



Balvinder Kumar, Vice Chairman DDA

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### **About Balvinder Kumar:**

An IAS officer of 1981 batch UP cadre, Kumar has worked on various assignments in the Central and UP government. Earlier, he has worked as a joint secretary in the in the department of Fertilizer and has been posted as a chairman and CEO of Noida Authority too. His contribution as a government official in various other departments is significant.

## **TOPIC: Should I buy property under Delhi's Land Pooling Policy?**

### **Following are the questions answered by Balvinder Kumar :**

**Moderator:** Welcome to 'Gurutalk' with Balvinder Kumar, Vice Chairman, DDA. The topic of the session was 'Should I buy property under Delhi's Land Pooling policy?'

**Jitin Raina:** How does Land Pooling Policy benefit the city's real estate market? Should we invest in Dwarka L zone or wait?

**Balvinder Kumar:** The policy is applicable in urban extension zones of K-I, L, N, P-II and Zone-J (only one village). As regards to investment in Dwarka/L Zone, it is an individual choice.

**Abhishek:** What is DDA's plan for the Land Pooling policy?

**Balvinder Kumar:** The land pooling policy has already been notified on 05.09.2013 and regulations for making the policy in operation has been finalized for consideration and approval by the Govt. of India. Simultaneously Govt. of NCT, Delhi has already approved one-stage stamp duty exemption. The process for declaration of development area and declaration of 95 villages falling in these zones to as 'urban' is under process.

**Rahul Agarwal:** Should we buy flats offered by societies in new zones?

**Balvinder Kumar:** DDA has already issued three warning through newspapers in this regard. As stated in the public notice, DDA has not given any license/approval to individual societies and the return of land will also be based on the applications and subsequent processes in DDA.

**Kundan Singh Rajwar:** Why should I go for DDA's Land Pooling policy?

**Balvinder Kumar:** At present, DDA is acquiring the land under large-scale acquisition and disposal policy. The residential scheme 2014 announced by DDA was from the land acquired through this process. At present, DDA has got some residential land still available in Narela, Rohini and Dwarka. The schemes for these areas will be announced in the near future. As acquisition has become a cumbersome process, the future development through unified comprehensive planning will be through land pooling policy.

**Subhash Chander:** When will the land be handed over to builders of L zone Delhi? When will infrastructure be developed by DDA? Please intimate the stage-wise confirmed time schedule so that the genuine consumer can plan accordingly.

**Balvinder Kumar:** DDA will make an advertisement in newspapers, inviting applications for land pooling policy. This will probably happen in another two to three months based on regulations. The development entity/farmer will be allowed to apply in six months period and based on documents verification, DDA will take another six months to take over the land. The land to be returned will be given once this process is completed in next three to six months. Simultaneously the process for infrastructure development will be also taken up by DDA.

**Karun Saxena:** Can Land Pooling Policy regularize the illegal colonies in Delhi?

**Balvinder Kumar:** The land pooling policy is applicable to the vacant land available in the respective zones and not applicable to illegal colonies.

**Sebastian:** Kindly explain the details of the scheme. Also, is there a scope to re-develop the old DDA flats/colonies, which are more than 40 yrs old and are crumbling now?

**Balvinder Kumar:** The land pooling policy is already explained in the previous questions. As regards to re-development in old DDA flats/colonies, there is a provision in Master Plan for Delhi. Further, DDA is separately working out these policies, as no new redevelopment scheme has come in Delhi since notification of Master Plan of Delhi in February, 2007.

**Vivek:** DDA's 1981 scheme plots have been allotted now. The allottees' have received a letter from DDA that says the plots will be given on leasehold basis. If someone buys such plots, they will be sold on Registered GPA. What are the risks - when the sale is made on a Reg. GPA and not a normal registry? Would the buyer need signatures of the seller for any future paper work (when an application is made to DDA for freehold conversion, making a sale-deed, converting GPA to a registry or any other requirement like electricity, water connection etc?) Can one get a loan for such a plot purchase? In case not - why not - what risk do the banks see?

**Balvinder Kumar:** Nagrik Suvidha Kendra is set up by DDA at various locations in Delhi to facilitate general public for such type of queries.

**Balvinder:** I want to book 3BHK Flat in Revanta CGHS, sector 21 under land pooling scheme but land is not yet allotted to the builder by DDA. Is it safe to invest?

**Balvinder Kumar:** DDA has already issued three warning through newspapers in this regard. As stated in the public notice, DDA has not given any license/approval to individual societies and the return of land will also be based on the applications and subsequent processes in DDA.

**Manas143:** Is this an opportunity for investor or should I avoid due to uncertainties around this scheme? What kind of returns we can expect from this?

**Balvinder Kumar:** As mentioned above, it will be about five to seven years for the policy to be implemented and for the flats to be ready for occupation. Making investment is an individual choice.

**Manas143:** Could you also explain the overall scheme? There is so much uncertainty around this scheme and brokers in market are fooling the individuals on this scheme

**Balvinder Kumar:** As already explained above, the scheme is applicable in five zones. As farmers/DE are not aware about the policy. DDA intends to engage agencies who will create awareness among the farmers along with the assistance in applying for the scheme. (Public notice issued on 03.04.2015). However, it is not mandatory for farmers/DE to apply through these agencies.

**Presha:** What is the minimum area for land pooling under the policy?

**Balvinder Kumar:** Minimum area for land pooling is 2 hectare as per policy notified on 05.09.2013.

**Nishant:** Can you please suggest if any builder show their land documents and for an example say that he has purchased a land near Chawla or any other landmark, is it necessary that he will get the land in return near Chawla or any other place in proximity?

**Balvinder Kumar:** The fragmented land assembled by farmers/DE will be entitled for return land in the immediate vicinity (within 5 km radius) to the largest chunk of the land in the fragmented land assembled.

**Presha:** If I have a plot in an unauthorised colony of Delhi, does LPP for me means that my plot will be regularised?

**Balvinder Kumar:** No. This policy is applicable only to vacant land in respective zones.

**Isha:** Up to when it is expected that land handed/to be handed over to DDA by builders of P2 zone Delhi will be redistributed back to them, infrastructure in it will be developed by DDA and flats by reputed builders will be ready for occupation. Please intimate the stage-wise confirmed time schedule so that the genuine consumer can plan accordingly. How much authentic are these societies who are claiming of building flats in various zones

**Balvinder Kumar:** DDA will make an advertisement in newspapers, inviting applications for land pooling policy. This will probably happen in another two to three months based on regulations. The development entity/farmer will be allowed to apply in six months period and based on documents verification, DDA will take another six months for taking over the land. The land to be returned will be given once this process is completed in next three to six months. Simultaneously the process for infrastructure development will be also taken up by DDA. Roughly the DE/Farmer can process for scheme approval and approximately five to seven years will be the period when flats will be allotted by the DE.

**Chauhan:** Dear Sir, Are their specific locations which are not included under this policy?

**Balvinder Kumar:** This policy is applicable only in 95 villages of five zones i.e. K-I, L, N, P-II and J (only one village).

**Amit Sood:** Which all areas in Delhi will you introduce land pooling? And when will this be effective?

**Balvinder Kumar:** This policy is applicable only in 95 villages of five zones i.e. K-I, L, N, P-II and J (only one village). This will be probably happen in another two to three months based on regulations to be approved and notified.

**Isha:** Please suggest areas where we can buy flats that falls in land pool zone. My budget is Rs 30 lakh. I heard Sant Nagar will fall in that area?

**Balvinder Kumar:** Replies already covered in previous questions/queries.

**Hemant:** Is there a bracket set by DDA for capping the prices of properties available under DDA LPP.

**Balvinder Kumar:** It will be a free market and the prices will depend upon the facilities and infrastructure provided by individual builders.

**Tayma:** Do you thing the land pooling policy can push the sentiment of consumers in the real estate market? If so how?

**Balvinder Kumar:** Yes; this policy is applicable only in 95 villages of five zones i.e. K-I, L, N, P-II and J (only one village). Through this policy DDA will be able to develop the urban extension area roughly of 20 to 24 thousand hectares. These areas will be self contained with all facilities and infrastructure.

**Sanjay2410:** How DDA is protecting the interest of end home buyers under this scheme?

**Balvinder Kumar:** The role of DDA/Govt. is defined in the policy notified on 05.09.2013. As per this policy, Govt./DDA will act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.

**Sanjay2410:** It means that unless the license provided to any housing society there is no guarantee of safety of money invested?

**Balvinder Kumar:** Yes. In this regard, DDA has already issued warnings through public notices.

**Tinku:** Can we check the legal formalities required on DDA website?

**Balvinder Kumar:** The legal formalities are part of regulations to be approved and notified before policy to be made operational.

**Divendr:** What will be the role of DDA in the entire process? Will it be an answerable authority?

**Balvinder Kumar:** The role of DDA/Govt. is defined in the policy notified on 05.09.2013. As per this policy, Govt./DDA will act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.

**Kishnu:** What are the measures we should take before investing under such schemes?

**Balvinder Kumar:** The land pooling policy is notified. However, the regulations are still under consideration. Further at present, numbers of builders/developers are promoting their schemes with details about land to be returned by DDA and stating that it is a part of DDA approved scheme. In this regard, DDA has already issued public notices to be cautious of such mis-leading advertisements as no such scheme is approved nor land to be returned is finalized by DDA.

**Manas143:** by when we can expect flats to be ready for possession (Tentative time frame)?

**Balvinder Kumar:** As mentioned earlier, it will take minimum five to seven years.

**Sneheehs:** Do you think as an investor I should wait before I invest?

**Balvinder Kumar:** it is advisable to wait till the policy is made operational.

**Kish:** Representing the DDA, do you have any special suggestions for investors?

**Balvinder Kumar:** already covered in the previous replies/queries.

**Naveen:** can a group of people avail land pooling policy like a group housing society worked for flats on DDA allotted land?

**Balvinder Kumar:** yes, as per the policy a land owner or a group of land owners or a developer shall be permitted to pool land for unified planning, servicing and sub-division/share of the land for development as per prescribed norms and guidelines. The details are available in the policy notified on 05.09.2013.

**Balvinder Kumar:** It was a good experience answering the queries raised during the chat session. I thank Magicbricks for providing the platform to create awareness about land pooling policy. Further DDA is in process of finalizing the agencies to create awareness about the land pooling policy to the farmers/DE.