

# 95 villages to 'convert' in a week

## Land Pooling: AAP Govt To Clear Way For Building 25L Houses In These Areas

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**New Delhi:** A day after lieutenant governor Anil Bajaj declared 89 Delhi villages as urban areas, the AAP government announced its intent on Thursday to declare 95 villages as development areas within a week to allow the implementation of the land pooling policy and thus free hitherto unpermitted land to create affordable housing in the capital.

"The chief minister had promised that the land pooling policy would be approved after the municipal elections," said Delhi urban development minister Satyendar Jain. The declaration of 95 villages as development area "would help Delhi Development Area in providing 20-25 lakh houses in the planned areas of the city", he added.

Of the 89 newly urbanised areas, 50 are in north Delhi and 39 in south Delhi. While the villages to come under the pooling policy are located on the city outskirts, Jain said "the land use of villages on the capital's borders will continue to be agricultural because we need green spaces".

### MAXIMUM USE OF CAPITAL LAND

#### HOW IT WORKS

> After the agency develops the pooled land, a stipulated portion of it goes back to original owners

> **20,000 hectares** could be developed following the current move

> **50,000 EWS and 2 lakh** general category flats can be built on **1,000 hectares**

> Private developers will have to finish the projects within **7 years** of getting back the land from DDA

> DDA will have to pay **2%** of external development charges (**tentatively ₹ 2cr per acre/ ₹ 5cr per hectare**) to a developer in the first year if it fails to develop the area before the completion of a project. Thereafter, it will have to pay 3% of ED charges annually

#### AREAS TO BE COVERED

> **95 villages** to be declared as development area

> **89** have been declared as urban areas — **50** in north and **39** in south

Delhi needs land pooling to ensure planned development and meet the growing demand for affordable housing

Those who have given **2-20** hectares will get back **40%** of the land from DDA. **43%** of it to be used for residential, **3%** for commercial and **2%** for public and semi-public purposes

**ABOVE 20 HECTARES**  
**60%** to be handed back. **53%** of it to be used for residential, **5%** for commercial and **2%** for public and semi-public purposes



the government and DDA had been resolved. "DDA has agreed to give us land free of cost for social welfare

said the minister.

In October 2015, Delhi government transferred the gram sabha land in these 95

sion was taken to help the government keep the gram sabha land for its own infrastructure projects after the villages

Now, say sources, the revenue department will initiate the second step of the policy and declare the villages as development areas. With the policy pending for so long, DDA officials pointed out cases of builders selling flats in the villages where the policy would be implemented. Recently DDA issued a notice warning people that land pooling policy was yet to be operationalised.

The policy was notified in September 2013, but the regulations for its implementation were notified only in May 2015. The policy favours those who provide DDA with larger land parcels. On contributing 2-20 hectares to the land pool, the developer entity will be compensated with plots measuring 40% of the original. For 20 hectares or more, the developer entity will get 60% of the land, but not necessarily at the same location. The developer will be permitted to build residential, commercial, public and semi-public facilities.

DDA will be responsible for the development of basic civic infrastructure like sewerage and water lines in the area. The land-owning agency will also collect external development charges for building