

ACL WELFARE SOCIETY

Affordable Group Housing



*Destination of
your
dream home...*

HAR घर
HOUSING



We are a Registered welfare society with an aim of providing low cost, quality housing's. Our Registration Certificate No. (S/1769/Distt.south/2014). ACL have decided to take many development and Welfare activities for especially in Infrastructure Development in Different Cities & Town's.

ACL WELFARE SOCIETY COMINGUP WITH NEW DDA PROJECT WITH APPROVED LAND POOLING POLICY.

The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary with Gurgaon and is in close proximity of IGI International Airport. In order to meet the rising standard of living of the metro city life, the zone is decked with elite amenities and has access to the upcoming Delhi's largest Golf Course. The area is surrounded by NH-10/Rohtak Road and Railway line in the North and Dwarka Sub-City in the East. Being the most well-connected zone of the city makes L Zone a highly sought after residential zone in the coming five years. The Zone L is envisioned to be the next area to ease out the space related issue in the city. If any time is the ideal time TO INVEST in property, the time is now and the place is L Zone.

The green belt has been identified along the NCT Delhi boundary which includes all the revenue villages abutting the NCTD boundary as shown in MPD – 2021 land use plan. The farmhouses were permitted and sanctioned under the provisions of Master Plans 1962 and 2001. As per MPD 2021 the Farm Houses are now permitted only in the 'green belt'. Delhi Government has allotted approx. 900 acres in L Zone for water reservoir. In the near future, L Zone will emerge as the most sought after property in the city.

LAND POOLING POLICY OF GOVT. OF INDIA

The Delhi Development Authority (DDA) has approved the new 'Land Pooling' policy. It is based on **Public-Private-Partnership (PPP)** in land assembly and development in Delhi. It will allow the entry of the private partners in the land acquisition of Delhi. The policy will allow consolidation of the private land by its owners through pooling and surrendering it to the DDA. The DDA will then provide a chunk of the developed/converted land back to the owner instead of compensation.

According to Master Plan for Delhi -2021, notified on 07.02.07 National Capital Territory of Delhi has been divided into 15 planning zones. Out of these, 8 Zones (A to H) cover existing Urban Area as shown in the Land Use Plan. Zone 'O' covers River Yamuna and the remaining 6 zones (Zone J to P) are part of Urbanisable Area

The policy has been notified on 5th Sept. 2013 and stated that the immediate urban extension could be in the zones of J to L, N & P (I&II).

ZONAL PLAN OF L ZONE

Consistent with the Master Plan framework and provisions, the policies for Zonal Development Plan have been detailed out. The plan ensures retention of both green area and green belt for ecological balance as well as promotes development of areas in terms of, activities / facilities. The proposed land-use and draft zonal plan of L Zone is given below:

BACKGROUND

The Zonal Development Plan is a statutory document under the provision of Master Plan and it is to be prepared & processed under the D.D. Act. It provides a link between the Master Plan and lay-out plans.

According to MPD -2001, National Capital Territory of Delhi has been divided into 15 planning Zones. Out of these 8 Zones (A to H) cover Urban Area as shown in the Landuse Plan. Zone 'O' Covers River Yamuna and the remaining 6 zones (J, K,L,M,N & P) cover Rural area / Urban Extension (refer map 1).

Delhi has witnessed a huge gap in the demand and supply of housing units. When the MPD was reviewed in 2006, it came to light that only 3.5 lac units are being provided by DDA whereas the need is for 35 lac units. This has forced the people to live in

unauthorized colonies which are still of agricultural land status.

OBJECTIVE

The Government has realized this slackness and notified a new plan known as MPD 2021 vide Gazette Notification No. SO 141 dated 07/02/2007. MPD 2021 envisages involvement of private sector in the development of land and provision of INFRASTRUCTURE SERVICES as an improvement over the current scheme of large-scale development and acquisition of land entrusted to Delhi Development Authority (DDA).

THE BASIC OBJECTIVES OF ZONAL PLAN FOR PLANNING ZONE 'L' ARE:

- i) Improved accessibility / connectivity with both the Urban Extension and the Rural Areas.
- ii) Upgrade Infrastructure
- iii) Preserve natural resources and eco system

VISION

Vision – 2021, the guiding principle for the framework, formulation and subsequent / forthcoming rollout /implementation of the Master Plan – Delhi 2021 is to make “Delhi a global metropolis and a world class city” wherein people would have conducive atmosphere and infrastructure to conduct themselves in productive work with a better quality of life , living in a sustainable environment. This will amongst other things, necessitate planning and action to meet the challenge of population growth and in – migration to Delhi; provision of adequate housing, addressing the problems of small enterprises, dealing with the issues of slums, upgradation of old and dilapidated areas, conservation of the environment, preservation of Delhi's heritage and doing all this within a framework of sustainable development.

LAND POOLING POLICY

Land Pooling Policy aims to prevent selling of land without the owner's consent. This policy assures fundamental changes in the way of acquisition and development of land in Delhi. Under this policy, land owners can surrender their land holding into the central pool and become a stakeholder to the development proposed on their land. Once the land is pooled, the land owner would get back either 48

% or 60% of the total land surrendered (according to the regulations defined in Land Pooling Policy issued by DDA) as developable land and the rest would be retained with DDA for creation of infrastructure as well as shall monetized for specific purposes. For once, the disputes on undervaluation of land for acquisition would be removed and the process would seem fair to every land owner, irrespective of the size of their land holding.

DDA WORKING WITH PRIVATE SECTOR

Acquiring land has become very difficult in Delhi in the past two decades and hence land acquisition and planned development has not kept pace with the increasing demands of urbanization. Moreover, the process of acquisition is increasingly challenged by land owners due to low compensation as compared to MARKET value. The new policy will allow the entry of the private sector by involving the owner in land development. The DDA, which acquires land, will provide a chunk of the developed land back to the owner instead of compensation. The policy will allow consolidation of the private land by its owners through pooling and surrendering it to the DDA.

HEALTHCARE FACILITIES

A hierarchy of health facilities / hospitals has been proposed to meet the requirement of 20 lakh population of the zone and to provide 5 hospitals – beds per thousand population.



EDUCATIONAL FACILITIES

To enable optimum utilization of resources and available education infrastructure, need to The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area formulate policies and norms have been recognized in the Master Plan. Also, land measuring about 53.6 hectares is to be kept of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary.



SPORT FACILITIES

Metro city life, the zone is decked with elite amenities and has access to the upcoming Delhi's largest Golf Course. The In the zone, a site of about 17 hectares already exists for sports Training Institute. New sports facilities have to area is surrounded by NH-10/ Rohtak Road and Railway line in the North and Dwarka Sub-City in the East. Being the be provided in the zone in a hierarchy of divisional sports centre / Golf Course, District Sports Centre and Community most well-connected zone of the city makes L Zone a highly sought after residential zone in the coming five years. sports centre. The Zone L is envisioned to be the next area to ease out the space related issue in the city. If any time is the ideal time

COMMUNICATION FACILITIES:

Two plots of Head Post office each 2500 sq.m. and two plots of Telephone Exchange each 2500 sq.m. are to be provided. Remote subscriber units within radius



of 3 Km each of 300 sq.m. shall also be provided in the sector / scheme at appropriate location.



SECURITY & SAFETY FACILITIES:

Police Station / Police Post, Police Lines and Jail etc. shall be provided in Public / Semipublic use. The requirement of 13 hectares land for security facilities and 15 hectares for safety facilities such as Fire Station has been proposed.



HAR GHAR AFFORDABLE HOUSING NEAR DWARKA, NEW DELHI

ACL Welfare Society, Vasant Kunj, New Delhi is a registered society with the objective to provide an affordable housing. After announcement of the land pooling policy of DDA & its notification on 5th Sep., 2013 by the Govt. of India, the company offers an opportunity to people of India to own their dream home at the most affordable prices in Delhi. To fulfill the desire, a Housing project/ Township in the brand name of **Har Ghar** has been proposed by the companies.

The housing project/township is spread in 6 acres of land and located in the vicinity of Ujjwa near Dwarka in L Zone of the Delhi Master Plan 2021. It is proposed to develop a township comprising of 1 BHK, 2BHK apartments. The housing units will be accommodated in low rise earthquake proof Towers of G+15 floors.

A state-of-the-art construction and providing best quality products are the aim of the visionaries of the company. The project features a host of **modern amenities such as lift, car parking, power backup through solar power plant, swimming pool & club amenities like gym, spa etc. and green building features with fully secured & gated complex.** The housing complex/Township is in close proximity to IGI Airport, New Delhi with Metro Rail connectivity by DMRC. A golf course in 180 acres of land is fully operational in the area.

Features

PRIME LOCATION

- 5 minutes drive from Sector 21 Metro Station, Dwarka.
- 5 minutes drive from Diplomatic Enclave.
- 5 minutes drive from proposed DDA Golf Course.
- 10 minutes drive from IGI Airport and NH-8.
- 10 minutes drive from upcoming AIIMS-2.
- 20 minutes drive from Gurgaon and Dhaula Kuan.

KEY LAND MARKS

- Nirmal Dham - 100 meter
- Chawala BSF Camp - 1 km.
- Sector 21 Metro Station, Dwarka - 3 km.
- Dwarka Underpass - 4 km.
- IGI & NH-8 - 7 km.

PROJECT FEATURES

- Gated secure complex.
- Waiting lounge in lobby.
- Design concept enhances natural light & ventilations.
- Exclusive Residents Club House, Party Rooms and Yoga Zone.
- Children Play Ground with safety features.
- Designer Landscape Garden embellished with lighting.
- Provision for Gas Pipe, Wireless Internet facility etc.
- Power Backup & Water.

FLOOR PLANS (1 BHK)



Note: All the dimensions are indicative and subject to change as per direction of the competent authority/Govt.

FLOOR PLANS (2 BHK)



Note: All the dimensions are indicative and subject to change as per direction of the competent authority/Govt.

Jung clears land pooling, housing receives a boost

Lakhs Of CGHS Units To Be Constructed In Outer Delhi Areas

Times News Network

New Delhi: Lieutenant Governor Najeed Jung, chairperson of DDA, on Friday gave his approval to the land pooling policy. LG's nod has brought land pooling—combining contiguous plots—and the huge potential of creating more housing in Delhi closer to reality. Senior DDA officials say that a few operational issues have to be ironed out and the area of land pooling notified, which will take a month's time. The policy can come into effect after that.

The policy had been notified by the Government of India in September last year and applies to areas in south-west and north-west Delhi.

EXTRA 400 FAR

These include outer Delhi areas, including most of Kanjhawala, Narela and Najafgarh, and villages like Mehrauli, Bijwasan, Chhatrapur, Ghitorni, Bannoli, Fatehpur and Khanpur.

Around 24,000 hectares or 59,000 acres will be available for commercial exploitation through public-private partnership. DDA estimates lakhs of dwelling units will come up in these areas through cooperative group housing societies. Officials say these societies will have the extra 400 FAR.

According to sources, the policy will apply to two categories of land parcels. One between two and 20 hectares and the other to land measuring more than 20 hectares. Those who wish to pool their lands for residential purposes in the first category will get 40% of their land back; for the second category, 53% will be returned.

UTILIZING YOUR LAND

DDA to allow land pooling over 24,000 hectares in outer Delhi



WHAT IS LAND POOLING POLICY

People whose lands lie in the areas marked for this policy can club their lands to develop the combined land commercially.

How does it work

Those who wish to club their parcels of land have to approach DDA with a proposal. If approved, DDA develops infrastructure like roads and sewers and returns between 40% and 60% of the land to the owners after charging a fee

Areas likely to be notified for pooling

Outer Delhi areas: Most of Kanjhawala, Narela and Najafgarh; and villages like Mehrauli, Bijwasan, Chhatrapur, Ghitorni, Bannoli, Fatehpur and Khanpur.

The policy comes with a rider. Sixty per cent of people (with a 5% margin either way) in a sector will have to agree to pool their land for DDA to accept their parcels and develop the infrastructure and return the developed land to the investors. Officials say they are still working on fine-tuning some operational issues.

“There are issues like

stamp duty collection. Since the land is first submitted to DDA which develops and returns it to the investors, someone made the point that stamp duty will be collected twice. We are working to waive stamp duty in both cases so that the process becomes simpler,” said a senior Authority official.

“Another matter was notification of the areas where land pooling will come to ef-

fect and the final notification by Delhi government. The whole process is likely to take a month to be completed.

“We should be in a position to begin implementing the policy by the end of the year. We are also in process of engaging a project management consultant to help us create a smart city in the areas that we will notify for land pooling,” said Balvinder Kumar vice-chairperson, DDA.

LG allows DDA to buy private land directly

Times News Network

New Delhi: In a major shift in policy for acquiring private land, which till now had to be done based on guidelines of the New Land Acquisition Act, Delhi LG approved DDA's proposal to buy it directly. Officials say implications of this policy change will be quicker acquisition of land and, thus, quicker delivery of projects.

“Land acquisition under the new Act had become cumbersome and time consuming. Due to this many infrastructure and housing-related projects were held up as DDA was not able to acquire land,” said a senior authority official. He added that keeping this in mind the LG approved the policy of purchase of private land through negotiations.

However, sources say that several checks have been in-

EARLY DELIVERY

roduced in the process of acquiring the land to avoid allegations of corruption or forced buyouts.

There will be two committees for negotiation. The first committee will be headed by the area's chief engineer and will have senior members and legal experts on the panel. This committee will work out the compensation amount as per new Act keeping in mind the market value of the land.

“The first committee will submit its recommendations to the second, which will get valuation of the land done by an independent body. The rates would then be compared with those proposed by the first committee,” said a source. The second committee will then submit its recommendations to a standing committee, which will be headed by the authority vice-chairperson. The standing committee will have the power to purchase up to 10 acres.

CAPITAL'S FUTURE PLAN

Here is a look at the zones that will be developed into residential colonies

ZONE-K1

Has a gentle slope towards the Najafgarh drain

ZONE-L

Covers a large land bank in villages adjoining Najafgarh in west Delhi. It is also one of the priority areas for residential development

ZONE-P1

Is alongside the G.T. Karnal Highway

ZONE-P2

Is situated in northern parts of the city alongside G.T. Karnal Road

ZONE-N

Alongside NH-10

ZONE-K2

Covers areas in Dwarka and has a potential to develop more

ZONE-J

Located in South Delhi, it is bounded by Mehrauli Badarpur Road in the North and National highway No.8 in the west

Land area under different zones

15,178	Zone-J
5,782	Zone-K-I
6,408	Zone-K-II
22,840	Zone-L
13,975	Zone-N
9,866	Zone-P-I
8,534	Zone-P-II

All figures in hectares





CERTIFICATE OF REGISTRATION

Under Societies Registration Act XXI of 1860

Regn.No. S/1769 /Distt. South /2014

I hereby certify that the Society A COMMON LAND WELFARE SOCIETY at 44-F, G/F., WARD NO.9, KISHAN GARH, NEW DELHI-110070 has been registered* under Societies Registration Act 1860.

Given under my hand and seal at Delhi on this 16 day of December two thousand Fourteen.

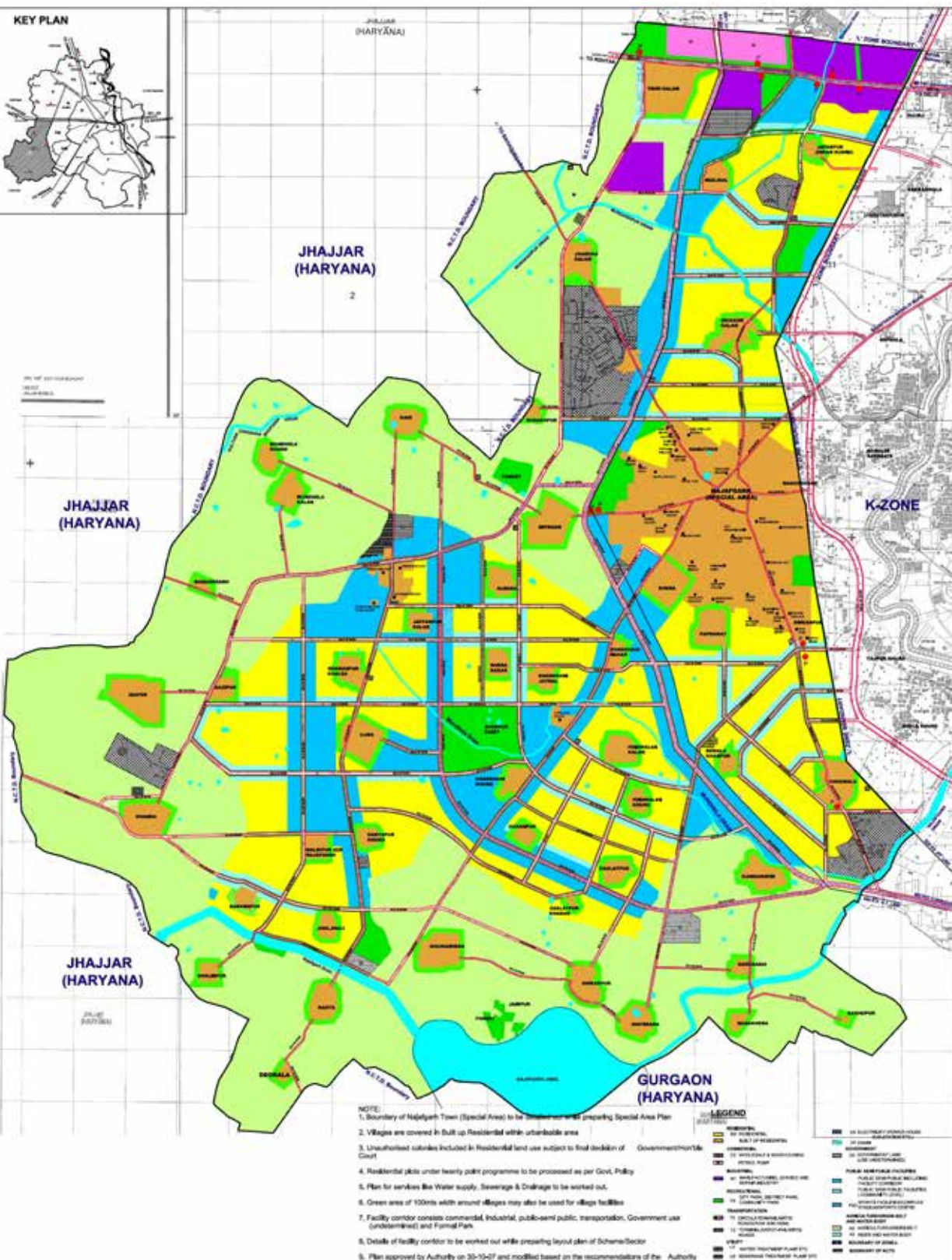
Fee of Rs. 50/-

SEAL



(RAKESH KUMAR)
REGISTRAR OF SOCIETIES
SOUTH DISTRICT
GOVERNMENT OF NCT OF DELHI





JHAJJAR (HARYANA)
2

JHAJJAR (HARYANA)

JHAJJAR (HARYANA)

GURGAON (HARYANA)

- NOTE:
1. Boundary of Noida/Ghaziabad Town (Special Area) to be delineated while preparing Special Area Plan
 2. Villages are covered in built up Residential within urbanisable area
 3. Unauthorized colonies included in Residential land use subject to final decision of Government/Urban Council
 4. Residential plots under tenancy pvt programme to be processed as per Govt. Policy
 5. Plan for services like Water supply, Sewerage & Drainage to be worked out.
 6. Green area of 100mts width around villages may also be used for village facilities
 7. Facility corridor consists commercial, industrial, public-use, public transportation, Government use (undetermined) and Formal Park
 8. Details of facility corridor to be worked out while preparing layout plan of Scheme/Sector
 9. Plan approved by Authority on 35-15-07 and modified based on the recommendations of the Authority taken subsequently.

LEGEND

1. UNDEVELOPED LAND	20. INDUSTRIAL	39. PUBLIC USE
2. RESIDENTIAL	21. COMMERCIAL	40. OPEN SPACE
3. INDUSTRIAL	22. COMMERCIAL	41. OPEN SPACE
4. COMMERCIAL	23. COMMERCIAL	42. OPEN SPACE
5. COMMERCIAL	24. COMMERCIAL	43. OPEN SPACE
6. COMMERCIAL	25. COMMERCIAL	44. OPEN SPACE
7. COMMERCIAL	26. COMMERCIAL	45. OPEN SPACE
8. COMMERCIAL	27. COMMERCIAL	46. OPEN SPACE
9. COMMERCIAL	28. COMMERCIAL	47. OPEN SPACE
10. COMMERCIAL	29. COMMERCIAL	48. OPEN SPACE
11. COMMERCIAL	30. COMMERCIAL	49. OPEN SPACE
12. COMMERCIAL	31. COMMERCIAL	50. OPEN SPACE
13. COMMERCIAL	32. COMMERCIAL	51. OPEN SPACE
14. COMMERCIAL	33. COMMERCIAL	52. OPEN SPACE
15. COMMERCIAL	34. COMMERCIAL	53. OPEN SPACE
16. COMMERCIAL	35. COMMERCIAL	54. OPEN SPACE
17. COMMERCIAL	36. COMMERCIAL	55. OPEN SPACE
18. COMMERCIAL	37. COMMERCIAL	56. OPEN SPACE
19. COMMERCIAL	38. COMMERCIAL	57. OPEN SPACE

PROPOSED LANDUSE
DRAFT ZONAL PLAN - L
(as per MPD - 2021)

DATE	SCALE 1 : 50,000
Prep. Officer A. V. Kulkarni	Asst. Director N. N. Nigam
Checked A. V. Kulkarni	Asst. Director P. K. Singh
DWARKA PROJECT DELHI DEVELOPMENT AUTHORITY	



ACL WELFARE SOCIETY

44F/9, Rajinder Complex, Kishan Garh, Vasant Kunj, New Delhi-110070

Mobile: +91-7838300103, Telefax: +91-11-26123393

Toll Free: 18001230103

Email: contact@acldevelopers.com

Web: www.attreegroup.com, www.acldevelopers.com