



IMPLEMENTATION PROCESS – DDA LAND POOLING POLICY

(Adapted and Simplified from the Implementation Policy available on the DDA's Official Website
<http://dda.org.in>)

The opening of the Land Pooling Scheme will be published in the leading newspapers and details of the same will be available on the website as well. As of now the Policy is on its final approval stage. The Policy is governed by Min of Urban Development through DDA and the revenue of land registry is controlled by Delhi State Govt.

Once published and opened by DDA, the following steps will be followed:

STEP 1

Procedure for grant of Land Transfer Certificate (LTC) to Developer Entity (DE)

- I. 2 sets of application from land owners participating under Land Pooling Scheme, are required to be submitted by the landowner(s) in writing in the prescribed form along with certified copies of required documents (Application form format along with required documents placed) and sign development agreement with the DDA/LPA to surrender the ownership rights to LPA within a period of **6 months of DDA declaring the zones open for Land Pooling.**
- II. **Receipt:** A receipt shall be issued by DDA in lieu of application as a proof of submission of all the required documents based on the prescribed format.
- III. **Verification by the GNCTD:** 1 set of application by the DDA will be sent to GNCTD for confirmation/verification of ownership details. A Verification Report of the revenue records (including the physical verification of the land duly certified by the SDM) shall be made available to the DDA by GNCTD within a **period of three months.**
- IV. **Development Planning:** DDA/LPA will start identifying the Master Plan/Zonal Plan/Sector plan land uses, road network, and utility land. Thereafter, development of roads, detailing of Sectors with dimension and total station survey for Master Plan/Zonal level land uses will be commenced.
- V. DE (Developer Entity) will provide suitable accessibility for infrastructure provision to the locked parcels of land which have not come forward for Land Pooling till the time land of such DE/PE/Owners is not processed for Land acquisition.
- VI. GIS Map showing details of land coming under Land Pooling based on the verified DE's applications shall be available on the website. Details of Khasra numbers and their

respective villages within the declared areas which have not come forward for Land Pooling shall be available on the website as well.

- VII. **Issue of Provisional Land Transfer Certificates within maximum period of Six months of receipt of application** after obtaining physical possession of the land from all the DE's and final assessment of land parcels coming forward for Land Pooling. The details of the same shall be available on the website.
- VIII. **Issue of Final LTC:** To all DE's which shall include map showing actual parcels of land returned to DE shown on sector plans/Layouts plans along with the details of land with plot number and utilization of the returned land, allotment and development rights and other terms and conditions applicable on the same **within 9 months of issue of provisional LTC.** The details of the same will be available on the website.

STEP 2:

Procedure for Grant of Development License to a DE/PE

- I. DE/PE to prepare a scheme as per terms and conditions in LTC and MPD 2021 provisions and make an application to the Vice Chairmen, DDA/other designated officer to Authority for **approval of Sector/Layout Plan and issue of development license** (as per eligibility criteria) to develop an area within **period stipulated in LTC** in the prescribed form (application form format along with required documents placed) and payment of such fee as may be prescribed along with specified documents.
- II. After receipt of the application in the prescribed form and complete in all aspects, the DDA shall examine all submitted documents and such other matters as may be considered necessary.
- III. DDA will issue the license to DE/PE within a maximum **period of 90 days from the date of application subject to verification of the documents.**
- IV. After obtaining planning permission at the Layout Plan level, the DE shall within **6 months submit the detailed Layout/Building/Sector plans for approval from DDA.**
- V. After the areas have been laid out according to the approved layout plan and development works have been executed according to the approved designs and specification, the DE/PE shall make an application to the VC, DDA/other designated officer of authority for issuance of completion certificate subject to payment of all applicable charges to the scheme.

Terms and Conditions:

- I. Developer Entity/Private Entity to enter into an agreement with DDA to execute and complete the development works in accordance with the License finally granted for any development under this Policy.
- II. **The validity of license to the DE/PE will be 05 years for land pooling category up to 20 Ha and 07 years** for land pooling above 20 Ha, during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained from the DDA.
- III. The license holder can enter into commercial transaction of built up area with a third party for speedy completion with prior approval of the LPA. All the license conditions will remain applicable on such transactions.
- IV. **The entire sanctioning process shall be completed within a period of two years and the remaining period is available with the DE/PE for construction stage.**