

## **LAND POOLING- AN UNPARALLELED OPPORTUNITY**

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### **Land Pooling Policy in Delhi.**

Delhi Development Authority (DDA) was established in 1957 for planned development of Delhi. The first Master Plan for Delhi (MPD) was introduced in 1962. Subsequent MPDs developed Delhi up to Dwarka and Rohini.

The latest MPD i.e. MPD 2021 governs the development of new areas in Delhi which are presently under agricultural use and are adjacent to the areas developed so far. In order to overcome the problems associated with the 'acquisition' of land for development of these new areas, instead of 'acquiring' land, DDA has introduced the Land Pooling Policy on 5th Sept 2013 vide Gazette No. So 2076.

### **Land Pooling Policy in Other States.**

India has successfully implemented the land pooling policy in several states earlier. For instance, Maharashtra, Gujarat, Tamil Nadu, Punjab and Kerala have followed this policy instead of the Land Acquisition Act to develop townships.

### **What is Land Pooling Policy.**

As per the Land Pooling Policy, the agriculture land parcels owned by land owners/developers will be taken over by DDA and in return DDA will allot a developed plot to the land owner/developer nearly half in size within a time bound manner. Balance Land is used by DDA for infrastructure/public facilities. The plot returned will be in near vicinity of the original land taken over by DDA and in the residential areas of the Zone already earmarked by the DDA on which group housing projects can be executed by the developers. DDA has listed out the agricultural land where this policy will be applicable and the Govt. has hiked the circle rates of these areas manifold.

### **Govt Charging Extra Stamp Duty for Land Pooling Areas.**

The minimum rates at which the agricultural land in Delhi was registered for sale deed (Circle Rate) was Rs. 53 Lacs/acre. This has been increased by 400% to 660% on 4th August, 2015 for the areas falling under Land Pooling Policy. This includes the Land of Rakshit.

A copy of the Govt Notification dated 4th August, 2015 is attached on the reverse. After this, in South West Delhi, the agricultural land falling under Land Pooling Policy is being registered for sale deed at minimum a Rs. 3.5 Crores/acre while the land NOT falling under Land Pooling Policy is being registered for sale deed at a minimum of Rs. 1.5 Crores/acre. With this notification, the Govt has increased the minimum charges of registry of land under Land Pooling by Rs. 20.79 Lacs/Acre which is nearly SEVEN times more than the earlier rates.

This extra stamp duty charged by the Govt. for buying land in areas under Land Pooling imposes additional financial implications on anyone buying land under Land Pooling Policy and thus reflects the Government's commitment towards the same.

The land of Rakshit, as shown in the Leaflet attached, is also included in these areas of hiked Circle Rates i.e. Rs. 3.5 Crores/acre.

The Land Pooling Policy is awaiting operationalisation. Once operationalised, the market rates of Land under Land Pooling are likely to increase exponentially. This has been supported time and again by media reports.

Rakshit's **PLATINUM HEIGHTS**, a housing project Exclusively for Defence and Civil Services Officers is also being developed as per the above Land Pooling Policy in the L Zone of Delhi.

# GOVERNMENT NOTIFICATION OF HIKE IN CIRCLE RATES FOR LAND POOLING AREAS

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTE EXTRAORDINARY)  
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
REVENUE DEPARTMENT, 5, SHAM NATH MARG, DELHI.

No.F.1(953)/Regn. Br./Div.Com./HQ/2014/ 191

Dated the 4<sup>th</sup> August 2015


## NOTIFICATION

No.F.1(953)/Regn. Br./Div.Com./HQ/2014 - In exercise of the powers conferred by sub-section (3) of section 27 the Indian Stamp Act, 1899 (2 of 1899) and rule 4 of the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007, read with the Ministry of Home Affairs, Govt. of India Notification No. S.O. 1726 (No. F. 215/61-Jud-II) dated the 22<sup>nd</sup> July, 1961 and in supersession of this Department's notification No. F.1(177)/Regn.Br./Div.Com./07/254-279 dated 14.03.2008; the Lt. Governor of the National Capital Territory of Delhi, hereby revises and notifies the minimum rates for the purposes of chargeability of stamp duty on the instruments related to sale/transfer of agricultural land under the provisions of the said Act, as per details given below:-

Sl No.	District	Rates for agricultural land (Rs. Per acre)	Rates for the agricultural land falling in villages where Land Pooling Policy is applicable (Rs. Per acre)
1.	East	1 crore	2.25 crore
2.	North- East	1 crore	2.25 crore
3.	Shahdra	1 crore	2.25 crore
4.	North	1.25 crore	3.0 crore
5.	North West	1.25 crore	3.0 crore
6.	West	1.25 crore	3.0 crore
7.	South West	1.50 crore	3.5 crore
8.	South	1.50 crore	3.5 crore
9.	South- East	1.50 crore	3.5 crore
10.	New Delhi	1.50 crore	3.5 crore
11.	Central	1.25 crore	3.0 crore

These revised rates shall come into force with immediate effect.

By order and in the name of the  
Lt. Governor of the National Capital Territory of Delhi,

  
(Sanjay Kumar)  
IAS

Spl. Inspector General (Registration)

No.F.1(953)/Regn. Br./Div.Com./HQ/2014/ 191

Dated

Copy to:

1. Secretary to Lt. Governor, Delhi
2. Secretary to Chief Minister, Govt. of NCT of Delhi
3. Secretary to Dy. Chief Minister/ Minister of Revenue, GNCT of Delhi