Delhi Development Authority has proposed modifications in the approved Regulations for operationalization of the Land Policy, which have been considered and approved by Authority in its meeting held on 21.12.2017. It has been decided to put up these regulations in Public Domain to get the views of the stake holders/ general public. Accordingly these Regulations, have been put up in public domain on DDA’s website i.e. www.dda.org.in (under ‘HOT LINKS’ and ‘PUBLIC NOTICES’) for inviting views of all the stake holders / public within a period of Thirty Days from the date of issue of this Notice.

Any person having any views / suggestions with respect to the proposed modified Regulations for operationalization of the Land Policy may send the same in writing to the Commissioner-cum-Secretary, Delhi Development Authority, ‘B’ Block, Vikas Sadan, New Delhi-110023, within the above stipulated time period. The person making the views / suggestions should also give his / her name, address and telephone / contact number(s) which should be readable.

The text of proposed modified Regulations for operationalization of the Land Policy shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

File No: F15(06)2012/MP /Pt.-II
Date: 12.01.2018
Place: New Delhi

Sd/-
Commissioner-cum-Secretary,
Delhi Development Authority
The modified Regulations for operationalization of the Land Policy are as follows:-

In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations in pursuance to Notification No. S.O. (to be notified)…………………………………………..:

1. SHORT TITLE AND COMMENCEMENT
   I. These regulations shall be called the “Land Pooling Regulations, 2017”.
   II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.
   III. Any words and expressions that are used in these regulations but not defined shall have the same meaning as assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.
   IV. If any question arises relating to the interpretation of these regulations, it shall be referred to the Central Government whose decision thereon shall be final.
   V. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Land Policy.

2. DEFINITIONS
   In these regulations, unless the context otherwise requires,
   I. “Act” means the Delhi Development Act, 1957 as amended from time to time.
   II. “Authority” or “DDA” means the Delhi Development Authority constituted under Section 3 of the Act.
   III. “Competent Authority” means the Chairman/Vice Chairman, Delhi Development Authority or any other officer nominated by him.
   IV. “Consortium” means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiple Developer Entities who have come together to pool land for unified planning, servicing and subdivision/share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.
   V. “Developer Entity (DE)” means:
      a. An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares
      b. A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares.
      c. An entity (developer/business/corporate entity) is representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.
   VI. “Developable Area” means the areas available for development as per Clause 3.
   VII. “Development Agreement” means a valid and legally enforceable agreement between DDA and DE/Consortium to jointly undertake the planning and development of the land pooled as per provisions in the land Policy and these Regulations.
   VIII. “Development Area” means the area notified under Section 12 of the DD Act, 1957 for the purpose of the said Act.
IX. “Encumbrance” means any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.

X. “External Development Charges (EDC)” mean the charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the public infrastructure and services, including inter-alia roads, water supply, sewerage and drainage systems, electricity supply, greens etc.

XI. “Final Development License” means the license issued pursuant to Clause 8.

XII. “Land” shall have the same meaning as in the Transfer of Property Act, 1882.

XIII. “Land Policy” means the Land Policy as set out in Chapter 19 of Master Plan – 2021 as applicable from time to time.

XIV. “Land Pool” means land legally consolidated for purpose of land pooling in accordance with these Regulations.

XV. “Land Pooling” means the legal consolidation of land parcels by the DE/Consortium for utilization of such land parcels as per Land Policy and these Regulations.

XVI. “Entitlement Certificate” means the certificate issued pursuant to Clause 7(IV).

XVII. “Master Plan” means the Master Plan for Delhi, prepared and approved under the Delhi Development Act, 1957 for the time being in force.

XVIII. “Provisional Development License” means a license issued pursuant to Clause 7(V).

XIX. “Sector” means a pocket in the ZDP bounded by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc. as per approved ZDP.

XX. “Service Providing Agency” means respective agency responsible for providing services such as water supply, sewerage disposal, solid waste, electricity supply, construction of roads, communication and other distributive services, which will develop trunk infrastructure in the land pooling areas.

XXI. “Single Window System” means the online facility developed by DDA for providing an interface between DDA and the DE/Consortium/landowner for managing the implementation of the Land Policy.

XXII. “Tradable FAR” means the right of a DE/Consortium to utilize the surplus FAR generated due to various conditions as specified in Clause 5 (IV).

XXIII. “Land Pooling Appellate Authority” means the Authority with the quasi-judicial powers for resolving anomalies/disputes emerging from the implementation of the Policy.

3. APPLICABILITY OF THE POLICY
   
   I. The policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:
      a. land/villages notified under Low Density Residential Area (LDRA), green belt;
      b. land under unauthorized colonies (which are yet to be regularized);
      c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;
      d. lands under litigation including lands under acquisition proceedings, till the case is settled;
      e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;
      f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under section 11A of the Act at the time of notification of these regulations;
      g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;
h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.

II. If any of the land owners who have land listed under excluded categories as per Clause 3(II) - b and g, wish to participate in the Land Policy, they must clear all encumbrances before filing their application for inclusion.

III. All the remaining lands, other than those mentioned in Clause 3(II), shall form the “Developable Area” that can be taken up for pooling.

IV. Notified ZDPs will form the basis of planned development. The ZDPs shall delineate the Sectors for land pooling and all pooling shall be in reference to such Sectors.

4. ELIGIBILITY

I. A DE/Consortium that has pooled together a minimum 70% of the Developable Area in a Sector, can apply for development to DDA as per the process prescribed in Clause 6. The 70 % pooled land in the sector must meet the following criteria.
   a. The pooled land parcels must be contiguous.
   b. The entire pooled land must be bounded on at least one side by a road of minimum 30m ROW as per ZDP.

II. The DE/Consortium shall satisfy the following conditions to be eligible for participation in land pooling:
   a. Each DE or landowner (where DE represents a group of landowners) participating in the pool shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.
   b. Each constituent land parcel in the pool shall be free of all Encumbrances.
   c. Each constituent DE shall pool a minimum of 2 hectares in a Sector as per the provisions of Clause 19.1(ii) of the Land Policy.
   d. The DE/Consortium (except where DE is a single landowner) shall have a valid and legally enforceable agreement between all the DEs/landowners, setting out the terms of participation, and confirming to abide by the terms and conditions of land pooling.

5. PLANNING POSTULATES OF LAND POOLING

Subject to the other provisions of these regulations and Land Policy, land pooling process shall be governed by the following guidelines

I. Each landowner/DE will surrender land equitably, free of encumbrances as and when required for city level services, as needed for city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on minimum 40% of the pooled land on payment of EDC charges on the total pooled land by the DE/Consortium.

II. The remaining 60% land shall be utilized by the DE/Consortium for development of residential (53%) (Including neighbourhood level facilities), commercial (5%) and public/semi-public facilities (2%) as per sector plan, notified ZDP and prevailing Master Plan..

III. The FAR for the entire development will be as per the Development Control Norms stipulated in Para 19.4 (vii) of the Land Policy the Policy. The DE/Consortium shall be compensated in the form of Tradable FAR, if it is unable to utilize the entire allowable FAR. Some of the cases where Tradable FAR could be generated are as follows:
   a. There is a shortfall/reduction of plot size/land in any Sector due to site conditions.
   b. Mandatory buffer zones near heritage sites, environmentally sensitive sites, high tension lines etc.
c. Height restrictions prescribed by Airports Authority of India

d. Density restrictions on account of infrastructure availability in particular sectors or any other limitation as identified by the ZDP.

e. In strategic sectors as identified under the ZDP, the area under residential use zone may be smaller leading to insufficient return of residential land to the DE/Consortium.

IV. Tradable FAR as allowed by the Authority can only be used on the sites identified by the Authority from time to time. Such Tradable FAR will accrue to the landowner in perpetuity, and can be utilised by him or transferred to other parties through the Single Window System, which shall be the official trading platform for all Tradable FAR generated under the Land Policy.

V. Receiving sites for such Tradable FAR as identified in the ZDP shall be eligible for receiving such Tradable FAR only after Provisional Development License has been granted by the Authority. The resultant FAR of the receiving sites cannot exceed maximum FAR as prescribed on the basis of proposed intensity of development within the Sector.

VI. Any un-pooled land imposes a cost on public infrastructure, as services have to be provided to all land parcels in the Sectors. Therefore, the following regulations shall apply to such un-pooled lands:

a. The planning process/ Layout Plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:
   i. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning
   ii. making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time

b. Payment of updated applicable external development charges (EDC) for infrastructure and services.

6. APPLICATION PROCESS

I. The Land Pooling Policy shall be implemented simultaneously in the entire Urbanizable Area of the Urban Extensions. If required, roll out of the Land Policy may be phased depending upon the availability of resources and action plan for provision of infrastructure and services by the concerned Service Providing Agencies.

II. The entire process will be operated through an online Single Window System established by DDA, specifically for this purpose. DDA shall phase the application process through announcement of “Application Window” from time to time. Such Application Window shall be opened for inviting applications for a fixed duration of time, providing detailed information on the process to be followed. The first Window shall be closed in the specified time and applications received shall be processed as the first round of applications. The same process shall apply as the Window is opened for subsequent rounds. Applications for each round shall be invited by DDA through an announcement published on its website, and in newspapers in Hindi and English.

III. Any DE/Consortium complying with the eligibility criteria prescribed in Clause 4, can register for participation in land pooling during the validity of the Application Window, by submitting the prescribed application form along with payment of a Registration Fee as prescribed in the Single Window System. All constituent DEs/landowners who are willing to participate in the land pooling process shall have to exercise their options in writing on the prescribed application form.

IV. A DE/Consortium can apply for more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled for every sector. In such cases, all the constituent DEs of all the pooled sectors applying together shall be part of the same Consortium.
V. The application shall contain a plan of the pooled land, on a scale of 1:1000. The plan shall include the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises, along with certified copies of documents as may be prescribed by the Single Window System. These will include inter-alia documents related to ownership, DE/Consortium agreement etc.

VI. The documents shall be self-attested by all the members of a DE/Consortium who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever. In addition to being proceeded against, in accordance with law, the application of such DE/Consortium shall be deemed to be void ab initio and shall automatically stand rejected. Any action that has been taken pursuant to such application shall stand automatically revoked and the registration amount will be forfeited.

VII. DDA shall facilitate verification of pooled lands by the Revenue Department, GNCTD. On receiving a verification from the Revenue Department, the Single Window System shall indicate that the application has been accepted for further processing.

VIII. DDA may in its sole discretion reject any application considering the overall efficacy of land pooling in a particular zone based on planning parameters and requirements.

IX. After registering through the Single Window System, if any constituent DE/landowner who is part of an application received by DDA exits the pool (within a period of 30 days of registration), then that application will still be processed, provided all eligibility conditions given in Clause 4 continue to be fulfilled. Where such exit affects the eligibility of the application or happens after 30 days of registration, the same would be rejected, forfeiting the registration fee and no further actions will be taken on it. The DE/Consortium can re-apply, following the same procedure, through the Single Window System.

X. On acceptance of the application, there will be three further stages before the DE/Consortium can undertake development of the land available with the DE/Consortium. These are:
   a. Issue of Provisional Development License (as per Clause 7)
   b. Issue of Final Development License (as per Clause 8)
   c. Approval of Layout Plan and Building Plan by the concerned Agencies (as per Clause 9)

7. PROVISIONAL DEVELOPMENT LICENSE

I. Once an application is accepted, DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available with the DE/Consortium for development.

II. DDA will also identify sites/locations to be earmarked for necessary buffers, land that may be required to be taken up under acquisition, extent of Tradable FAR likely to be generated, other terms and conditions and applicable External Development Charges, etc. as the case may be.

III. Based on the above, DDA shall issue a provisional “Entitlement Certificate” to DE/Consortium through the Single Window System, containing all of the above details.

IV. The DE/Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause (12) of the Regulations. The decisions shall be binding on the DE/Consortium.

V. After issue of provisional Entitlement Certificate, DDA will issue a final Entitlement Certificate to the DE/Consortium. Based on this the DE/Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per MPD 2021, location of land share
(wherever land is being given back to constituent DEs/landowners), for approval by DDA. The Consortium shall also indicate the share of built space amongst the remaining constituent DEs/landowners. The entire distribution of land/built space shall be in accordance with the mutually agreed DE/Consortium agreement.

VI. DDA shall enter into a Development Agreement with the DE/Consortium after approving the layout plan, and issue a “Provisional Development License” (PDL).

VII. The Development Agreement will include the Final Entitlement Certificate, all the documents provided by the DE/Consortium at the time of application, the approved layout plan and the agreed share of land/built space within the 60% land remaining with the DE/Consortium, amongst the constituent DEs/landowners.

VIII. The Development Agreement will include an undertaking from the DE/Consortium that it shall comply with the following conditions:
   a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.
   b. Deposit in an escrow account, the External Development Charges as may be prescribed at the time of applying for FDL.
   c. Handover the Encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required. In case of non compliance the FDL will be automatically revoked.

8. FINAL DEVELOPMENT LICENSE
I. Within twelve (12) months of receipt of Provisional Development License, DE/Consortium shall submit an application in the prescribed form for issuance of the Final Development License.

II. The application shall comprise of:
   a. Copies of Provisional Development License against which Final Development License is being sought.
   b. Detailed Layout Plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, size and type of plots, sites reserved for open spaces, community facilities with area under each, proposed land use distribution, building lines, Landscape Plan and Transportation/Parking Plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be for purposes of issuing a Final Development License and not for according any sanction for actual construction.)
   c. The detailed Layout Plan shall be based on,
      i. Development Control Norms as per the Land Policy
      ii. Specific Form Based Codes (FBCs) as prescribed by the ZDPs shall be applied on all new developments, in order to ensure high quality built environment with safer neighbourhoods, based on principles of universal design and fostering a vibrant public realm. The FBCs will regulate building type, building frontage type, vertical mixing of land uses, density restrictions and variations within the sectors, street design and street network, ratio of built and open spaces, paved public spaces, universal accessibility, plantation, etc.
      iii. MPD 2021 norms for provision of neighbourhood level commercial and public semi-public component and other common facilities.
   d. An explanatory report (including maps) indicating physical infrastructure development works to be executed in phases including arrangements for disposal and treatment of waste water, rain water harvesting, solid waste management, storm water drainage, water recycling, etc.
   e. Various undertakings as prescribed by Single Window System.
f. Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.

g. Bank Guarantee equivalent to 25% (Revolving) of the External Development Charges as may be prescribed.

h. Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated as per latest CPWD index (to be enhanced as per CPWD escalation index).

III. After receipt of the application in the prescribed form complete in all respects, DDA shall examine the same from the point of view of all relevant aspects including:

a. conformity with the Development Agreement

b. conformity with the land use, development controls and prescribed Form Based Codes;

c. compliance with the provisions of the Master Plan, ZDP and other planning parameters and requirements;

d. proposed plan regarding infrastructure development works to be executed

IV. Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of the first instalment equivalent to 20% of the EDC as may be prescribed before the grant of the Final Development Licence. The EDC shall be payable on the total land pooled by the DE/Consortium.

V. A constituent DE/landowner entitled to land as part of the DE/Consortium agreement, may be issued a separate FDL. In such cases the constituent DE/landowner shall bear proportionate share of EDC.

VI. The balance External Development Charges to be paid by DE/Consortium/landowner (excluding the first instalment) shall be payable either in lump sum within 90 days from the date of issuance of FDL or in 8 six-monthly instalments spread over 48 months along with interest @ 12% per annum on each instalment.

VII. The Final Development License shall be valid for a specific time period for development, subject to extension as per Clause 10(III) of the Regulations. However, issue of FDL does not provide a sanction for actual construction, which can begin only after obtaining all the layout plan and building plan approvals, and NOCs from various Service Providing Agencies as prescribed in Clause 9 of the Regulations.

9. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

I. The Single Window System shall be used by the DE/Consortium to submit Layout Plans with detailed Service Plans and Building Plans as per Building bye-laws to the regulatory agencies like DUAC, DJB, DFS, AAI, etc., for obtaining necessary Layout Plan level and premise (building plan) level approval / clearances, with the following details:

a. location and extent of the land;

b. conformity with the land use, prescribed Form Based Codes and development controls;

c. proposed layout plan of the area with respect to the Master Plan;

d. proposed plan regarding infrastructure development works to be executed;
e. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles any other works connected with such roads;

f. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;

g. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;

h. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;

i. solid waste management and disposal plan (zero waste strategies);

j. detailed specification and designs for electric supply including street lighting;

k. Fire-fighting scheme; and

l. Other such information/document as may be prescribed.

II. Considering planning parameters and norms including the provision of laying of infrastructure services, DDA shall have the right/discretion to resize the final plot given to a DE/Consortium, provided no construction has taken place thereon.

III. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, DE/Consortium shall submit revised plans to DDA, incorporating the observations/suggestions if any, as may be made by such authorities/agencies for final Layout and premise level building plan approvals.

IV. DE/Consortium shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned through the Single Window System and complying with the directions issued by them. DE/Consortium shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of the Final Development License and the remaining validity period is available for DE/Consortium to carry out the required construction.

V. The validity of Final Development License so as to complete all development and obtain a completion certificate from DDA in accordance with law shall be ten years from the date of its issuance during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

10. DEVELOPMENT TERMS AND CONDITIONS

I. DE/Consortium shall execute and complete the development in accordance with the Provisional Development License and Final Development License, the Land Policy, these Regulations, the MPD, the approved layout plan and premise level building plan.

II. Service Providing Agencies and DDA shall ensure the completion of external development within a period of five years from the issue of Final Development License to DE/Consortium subject to availability of land, utilizing the External Development Charges deposited in pooling process. DDA may explore alternative financing mechanism in order to ensure smooth implementation of infrastructure and services as part of the Land Policy.

III. In case the DE/Consortium is unable to complete the development, the following shall apply:
i. In case DE/Consortium fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the DDA for extension of FDL in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.

ii. After receipt of the application for extension, Competent Authority, if satisfied, may extend the FDL up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

<table>
<thead>
<tr>
<th>Extension</th>
<th>Extension charges to be paid</th>
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<tbody>
<tr>
<td>First</td>
<td>5% of EDC</td>
</tr>
<tr>
<td>Second</td>
<td>10% of EDC</td>
</tr>
<tr>
<td>Third</td>
<td>15% of EDC</td>
</tr>
</tbody>
</table>

iii. The EDC shall be as applicable at the time of applying for extension of FDL or as per the last installment of EDC paid, whichever is more.

iv. In the event of non-completion of the project beyond the permissible extension period, DE/Consortium shall be liable to pay 15% of the EDC for each year’s delay beyond the extension period irrespective of the reasons thereof.

v. The EDC collected will be kept in escrow account and will be utilized by the Service Providing Agencies on proportionate basis/ as per actual expenditure incurred.

vi. DE/Consortium 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.

IV. Completion/Occupancy Certificate:

a. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, DE/Consortium shall make an application to DDA for issuance of part/full Completion Certificate for the infrastructure developed and buildings constructed of such phases subject to payment of all applicable charges

b. Completion/occupancy Certificate, part completion/occupancy certificate for premise level plan within the approved phase of development may be granted as per the Building Bylaws in force at the relevant time subject to completion of infrastructure development works of that phase and after obtaining the part/full Completion Certificate for the same.

11. OTHER PLANNING CONTROLS

I. All new developments under the Land Policy, shall be planned in accordance with the Development Control Norms prescribed in the Land Policy (Clause 19.5 of MPD 2021)/ MPD 2021.

II. New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the MPD 2021 and Building Bye Laws. Additionally, 10% of all energy consumption in the new developments shall be through solar fittings or through
other renewable energy sources, prescribed for greenfield developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.

III. In order to ensure predictable built results, ensure safer neighbourhoods built on principles of universal accessibility and fostering a vibrant public realm, all the developments under the Land Policy shall also additionally comply with specific Form Based Codes (FBCs) as prescribed by the ZDPs.

IV. The FBCs will regulate both building level and site level aspects of new developments. The ZDPs will prescribe FBCs for the following aspects:

a. **Building type:** Building types will include perimeter blocks (including Podium typology), detached high rise towers, detached medium rise towers, various mixed-use types and row houses. Use of building typologies shall be linked to intensity of usage of the Sectors and abutting width of roads. In order to minimize boundary walls and setbacks of compounds, all buildings along arterial roads (30m and above) shall follow the perimeter typology. In such cases the buildings will not maintain front or side setbacks and will be built-to-edge.

b. **Building frontage type:** Specifications for use of different building frontages such as colonnades, shop-fronts, porch, fore-courts, overhangs etc. related to abutting uses like open greens, width of abutting roads etc. This will regulate the manner in which built-form engages with the public realm, and will also include prescriptions for building heights.

c. **Ground cover and vertical mixing of land uses:** Specifications of permissible ground cover and conditions under which vertical mixing of land uses shall be permitted.

d. **Density restrictions within the Sectors:** Prescriptions regarding variable densities that can be permitted with respect to the width of abutting roads, proximity to ecological features etc.

e. **Street design and street network:** Regulations governing typological street sections, inclusion of cycling, walking and short-term parking facilities, density of road network, frequency of intersections and mid-block crossings, development of Multi-Utility Zones (MUZ) along Collector and Arterial Roads to accommodate bus stops, street vendors, street utilities, trees, street furniture, planting for storm water management, etc.

f. **Plantation:** Type, location and frequency of tree cover along various road typologies. Specific guidelines for design of large paved public areas shall also be prescribed.

g. **Open spaces and greens:** Specifications for regulating open space to built-form relationships, location and walkability, lighting and surveillance requirements etc.

h. **Universal Accessibility:** All public facilities and amenities, and public areas like open spaces and greens, sidewalks, footpaths, pedestrian crossing, road intersection, subways and FOB shall be in line with the harmonized guidelines published by the MoHUA for the elderly and the differently abled.

V. The ZDPs shall classify Sectors under different typologies depending upon the proposed land use and intensity of usage. Different combinations of typologies and regulations prescribed under the FBCs shall be applicable for different Sector types.

12. **GRIEVANCE REDRESSAL MECHANISM**

I. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes/grievances at any stage of the land pooling process.

   a. First stage Grievance Redressal Committee headed by the Principal Commissioner(Land pooling) consisting of Chief Engineer (HQ), Addl Chief Legal
Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling) and representatives of concerned service providing agencies.

b. If any land owner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineering Member, Commissioner (Plg), Chief Legal Advisor of DDA and concerned representatives of service providing agencies. The Committee may co-opt other members, as it may require for resolution of grievances.

II. If any party is aggrieved by the decision of the second stage Grievance Redressal Committee, it may appeal within a period of 30 days, before an independent Land Pooling Appellate Authority (with quasi-judicial powers), to be constituted by the Government.