

**DELHI DEVELOPMENT AUTHORITY**

**Sub: Modification to Standard Operating Procedure (SOP) for Sub- Division of Sectors as approved in Sector Delineation Plan of Land Pooling Zones K-I, L, N, P-I (Excluding Narela Project) and P-II.**

**File No: PLG/MP/0017/2022/F-15 (Computer No.33602)**

**1.0 BACKGROUND:**

- 1.1 Standard Operating Procedure (SOP) for Sub- Division of Sectors as approved in Sector Delineation Plan of Land Pooling Zones K-I, L, N, P-I (Excluding Narela Project) and P-II was approved vide Item no. 38:2022 in the 405th Screening Committee Meeting held on 07.07.2022 (Refer **Annexure A**).
- 1.2 Based on the approved SOP, subdivision of Sector 8 and the subdivision of Sectors 7 and 12 in Zone P-II were approved in the 405th (Item No. 19/2022) and 407<sup>th</sup> (Item No. 66/2022) Screening Committee Meetings held on 07.07.2022 and 20.10.2022, respectively. Further, the subdivision of Sectors 14 and 17 in Zone N was also approved in the 405th (Item No. 39/2022) Screening Committee Meeting on 07.07.2022.
- 1.3 So far, the DDA's web portal for inviting expression of willingness from landowners to participate under the present Land Policy, has been opened 8 times for registration. Presently, 8th application Window is open from 01.02.2024 till 30.04.2024. As on 03.03.2024, total of 7244 applications has been received and approx. 7517 Ha. land has been pooled. Despite encouraging participation, only 21 sectors out of total 138 sectors have met the threshold of 70 % verified pooled area and further achieving eligibility condition of contiguous pooled land parcels is still a challenge.

**2.0 EXAMINATION:**

- 2.1 Para 2(i) of the approved SOP for Sub- Division of Sectors of Land Pooling Zones stipulates the following parameter for the Sector to be taken up for sub-division:  
**Para 2(i)**  
*"The poolable land available in the identified sector should be minimum 100 Ha (10% variation allowed) such that any subdivided sector has min 40 Ha poolable land for taking up development as per prescribed norms of land Policy/ Regulations."*
- 2.2 It has been observed that in some sectors considerable land has been pooled which is forming a contiguous land parcel. However, these land parcels measure in a range of 20-30 hectares and the same could not be taken forward for implementation of the Policy as they were unable to meet the eligibility criteria as per clause 4 of the Land Pooling Regulations, despite the opening of application window for 8 times. To enable

the development process further sub-division of the respective sectors cannot be done as per the provisions in existing SOP.

- 2.3 By reducing the minimum size of sub-divided sector, it may encourage participating landowners to meet the eligibility criteria as specified in the Land Policy and Regulations. This may in turn encourage formation of consortium also, as the number of participating landowners reduces.

**3.0 PROPOSAL:**

In view of position stated in para 1.0 and examination in para 2.0, the para 2(i) of the approved Standard Operating Procedure (SOP) for Sub- Division of Sector(s) as approved in SDP of Land Pooling Zones [Zone K-I, L, N, P-I (excluding Narela Project) and P-II ] is modified as under:

Existing paras of earlier approved SOP	Proposed modifications
<b>Para 2(i)</b>	
The poolable land available in the identified sector should be minimum 100 Ha (10% variation allowed) such that any subdivided sector has min 40 Ha poolable land for taking up development as per prescribed norms of land Policy/ Regulations.	The subdivided sector shall have <b>minimum 20 Ha</b> of poolable land for taking up development as per prescribed norms of land Policy/ Regulations.

Rest of the paras of the SOP as approved vide Item no. 38:2022 in the 405<sup>th</sup> Screening Committee Meeting held on 07.07.2022 shall remain same.

**4.0 RECOMMENDATION:**

The proposal as given in Para 3.0 is put up for consideration of the Screening Committee.

*Pitoh*  
Asst. Director (Plg.),  
Land Pooling

*Jaijay*  
Dy. Director (Plg.)/ Land  
Policy/Zone N & P-II

*V. K. Sharma*  
Director (Plg.)  
Land Pooling

*Shal*  
Addl.  
Commissioner  
(Plg.)-IV

DELHI DEVELOPMENT AUTHORITY  
CERTIFIED  
Approved in 421 Screening  
Committee Meeting Dt. 07.03.2024  
vide Item no. 13:2024  
Sign *V. K. Sharma*  
Name V. K. Sharma  
Designation Director (Plg.)

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 421<sup>st</sup> Screening  
Committee Meeting Dated 7/03/2024  
Vide item No. 13:2024  
*V. K. Sharma*  
7/4/24  
*Shal*  
Dy. Director (Arch.) Co-ord.

405 SOM

38:2022

Item No. 12022

**DELHI DEVELOPMENT AUTHORITY**

**Sub: Standard Operating Procedure (SOP) for Sub-Division of Sectors as approved in Sector Delineation Plan of Land Pooling Zones K-I, L, N, P-I (Excluding Narela Project) and P-II.**

**File No: PLG/MP/0017/2022/F-15 (Computer No.33602)**

**1.0 BACKGROUND:**

- 1.1 The modified Chapter – 19 (Land Policy) of MPD – 2021 was notified by the Ministry of Housing and Urban Affairs (MoHUA) vide S.O. 5220(E) dt. 11.10.2018. The Regulations for operationalization of the Land Policy was also notified vide S.O. 5384(E) dt.24.10.2018 as per Section 57 of DD Act 1957.
- 1.2 As part of the Road Map for operationalization of the land policy, Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II were approved by Screening Committee (SC) in January 2019. Subsequently, Web-portal for inviting expression of willingness for participation from land owners was launched on 05.02.2019.
- 1.3 The DDA web portal has been opened 5 times and presently, 6th application Window is open from 28.05.22 till 25.08.22. As on 04.07.2022, total of 6937 applications and approx.7299.57 Ha. land has been pooled.
- 1.4 Despite encouraging participation, only few sectors have met the threshold of 70 % verified pooled area and achieving third eligibility condition i.e contiguous pooled land parcels is still a challenge.
- 1.5 SDP, Zone P-I (Excluding Narela Project) approved by the 403<sup>rd</sup> SC in its meeting held on 04.03.2022 vide Item No. 20/2022 has proposed sectors of average size between 50-100 Ha.
- 1.6 Earlier sub-division of Sector 10, Zone N was approved by 403<sup>rd</sup> SC Meeting dt. 04.03.22 vide Item No. 19/2022.
- 1.7 Requests are being received from specific landowners of certain priority sectors to sub-divide their sectors considering the existing constraints on ground such as :
- i. Sector contiguity is getting affected due to the presence of LDRA villages (Sector 8 in Zone P-II).
  - ii. Non-verification of land records by GNCTD of the land owners of village Pooth Khurd due to ongoing consolidation proceedings (Sector 17, Zone N) and non-participation of landowners in some Land Pooling villages.
  - iii. Substantial pooling already achieved in these sectors.

1.8 Issues such as Exclusion of lands acquired by Govt. through grant of awards from computation of vacant area under Land pooling and the date from which built up area deduction from the overall sector shall be taken have also been raised by the constituent landowners in various sectors.

1.9 As per the discussions held at the senior level while reviewing of the strategies for fast tracking the land pooling process and requests for Sub- Division of Sectors, it emerged that simplified guidelines/ SOP need to be devised/formulated for allowing faster assembly and development under Land Policy which allow sub- division of Sectors as approved in SDP of Land Pooling Zones without compromising the need for adequate contiguous land in a sector for efficient and holistic planning as per the policy/Regulations.

**2.0 EXAMINATION:**

2.1 The Land policy stipulates integrated sector-based planning approach for smooth planning and development of infrastructure. The SDP of Zone K-I, L, N & P-II approved by SC in January 2019 were based on the following criteria and assumptions:

- i. Sector boundaries were delineated based on proposed/ existing road network/ ROW as per ZDP.
- ii. Sectors were carved along the existing roads to provide access to sectors at least through one existing road to initiate the development.
- iii. Extent of vacant land: The area of the sectors were broadly finalized considering the average vacant land falling in a particular sector so as to ensure its planned integrated development on 60:40 ratio distribution.

2.2 As per earlier approved SDP of zone K-I, L, P-I, P-II, N, maximum and minimum size of sector & average size of poolable land in that particular sector is as follows:

S. NO	Zone	Max. Size of Sector in (Ha)*	Min. Size of Sector in (Ha)	Avg. Size of Sector in (Ha)	Avg. poolable land Size of Sector in (Ha)
1.	K-I	1122	177	499	161
2.	L	723	148	285	196
3.	P-I	321	82	176	75
4.	P-II	554	195	349	136
5.	N	600	143	263	176

*\*The maximum sector sizes are exorbitantly high as compared to sector sizes of Dwarka-Delhi and Chandigarh and it won't be possible to pool contiguous vacant land in sector.*

2.3 Despite multiple rounds of inviting applications, consolidation of 70% land on ground is looking particularly difficult to achieve in sectors with small land holdings given the large sector sizes. The zone wise analysis of tentative percentage of willingness for participation under Land Pooling Policy in each Sector on the DDA web portal indicates that only 26 sectors have achieved 50 % and above participation.

Zone	No. of sectors with Tentative percentage of willingness for participation under Land Pooling Policy in each zone under land pooling (upto 4th window mapping as on 20.12.20)			
	Less than 50%	Between 50-69 %	70% Above	Total Sectors
P-I	-	-	-	20
P-II	11	2	5	18
N	20	11	6	37
K-I	13	0	0	13
L	39	2	0	41
<b>Total</b>	<b>83</b>	<b>15</b>	<b>11</b>	<b>129</b>

2.4 17 priority sectors in Zone P-II, N and L identified for initiating planning and development has an average vacant/ poolable area of 183 Ha. As such, it can be inferred that with 50 % and above participation, sectors have assembled/pooled average 90-100 ha land.

### 3.0 PROPOSAL:

In view of position stated in para 1.0 and examination in para 2.0 the proposal is as under –

**Standard Operating Procedure (SOP) for Sub- Division of Sector(s) as approved in SDP of Land Pooling Zones [Zone K-I, L, N, P-I (excluding Narela Project) and P-II]**

1. **Submission of request in writing from land owner(s):**  
Sub- Division of a Sector shall be initiated on receiving a request in writing submitted in the office of Commissioner (Plg.)/ Commissioner (Land Pooling) from the constituent land owner(s) of the concerned Sector, preferably from land owner(s) having significant share/already pooled land in the sector.
2. The requested Sector shall be taken up for sub- division considering the following broad parameters:
  - i. The poolable land available in the identified sector should be minimum 100 Ha (10% variation allowed) such that any subdivided sector has min 40 Ha poolable land for taking up development as per prescribed norms of land Policy/ Regulations.
  - ii. Minimum 50 % land has been registered on the DDA web portal inviting expression of willingness in the identified sector.
  - iii. Subdivision will also be considered for Sectors where contiguity of developable/poolable area is getting affected due to the presence of exclusions as mentioned in clause 3.1 of the notified Land Pooling regulations such as LDRA villages, unauthorised colonies, Green Belt, Abadi, Govt. Land etc. In such cases, relaxation in Para 2 (i) if required will be based on sector ground conditions.

iv. The sub-division of the Sectors shall be proposed along existing or proposed roads, new additions of roads for sub-dividing the sector, physical features such as high tensions lines, railway lines, drains, etc.

v. The sub divided sector should also meet the eligibility criteria as defined in clause 4(III) of the Land Pooling Regulations, 2018

3. Based on the parameters mentioned in S.No. 2, Sector sub-division Plan shall be prepared and put up for consideration and approval of Screening Committee. Any sector subdivision request received from owners not fulfilling parameters in Para 2 above shall be brought as special case before the Screening Committee for its consideration.

4. The approved Sub- Division Plan of sector and Modified Sector Delineation Plan will be uploaded on the DDA's Website/ Land Pooling Web Portal for information of all stakeholders.

**4.0 RECOMMENDATION:**

The proposal as given in Para 3.0 is put up for consideration of the Screening Committee

*Nishu*  
**Asst. Director  
 (Plg.),  
 Land Pooling/  
 Zone P-II**

*MK*  
**Dy. Director (Plg.)/  
 Director  
 (Addl. charge)  
 Land Policy/Zone N  
 & P-II**

*Manu*  
**Director (Plg.)  
 Land Pooling**

*Arsh*  
**Addl.  
 Commissioner  
 (Plg.)-IV  
 Land Pooling**

**DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED**  
 Approved in 405<sup>th</sup> Screening  
 Committee Meeting Dt. 07.07.2022  
 vide Item no. 28.2022  
 Sign *MK*  
 Name MEENAJI OHAN  
 Designation DD(Plg.)/Dir (Arch.)  
*S.S. Nishu*

**DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT**  
 Approved in 405 Screening  
 Committee Meeting Dated 07/07/2022  
 Vide Item No. 38.2022  
*Arsh*  
 21.07.2022  
 Dy. Director (Arch.) Co-ordn.