

नवभारत टाइम्स - 8/11/2014 - 4

That sad moment when you find your old boss's car in traffic and a brick isn't handy.

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DDA ने लैंड पूलिंग पॉलिसी को दी मंजूरी

■धरम, नई दिल्ली : लैंड पूलिंग पॉलिसी को नोटिफाई करने का रास्ता अब सामग्य साफ हो गया है। इसके लिए मिले 157 सुझावों पर गौर करते हुए डीडीए ने इसमें जरूरी बदलाव किए। शुक्रवार को हुई ऑनलाइन मीटिंग में इसे पास कर दिया गया। अब इसे शहरी विकास मंत्रालय में भेजा जाएगा। अगर कुछ और बदलाव नहीं किए गए तो करीब दो महीने में मंत्रालय से इसे नोटिफाई कर दिया जाएगा।

डीडीए ने बताया कि लैंड पूलिंग पॉलिसी लागू होने के बाद करीब 24 हजार हेक्टेयर जमीन पर माईन सिटी या फिर स्मार्ट सिटी बनाने का काम शुरू किया जाएगा। यह काम सार्वजनिक निजी भागीदारी (जेजेपी) से किया जाएगा। यह पॉलिसी दक्षिण-पूर्वी और उत्तर-पश्चिमी क्षेत्रों में लागू होगी। दिल्ली मास्टर प्लान-2021 के तहत इस नीति पर पिछले 10 सालों से काम किया जा रहा था। अब जाकर यह अपने अंतिम रूप में पहुंची है। इसके लिए पॉलिसी तैयार कर रही हैं कि कैसे इसमें जमीन डीडीए को दी जाएगी और फिर डीडीए इसमें कितनी कपास करेगा और कितने में शहर बसाया जाएगा।

डीडीए ने यह भी बताया कि डीएमआरसी की तरह अब डीडीए में अपनी भूमि अधिग्रहण योजना में अपने वाली कटिनाई दूर करेगा। परेशानी आएगी उसे डीएमआरसी की तरह खरीदा जाएगा। इसके अलावा मंडी, राजपुर, लॉडरपुर और अरपुर बंगमोबा गांव चाली को प्रे होल्ड अधिकार देने पर विचार किया जा रहा है।

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TIMES CITY

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Jung clears land pooling, housing receives a boost

Lakhs Of CGHS Units To Be Constructed In Outer Delhi Areas

NEW DELHI: Lieutenant Governor Najeeb Jung, chairperson of DDA, on Friday gave his approval to the land pooling policy LG's nod has brought land pooling—combining contiguous plots—and the huge potential of creating more housing in Delhi closer to reality. Senior DDA officials say that a few operational issues have to be ironed out and the area of land pooling notified, which will take a month's time. The policy can come into effect after that.

The policy had been notified by the Government of India in September last year and applies to areas in south-west and north-west Delhi.

EXTRA 400 FAR

These include outer Delhi areas, including most of Kanjhawala, Narela and Najafgarh, and villages like Mehrauli, Bijwasan, Chhatrapur, Ghitorni, Bammoli, Fatehpur and Khanpur.

Around 24,000 hectares or 59,000 acres will be available for commercial exploitation through public-private partnership. DDA estimates lakhs of dwelling units will come up in these areas through cooperative group housing societies. Officials say these societies will have the extra 400 FAR.

According to sources, the policy will apply to two categories of land parcels. One between two and 20 hectares and the other to land measuring more than 20 hectares. Those who wish to pool their lands for residential purposes in the first category will get 45% of their land back for the second category, 53% will be returned.

UTILIZING YOUR LAND

DDA to allow land pooling over 24,000 hectares in outer Delhi



WHAT IS LAND POOLING POLICY
People whose lands lie in the areas marked for this policy can club their lands to develop the combined land commercially.

How does it work

Those who wish to club their parcels of land have to approach DDA with a proposal. If approved, DDA develops infrastructure like roads and sewers and returns between 40% and 60% of the land to the owners after charging a fee.

Areas likely to be notified for pooling

Outer Delhi areas: Most of Kanjhawala, Narela and Najafgarh; and villages like Mehrauli, Bijwasan, Chhatrapur, Ghitorni, Bammoli, Fatehpur and Khanpur.

The policy comes with a rider. Sixty per cent of people (with a 5% margin either way) in a sector will have to agree to pool their land for Delhi Development Authority to accept their parcels and develop the infrastructure and return the developed land to the investors. Officials say they are still working on fine-tuning some operational issues.

"There are issues like

stamp duty collection. Since the land is first submitted to DDA which develops and returns it to the investors, someone made the point that stamp duty will be collected twice. We are working to waive stamp duty in both cases so that the process becomes simpler," said a senior Authority official.

Another matter was notification of the areas where land pooling will come to ef-

fect and the final notification by Delhi government. The whole process is likely to take a month to be completed.

"We should be in a position to begin implementing the policy by the end of the year. We are also in process of engaging a project management consultant to help us create a smart city in the areas that we will notify for land pooling," said Balyinder Kumar vice-chairperson, DDA.

LG allows DDA to buy private land directly

TIMES NEWS NETWORK

New Delhi: In a major shift in policy for acquiring private land, which till now had to be done based on guidelines of the New Land Acquisition Act, Delhi LG approved DDA's proposal to buy it directly. Officials say implications of this policy change will be quicker acquisition of land and, thus, quicker delivery of projects.

"Land acquisition under the new Act had become cumbersome and time consuming. Due to this many infrastructure and housing-related projects were held up as DDA was not able to acquire land," said a senior authority official. He added that keeping this in mind the LG approved the policy of purchase of private land through negotiations.

However, sources say that several checks have been in-

EARLY DELIVERY

troduced in the process of acquiring the land to avoid allegations of corruption or forced buyouts.

There will be two committees for negotiation. The first committee will be headed by the area's chief engineer and will have senior members and legal experts on the panel. This committee will work out the compensation amount as per new Act keeping in mind the market value of the land.

"The first committee will submit its recommendations to the second, which will get valuation of the land done by an independent body. The rates would then be compared with those proposed by the first committee," said a source. The second committee will then submit its recommendations to a standing committee, which will be headed by the authority vice-chairperson. The standing committee will have the power to purchase up to 10 acres.