

Happy New Year 2016

The Management wishes you and your family members a very happy and prosperous new year. Taking this opportunity, we would like to appraise you on the current status of the project. But before that we would like to update you once again on the entire process, as defined by the Government:

In Delhi, Lands subjugation is under DDA which comes under Central Government. The Central Government through Ministry of Urban Development takes care of the requirement of residential, commercial, educational etc. Since Delhi is being ruled by both Central and State Governments, there are multiple Government Authorities involved in giving approval before issuing the land surrender notice by DDA. LG is the final authority in this matter. Additionally, Delhi State Government has its role in changing the status of land from rural to urban and exemption of stamp duty.

As you all know that the land pooling policy was announced in 2013 and its operational guidelines in 2014. Since, it's under Master Plan 2021, it is supposed to be completed by 2021 with respect to infrastructure and living purpose. It is with great pleasure, we wish to inform you that to facilitate the Delhi Government to change the status of land as urbanized, North MCD has moved a step forward by approving land status as urbanized of 50 villages that covers all villages of zone PII. State Government is in the process of declaring them as urbanised. The latest Notification by LG of DELHI of transferring the GRAM SABHA LAND in entirety of 95 villages falling under land pooling scheme to Delhi Government is a big push to roll on the land pulling policy because, Delhi Government had a demand to subjugate these lands. This way the much awaited land pooling policy –touted as the future organized housing sector in the city- will soon see the light of the day. Sometime delays are in our favor and it's prudently applied in our case. By change in command at the Centre in 2014, the new Government is working on to develop new urban areas as world class smart cities.

The MoUD has appointed KPMG as the consulting partner that would work with the all agencies in order to turn the Government's Smart City vision into the reality by 2022. There is a great emphasis laid by the Government to provide strong public transport system, 24X7 water, electricity, wide roads , lots of greenery and most importantly zero wastage of resources like water, etc., making these areas self-sustainable, affordable and within the reach of people.

It is noteworthy to mention here that management, through its relentless efforts, has made it possible to assemble more than 50 acres of land enabling us to get into the higher slab. Some of the benefits of getting into higher slab are that not only it's cost effective but lot of breathing space with large green areas and all basic civic amenities inside the township.

To have a world class living, Management is constantly working with the architect to improve the floor layout plan and elevation plan. Considering the abundant availability of water and to check on wastage of water, almost keeping it to zero, aquatic based lay out has been developed. Flowing rivulet, water bodies, swimming pool by making one portion of water body shallow will be provisioned. The towers have been planned around the water bodies. Members may have a virtual look of it on the website. The management had been proactively taking all steps and measures to ease flow of communication with the members. Going Digital is the mantra of the day. To implement the same, a common website has been developed wherein all the members are requested to update their email ids and mobile numbers. Going forward, all communication will happen through this medium.

Yours Sincerely

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