



*Destination of
your
dream home...*

Vasant
Heights



Built on a legacy of over 10 years of honored commitments integrity, innovation and timely delivery of quality real estate, ACL is a name that exudes trust today. It is large enough to be counted amongst the foremost real-estate companies in North India but in essence it is small enough to address each customer personalized needs and expectation.

ACL DEVELOPERS COMING UP 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.



VASANT HEIGHTS, NEAR DWARKA, NEW DELHI

ACL Infrastructure Pvt. Ltd., Vasant Kunj, New Delhi is a registered company 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 **Vasant Heights** 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 2BHK, 3BHK 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.

FLOOR PLANS



FLOOR PLAN (2 BHK)



SUPER AREA- 1350 sft.
COVERED AREA- 1100 sft.

FLOOR PLAN (3 BHK)

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