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आज़ादी का
अमृत महोत्सव

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.



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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, 5th 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

I/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:-

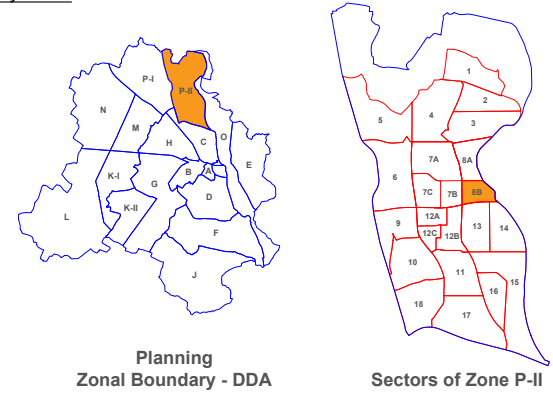
1. OSD to Vice Chairman & Commissioner, DDA-
2. Pr. Commissioner, Land Pooling.
3. Commissioner, Planning.
4. Guard File.

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

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

DELHI DEVELOPMENT AUTHORITY (Land Pooling Cell, Planning Department)

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)

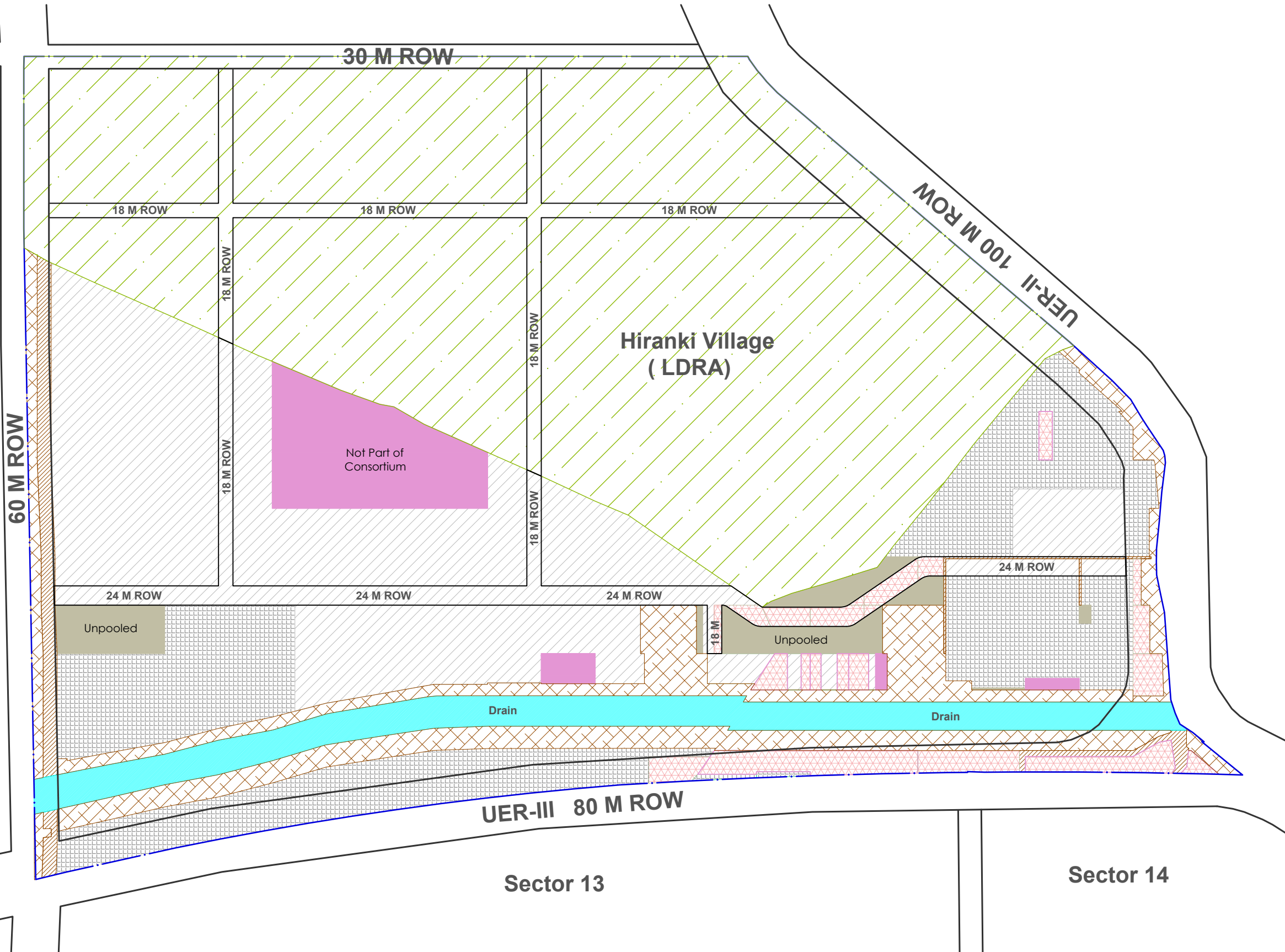
Dwg. Title:

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

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



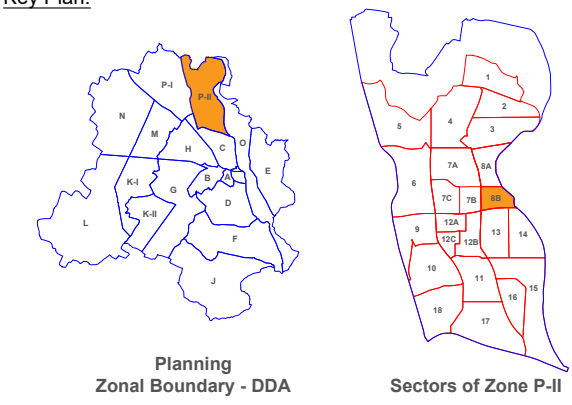
Sector 8A



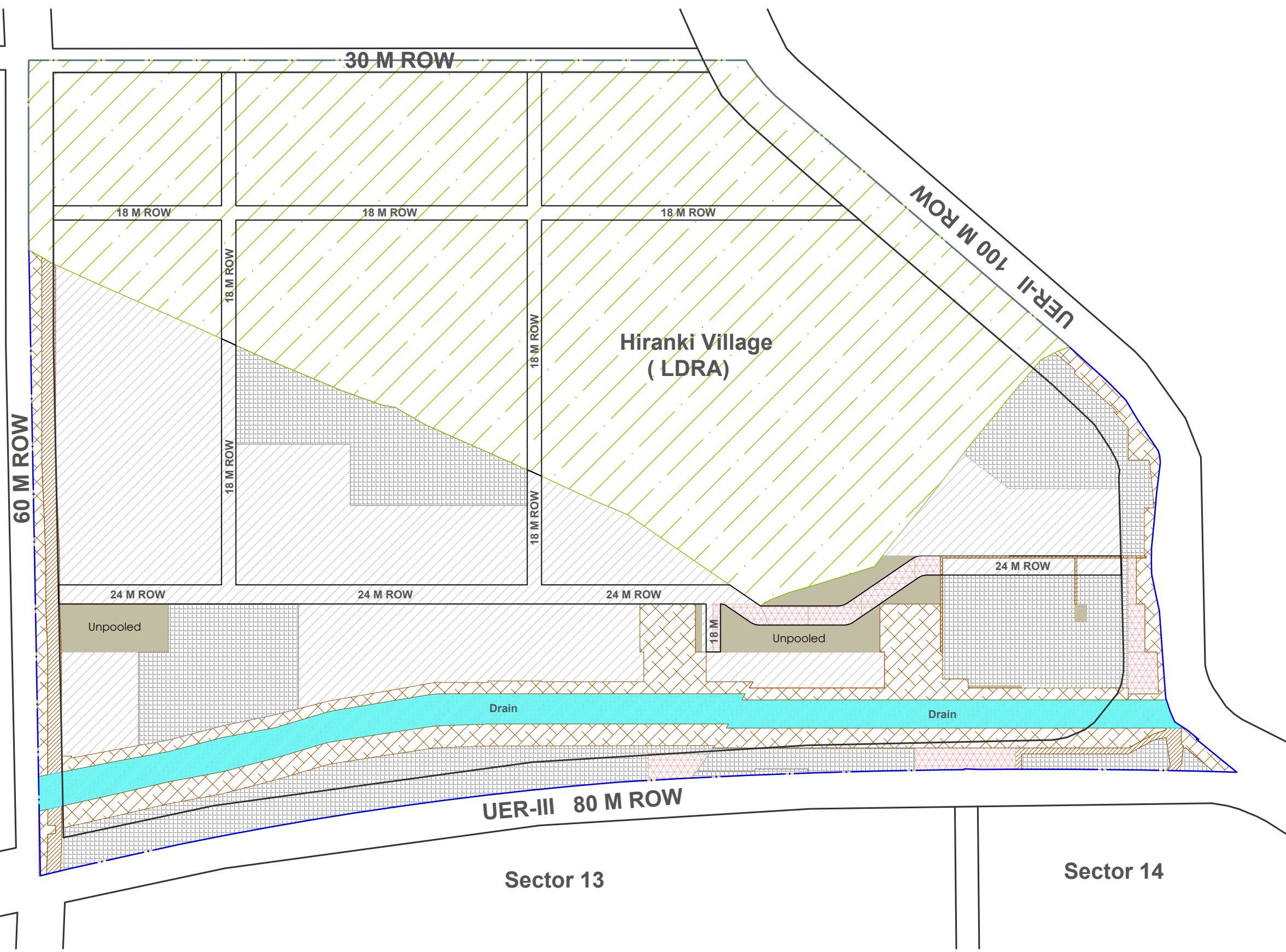
Sector Area	119	Ha.	
Pooled Land through web portal	44.75	Ha.	91.72%

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

Key Plan:



Sector 8A



Legend:

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

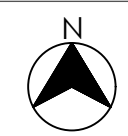
Notes:

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

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

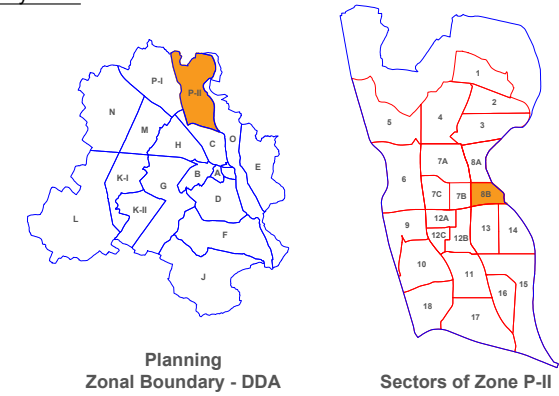
Plg. Asstt.	Asstt. Dir.	Date
Deputy Dir.	Director	Sheet No.
Addl. Commissioner	Commissioner	



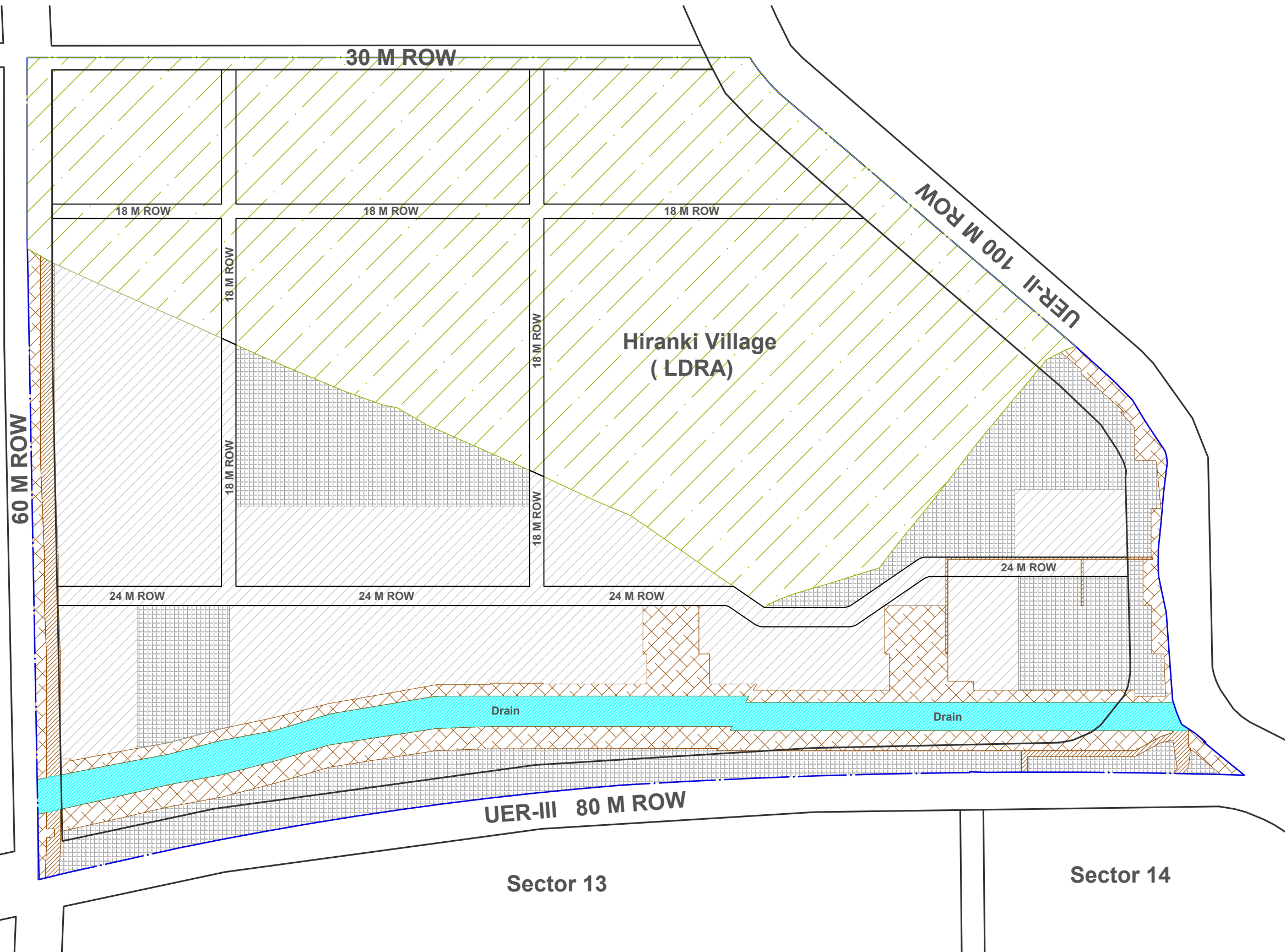
Sector Area	119	Ha.	
Poolable Land Area	48.79	Ha.	

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

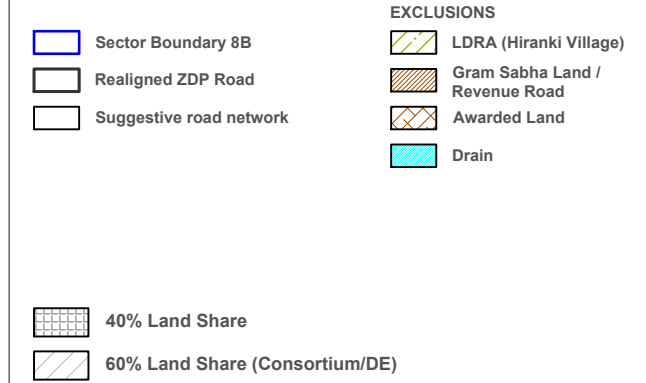
Key Plan:



Sector 8A



Legend:



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

Dwg. Title:

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

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



Sector 13

Sector 14