

Dated: 18<sup>th</sup> January, 2017

To

The Hon'ble Prime Minister of India,  
Government of India,  
New Delhi.

Subject: Implementation of Land Pooling Policy-request for intervention

Respected Sir,

Federation of Housing Societies and Developers in Delhi (Land Pooling Policy), is the apex body of various registered housing societies and developers operating in Delhi under Land Pooling Policy. The Federation appreciates your **August vision** to provide low cost affordable houses to the low income group & Economic Weaker Sections irrespective of caste, creed and religion.

Under Land Pooling Policy, the lacs of peoples will get affordable/ cheaper houses in Delhi. The Federation wants to submit the Chronological order of the orders issued in respect of Land Pooling Policy is as under:-

2013	<ol style="list-style-type: none"><li>1. Much publicized Land Pooling Policy was notified by the Ministry of Urban Development on 5<sup>th</sup> September 2013 vide S.O. No. 2687(E).</li><li>2. After the notification of the said land Pooling Policy, the people of Delhi have invested their hard earned money in approximately Rs. 35000 Cr. through forming societies etc.</li></ol>
2015	<ol style="list-style-type: none"><li>1. In January 2015, the Municipal Corporation of Delhi (South Delhi Municipal Corporation &amp; North Delhi Municipal Corporation) passed the resolutions in their respective Houses and sent their consents to the DDA/ Govt. of NCT Delhi for further statutory approvals in respect of implementation of Land Pooling Policy.</li><li>2. The regulation for operationalization of the policy was approved on 26.05.2015 by the Ministry of Urban Development, Government of India.</li><li>3. Thereafter, the proposal was forwarded to Govt of NCT Delhi for declaration of the 89 villages as "urban" area and 95 villages as Development area under DMC Act 1957.</li></ol>

2016	<ol style="list-style-type: none"> <li>1. As per information received from various sources, DDA had sent several reminders (approx. 26) to Delhi Government to declare the 89 villages as “urban” area and 95 villages as Development area under the provisions of relevant rules. The issue is still pending with the Govt of NCT Delhi.</li> <li>2. Several Parliament questions (Starred and Unstarred) have been raised in Lok Sabha and Rajya Sabha for early implementation of Land Pooling Policy.</li> <li>3. A High Level Committee meeting under the Chairmanship of Secretary, Ministry of Urban Development, Government of India was held on 1<sup>st</sup> November 2016 which was attended by representatives of the various authorities (i.e. Govt. of NCT Delhi, DDA, North &amp; South Municipal Corporations) for early implementation of Land Pooling Policy but the relevant issue is still pending.</li> <li>4. In December 2016, Comptroller and Auditor General (CAG) submitted a report in Parliament and pointed out that there is lack of coordination between Delhi Development Authority (DDA) and Delhi Government leading to non-implementation of Land Pooling Policy approved by the centre in 2013 resulting in delay of land development.</li> </ol>
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**Efforts made by Federation and Delhi Dehat Vikas Manch for implementation of Land Pooling Policy:-**

This Federation of Housing Societies & Developers in Delhi (Land Pooling Policy) and Delhi Dehat Vikas Munch (an Organization of Farmers of Delhi) have written several letters to the Officers/ Politicians of Delhi (i.e. Lieutenant Governor, DDA, Chief Minister, Deputy Chief Minister, Ministers of Govt. of Delhi, Members of Parliament and all the MLAs of Delhi) but no action has been taken so far. The detail of communications sent is as under:-

<b>Letters / E-mails</b>	<b>Delhi Vikas (Regd)</b>	<b>Dehat Munch</b>	<b>Federation of Housing Societies &amp; Developers in Delhi (LPP)</b>
Hon'ble Prime Minister of India	-	-	20 <sup>th</sup> December, 2016
Shri M. Vankiah Naidu, Minister of Urban Development	13 <sup>th</sup> Sept., 2016	-	16 <sup>th</sup> September, 2016
Lieutenant Governor of Delhi	21 <sup>st</sup> June, 2016	-	9 <sup>th</sup> August, 2016
Vice – Chairman, DDA	---	-	30 <sup>th</sup> August, 2016
Shri Arvind Kejriwal ji,	23 <sup>rd</sup> June, 2016	-	29 <sup>th</sup> April, 2016,

Chief Minister of Delhi		31 <sup>st</sup> May, 2016 16 <sup>th</sup> September, 2016
Shri Manish Sisodia ji, Deputy Chief Minister of Delhi	12 <sup>th</sup> July, 2016	29 <sup>th</sup> April, 2016 31 <sup>st</sup> May, 2016
Shri Vijender Gupta ji, Leader Opposition	8 <sup>th</sup> July, 2016	2 <sup>nd</sup> May, 2016
Shri Udit Raj ji, Member of Parliament	27 <sup>th</sup> July, 2016	2 <sup>nd</sup> May, 2016
Shri Parvesh Verma ji, Member of Parliament	5 <sup>th</sup> August, 2016	5 <sup>th</sup> May, 2016
All the MLAs of Delhi	---	10 <sup>th</sup> May, 2016

**\* The Federation of Housing Societies & Developers in Delhi (LPP) and Delhi Dehat Vikas Munch jointly organized a Dharna and Protest March at Parliament Street on 30<sup>th</sup> September 2016 and submitted charter of demands/ memorandum to the concerned authorities ( i.e. Union Minister of Urban Development, Lieutenant Governor of Delhi, Chief Minister of Delhi, Vice Chairman -DDA).**

#### **Benefits of Land Pooling Policy:**

On declaration of **89 villages as “urban village”** and **95 villages as “development area of DDA”**, the Government of NCT Delhi and the people of Delhi may get the following advantages:

Revenue	The Government will get revenue of Rs. 50,000 Crores.
Employment	Approx. 4 to 5 lakhs people (skilled/unskilled) will get employment through this project.
Beneficial for farmers	Farmers will also be benefited as they will get a handsome / justified value of their land at market rate. They can also participate in this policy.
Flats for EWS	Through Implementation of this Land Pooling Policy, approx. 2.5 lakh EWS flats will be built & transferred (free of cost) to the residents of JJ Cluster of Delhi which will also fulfill the manifesto of the Government.
House for residents of Delhi	More than 25 lakh dwelling units will be constructed under this policy and will solve the housing problems of homeless residents.
Investment	The people of Delhi have invested approx. Rs. 35000 cr. in this project so far. The delay in non- declaration of 89 villages of Delhi as urban village and 95 villages as Development area may affect the investors because the construction cost/escalation price will increase.
Circle rate of the land	Delhi Govt. has increased the circle rates of land from 53 lakh to 3.5 crore per acre from 4 <sup>th</sup> August 2015 but the declaration of urbanization of villages is still awaited.
Hospitals / Health centers / Educational	Through this land pooling policy large number of hospitals / community Health centers / educational

institutions/ Universities etc.	institutions & universities etc will be established.
Commercial	The Government will get the revenue through taxes from commercial institutions when they will be established under the land pooling policy.

**Reasons of delay in implementation of Land Pooling Policy in Delhi:-**

The following are the reasons/ hurdles/ obstacles in implementation of housing projects (in Delhi) under PPP model:-

1.	Delhi Government is deliberately delaying in declaration of 89 villages as <b>“urban” villages and 95 villages as “development area”</b> .
2.	Delhi Government has demanded 10% developed land from the DDA for declaring of 89 villages as urban villages and 95 villages as Development area (as per information received).

**Suggestions for solutions:-**

1.	Necessary directions may be given to the Delhi Government to declare the 89 villages as “urban” villages and 95 villages as “development area”.
2.	The purpose of the Delhi Government and DDA is the same i.e planned development of Delhi. It is suggested that DDA may be requested to consider the request of Delhi Government or resolve the issue at the earliest, in public interest.
3.	If the Delhi Government deliberately delays in declaring 89 villages as “urban” villages and 95 villages as “development area”, the Central Government may use its discretionary power and bypass the Delhi Government and implement the Land Pooling Policy at the earliest, in public interest.

Keeping in view of the Land Pooling Policy project being delayed by the Delhi Government, your good self is requested that this matter may kindly be taken up on priority basis so that the implementation of the Land pooling Policy may be finalized at the earliest. The delay in implementing the policy has led to a large number of people being fleeced into making initial investment for housing projects under the land pooling zones. Due to delay in implementation of Land Pooling Policy, there is great resentment amongst the investors/stakeholders.

( Satish Kumar Aggarwal)  
Secretary  
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