



# Delhi Development Authority

O/o Commissioner (LP)

First Floor, A-Block, Vikas Sadan, DDA

F.No.LPCR/F17/002/2023/PLDA/O/Odd(Land Pooling)-Pt(i)/ १३

Date: 16.10.2024

## OFFICE ORDER

The urbanizable areas of Delhi as identified under Master Plan for Delhi-2021 have been declared as Land Pooling areas. Resultantly, all development in these areas is permitted through the Land Pooling Policy, 2018. No development, other than that permitted under the Master Plan, is allowed within these development areas as declared under section 12 of DD Act, 1957 barring the exclusions provided in the said Land Pooling Regulations of 2018.

2. In order to stop the mushrooming growth of unauthorized constructions in land pooling area and to ensure effective implementation of the Land Pooling Policy in the urbanized villages of Delhi, various preventive measures have been taken by DDA. One such step taken was regarding non issuance of new electricity connections in the development area under land pooling except for area in village Lal Dora, extended Lal Dora and PM-UDAY colonies, as communicated vide DDA's letter dated 26.06.2023.

3. Further, representations were received over a period of time from the public regarding problems being faced in getting fresh electricity connections in certain other areas. Therefore, exemption was given for issuance of new electricity connections were given in the following areas/categories vide letter dated 05.08.2024:

- I. Colonies regularized by MCD prior to issuance of notification of Land pooling regulations
- II. Land allotted to landless persons under 20 point programme
- III. Land Rights given in Allotted land/ Govt land / JJ colonies
- IV. Industry/ godown situated in non-conforming area regularized by GNCTD prior to issuance of notification of land pooling regulations.

4. Representations are still being received with regard to fresh electricity connections in areas within PM UDAY colonies and extended lal dora.

5. Clause 3(I) b of the Land Pooling Regulations, 2018 states that the policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:

- a. land/villages notified under Low Density Residential Area (LDRA), green belt;
- b. land under unauthorized colonies (which are yet to be regularized);

- c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;
- d. lands under litigation including lands under acquisition proceedings, till the case is settled;
- e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;
- f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under Section 11(A) of the Act at the time of notification of these regulations;
- g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;
- h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.

In this regard, in supersession of all previous orders issued, it is hereby clarified that

1. DISCOMS may issue fresh electricity connections suo- moto for constructions within the notified PM-UDAY colonies, lal dora and extended lal dora areas by referring to the list of such areas.
2. For vacant patches of private land completely encircled by PM-UDAY colonies and not situated at the periphery of the boundary of PM-UDAY colonies, the DISCOMS may issue fresh electricity connections suo-moto.
3. Cases where pre-existing permanent electricity connections were surrendered in lieu of reconstruction, renovation or change of ownership, the DISCOMS may issue fresh electricity connections suo-moto.
4. Further, the DISCOMS may follow their existing protocol prior to 26.06.2023 in issuing fresh electricity connections in respect of the following:
  - i. MCD regularized colonies
  - ii. Plots allotted under 20 points programme
  - iii. Industry/godown situated in non-conforming areas regularized by GNCTD prior to issuance of notification of land pooling regulations
  - iv. JJ clusters where land rights have been given by DDA or any other government agency prior to issuance of notification of land pooling regulations,
  - v. Government establishments,
  - vi. Cases where vertical and horizontal extension were added to the existing construction

Hence, in all the above instances, the DISCOMS may provide new/ renew old connections at their own level suo moto and there shall be no necessity of seeking any clarification / NOC of any kind from DDA.

  
Dr. Vikram Singhal

Director (Land Pooling)

Copy to:

- i. PS to OSD to VC

**ii. PS to PC(LP)**

**iii. PS to Commissioner (LP)**

**iv. Manager TPDDL, Delhi**

**v. Manager BSES Rajdhani, Delhi**



**Dr. Vikram Singhal**  
**Director (Land Pooling)**