

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 993
TO BE ANSWERED ON FEBRUARY 05, 2026**

ELIGIBILITY FOR LAND POOLING POLICY

NO. 993. SHRI RAHUL GANDHI:

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

- (a) the rationale for fixing the eligibility threshold of two hectares for the Land Pooling Policy under the Delhi Development Act, 1957;**
- (b) the number of farmers owning two or more hectares of land in Delhi and the share of land held by such farmers in comparison to the total land eligible for land pooling;**
- (c) the details of the financial obligations imposed on participating landowners, including development charges or other levies;**
- (d) the details of Expressions of Interest received from individual farmers including those accepted, withdrawn or pending and complaints received since 2019, year wise;**
- (e) whether the design of the Policy has resulted in concentration of pooled land with a limited number of large private developers and if so, the details thereof;**
- (f) whether beneficiaries of land allotted under the Twenty-Point Programme (1974) in Delhi enjoy full ownership rights, if so, the details thereof and if not, the reasons therefor; and**
- (g) whether the Government proposes to confer such ownership rights to the beneficiaries and if so, the details thereof?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a) Delhi Development Authority (DDA) has informed that the limit of two hectares has been set for the Developer Entity to ensure efficient planning and adequate return of land for development under this policy. This limit is to provide efficient laying of networks & services, roads, public parks & greens, neighborhood level facilities, to avoid small sub-division of plots, financial viability for development and optimal utilization of land parcels. However, there is no minimum eligibility threshold for participating in land pooling policy.**
- (b) DDA has informed that under the Land Pooling Policy, owners of private land pool their land parcels. The land-ownership records of private land in land pooling areas are not maintained by DDA.**
- (c) DDA has provided the following list of charges, fees and levies:**

- i. **External Development Charges (EDC)**
- ii. **Internal Development Charges (IDC)**
- iii. **Extension charges on account of extension of the Final Development License (FDL) if the development is not completed within stipulated time period of 10 years as per the Regulations of 2018.**
- iv. **Deficiency Charges will be paid by the Developer Entity (DE)/Consortium to Urban Local Body (ULB) at the time of handing over of the services to the ULB.**
- v. **Application/scrutiny /processing fee at the time of expression of willingness for participation, during preparation of Sector Land Distribution Plan (SLDP), during submission of layout plan of the sector for approval by DDA and during issuance of Provisional Development License (PDL) and FDL.**

(d) **DDA has informed that there is no provision of Expression of Interest from Individual Farmers under the Land Pooling Policy. However, the landowners express their willingness for participation under the Land Pooling Policy, the year-wise details of which since 2019 are as under:**

Year	Total no. of applications received	Area in (Ha.)
2019	6069	6407.58
2020	562	521.41
2021	230	291.35
2022	242	191.96
2023	127	96.93
2024	145	124.13
2025	184	189.21
	7559	7822.57

(e) **DDA has informed that under the Land Pooling Policy, owners of private land pool their land parcels. The land-ownership records of private land in land pooling areas are not maintained by DDA.**

(f) **The matter comes under the purview of Government of National Capital Territory of Delhi. Further, Delhi Government has informed that the details of beneficiaries where mutation have been done are as mentioned below:**

Sr. No.	Districts	Residential Plots	Agriculture Lands
1.	West	-----	140
2.	North	43	214
3.	South	749	213
4.	South-West	999	-----
Total		1791	567

(g) **Presently, there is no such proposal under consideration.**