What Is Land Pooling?

Pooling of land will be done on the basis of sectors as delineated in the Zonal Development Plans.

Minimum Area Requirement

Minimum 70% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled to make the sector eligible for development.

Land Holding Break-Up

Of the pooled land, Land owner/ Consortium will retain 60% and hold remaining 40% to be surrendered as and when required to DDA/ service agencies respectively.

Development by Consortium

60% land shall be utilized by the Consortium/ Land owner for development of residential, commercial, public and semi-public facilities as per the Policy.

Implementation Plan

Consortium will mutually decide a formula among land owners for redistribution of developed land/ built space as part of “Implementation Plan” & convey the same to DDA.

External Development Charges

External Development Charges (EDC) shall be applicable on the entire area of pooled land to cover the actual cost of providing city-level infrastructure.

Separate Developer Entity

Landowners/ group of landowners with min 2 ha pooled land can choose to work as separate Developer Entities (DEs).

What Are the Guiding Principles of the Policy?

1. Basis of Pooling
2. Minimum Area Requirement
3. Land Holding Break-Up
4. Development by Consortium
5. Implementation Plan
6. External Development Charges
7. Separate Developer Entity

How My Participation Will Improve the Locality?

- Affordable Housing
- Shopping Center
- Employment Opportunities
- Educational Facilities
- Hospitals
- Sports Complex & Stadiums
- Parks & Playgrounds
- Efficient Transportation
- Efficient Waste Management
- Blue-Green Infrastructure
- Exhibition Centers
- Smart Sewerage System
- I.P.Estate (minimum land 3ha.)

What Are the Advantages of Land Pooling Policy?

- Landowners with any size of land may come for pooling
- Planned development will increase value of land
- Integration of Smart City Concepts leading to higher returns
- Developer Entity (minimum land 3ha.)
- Individual
- Group of individuals
- Developers
- 60% of land to DE/Consortium
- 40% of land to DDA/SPA for development
- Special Provision for EWS Housing
- Grievance Redressal Committee to resolve any dispute
- Online Single Window System for timely and transparent implementation

Where Is the Policy Applicable?

5 Zones | 95 Villages

- Zone N
- Zone P-II
- Zone K-1
- Zone J
- Zone L

Delhi Development Authority
Land Pooling Cell
2nd Floor, Vikas Milton
LP Estate, New Delhi 110002
For further details on the Policy/ Regulations and to register through the web portal for expression of willingness for participation under Land Pooling Scheme, the link is as under:
https://online.dda.org.in/landpooling/AppForm/default.aspx

Land owners of any size falling in planning zones J, K-I, L, N & P-II, are required to register themselves on the portal for participation under the Policy.

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The information in pamphlet is based on Land Pooling Policy/ Regulations notified by Central Government/DDA.

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