

अमेठी में राहुल गांधी पर निशाना

देखें Front Page 2

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फास्ट न्यूज

विजली पर अस्सर?

राजस्थान में गुर्जर आंदोलन से विजली उत्पादन प्रभावित हो सकता है। रव ट्रेनों में वे मालगाड़ियां भी हैं, जिनसे पावर प्लांट्स को कोयला जाता है। उधर, मुख्यमंत्री वरुंधरा राजे के जयपुर में बातचीत के न्योते को गुर्जर नेताओं ने मान लिया है। उन्होंने 31 मई को दिल्ली के जंतर-मंतर पर महाप्रयाण भी बुलाई है। >>> पेज 17

एप्स में तत्काल

इमरजेंसी में अब एप्स में तत्काल अपडेट मिल सकता है। ऑनलाइन अपडेट रात 12 बजे से सुबह 8 बजे तक ले सकते हैं। इसके लिए वेबसाइट orf.gov.in पर 'कुक अपडेट' ब्रॉउज़र विकल्प करें। >>> पेज 7

बल्लभाद में हिंसा

बल्लभाद के गांव अटली में सोमवार रात धार्मिक स्थल के निर्माण को लेकर दो सम्प्रदाय के लोगों के बीच हिंसा हुई। 15 मकान और 8 वाहन फूट दिए गए। 14 लोग घायल हो गए। दोनों पक्षों में सम्झौता कराया गया। (एनबीटी)

महिलाओं को बढ़ावा

यूपीएस्सी ने सिविल सर्विस प्रारंभिक परीक्षा के नोटिफिकेशन में ज्यादा महिलाओं से परीक्षा में शामिल होने को कहा है। 123 आरक्षित को होने वाली इस परीक्षा के फॉर्म भरे जा रहे हैं। (पीटीआई)

टेस्ट से राहत

मनाली-येहातांग रूट पर रोज 1000 गाड़ियों को ही इजाजत देने के एनजीटी के आदेश पर स्टे देने से सुशील कोर्ट ने मना कर दिया है। हालांकि कोर्ट ने एनजीटी के उस आदेश पर स्टे दे दिया कि सभी गाड़ियों को चेक पोस्ट पर वीएस-4 प्रदूषण मानकों का टेस्ट करना होगा। >>> पेज 17

विजली होगी महंगी

विजली पर अपील विद्युतल ने



जाएं पेज 22

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सलमान को दुबई जाने की इजाजत > p22



12:30 PM मुख्यमंत्री अरविंद केजरीवाल राजभवन जाकर उपराज्यपाल से मिले, विवाद के बाद पहली मुलाकात

01:00 PM केंद्रीय गृह मंत्री राजनाथ सिंह ने रुख में नरमी दिखाते हुए दिल्ली सरकार को पूर्ण सहयोग की बात कही

02:30 PM केंद्र के नोटिफिकेशन के खिलाफ विधानसभा में प्रस्ताव पेश किया गया, आज कराया जा सकता है पास

विधानसभा में दिखाई गारमी

नोटिफिकेशन के खिलाफ प्रस्ताव पेश

केंद्र सरकार की ओर से अधिसूचना जारी किया जाना दिल्ली की जनता के सबसे बड़े जनदेश का अपमान है।

मनीष सिंसौरिया, डिप्टी सीएम आदर्श शास्त्री ने कहा कि हमें प्रस्ताव पास करके संसद से कहना चाहिए कि वह सरकारी आयोग की सिफारिशों और संविधान के अनुच्छेद 155 व 156 पर पुनर्विचार करे और विधानसभाओं को राज्यों व उपराज्यपालों के खिलाफ महाभियोग चलाने का अधिकार दे। बाद में, अधिकारियों ने बताया कि ऐसा कोई प्रस्ताव नहीं रखा गया। शास्त्री ने भी कहा कि मैंने एक विधायक होने के नाते निजी हस्तियत से यह बात कही थी। >>> पेज 2

एलजी को दिखाया कोर्ट का ऑर्डर

विस्, नई दिल्ली: एलजी से अधिकारों की जंग शुरू होने के बाद केजरीवाल ने मंगलवार को पहली बार एलजी से मुलाकात की। करीब 20 मिनट की यह मुलाकात विधानसभा का सत्र शुरू होने से पहले हुई। सूत्रों के मुताबिक, सीएम ने एलजी को दिल्ली हाई कोर्ट के सोमवार के ऑर्डर की कॉपी दिखाते हुए अपनी राय बताई। हाई कोर्ट ने कहा था कि एलजी को पुलिस और केंद्र सरकार के कर्मचारियों पर भी कार्रवाई करने का अधिकार है। कोर्ट ने गृह मंत्रालय की ओर से जारी नोटिफिकेशन को भी संदिग्ध बताया था।

IAS असोसिएशन ने की आलोचना

सेंट्रल IAS ऑफिसर्स असोसिएशन ने दिल्ली सरकार में कुछ वरिष्ठ अफसरों के साथ हो रहे वार्ता को नैजस्ली और असमानजनक बताते हुए कड़ी आलोचना की है। सरकारी मशीनरी के जरिए कुछ अफसरों के चर्चित हटान पर भी नाराजगी जताई है। (पीटीआई)

सभी को संवैधानिक ढांचे में काम करना चाहिए। दिल्ली सरकार के कामकाज में केंद्र कोई बाधा नहीं पैदा करेगा।

यह कोई टकराव नहीं है बल्कि संविधान की व्याख्या का मामला है। यह मामला अदालत में सुलझ जाएगा।



लैंड पूलिंग पॉलिसी को मंजूरी



प्राइवेट डिवेलपर किसानों या जमीन मालिकों से जमीन इकट्ठा करके डीडीए को दे दें। डीडीए जमीन पर बेसिक सुविधाएं मुहैया कराएंगे और कुछ हिस्सा डिवेलपर को लौटाएगा। बाकी बची हुई जमीन पर डीडीए का 4 स्मार्ट सिटी बसाने का प्लान है। प्राइवेट डिवेलपर अपनी इस जमीन पर ग्रुप हाउसिंग सोसायटी आदि बनाकर बेच सकेंगे।

दिल्ली में 20 लाख घरों का रास्ता साफ

प्रमुख संवाददाता, नई दिल्ली

केंद्रीय शहरी विकास मंत्रालय ने डीडीए की लैंड पूलिंग पॉलिसी को 5 बदलावों के साथ मंजूरी दे दी है। इसके बाद डीडीए ने भी इसकी गाइडलाइंस फाइनल कर दीं। एक-दो दिन में इनका नोटिफिकेशन किया जाएगा। इससे राजधानी में चार सबसिटी बनाने का रास्ता साफ हो गया है, जहां 20 लाख से ज्यादा मकान बनाए जा सकेंगे।

मंत्रालय ने इन बदलावों के जरिए सुनिश्चित किया है कि अगर डीडीए समय पर जमीन को डिवेलपर करके नहीं लौटाएगा तो उसे पेनल्टी देनी होगी। डिवेलपर को 15 परसेंट एयरआर पर कमजोर तबके के लिए धर बनाने होंगे। यह भी सुनिश्चित किया जाएगा कि जमीन लौटाने में पूरे पारदर्शिता रहे और डिवेलपर रिहायशी इस्तेमाल के लिए अलॉट एफरआर का पूरा प्रयोग करे।

डिवेलपर के विकल्प

पहली कैटेगरी: यह 20 हेक्टेयर या उससे अधिक जमीन के लिए होगी। इसमें 60 परसेंट जमीन डिवेलपर को लौटाई जाएगी, 40 परसेंट जमीन डीडीए अपने पास रखेगा। डिवेलपर अपनी जमीन में से 53 परसेंट पर रिहायशी और 5 परसेंट पर कमर्शियल काम कर सकेगा।

दूसरी कैटेगरी: यह 2 हेक्टेयर से लेकर 20 हेक्टेयर तक के लिए होगी। इसमें 48 प्रतिशत जमीन डिवेलपर संस्था को मिलेगी, 52 परसेंट जमीन डीडीए रखेगा। डिवेलपर अपनी 43 प्रतिशत जमीन पर आवासीय और 3 परसेंट पर कमर्शियल निर्माण करेगा।

Centre notifies land pooling norms

Policy Announced Over A Year Ago; Will Help DDA Get Land For Housing

TIMES NEWS NETWORK

New Delhi: Taking the city a step closer to another housing boom, the Union urban development ministry notified operational guidelines for implementing the land pooling policy on Tuesday. The policy itself was notified one-and-a-half years ago and its implementation will help Delhi Development Authority (DDA) obtain land for housing without getting mired in the lengthy land acquisition process.

Although DDA hopes to implement the policy in the next two months, it will have to wait for the Delhi government to notify 95 villages as development areas. Before that, the government has to declare 89 of these villages as urbanized. "The file in this regard is with the government. The lieutenant governor has asked it to expedite the process," said a DDA official. Most of the villages are in west, southwest and north Delhi.

DDA officials say the policy will make it possible to build 24 lakh to 25 lakh housing units. "DDA has not acquired any land in the city in the past decade due to the stringent provisions of the Land Acquisition Act. It is a time-consuming process. This policy helps us develop infrastructure without ac-

COUNTING THE BENEFITS

What is land pooling?

Land parcels owned by individuals or a group of owners are legally consolidated by transfer of rights to a government agency (DDA)

MAIN PURPOSE

To meet growing requirements of affordable housing from farmers

AREA TO BE HANDED OVER TO DEVELOPERS WHO POOL IN THEIR LAND

2-20 hectares: 48% land will be returned of which 43% will be used for residential, 3% commercial and 2% for public and semi-public facilities
Above 20 hectares: 60% (53% residential, 5% commercial, 2% private, semi-private facilities)

APPROVED FAR

400 for residential, 250 for commercial, public and semi-public facilities
15% extra FAR will be given for EWS housing projects

EXTERNAL DEVELOPMENT CHARGE

₹ 2 cr per acre (₹ 5 cr per hectare)
Farmers need not pay external development charges if they surrender 8% of their share to DDA



UD ministry notified the land pooling policy for Delhi on Sept 5, 2013

VILLAGES UNDER THE POLICY

95 villages in Mehrauli, Brijwasan, Chhatrapur, Ghitorni, Bannoli, Fatehpur and west Delhi

Area that could be exploited: 20,000 hectare
No. of housing units that could be set up in 1,000 hectare: 50,000 EWS and 2 lakh general flats

Completion deadline: 7 years from the date of allocation of land

PENALTY ON DDA

DDA will pay 2% of the external development charge to the developer in the first year if it fails to develop the area before the completion of the projects. It will pay 3% of ED charge per year in the following years

quiring land," said Balvinder Kumar, vice-chairperson of the agency. The policy favours those who provide DDA with larger land parcels. On contributing 2-20 hectares, the owners will be compensated with plots measuring 48% of the original. For 20 hectares or more, the compensatory plots will measure 60% of the original. The owners will be able to build residential, commercial, public and semi-public facilities on these alternative plots (see box).

The alternative land will be allotted through a computerized process, and those who apply first will be given prefer-

ence. If a group contributes land, DDA will have no role in splitting up the compensation among its members. "We will plan the area's development and accordingly allot land. There will be no manual intervention, though the department will follow a policy of first-come-first-serve. Those who apply in the first month will be eligible for prime plots," said Kumar. DDA will collect external development charges (Rs 2 crore per acre) for building infrastructure from the land contributors, and for the first time there is a clause to penalize it for missing deadlines. "In case we fail to develop basic infrastructure before the completion of projects by developer entities, we will pay them 2% of the external development charges in the first year and 3% in the successive years," said Kumar. EDC will be waived if the contributors surrender 8% of their alternative plots.

The housing and commercial projects will have to be developed within seven years of getting the alternative plots, but more time will be given on payment of a penalty. The government will allow 15% extra floor-area ratio for construction of houses for the economically weaker sections, and DDA will buy half of these at a predetermined rate.

Delhi govt yet to notify 95 villages

Risha Chittiarajia
@timesgroup.com

New Delhi: Though the guidelines for implementation of the land pooling policy have been notified by the UD ministry, it can't be implemented till the Delhi government notifies 95 villages as development areas. However, AAP doesn't seem in a hurry and sources said the policy will be studied in detail before a decision comes.

Sources say the matter has been before the government for the past 3-4 months. "We are not opposing it, but we need to study it. If it is pro-farmers, we have no issue," said an AAP member.

The policy was notified on September 5, 2013. As per Delhi Land Reforms Act, 1954, agricultural land can't be used for any other purpose. For this, corporations have to declare the villages urbanized. "Civic agencies declared them urbanized, but the final notification has to come from Delhi government," said a DDA official.

"As per DDA Act, we can't take up development in non-notified areas. Work will start after we get Delhi government's nod," said Balvinder Kumar, vice-chairperson, DDA.

Heatwave to return on Saturday

► Continued from P1

There is high likelihood of the heatwave returning on May 30 and continuing for another couple of days, Yadav said.

"Delhiites can expect major relief from the heat from June 2, when there are indications of good showers in the region which may last till June 4. Thereafter, easterly winds are likely to replace the hot westerlies, which would have a cooling effect," he said. Day temperatures have been at least 4 degrees above

Vipin



SUMMER RELIEF

the evening on Tuesday, we recorded a scorching 49 degrees at Safdarjung and 44 degrees at Palam. That shows very high heating of land is taking place," the official said.

While Thursday's dust storm may do nothing much to bring down the temperature, the remaining three days of the month are likely to have clear skies and hence the temperatures may rise again.

However, a strong western disturbance is expected to impact the western Himalayan region in the coming month which will have an impact

3 men injured after branch falls on cars

TIMES NEWS NETWORK

New Delhi: Three men were injured after a tree branch fell on their vehicles at Kasturba Gandhi Marg in Lutyens' Delhi on Tuesday evening.

The incident took place around 7pm, hardly 100m away from the C-hexagon near Hyderabad House. Witnesses told police a large branch fell on a Maruti Ritz waiting at a traffic signal. It then rolled over and damaged a Honda City behind the Ritz.

NDMC officials removed the branch from the road. They also ordered an inquiry. Police said a case of negligence has been registered at Tilak Marg police station.



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Ahmedabad robbed by

New Delhi: A gang of high-flying thieves from Ahmedabad that targeted businessmen was busted.

Police said the accused used to fly to the capital and stay at five star hotels to avoid suspicion and flee from the spot on superbikes. The group used to cross the city's border by hiding their bikes inside trucks.

The kingpin has been identified as Bharat Bhai Shodas who owns a small business in Gujarat. His associates—Manoj, Nikhil, Shashikant and

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'Land pooling implementation hinges on Delhi govt's decision'

Press Trust of India | New Delhi
May 26, 2015 Last Updated at 21:22 IST

The actual implementation of the Land Pooling Policy of the DDA now hinges on [Delhi](#) government's decision on declaring 95 villages in the city as development area and 89 of them as urban villages, the housing authority today said.

Delhi government has been requested to issue notifications in this regard, DDA Vice-Chairman Balvinder Kumar said.

"We have requested the Delhi government to declare the 95 villages as development area and 89 villages as 'urban villages'. Both these requests are pending with the government in advanced stages. We hope it will soon issue the notification on it," Kumar told reporters here.

"As soon as we get it (notification), actual implementation will start in next couple of months and we will issue the deed in this regard," he said.

Both these provisions will help DDA in implementing its Land Pooling Policy. The 'urban village' status to 89 villages will nullify the provisions of Delhi Reforms Act governing them, he said.

The Union Urban Development Ministry today approved the regulations for operationalisation of Land Pooling Policy of the Delhi Development Authority (DDA) with five amendments.

The policy is applicable in the proposed urbanisable areas of the urban extensions for which zonal plans have been approved.

"We will announce dates for submitting applications for participating in land pooling after the Delhi government's notification. We will follow month-wise priority meaning if land pooling is opened for six months, the applicants of first month will get priority. This will encourage greater participation and better locations for early applicants", he added.

The DDA also said that it will hire services of agencies to create awareness about its Land Pooling Policy.

"We will hire agencies that will visit villages to create awareness about participation in this policy and tell farmers how they will be benefitted by it. The agencies will also be employed for documentation work," he said

The DDA's Master Plan Delhi (MPD) 2021 proposes construction of 25 lakh housing units by 2021 for which 10,000 hectare of land will be required. As per DDA estimates, 2.5 lakh houses, including 50,000 EWS units, will require 1000 hectare of land.

Relief to small farmers, self-penalty on DDA for delays, and flexibility allowed to farmers to trade their land or tie up with developers for land pooling were some of the most important features of the Land Pooling Policy, he said.

The policy seeks to make landowners partners in the development and is divided into two categories of pooling -- Category I for land 20 ha and above and Category II for 2 ha to less than 20 ha.

In the first category, the developer entity will share 60 per cent while DDA will retain 40 per cent. In the second category, DDA will retain 52 per cent while rest will go to developer entity.