

# KEY STAGES TO BE FOLLOWED BY CONSORTIUM/ DE FOR UNDERTAKING DEVELOPMENT UNDER DDA'S LAND POOLING POLICY, 2018

## 1. Expression of Willingness for participation on Single Window Portal

Assembly and Verification of Land details.

Notice to form consortium to be issued by Delhi Development Authority (DDA) once 70% contiguous land has been pooled in a sector

## 2. Formation of Consortium

Constituent landowners to sign Contract Agreement, form consortium and apply to DDA along with broad Implementation Plan.

## 3. Consortium to apply for Provisional Development License (PDL)

DDA will prepare broad sector level plan(s) specifying 60% land to be retained by Consortium & 40% land required for development of city level infrastructure and issue **Provisional Entitlement Certificate (PEC)**. Once accepted by consortium, DDA will issue online **Final Entitlement Certificate (FEC)**.

Consortium will prepare detailed draft Layout Plan (LOP) in consultation with constituent landowners for the 60% retained land indicating neighborhood level facilities as per Master Plan of Delhi (MPD) with the redistribution details of land/ built up space.

Draft LOP shall be approved by DDA as per the provisions of MPD. After approval of LOP by DDA, signing of **Development Agreement** b/w DDA/Service Providing Agencies (SPA) and Consortium. (includes undertaking by Consortium to hand over encumbrance free 40% land to DDA/ SPA as and when required, payment of External Development Charges (EDC) as per schedule)

**DDA will issue online Provisional Development License.**

**\*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.**

## 4. Application for Final Development License (FDL) by Consortium (60% land can be developed as separate sub projects by Developer Entities (DEs) only after approval of overall integrated planning)

Apply online for **FDL** (within 12 months from date of issue of PDL) along with relevant documents as listed clause 8(II) of the regulations.

Online Payment of **EDC (20%)**

**DDA will issue online Final Development License**

Balance payment of EDC payable either in lumpsum within 90 days from the days of issuance of FDL or in 8 six-monthly installments spread over 48 months along with prescribed interest.

## 5. Online Layout Plan/ Building Plan approvals.

After receiving the FDL, individual plot owners can apply for online LOP/ Building Plan Approval as per the final sector LOP approved by DDA. Online application as per clause 9 (I & II) of regulations to be sent to all concerned Regulatory bodies through Single Window System for approvals.

Regulatory Agencies like DUAC, DJB, DFS, AAI etc. will issue online No Objection Certificate (NOC) for execution of the projects.

The Consortium/ each DEs shall be governed as per the provisions of the RERA Act, 2016.\*

## 6. Project Execution (upto the validity of FDL)

Consortium/individual DEs have to handover encumbrance free land (if any) and Economically Weaker Section (EWS) housing to DDA/SPA before issuance/getting of Completion Certificate/Occupancy Certificate by the Competent Authority.

## 7. Project Maintenance

Consortium/individual DEs shall undertake development in a time bound manner and maintain all the neighbourhood level facilities i.e. open spaces, roads and services, etc. till the area is handed over to the Urban Local Body (ULB) responsible for maintenance. The "Deficiency Charges", if any, shall be borne by the DE/Consortium at the time of handing over of the services to the ULB.