

**GOVERNMENT OF INDIA**  
**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**LOK SABHA**

**UNSTARRED QUESTION No. 79**  
**TO BE ANSWERED ON DECEMBER 11, 2018**

**LAND POLICY**

**No. 79      SHRI JANARDAN SINGH SIGRIWAL:**

**Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:**

**(a) whether the Delhi Development Authority (DDA) has notified the Regulations for Operationalisation of Land Policy, 2018 in Delhi, if so, the details and salient features thereof;**

**(b) whether all the urbanised and urbanizable areas of Delhi including Khera Kala and Khera Khurd in P1 Zone are covered thereunder, if so, the details thereof and if not, the time by which such areas are likely to be included;**

**(c) whether the Government/DDA is considering any proposal to enhance Floor Area Ratio (FAR) from the present 200, if so, the details thereof and if not, the reasons therefor;**

**(d) whether the Government has finalised the Development charges for the said areas, if so, the details thereof and if not, the time by which it is likely to be finalised; and**

**(e) the time by which the proposed Single Window Web Portal for operationalisation is likely to be made functional?**

**ANSWER**

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF MINISTRY  
OF HOUSING AND URBAN AFFAIRS**

**(HARDEEP SINGH PURI)**

**(a) Yes Madam, Delhi Development Authority (DDA) has notified the**

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**Regulations for operationalisation of the Land Policy vide S.O. 5384(E) dated 24.10.2018, under Section 57 of Delhi Development Act, 1957.**

**The Regulations envisage the applicability of the policy in various areas of Delhi notified by DDA/Government from time to time, eligibility criteria, process of planning, approval and development of land. The role of DDA, service providing agencies, land owner and consortium is defined in these regulations. As per the eligibility criteria land of any size falling within the purview of the policy can be pooled subject to conditions and a sector will be considered to be eligible when a minimum of 70% of the developable area in the sector has been pooled. The process of approval in the form of provisional development licence, final development license, layout plan and building plan is explained in detail. The Regulations provide that development under the policy shall comply with green building norms. Additionally, minimum 10% of all energy consumption shall be through solar fittings or through other renewable energy sources. Notified Regulations are available at DDA's website [www.dda.org.in](http://www.dda.org.in).**

**(b) The land policy is applicable inurbanisable areas of 95 villages spread across Zone J to L, N and P (II). Further, DDA has initiated the process to include 14 villages (part) falling in Zone P 1, including Khera Kalan (part) and KheraKhurd (part), under the Land Policy.**

**(c) No Madam, the FAR assigned in Land Policy is as per the provisions of Master Plan for Delhi – 2021.**

**(d) The External Development Charges (EDC) are to be worked out by DDA in consultation with service providing agencies and as such no fixed time frame can be prescribed in this regard.**

**(e) The development of Single Window system is under process in DDA.**