**DDA cautioning investors**

Over the last few days we are witnessing consistent awareness campaign being launched by DDA through campaign in leading newspapers. We see this as a very positive move by the authorities. Rather this step should have been taken long back. This campaign is aimed at protecting a gullible investor’s hard earned money. The campaign is also directed at those who are operating without having understood the provisions of the policy.

We wish to inform you of the following so that you will know the Rights & Wrongs. I would like to clarify why the DDA has come forward with this caution notice to investors in the new zones coming under DDA land Pooling Policy.

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| Many builders have started booking of flats in new zones. | In fact sale/booking of flat/plots are prohibited until and unless the project plan is approved. |

**Other clarifications:-**

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| **Head** | **Provision under Land Pooling Policy/MPD 2021** |
| Many builders quote, the land which are purchased would be included in the land pooling policy | The fact is the land earmarked in residential area of the specific zone shall be included the land pooling. Many societies have purchased the land in LDRA area which shall not be included in the land pooling. |
| Builders/Society quote they have provisioned a society of 100 members in one/two acres of land | Not true. All buyers/members may not be accommodated due to density regulation. One must have a minimum of 5 acres of land to participate. Any entity having less than 5 Acres is automatically disqualified. |
| Builders/Society quote specific location. For e.g. some one quote 5 KM from Air Port | Not true. Land would be allocated within 5 KM radius of current land. |
| Builders/Society quote that construction may start by particular date and to be completed by particular year/date. | Not true. The land surrender process has not yet started/operationalised. After surrender of land there are several process in order to get back final developed land |
| Builders/Society quote specific rate | Not true. Many elements of the MPD 2021 like EDC etc have not been yet decided. The actual cost of the flat will be arrived at just prior to construction. |
| Builders/Society quote specific lay out | Not true. BUA depends on the holding of land. Land holding 5-50 Acres and above 50 acres both have the different FAR. |

I would like to again congratulate to the DDA for publishing awareness notice to the public. It is note worthy to mention that we have taken all the preventive measures in order to meet the regulation of Land Pooling Policy. Society already has land parcel above 50 acres, Society has already purchased all lands in R-Zones and enrolled members are as per density norms.

According to DDA’s V-Chairman interviewed published on 24th May,2014 in The Hindu newspapers ,operatiionalisation of land pooling is in the priority list of DDA.