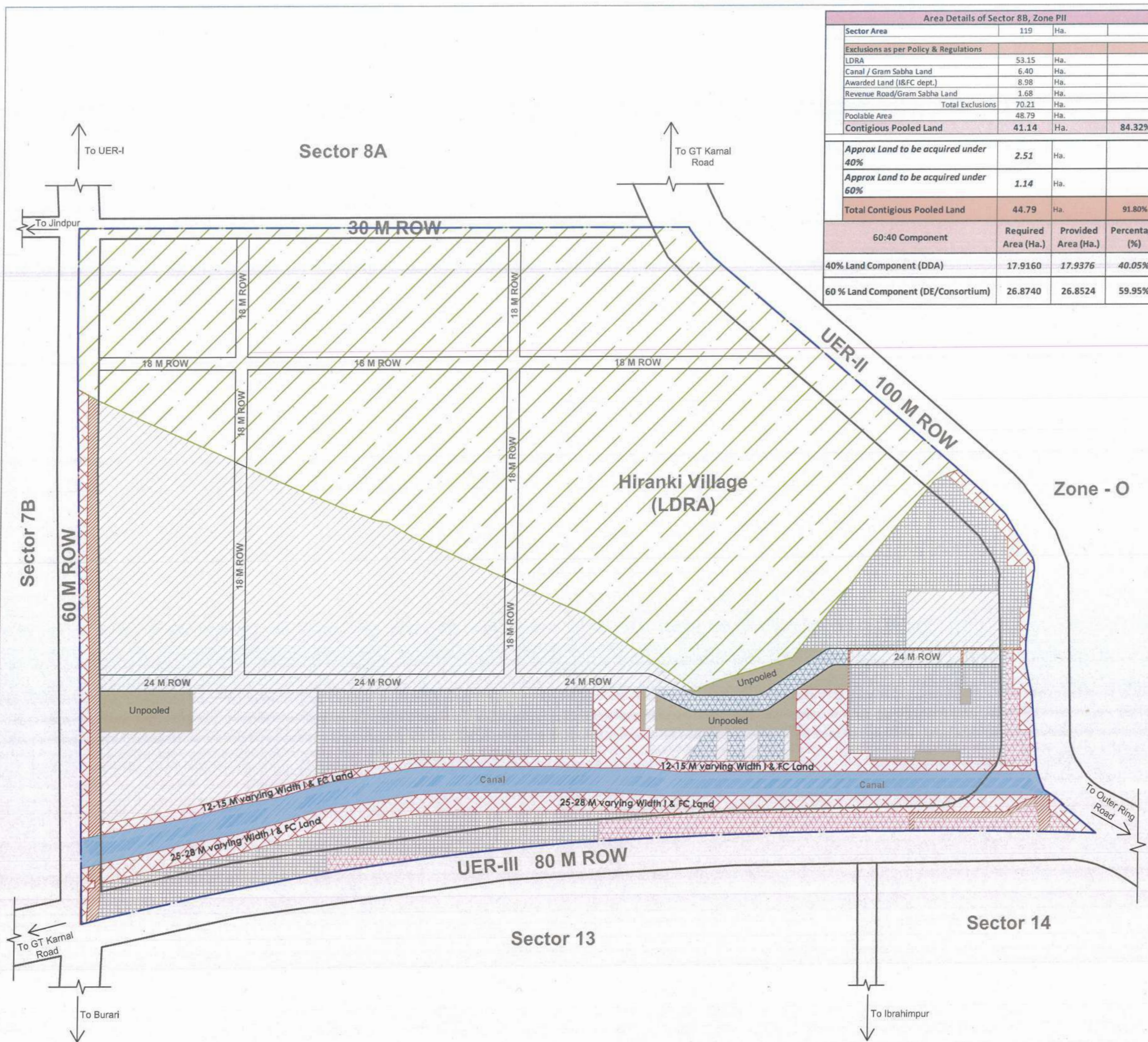
Legend:

	Sector Boundary 8B		EXCLUSIONS
	Realigned ZDP Road		Gram Sabha Land / Revenue Road
	Suggestive road network		Awarded Land
	Unpooled Area		Canal
	Land for acquisition under 40%		
	Land for acquisition under 60%		
	40% Land Share		
	60% Land Share (Consortium/DE)		

Notes:

- The 60:40 Sector Land Distribution Plan (SLDP) has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final consortium agreement, as per clause 6 (IX) of the Land Pooling Regulation, 2018.
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- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.

Area Details of Sector 8B, Zone P-II			
Sector Area	119	Ha.	
<b>Exclusions as per Policy &amp; Regulations</b>			
LDRA	53.15	Ha.	
Canal / Gram Sabha Land	6.40	Ha.	
Awarded Land (I&FC dept.)	8.98	Ha.	
Revenue Road/Gram Sabha Land	1.68	Ha.	
<b>Total Exclusions</b>	<b>70.21</b>	<b>Ha.</b>	
Poolable Area	48.79	Ha.	
<b>Contiguous Pooled Land</b>	<b>41.14</b>	<b>Ha.</b>	<b>84.32%</b>
<b>Approx Land to be acquired under 40%</b>			
	<b>2.51</b>	<b>Ha.</b>	
<b>Approx Land to be acquired under 60%</b>			
	<b>1.14</b>	<b>Ha.</b>	
<b>Total Contiguous Pooled Land</b>	<b>44.79</b>	<b>Ha.</b>	<b>91.80%</b>
<b>60:40 Component</b>	<b>Required Area (Ha.)</b>	<b>Provided Area (Ha.)</b>	<b>Percentage (%)</b>
<b>40% Land Component (DDA)</b>	<b>17.9160</b>	<b>17.9376</b>	<b>40.05%</b>
<b>60% Land Component (DE/Consortium)</b>	<b>26.8740</b>	<b>26.8524</b>	<b>59.95%</b>



**Sector 8B, Zone P-II**

Dwg. No.  
LPP / SLDP / PII-8B / Ve.1- 01

Date: 04/03/2024

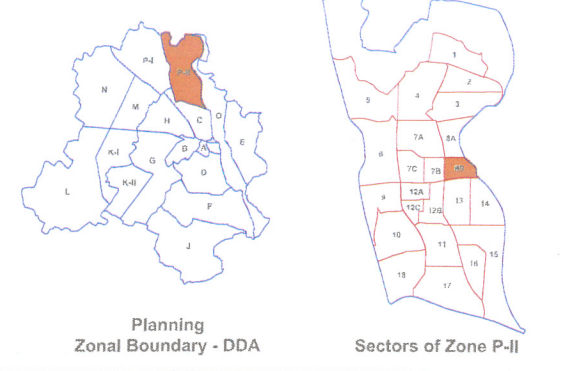
Dwg. Title:  
60:40 Sector Land Distribution Plan (SLDP) on Contiguous Pooled Land.

Plg. Asst. <i>[Signature]</i> 04/03/2024	AD (Plg.) <i>[Signature]</i> 04/03/24
DD (Plg.) <i>[Signature]</i>	Director (Plg.)



Sector Area	119	Ha.	
<b>Exclusions as per Policy &amp; Regulations</b>			
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<b>60:40 Component</b>			
	<b>Required Area (Ha.)</b>	<b>Provided Area (Ha.)</b>	<b>Percentage (%)</b>
40% Land Component (DDA)	17.9160	17.9376	40.05%
60% Land Component (DE/Consortium)	26.8740	26.8524	59.95%

Key Plan:

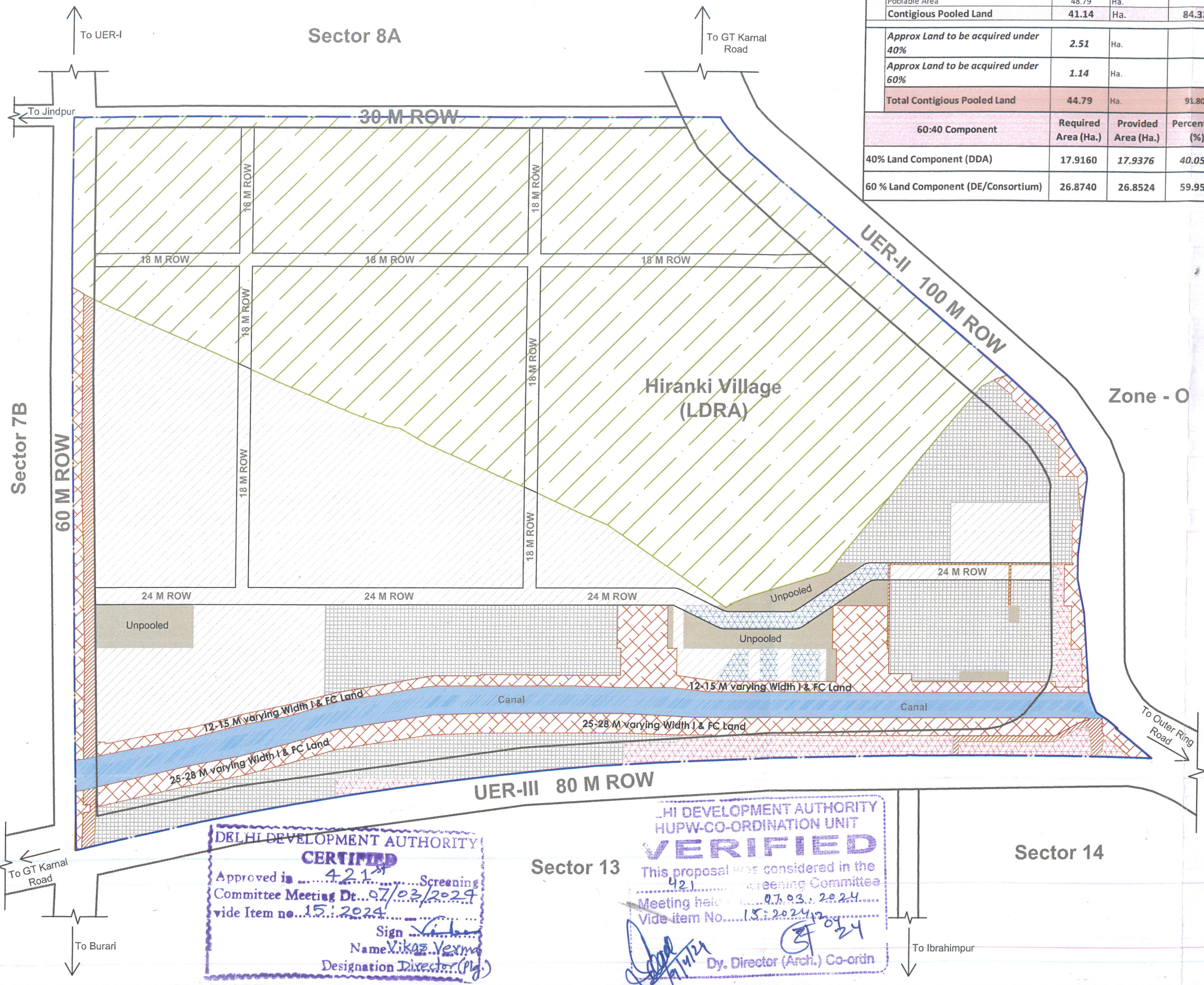


Legend:

Sector Boundary 8B	LDRA (Hiranki Village)
Realigned ZDP Road	Gram Sabha Land / Revenue Road
Suggestive road network	Awarded Land
Unpooled Area	Canal
Land for acquisition under 40%	
Land for acquisition under 60%	
40% Land Share	
60% Land Share (Consortium/DE)	

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**DELHI DEVELOPMENT AUTHORITY**  
**CERTIFIED**  
Approved in 4.2.1st Screening Committee Meeting Dt. 07/03/2024 vide Item no. 15. 2024.  
Sign: Vikas Verma  
Name: Vikas Verma  
Designation: Director (Plg.)

**DELHI DEVELOPMENT AUTHORITY**  
**HUPW-CO-ORDINATION UNIT**  
**VERIFIED**  
This proposal was considered in the 421st Screening Committee Meeting held on 07.03.2024 vide item No. 15. 2024.  
Dy. Director (Arch.) Co-ordin

**Sector 8B, Zone P-II**

Dwg. No. <b>LPP / SLDP / PII-8B / Ve.1- 01</b>	
Date: 04/03/2024	
Dwg. Title: <b>60:40 Sector Land Distribution Plan (SLDP) on Contiguous Pooled Land.</b>	
Ptg. Asstt. <i>[Signature]</i>	AD (Plg.) <i>[Signature]</i>
DD (Plg.) <i>[Signature]</i>	Director (Plg.)

