**LAND POOLING POLICY**

**WHAT IS LAND POOLING?**

1. **Basis of Pooling**
   - Pooling of land will be done on the basis of sectors as delineated in the Zonal Development Plans.

2. **Minimum Area Requirement**
   - Minimum 75% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled to make the sector eligible for development.

3. **Land Holding Break-Up**
   - Of the pooled land, Land owner/ Consortium will retain 60% and hold remaining 40% to be surrendered as and when required to DDA/ service agencies respectively.

4. **Development by Consortium**
   - 66% land shall be utilized by the Consortium/ Land owner for development of residential, commercial, public and semi-public facilities as per the Policy.

5. **Implementation Plan**
   - Consortium will mutually decide a formula among land owners for redistribution of developed land/built space as part of “Implementation Plan” & convey the same to DDA.

6. **External Development Charges**
   - External Development Charges (EDC) shall be applicable on the entire area of pooled land to cover the actual cost of providing city-level infrastructure.

7. **Separate Development Entity**
   - Landowners/ group of landowners with min 2 ha pooled land can choose to work as separate Development Entities (DEs).

**WHAT ARE THE GUIDING PRINCIPLES OF THE POLICY?**

1. **Role of Consortium**
   - Preparation of layout/site plans as per guidelines.

2. **Role of DDA**
   - Timely payment of External Development Charges.

3. **Planning Monitoring & Grievance Redressal**
   - Obtain Approvals - layout plans & site plans.

4. **Revision of ZDPs & sector delineation**
   - Time bound development & maintenance.

5. **Basis of Acquisition for development of infrastructure**
   - Rear cost of Acquisition for development of infrastructure.

6. **Timeless and Smooth implementation of Policy**
   - Ensure smooth and fair implementation of Policy.

7. **Revised area of any land required for effectuating policy in any sector**
   - Planning, monitoring, & Grievance redressal.

**HOW MY PARTICIPATION WILL IMPROVE THE LOCALITY?**

- **Affordable Housing**
- **Efficient Transportation**
- **Hospitals**
- **Parks & Playgrounds**
- **Employment Opportunities**
- **Efficient Waste Management**
- **Exhibition Centres**
- **Sports Complex & Stadiums**
- **Educational facilities**
- **Smart Sewerage System**
- **Blue-Green Infrastructure**
- **Online Single Window System for timely and transparent implementation**

**WHAT ARE THE ADVANTAGES OF LAND POOLING POLICY?**

- **Integration of Smart City Concepts leading to higher returns**
- **Landowners with any size of land may come for pooling**
- **Planned Development will increase value of land.**
- **Developer Entity (minimum land 2.14a.)**
  - Individual
  - Group of individuals
  - Developers
- **Grievance Redressal Committee to resolve any dispute**
- **Online Single Window System for timely and transparent implementation**
- **Special Provision for EWS Housing**
- **Efficient Waste Management**
- **Affordable Housing**
- **Employment Opportunities**
- **Exhibition Centres**
- **Sports Complex & Stadiums**
- **Educational facilities**
- **Smart Sewerage System**
- **Blue-Green Infrastructure**

**WHERE IS THE POLICY APPLICABLE?**

- **ZONE - N**
- **ZONE - PH**
- **ZONE - K-I**
- **ZONE - J**
- **ZONE - L**

**5 ZONES | 95 VILLAGES**
Delhi Development Authority
Land Pooling Cell
3rd Floor, Vikas Minar
I.P. Estate, New Delhi 110002

For further details on the Policy/Regulations and to register through the web portal for expression of willingness for participation under Land Pooling Scheme, the link is as under:
https://online.dda.org.in/landpooling/AppForm/default.aspx

Land owners of any size falling in planning zones J, K-I, L, N & P-II, are required to register themselves on the portal for participation under the Policy.

The information in pamphlet is based on Land Pooling Policy/Regulations notified by Central Government/DDA

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

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