

दिल्ली विकास प्राधिकरण/ Delhi Development Authority लैंड पूलिंग इकाई, क्षेत्र पी-II, एल एवं लैंड पॉलिसी Land Pooling Unit, Zone P-II, L & Land Policy 14 वीं मंज़िल, विकास मीनार, नई दिल्ली - 110002 14th Floor, Vikas Minar, New Delhi - 110002 दूरभाष (Tel. No.): 011-23378288

मिसिल संख्या:PLG/LP/0001/2022/P-II/S-8/D-124.

दिनांक: 01/10/2025

सेवा मे.

The Director (Land Pooling)
 Delhi Development Authority
 3rd Floor, Vikas Sadan, INA,
 New Delhi-110023

2) The Executive Engineer Delhi Development Authority Narela Civil Circle-II, Muneem Jee Ka Bagh, Narela New Delhi-110040

বিষয়: Issuance of approved agenda, minutes & drawing of the 429th Screening Committee Meeting vide Item No. 33:2025 w.r.t. Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II as per the Policy & its Regulations.

संदर्भ: Minutes of 429th Screening Committee Meeting held on 03.09.2025.

महोदय / महोदया,

The Proposal regarding 'Revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II' was discussed in the 429th Screening Committee meeting of DDA held on 03.09.2025 vide Item No. 33:2025. The decision of the Screening Committee is as reproduced below:

"The proposal was presented by Director (Plg.), Land Pooling. After detailed deliberation the proposal was Approved with the observations that:

i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee.

ii. The plot numbering for each plot and area statement shall be incorporated in

the sector Layout Plan.

iii. Change of Land Use of Sector 8-B of Zone P-II to be processed by the Planning Department."

The decision of screening committee shall be read along with the approved agenda. The copy of authenticated agenda, minutes of meeting of Screening Committee and Authenticated drawings of revised 60:40 Sector Land Distribution Plan (60:40 SLDP) & Layout Plan of Sector-8B of Zone P-II approved by the Screening Committee is enclosed herewith for taking necessary follow-up-action as per approvals.

This issues with the approval of Competent Authority.

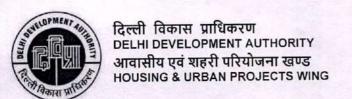
Encl.: As above

उप. निदेशक (योजना) लैंड पूलिंग

प्रतिलिपि:

- 1) Pr. Commissioner (Land Pooling) DDA, Vikas Sadan, INA, New Delhi-23 for information please.
- Chief Engineer (North Zone) DDA, 18th Floor, Vikas Minar, I.P. Estate, New Delhi-02 for information please.
- 3) Director (System) DDA, B-Block, 1st Floor, Vikas Sadan along with the enclosures of approved agenda, minutes & authenticated drawing with the request to upload the same on DDA's website under following heads of DDA website i.e.
 - (i) "Planning Department>Layout Plans (LOP)>Planning Zone P-II (North Delhi)>LOPs Modified/approved by the Screening Committee" and
 - (ii) "Land Pooling Registration Portal>Notices"
- 4) Sh. Dinesh Rana, President of consortium of Sector 8B, Zone P-II Landowners Association, A-8, Panchwati, Azadpur, Delhi-110033 for taking further necessary action as per the land pooling policy and regulations

उप. निदेशक (योजना) लेड पूलिंग



समन्वय इकाई, मुख्य वास्तुविद कार्यालय COORDINATION UNIT O/o CHIEF ARCHITECT 8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

सं :e-File no.- Comp. No. 98870; HUPW/CACD/0004/2025/SCM/93

दिनांक: 08.09.2025

विषय: 429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 429th Screening Committee Meeting

Ref: e-File no. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM/"

Please find enclosed herewith, the Approved Minutes of the 429th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 03.09.2025 at 3:00 PM in the Conference Room, B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

उप-निदेशक (वास्तु.) समन्वय Dy. Dir. (Arch.) Coordn.

3750 12025

Encl: As above

Copy to:

- 1. OSD to VC, for the kind information of the latter
- 2. Finance Member, DDA
- 3. Engineer Member, DDA
- 4. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
- 5. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
- 6. Principal Commissioner (LS, Hort. and Systems)
- 7. Chief Architect
- 8. Commissioner (Plg.)
- 9. Chief Accounts Officer
- 10. Commissioner-cum-Secretary / Commissioner (PR)
- 11. Commissioner (Housing, LD, PM-UDAY)
- 12. Commissioner (Personnel, System)
- 13. Commissioner (Sports, LP)
- 14. Commissioner (LM)
- 15. Commissioner (SA&GR)
- 16. ACA, VC Secretariat
- 17. ACA (NZ & Narela)
- 18. ACA (Rohini)
- 19. Addl. Commr. I (Plg.)
- 20. Addl. Commr. II (Plg.)
- 21. Addl. Commr. III (Plg.)
- 22. Addl. Commr. IV (Plg.)
- 23. Addl. Commr. (LS)

समन्वय इकाई, मुख्य वास्तुविद कार्यालय COORDINATION UNIT O/o CHIEF ARCHITECT 8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

Invitees:

- 1. Chief Engineer (HO & OAC)
- 2. Chief Engineer (Horticulture)
- 3. Chief Engineer (Dwarka)
- 4. Chief Engineer (NZ)
- 5. Chief Engineer (Rohini)
- 6. Chief Engineer (Narela)
- 7. Chief Engineer (SZ)
- 8. Chief Engineer (EZ)
- 9. Chief Engineer (Sports)
- 10. Sr. Architect (SZ)
- 11. Sr. Architect (Dwarka & WZ)
- 12. Sr. Architect (Socio-Cultural)
- 13. Sr. Architect (EZ)
- 14. Sr. Architect (Urban Parks & DUHF)
- 15. Sr. Architect (Sports)
- 16. Director (LS)
- 17. Director (Building)
- 18. Director (Plg.) Zone A & B
- 19. Director (Plg.) Zone E & O
- 20. Director (Plg.) Zone F & STF
- 21. Director (Plg.) Zone D, GIS, Survey
- 22. Director (Plg.) Land Pooling, NCRPB
- 23. Director (Plg.) UTTIPEC
- 24. Director (Plg.) Zone C & G
- 25. Director (Plg.) Zone UC & J
- 26. Director (Plg.) MPMR-I
- 27. Director (Plg.) MPMR-II
- 28. Director (Plg) Dwarka
- 29. Director (Plg) Rohini
- 30. Director (Plg.) Narela
- 31. Director (Plg.) Coordn. Technical Library, Website

उप-निदेशक (वास्त्.) समन्वय

Dy. Dir. (Arch.) Coordn.

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING HELD ON 03.09.2025 AT 3:00 PM

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
29:2025	Confirmation of the Minutes of 428 th Screening Committee Meeting held on 04.08.2025 at 5:00 PM. e-File no. "Comp. No. 98135; HUPW/CACD/0003/2025/SCM/"	Since, no objections were received w.r.t. the circulated Minutes, the Minutes of 428th SCM held on 04.08.2025 at 5:00 PM were	
30:2025	Development of on-Shore facilities for Recreational Boat Tourism/Ferry Services near Sonia Vihar, Yamuna River: Designed and presented by Inland Waterways Authority of India. e-File no. "Comp. No. 98833; LS/PROJ/0004/2025/ZN-O/"	Addl. Commr. (LS).	ACTION: 1. Addl. Commr. (LS)
31:2025	at Isolated Pocket-13, Dwarka to		1. CE
32:2025	Proposal for allotment of additional area to the existing petrol pump	(F)	1. CE (NZ)
}	Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and layout plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations.	observations that: i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening	ACTION: 1. Commr. (Land Pooling) 2. Director (Plg.), Lan Pooling

All observations (nos 93 429 SCM applicable to drawings ary incorporated

Name Anand Krimer Designation Dir. (P.19.

Pg. 1

<u>429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त</u> APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING HELD ON 03.09.2025 AT 3:00 PM

		and area statement shall be incorporated in the sector Layout Plan. iii. Change of Land Use of Sector 8-B of Zone P-II to be processed by the Planning department.	
		ONAL ITEMS	
34:2025	of Plot Nos. 37 and 42, Nehru Place	The proposal was presented by Sr. Architect (South Zone). After due deliberations the proposal was Approved.	1. CE (SZ)

Regarding presentation of Agenda in Screening Committee Meeting through video conferencing, it was directed that prior permission of Chairperson of Screening Committee be sought at least 1 day in advance, and only in urgent and unavoidable circumstances.

The meeting ended with a vote of thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM/")

उप-निदेशक (वास्तु.) समन्वय Dy. Dir. (Arch.) Coordn.

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING HELD ON 03.09.2025 AT 03.00 PM

List of Attendees:

The following officers were present in the meeting:

- 1. Vice Chairman
- 2. Finance Member
- 3. Engineer Member
- 4. Pr. Commr. (Housing, PMAY, Sports, CWG, P&C)
- 5. Pr. Commr. (LM, LD, PM-UDAY and Land Pooling)
- 6. Chief Architect
- 7. Commr. (Plg.)
- 8. ACA, VC Secretariat
- 9. ACA, NZ & Narela
- 10. Addl. Commr. (Plg.)- I
- 11. Addl. Commr. (Plg.)- III
- 12. Addl. Commr. (Plg.)- IV
- 13. Addl. Commr. (LS)
- 14. CE (HQ & QAC)
- 15. CE (Horticulture)
- 16. CE (Dwarka)
- 17. CE (Narela)
- 18. Sr. Architect (SZ)
- 19. Sr. Architect (Socio-Cultural)
- 20. Director (LS)
- 21. Director (Plg.) Zone E & O
- 22. Director (Plg.) Land Pooling
- 23. Dy. Dir. (Arch.) Coordn.
- 24. Dy. Dir. (Arch.) Socio Cultural
- 25. Dy. Dir. (Arch.) NZ & Narela
- 26. Dy. Dir. (Arch.) SZ
- 27. Dy. Dir. (Plg.) LP
- 28. Dy. Director (LS), Yamuna North
- 29. Dy. Dir. (LP)
- 30. EE, SPD 4, SZ
- 31. EE / DPD 2
- 32. EE / ELD 5
- 33. Asstt. Dir. (Arch.) Coordn.
- 34. Asstt. Dir. (Arch.) NZ & Narela
- 35. Asstt. Director (LS), Yamuna North
- 36. Asstt. Dir. (Plg.) LP
- 37. Plg. Asstt. (LP)

IWAI Representatives for Item No. 30:2025

- 38. CE (IWAI)
- 39. Dy. Director (IWAI)





Item No.:	/ 2025
Date:	

AGENDA FOR SCREENING COMMITTEE

Subject: Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and layout plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations.

File No.: PLG/LP/0002/2022/P-II/S-8

(Computer No. 43625)

Synopsis:

As per the Land Pooling Regulation for operationalization of the Land Policy, 2018;

- ➤ The 60:40 Sector Land Distribution Plan (60:40 SLDP) for Sector 8B of Zone P-II has been approved by the 421st Screening Committee meeting held on 07.03.2024 vide Item No. 15:2024.
- ➤ The Provisional Entitlement Certificate (PEC) has been issued to the consortium of Sector 8B vide letter no. LPCR/F17/0001/2023/LPC/D-490, dated 24.06.2024.
- ➤ Thereafter, Final Entitlement Certificate (FEC) has also been issued to the consortium of Sector 8B vide letter no. LPCR/F17/0001/2023/LPC/D-745, dated 20.12.2024.
- ➤ The Consortium of Sector 8B of Zone P-II has submitted the layout plan for their 60% land share vide letter dated 10.03.2025 with deviation in the approved 60:40 SLDP due to participation of additional land owners.

The revised 60:40 SLDP along with layout plan for the Sector 8B of Zone P-II is being submitted for approval showing the details of the 60% consortium land share and 40% DDA land share.

1.0 BACKGROUND:

- 1.1 The land pooling policy was notified vide S.O. 5220(E), dated 11.10.2018 as a part of modified Chapter 19 (Land Policy) of MPD 2021. The Regulations for operationalization of the Land Policy was also Notified vide S.O. 5384(E), dated 24.10.2018.
- **1.2** Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II were approved by the Screening Committee in its meeting held on 25.01.2019.





- 1.3 Web-portal for inviting expression of willingness for participation from land owners was launched for the first time on 05.02.2019. The web-portal has been opened several times since 05.02.2019 and was open till 31.07.2025 for all the 105 villages under land pooling policy.
- 1.4 Sub-division of Sector-8, Zone P-II into Sector-8A & Sector-8B was approved by the Screening Committee in its 405th meeting held on 07.07.2022 vide Item No. 40/2022.
- 1.5 The Sector Boundary of Sector 8B of Zone P-II, comprises of Revenue Estates of 02 Land Pooling villages namely Gadi Khasro (part), Ibrahimpur (part), and 01 LDRA village Hiranki (part).
- 1.6 In pursuance to Clause 6 (VII) of Land Pooling Regulations, a provisional notice for the formation of a Consortium was issued to landowners of Sector-8B, Zone P-II on 24.08.2022 to form a consortium. Accordingly, the President of the Consortium, namely "SECTOR 8-B ZONEP-2 LANDOWNERS ASSOCIATION" submitted an application dated 09.12.2022 along with the registered consortium agreement to the Land Pooling Revenue Department DDA.
- 1.7 A Public Notice was issued on 27.08.2023 informing that consortium has been formed for Sector-8B of Zone P-II namely "SECTOR 8-B ZONE P-2 LANDOWNERS ASSOCIATION" mentioning sector has fulfilled the eligibility criteria as per Clause 4(III) of the Land Pooling Regulations, 2018 and is being processed for issuance of 'Provisional Entitlement Certificate (PEC)' as per Clause 7(II) of the Land Pooling Regulation, 2018.
- 1.8 The Sector 8B has achieved contiguity of 70% pooled land after the due verification of consortium agreement document. The 60:40 Sector Land Distribution Plan (60:40 SLDP) has been approved by the 421st Screening Committee meeting held on 07.03.2024 vide Item No. 15:2024 (Annexure-1) specifying the location of 60% land share to be retained by the Consortium for development and location of remaining 40% land share to be surrendered (free of encumbrances) as and when required by DDA / service providing agency for development of city level physical infrastructure, recreational and Public & Semi-Public facilities as per the ZDP and layout plan of the sector / notified land pooling policy & its regulation.
- 1.9 The Provisional Entitlement Certificate (PEC) No. LPP/PEC/P-II/8B has been issued to the consortium vide letter no. LPCR/F17/0001/2023/LPC/D-490, dated 24.06.2024 and a time of 15 days was given for raising any grievance. No objections/grievances were received w.r.t. PEC. Hence, Final Entitlement





Certificate (FEC) No. LPP/FEC/P-II/8B has been issued to the Consortium vide letter no. LPCR/F17/0001/2023/LPC/D-745, dated 20.12.2024 by the Land Pooling (Revenue) Department.

- 1.10 As per Clause-6(XI) of the notified regulation; before taking up the development of the land available with the DE/consortium, following three stages have to be followed:
 - (i) Issue of Provisional Development License (as per Clause 7)
 - (ii) Issue of Final Development License (as per Clause 8)
 - (iii) Approval of layout plan and building plan by the concerned agencies (as per Clause 9)
- **1.11** For issuance of Provisional Development License (PDL) by DDA, DE/consortium has to submit the followings:
 - (i) Detailed layout plan of the 60% consortium land share,
 - (ii) Contract agreement between constituent land owners and consortium and final implementation plan,
 - (iii) Contract agreement between consortium and DDA after approval of layout plan.
- 1.12 The Consortium of Sector-8B, Zone P-II has submitted the layout plan for their 60% land share vide letter dated 10.03.2025 & revised layout plan on 21.04.2025 along with annexures, outline of Implementation Plan and copy of the Resolution passed by the members of the consortium and further requested for the approval of the sector layout plan.

2.0 EXAMINATION (w.r.t. Pooling status and contiguous pooled land)

- 2.1 The consortium, at the time of approval of 60:40 SLDP had submitted 41.14 Ha land as per the pooling applications record. However, consortium vide letter dated 09/01/2024 informed that there is an error in the DDA land pooling application portal and 1 acre land (i.e. 4 bigha-16 biswa) is implied as 4043.43 sqm whereas it should be 4046.86 sqm.
- 2.2 Land Pooling (Revenue) upon examination reported that, the revenue area of the sector (as per official revenue records) does not align with the area derived from the GIS shape file. Accordingly, the reconciliation of all poolable land parcels has been undertaken based on the revenue records. However, in the case of boundary of khasras, the area as per the GIS shape file has been considered for





- reconciliation purposes. It is pertinent to noted that the final area shall be based on actual demarcation of land parcels at ground level as and when done.
- 2.3 The layout plan submitted by the consortium dated 10.03.2025 has been examined and some deficiencies has been observed w.r.t. 'approved 60:40 SLDP and layout plan prepared on the 60% consortium land share'.
- 2.4 Due to discrepancy in the area of total contiguous pooled land & unpooled areas, clarification have been sought from Land Pooling (Revenue) cell and requested for providing the revised reconciliation details with map. The revised reconciliation details are as under:

	Area Details of Sector 8B,	Zone PII	(in Ha)	
SI. No.	Land Description	Earlier area	Revised Area (Ha.)	Revised Percentage (%)
1	Sector Area	119	119	
2	Exclusions as per Policy & Regulations			
2 (a)	Revenue Road/Gram Sabha Land (Handed over to DDA)	1.68	1.68	
2 (b)	Canal / Gram Sabha Land	6.40	6.25	
2 (c)	I&FC Land	8.98	8.98	
2 (d)	LDRA	53.15	53.92	
	Total Exclusions [2(a+b+c+d)]	70.21	70.83	
3	Poolable land as per Revenue record	48.79	48.17	
4	Total land parcel of the consortium	41.14	44.99	93.40 %
5	Land to be Acquired	3.65	2.36	
5 (a)	Approx. Land to be acquired under 40%	2.51	1.65	
5 (b)	Approx. Land to be acquired under 60%	1.14	0.71	
6	Total Contiguous Pooled Land with consideration of land under acquisition (4+5)	44.79	47.35	98.30 %
7	Unpooled land	4.0	0.82	1.70 %
	Total (2+6+7)	119.00	119.00	





2.5 The areas under contiguous pooled land of the consortium have been changed due to assembly of more land by participation of additional land owners, the 60:40 SLDP earlier approved by the Screening Committee needs to be revised based on the updated pooled land status. The comparison between earlier approved 60:40 SLDP and revised 60:40 SLDP land area details are as under:

60:40 Sector Land Distribution Plan approved by Screening Committee Total Contiguous Pooled land = 44.79 Ha.		Revised 60:40 Sector Land Distribution Plan Revised Total Contiguous Pooled land = 47.35 Ha.	
DE/Consortium	DDA land share	DE/Consortium	DDA land share
land share		land share	
26.8524 Ha.	17.9376 Ha.	28.29 Ha.	19.06 Ha.

- 2.6 Accordingly, revised map of 60:40 Sector Land Distribution Plan (60:40 SLDP) as per the layout plan submitted by the consortium is prepared and annexed as Annexure-2.
- 2.7 Plan showing the differences in the area distribution of 60:40 Sector Land Distribution Plan approved by Screening Committee dated 07.03.2024 and revised 60:40 Sector Land Distribution Plan as per the layout plan submitted by the consortium is annexed as Annexure-3.

3.0 EXAMINATION (w.r.t. ZDP/MPD provisions and Sector layout Plan)

- 3.1 The Land Use distribution at the city level for the urbanizable areas in the Urban Extensions adopted for the land pooling policy is: Gross Residential-53%, Commercial-5%, Industrial-4%, Recreational-16% (does not include green areas within the various gross land use categories), Public & Semi-Public (PSP)- 10% and Roads & Circulation- 12%.
- 3.2 The land use distribution will split on a 40:60 basis between DDA and Consortium respectively. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of land uses shall be as follows:





Land Use	Area of Pooled Land			
	Minimum 40% (DDA land share)	Maximum 60% (DE/Consortium land share) 53 %		
Gross Residential*	<u>-</u>			
Commercial		5 %		
Industrial	4 %			
Recreational	16 %	-		
PSP	8 %	2 %		
Roads & Circulation	12 %	<u>-</u>		

*Distribution of 53 % Gross Residential			
Maximum 55 % (Net Residential)	45 % (Neighbourhood Level Facilities)		
 For the purpose of providing EWS housing, the DE/Consortium shall utilize a mandatory FAR of 15% over and above the maximum permissible residential FAR. EWS Housing unit size shall range between 30-40 sqm 50% of the EWS housing stock to be sold by DDA as per prevailing policy of DDA & remaining 50% of the EWS housing stock will be disposed of by the DE/Consortium as per prevailing policy and regulations. 	 Neighbourhood level facilities e.g. internal roads, convenience shopping, housing area park/playground, school, local shopping, neighbourhood park, dispensary, local level waste water treatment facility, ESS, informal bazar, sewage pumping station, underground water tank, milk booth, tot-lot, service market, etc. 50% of the plots earmarked for Health and Education to be returned to DDA 		

- 3.3 FAR for Residential, City Level Commercial and City Level PSP shall be as per prevailing Master Plan. Residential FAR for Group Housing to be applicable on Net Residential land.
- 3.4 As per notified Zonal Development Plan of Zone P-II prepared under MPD-2021, tentative landuse distribution of Sector 8B (Annexure-4) is as under:





Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II (Sector Area = 119 Ha.)					
SI. No.	Landuse	Area (Ha.)	Percentage (%)		
1	Residential	Nil	Nil		
2	Commercial *	23.8	20%		
3	Industrial	Nil	Nil		
4	Recreational **	52.5	44.12%		
5	Public & Semi Public ***	16.2	13.62%		
6	Roads & Circulation ****	11.4	9.58%		
7	Green Buffer	12.2	10.25%		
8	Drain	2.9	2.43%		

^{*}Includes Commercial land use in LDRA Village i.e. Hiranki Village - 3.5 Ha **Includes Recreational land use in LDRA Village i.e. Hiranki Village - 39 Ha

(Total Area of different land uses falling under LDRA = 53.92 Ha.)

3.5 It is pertinent to mention that, as per the notified ZDP Land use were also assigned for few pockets at various locations falling in LDRA village, but these Land use activities are not permitted in the Green Belt area (LDRA Villages) as per the Master Plan for Delhi 2021. In order to bring synchronization of provisions of MPD/ZDP/ Land policy for same area and to enable the development in this pockets, Land use of the Sector 8B needs to be modified as per the notified policy in force.

4.0 EXAMINATION (w.r.t. Layout Plan)

4.1 There are some deficiencies observed on the layout plan submitted by the consortium vide letter dated 10.03.2025. Accordingly, a deficiency letter dated 27.03.2025 has been sent to the consortium. The consortium vide letter dated 21.04.2025 has submitted the revised layout plan (Annexure-5) along with clarification. Details of the same is as under:

SI. no.	Deficiency sought vide letter dated 27.03.2025	Pooled land from unpooled land have	
1	Discrepancy in total contiguous pooled land		
2	Layout plan includes the unpooled areas which were not part of approved SLDP		
3	Internal road network is not same as approved SLDP	Area of roads is already increased from 12% to 16.8% making it difficult to accommodate more roads	



^{***}Includes the PSP land use in LDRA Village i.e. Hiranki Village - 10 Ha

^{****}Includes the Roads & Circulation land use in LDRA Village i.e. Hiranki Village – 1.42



4	Increased road RoW of internal roads from 18 m to 24 m	To provide flexibility, easy approach and FAR benefit to all landowners To achieve the required facilities, propose to combined some facilities	
5	Housing level / Neighbourhood level facilities not provided as per MPD provision		
6	Certain areas / plots have been left unplanned	Revised plan submitted	
7	Units of dimensions not provided	Provided in the submitted revised layout plan	

4.2 The table as under showing the landuse breakup details of the areas required to be accommodated within the '60% consortium land share' and the areas/ land uses provided by the Consortium:

	Total Area of Pooled Land (4,73,557.45 sqm)		
Land Use	Required land area (sqm)	Area provided by the Consortium (sqm)	
Gross Residential (53 %)	2,50,985.44	2,49,778.58	
Commercial (5 %)	23,677.90	23,677.90	
PSP (2 %)	9,471.15	9,471.16	
Total (60%)	2,84,134.46	2,82,927.64	

4.3 The area breakup details of the 'Gross Residential land use (i.e. 53%)' of the consortium is as under:

Distribution of 53 % Gross Residential	Required land area (sqm)	Area provided by the Consortium (sqm)	
	(A)	(B)	
Maximum Net Residential (55%)	1,38,041.99	1,38,042.01	
Neighbourhood Level Facilities (45%)	1,12,943.45	1,11,736.57	
Total	2,50,985.44	2,49,778.58	
Area less provided (A – B)		n (accommodated DDA land share)	

4.4 The table as under showing the landuse breakup details of the areas accommodating the 40% of DDA's land share in the layout plan:

Land Use	DDA share (in ha)	% share	
Industrial	1.8940	4%	
PSP	3.7881	8%	
Road & Circulation	5.9554	12.58	
Recreational	7.4255	15.68	
Total	19.0630	40.25	



- 4.5 The land area shown under acquisition has already been included under revised 60:40 SLDP and their share as 60% also indicated in the detailed layout plan submitted by the Consortium.
- **4.6** The landuse details of the Sector-8B of Zone P-II as per the ZDP of Zone P-II visà-vis layout plan proposed by Consortium is as under:

	Proposed Lai	nduse Distribution in Sector 8B (Area = 119 Ha.) As per ZDP of Zone P-II As per Layout			
SI. No.	Landuse	Area (Ha.)	Percentage (%)	Area (Ha.)	Percentage (%)
1	Residential	-		24.9778	20.99
2	Commercial	23.8	20%	2.3678	1.99
3	Industrial	-	-	1.8940	1.59
4	Recreational	64.7	54.37%	7.4255	6.23
5	Public & Semi Public	16.2	13.62%	4.7352	3.98
6	Transportation (Roads & Circulation)	11.4	9.58%	15.0005	12.60
7	Agriculture/Green Belt/ Water Body/Canal/Drain	2.9	2.43%	2.9	2.43
8	LDRA	-	- 13_	49.1503	41.30
9	Utility	-	<u>-</u>	-	
10	Government		-	10.5489	8.89
	TOTAL	119.00 Ha	100%	119.00	100.00

- 4.7 Map showing the proposed land use as per ZDP of Zone P-II on the layout plan of Sector 8B of Zone P-II proposed by the consortium is annexed as Annexure-6.
- 4.8 As per the Land Pooling Policy, the land use distribution norms proposed at sector level is contradictory vis-à-vis proposed land use of the ZDP of Zone P-II. As per policy, sector level land use distribution is as follows:
 - i. Gross Residential- 53%
 - ii. Commercial- 5%
 - iii. Industrial- 4%
 - iv. PSP- 10%
 - v. Recreational- 16%
 - vi. Roads and circulation- 12%





- 4.9 In view of the above, the existing land use designated under the notified Zonal Development Plan (ZDP) of Zone P-II conflict with the landuse of the proposed layout plan submitted by the Consortium on their 60% land share and also with the proposed layout plan of DDA 40% land share under the Land Policy framework.
- 4.10 Therefore, change of land use is required for Sector-8B from "Commercial / Recreational / Public & Semi-Public landuse" to "Residential / Industrial landuse" to align with the conformity of notified ZDP of Zone P-II for effectuating development in this sector.
- 4.11 However, in order to effectuate and implement the notified policy for taking up the development at all sectors, as per the current provisions of land policy as stated in MPD-2021 and its Regulations requires process of modification in the land uses assigned in zonal development plans under section 11A of DD Act, 1957 which is time taking process and not desirable as this may require to process change of land use for all 138 sectors of land pooling areas as and when the sectors become eligible for development.
- 4.12 In the year 2022, Additional Development Control norms for land pooling policy were formulated and processed for amendments in MPD-2021 under Section 11A of Delhi Development Act and submitted to MoHUA for its final notification. However, till date same is yet to be notified by MoHUA. Further, contradictory clauses in the land pooling policy and its regulations have been identified and suitable modifications in the policy and regulations is suggested by DDA which required to be incorporated as part of Additional Development Control norms.

5.0 PROPOSAL:

Based on the above background and examinations as stated in para 1.0 to 4.0 above, the following proposal is submitted:

- 5.1 Revised 60:40 Sector Land Distribution Plan (60:40 SLDP) annexed as Annexure-2
- 5.2 Sector Layout Plan of Sector 8B of Zone P-II annexed as Annexure-7. This plan comprises 60% land retained by the consortium and 40% land to be surrendered (free of encumbrances) to DDA/service providing agency. Sector Layout Plan of Sector 8B of Zone P-II may be approved with the following terms & conditions:
 - (i). Approval of this layout plan is subject to final notification of change of land use of Sector 8B of Zone P-II OR notification of Additional Development Control Norms (ADC) with suitable modifications in the policy and subsequent modifications in its regulations, if any.





- (ii). Consortium does not have any rights to develop the plots as per the approved layout plan till the change of Land Use is notified or notification of ADC norms.
- (iii). DE/ Consortium shall prepare detailed layout plan of its 60% share for each land parcels (i.e. residential, commercial, PSP land pockets) as per the norms specified in the land pooling policy and its regulations.
- (iv). Any part/ full development in the consortium land share (i.e. Residential, PSP and Commercial) including proposed roads as per the layout plan shall be treated as illegal till the notification of land use change or ADC norms. DDA have the right to take action as per the provisions of DD Act.
- (v). Consortium is liable for payment of EDC and other charges notified by the DDA from time to time as stated in the Regulations.
- (vi). Layout plan approval is for limited purpose only i.e. for further processing the issue of Provisional Development License and Final Development License by DDA to the Consortium/Developer Entity as per the prevailing policy and regulations.
- (vii). Any parcel of land is required for execution of public roads/physical infrastructure as part of Sector Layout Plan, the same needs to be surrender by the Consortium / Developer Entity / Land owner(s) as per the policy and regulations.
- (viii). Consortium/Developer Entity/Land owner(s) is responsible for development and construction of roads/ parks/ greens/ social infrastructure/ physical infrastructure in the 60% of their land share earmarked in the approved layout plan as per the policy and regulations.
 - (ix). Undertaking of watch and ward of the land to be surrendered (free of encumbrances) as and when required to DDA / Service providing agencies will be the responsibility of the Consortium. Failing which DDA have the right to take action as per the provisions of land pooling policy, its regulations and DD Act.

6.0 RECOMMENDATION:

Above proposal at para 5.0 is placed before the Screening Committee for its consideration.





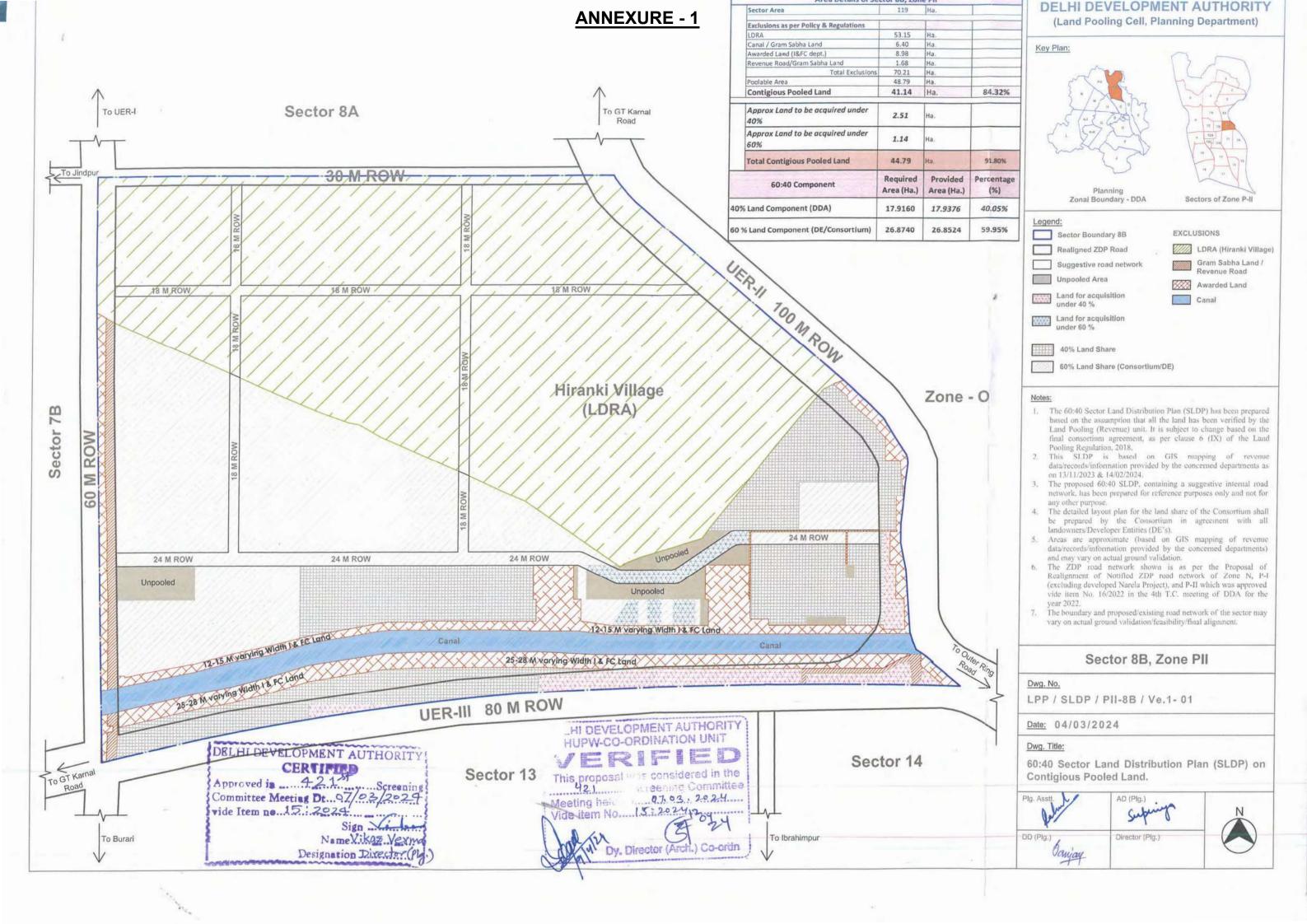
7.0 FOLLOW UP ACTION:

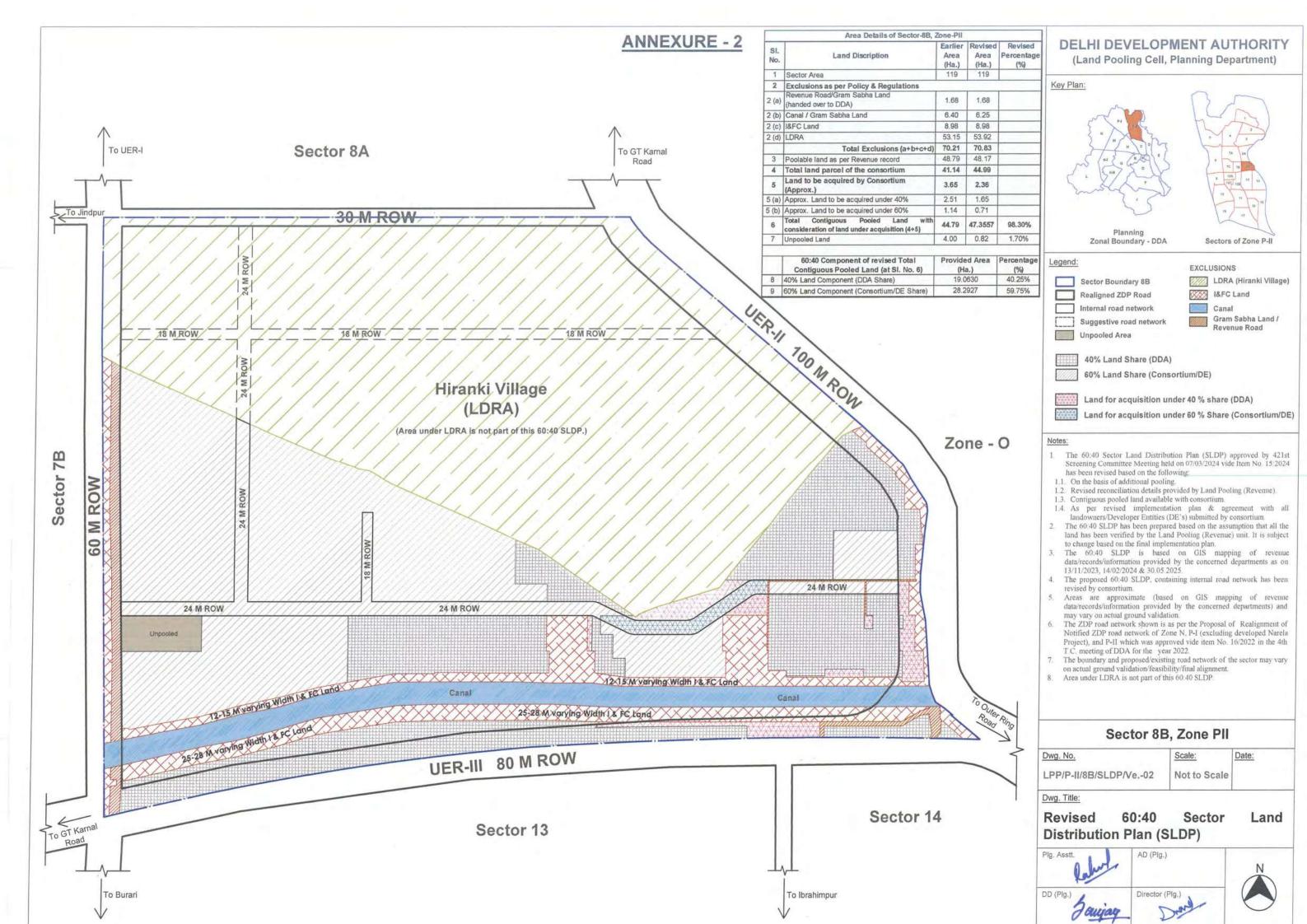
- (i) After approval of the revised 60:40 SLDP and Layout plan, the same shall be forwarded to:
 - a) Land Pooling Revenue Cell, DDA for processing of issuance of Provisional Development License (PDL) and Final Development License (FDL) to the Consortium as per land pooling regulations.
 - b) Engineering Department for demarcation of approved layout plan.
- (ii) DDA will process the notification of change of land use of Sector 8B of Zone P-II OR notification of Additional Development Control Norms (ADC) by MoHUA with suitable modifications in the policy and regulations as per the direction of Competent Authority.
- (iii) Copy of approved layout plan shall be placed on the DDA's website.

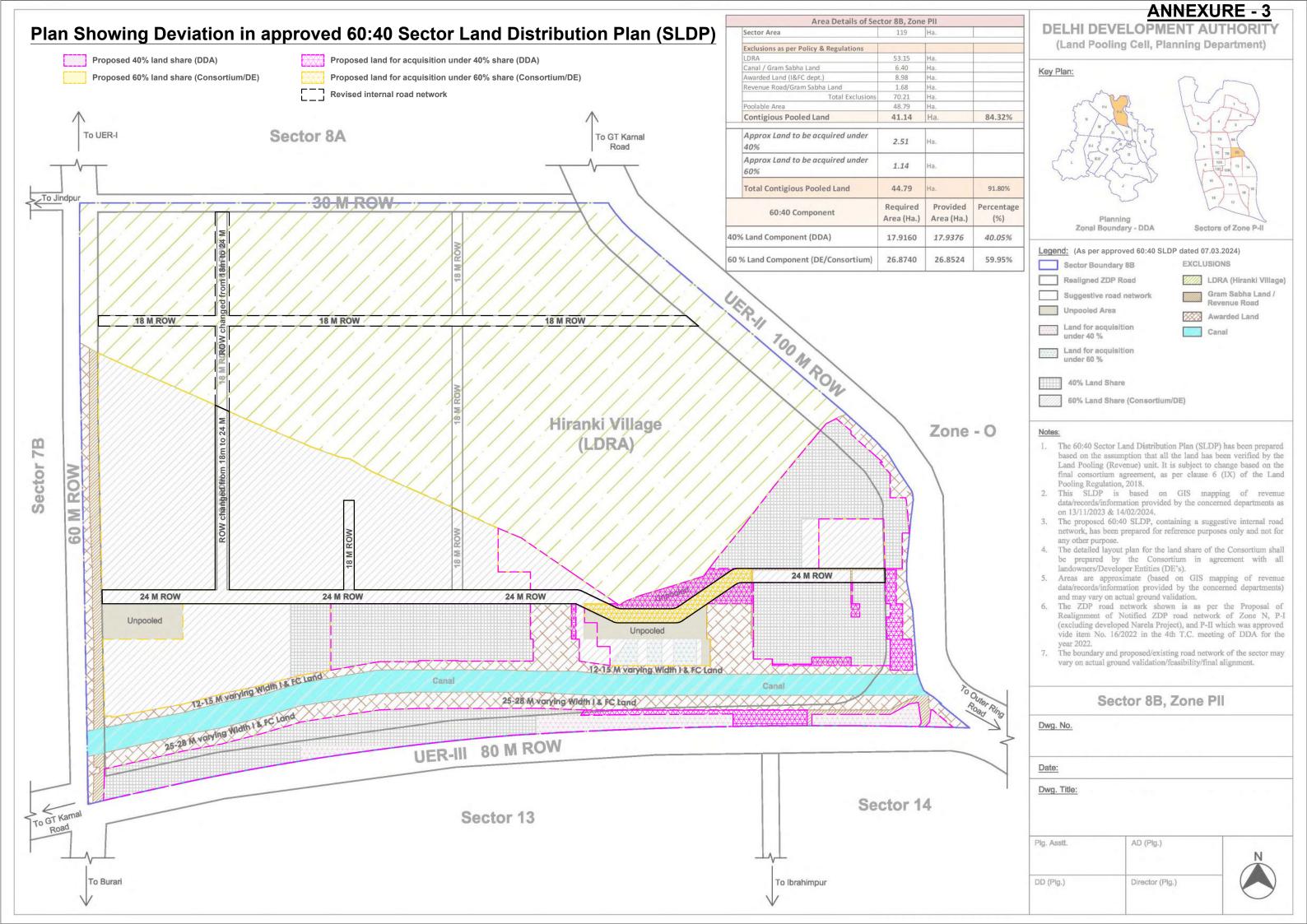
Plg. Asstt. Zone P-II AD (Plg.) Land Pooling Zone P-II

DD (Plg.) Land Pooling Zone N & P-II

Director (Plg.) Land Pooling







Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II Sector Boundary Sectore APRA ECTOR Legend Residential Commercial PSP Recreational 18 M ROW Hiranki Village (LDRA) 60 M ROW SECTOR - 08B - 3.5 Ha 24 M ROW 10 Ha 24 M ROW 24 M ROW 24 M ROW 12-15 M yarving Width LE EC Land ECTOR 25-28 M varying Width L& FC La UER-III 80 M ROW Sector 14 60:40 SECTOR - 13 Sector 13 Contig Plg. Asstt.

ANNEXURE -4

Tentative proposed Landuse Distribution in Sector 8B as per ZDP of Zone P-II (Sector Area = 119 Ha.)

SI. No	Landuse	Area (Ha.)	Percentage (%)
	Landuse	Area (na.)	reiteillage (70)
1	Residential	Nil	Nil
2	Commercial *	23.8	20%
3	Industrial	Nil	Nil
4	Recreational **	52.5	44.12%
5	Public & Semi Public ***	16.2	13.62%
6	Roads & Circulation ****	11.4	9.58%
7	Green Buffer	12.2	10.25%
8	Drain	2.9	2.43%

^{*}Includes Commercial land use in LDRA Village i.e. Hiranki Village

(Total Area of different land uses falling under LDRA village i.e. Hiranki Village = 53.92 Ha.)

^{**}Includes Recreational land use in LDRA Village i.e. Hiranki Village - 39 Ha

^{***}Includes the PSP land use in LDRA Village i.e. Hiranki Village -

^{****}Includes the Roads & Circulation land use in LDRA Village i.e.Hiranki Village – 1.42 Ha

