

# Land pooling policy set to solve acquisition problem

## To Be Tabled Before State Cabinet Soon

**Shalabh@timesofindia.com**

**Lucknow:** Touted as the tool which would solve the problem of land acquisition to a large extent, the land pooling policy would be tabled before the cabinet soon.

Working on the 108 objections and suggestions received while proposing the policy draft, the housing department has earmarked two-dozen economic activities which could be carried out from residential units. Being pushed as an alternative to

the Land Acquisition Act through land pooling, the group of individuals, who hand over their land to the housing development authority, would get up to 25% of the developed land back in their possession.

The remaining 75% would be sold by authorities upon development while participants would have an option to sell their portion or keep it for personal use.

Colony would be developed only when at least 10 acre of land parcel is earmarked for developing a residential colony. Consent of 60% landowners would be essential while the local administration and authority would take over the remaining 40% land by negotiating with the owners. "Zoning and layout

regulations would be applicable in the proposed township scheme and those not willing to participate will have to abide by the regulations," said a senior officer from Lucknow Development Authority.

Elaborating further, the officer added if a road or sewerage system is planned in the layout, the unwilling landowners would have to provide that much land after negotiations. The main road connecting the colony (10 acre to 25 acre in size) would be 12-metre wide, while townships being planned over more than 25 acre land would have 18-metre wide roads.

On the lines of smart city programme, the colonies would be self-sustainable when it comes to processing the

garbage and wastewater while solar energy would be supplied to the households. Those eligible to be handed over more than 600 sqmt of developed land would get permission to use a portion of their land for mixed use development. At least 15% of the area in the colony would be reserved as green or open space.

Accepting the suggestions and feedback provided by village heads and experts, general provision store, vegetable shop, stationery, fruit juice, beauty parlour, ready-made garments, sports goods, salon, watch repair centre, electricals, hardware among other kinds of shops would be allowed to operate over the plots reserved for mixed use development.