



Sanskṛutī



Sanskṛuti Welfare Society

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Registration Number - S/ND/331/2013

ABOUT US

SANSKRUTI WELFARE SOCIETY has been founded by professionals like Bankers, Chartered Accountants, Bureaucrats, Architects, Industrialists, Agriculturists etc. the main objective of forming this society is to provide quality and affordable housing to its members in Delhi. The society is a registered body under the Societies Registration Act, 1860 vide Registration Number - S/ND/331/2013 Dated 04/10/2013, having its Registered Office at 413, Arunachal Building, Barakhamba Road, Connaught Place, New Delhi-110001

PROPOSED LAND POOLING POLICY OF DDA

The new proposed Land policy of DDA is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. The policy is applicable in the proposed urbanisable areas of the Urban Extensions for which Zonal Plans have been approved.

SALIENT FEATURES OF LAND POOLING POLICY.

- Government/DDA to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development
- A land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the ``Developer Entity``, shall be permitted to pool land for unified planning, servicing and subdivision/share of the land for development as per prescribed norms & guidelines.
- Each land owner to get an equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.
- To ensure speedy development of Master Plan Roads and other essentials/physical & social infrastructure and recreational areas.

Brief on the Proposed L-Zone of Master Plan Delhi 2021.

The Central Government under Sub-Section (2) of Section 9 of the Delhi Development Act, 1957 has approved Zonal Development Plan for various Zones (15 in total A to P) in Delhi in phased manner starting with Zone P-II (North Delhi), L-Zone is South West Delhi under Master Plan MPD-2021 and the developmental activities in at least five zones will start by this year end. As per plan there are going to development of 5 sub cities in lines with Dwarka.

- 1 Master Plan 2021 projects that an additional 24 lacs houses will be needed by 2021.
- 1 With public-private partnership nearly 14 lacs new residential units will come up in five new zones.
- 1 Master Plan provides for greater floor area ration paving the way for vertical growth in these areas.

The developer can construct and sell flats on 53% of the land plus 5% for commercial & 2% utilities, surrendering 40% to the DDA for infrastructure development if the land size is above 2 hectare.

1380 million gallon daily (MGD) of water will be required against the 650 MGD in 2001.

1100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001.

8800 MW power supply will be needed against 2352 MW in 2001

55000 km of roads will be required as against 28000 km roads in 2001.

L- Zone

L L-Zone covers an area of 21933 Hectare, out of which 10322 Hectare is available for peripheral green and 11611 Hectare is available for urbanized area & is surrounded by the following:

- L NH-10/Rohtak Road and Railway Line in the North Delhi
- L K-I & K-II mainly comprising of Dwarka Sub City, in the South West Delhi
- L KMP (Kundli-Manesar-Palwal) Expressway through Dhansa Border
- L UER-II & UER-III (100 meters & 80 meters wide URBAN EXTN. ROAD or we can say new Ring Road's of New Delhi).
- L MDR-123 & MDR-136 (Major District Roads) falls in L-Zone
- L L-Zone is the south west corner of Delhi and hence is the closest to South Delhi. This zone also shares its boundary with newly developed Gurgaon and is the zone closest to the IG International airport.
- L The zone is closest to Existing Dwarka sub-city, which has already seen high end development & Upcoming Delhi's largest GOLF COURSE & DIPLOMATIC ENCLAVE.
- L Close to UPCOMING AIIMS-2 in 270 Acres in Village- Badsha, Distt. Jhajjar, Haryana.
- L MAJOR developers already invested in this zone like DLF, MGF, Express, Anantraj, Antiksh,

Supertech & many more

- L → The proposed connectivity of the Zone with Gurgaon (through a 150 m Northern Peripheral Road) and with Delhi (through NH-8 and Bijwasan Road), make it well connected to South Delhi and Gurgaon.
- L → Many Gated Farm - House complexes are coming up in this zone.
- L → Largest Ayurvedic Hospital Operational in this Zone.
- L → Area to have demand from the Upper Middle Income Groups and Affluent class.
- L → DSIIDC is developing a 77.50 acre Knowledge Based Industry park at Baprola at a cost of Rs. 2,000 crore. This would create direct employment for about 85,000 people.

Village covered under L-Zone: Ujwa, Samaspur, Jhuljhuli, Khavad, Pandwala, Chhawala, Jafarpur, Sureda, Saranpur, Sureheda, Milkpur, Kadiput, Dhichaun Kalan, Khaira, Kharkhari, Daultpur, Revala, Papravat, Hasanpur etc.

Keeping in view the potential for building high rise, DDA has approved land pooling under MPD 2021, few like minded people who are bankers, CAs and PSU employees have formed a Society called SANSKRUTI WELFARE SOCIETY which will work to take advantage of the scheme and provide good investment opportunity and affordable houses in North Delhi. We have also tied up for the land and have inducted quite a number of members on first come first serve basis. We plan to have minimum of 5 acre of land to start with and as per estimate, we feel around 140 flats of 1750/2000 sq ft each can be planned.

As per our estimate (pure estimate and cost will depend from time to time including land acquisition cost) we are quite sure and confident that around Rs. 4000/- to Rs. 4500/-per sq ft we all can have a flat of around 1750/2000 sq ft each which would have 3/4BHK plus servant. plus membership fee (non refundable) of Rs 11000/- and remaining land cost within 30 days or as and when demanded. which ever is earlier, from the date of application to pay off to the sellers.

Construction cost would be in instalments with construction linked programme and would not be before another atleast one year from now since after buying land in the name of Society we have to surrender the same to DDA and then DDA would develop and give back 53% Residential land back to the society to build flats on that.

We are at present having 87 members & plan to go upto 150 members.

Now the new members have of pay land cost and other requirement @ Rs. 1900/- per sq. ft . out of which 50% of the land cost to be paid alongwith application.