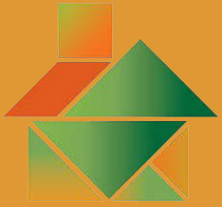




Land Pooling





Objective of Land Polling

- Identify what problems and under what circumstances they can apply LP/LR;
- Understand how LP/LR works in both theory and practice;
- Set realistic goals for LP/LR projects from the perspectives of different stakeholders;
- Design and execute the implementation processes such as assessing and mitigating risks and developing grievance redress mechanisms; and
- Anticipate possible unintended outcomes and evaluate LP/LR projects.



What is Land pooling?



- Land pooling is an activity where a group of landowners handover their land parcels to the government collectively for infrastructure development.
- Once the development is complete, the land is handed over to the original owners, after deducting some portion as the cost for the same.



LAND POOLING/RECONSTITUTION MECHANISMS



- The world population living in the urban areas is expected to increase to 70 percent from the present 50 percent by the middle of this century.
- Land assembly strategy for development projects is known in different parts of the world by different names.
- Land readjustment (LR) in South Korea And Japan.

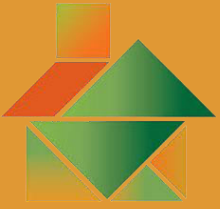


LAND POOLING/RECONSTITUTION MECHANISMS



- Land consolidation in Europe and
- Land pooling in Australia & India.





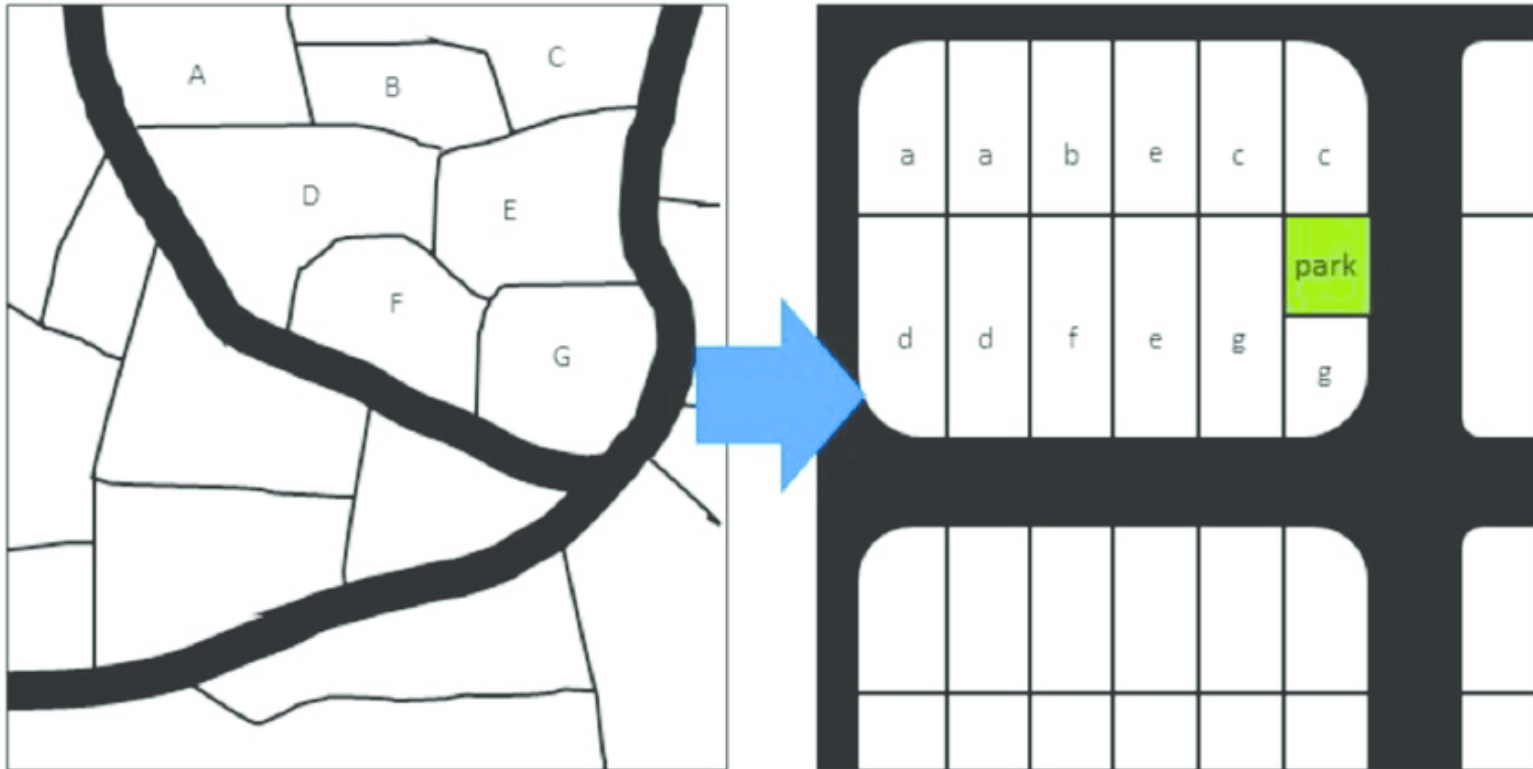
BENEFITS OF LAND POOLING/READJUSTMENT

❖ Landowners:

- Increase in Value of land
- Non-Displacing Strategy of Land Assembly
- Conversion of irregular land parcels into plots of regular sizes and shapes

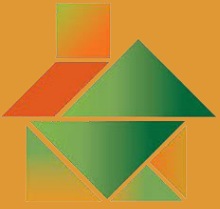


Conversion of irregular to regular



Land Readjustment Example:

Replotting increases the value of plots despite reducing their size. This makes room for public space and utilities. Plots are reallocated based on a pattern agreed to be fair and socially just.

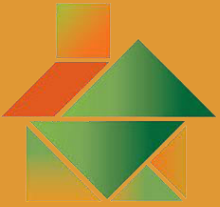


BENEFITS OF LAND POOLING/READJUSTMENT

→ Better Infrastructure

→ Not just the landlords in the area but it could also be a good means of providing entry to land for the lower income housing scheme.





BENEFITS OF LAND POOLING/READJUSTMENT

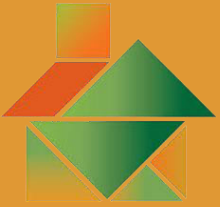
❖ GOVERNMENT:

→ No Upfront Costs: In the new land acquisition law, the compensation and R & R costs would have to be borne by the land requiring body.

→ Under land pooling, The landowners and development entity share in the risk and return of the project.

→ Relatively less Conflict Ridden Process





BENEFITS OF LAND POOLING/READJUSTMENT

→ Higher tax base with increase in property prices: As explained above, the revenue base of the local bodies increase owing to increased land values and enlarged tax base.

→ The increased tax revenues provides an extra source of funding for the government.





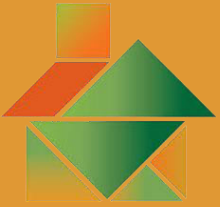
BENEFITS OF LAND POOLING/READJUSTMENT

❖ Others:

→ Social Capital Creation.

→ Increase of public-private cooperation and trust.



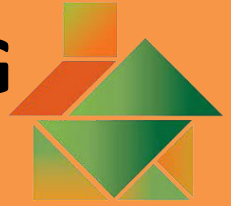


DISADVANTAGES OF LAND POOLING/READJUSTMENT

- Method is time consuming.
- Betterment charges are assessed at the beginning of the land pooling or readjustment scheme preparation.
- Due to the inordinate delays in finalizing schemes, the betterment charges levied on finalization of the scheme do not meet the cost of the infrastructure provided.



GERMAN MODEL OF LAND POOLING (READJUSTMENT)

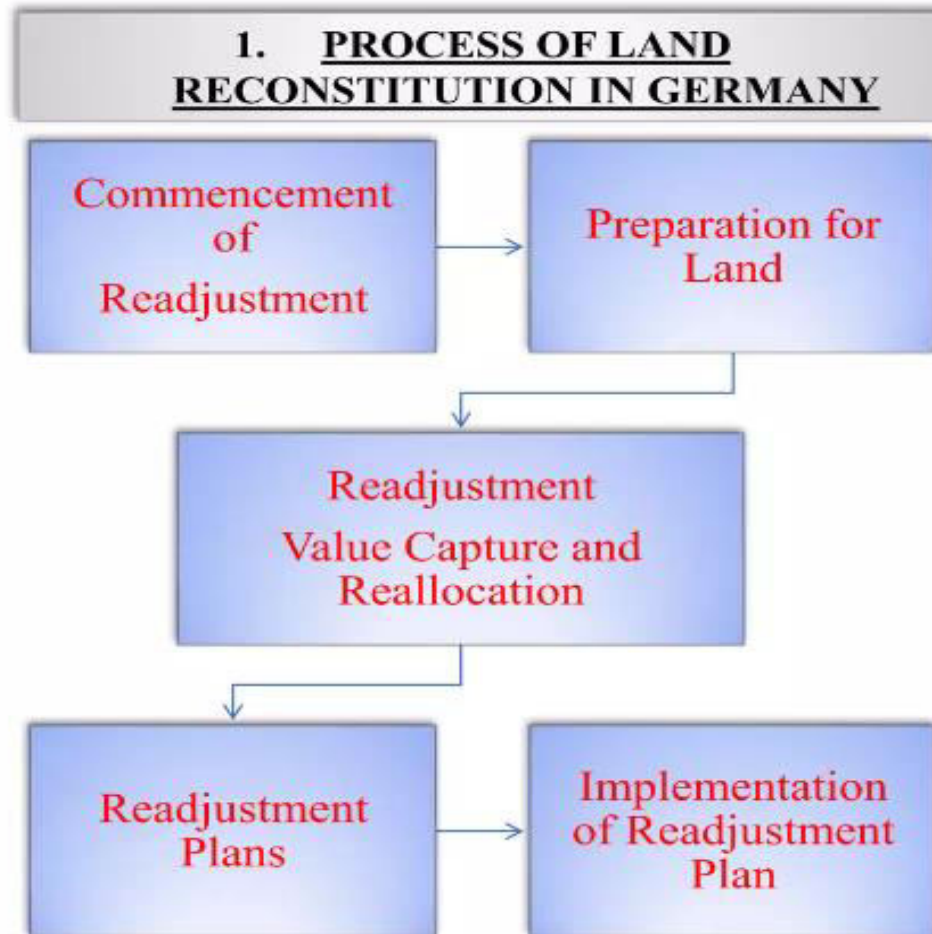


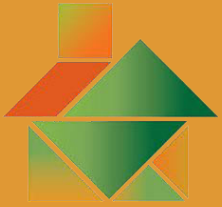
- Germany has the oldest example of land readjustment (LR).
- Has two standards of distribution For readjusted land returned to landowners-

1. RELATIVE SIZE

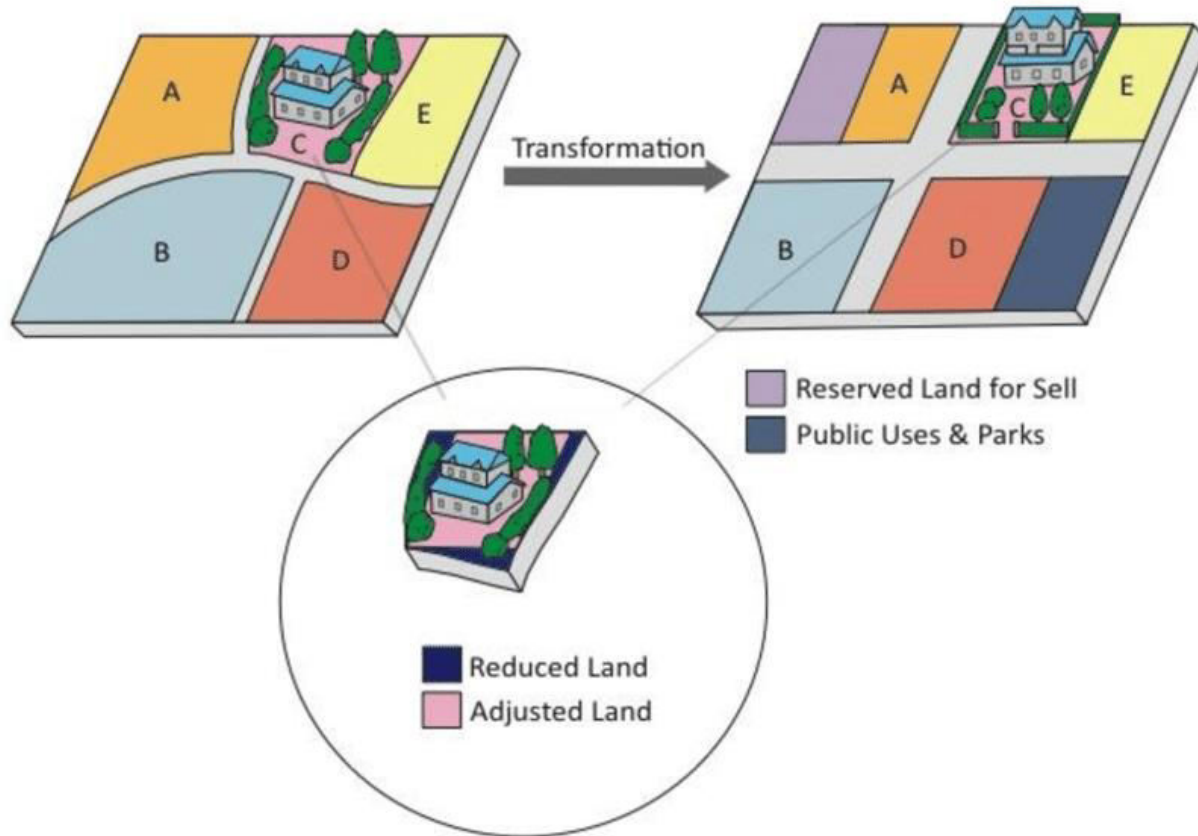
2. RELATIVE VALUE.

GERMAN MODEL OF LAND POOLING (READJUSTMENT)





Example of GERMAN MODEL OF LAND POOLING

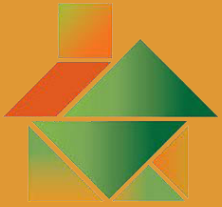




THE INDIAN LAND POOLING MODELS

- In India, the Town Panning Scheme (TPS) was first introduced under the Bombay Town Planning Act (TPA) of 1915.
- The first TPS was prepared for seven acres in Bandra (Deuskar, 2011).
- There are important differences in the different land pooling policies with regard to the standards governing returnable plots to landowners.
- The minimum land size that can be pooled also varies with a minimum in Raipur to a maximum in Delhi (two hectares and 10 hectares respectively).





THE INDIAN LAND POOLING MODELS

THE GUJARAT PLAN-TOWN PLANNING SCHEME, 1976

- The Legislation:
- In Gujarat, the first TPA was implemented in 1915 & modified in 1954.
- The recent version of the Act is the Gujarat Town Planning and Urban Development Act(GTPUDA), 1976.
- The legislation provides for the development of decadal macro level "Development Plan" for the entire city and
- followed by a large number of micro level TPSS of 100 ha area each.
- The Act was amended in 1999 to enable the local Government to take the possession of land for construction of roads after approval of the draft TPS.



THE INDIAN LAND POOLING MODELS

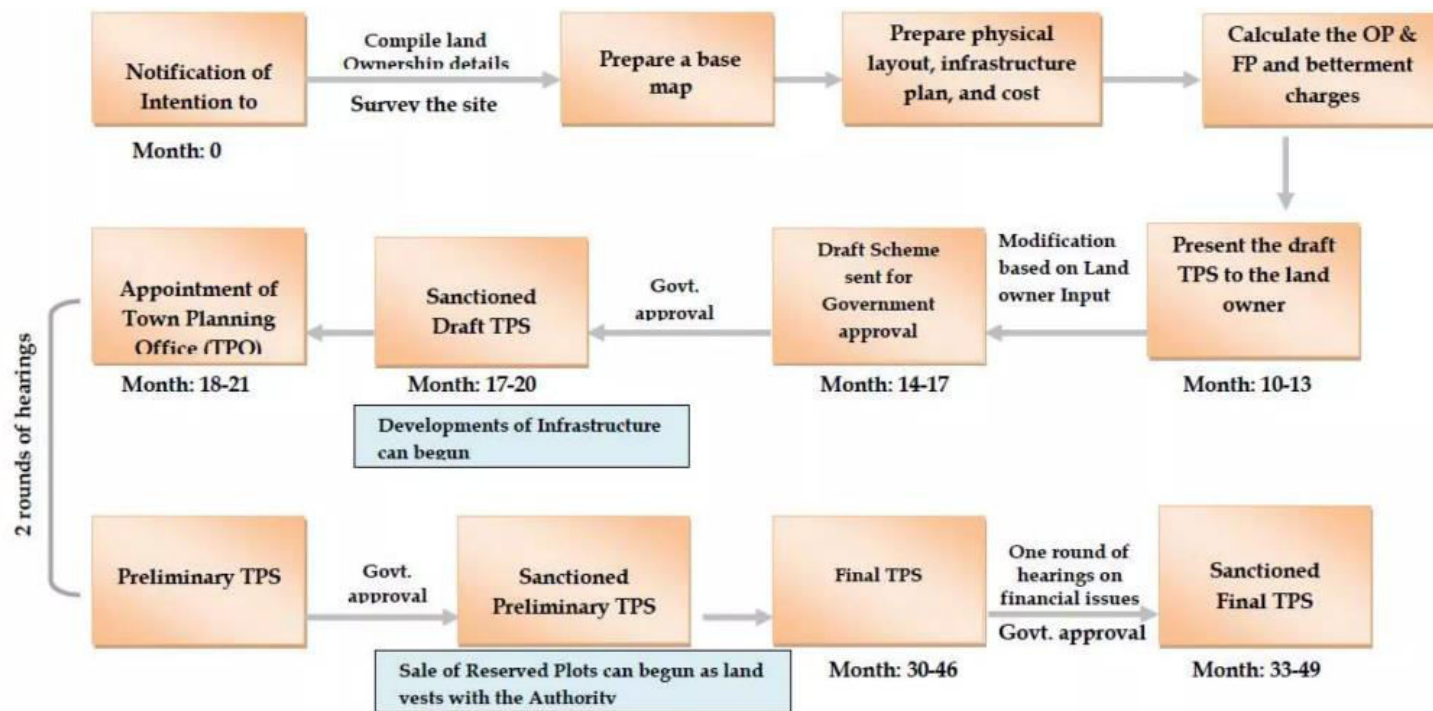


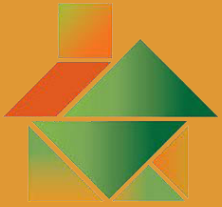
- The allotment of land in the TPS is:

15%	5%	5%	15%	10%
<ul style="list-style-type: none">• Roads	<ul style="list-style-type: none">• Parks• Play grounds• Garden & open spaces	<ul style="list-style-type: none">• Social infrastructure plots	<ul style="list-style-type: none">• Sale for residential/commercial or industrial	<ul style="list-style-type: none">• Housing for EWS

- The remaining land is to be reconstituted and returned to the land owners.

THE INDIAN LAND POOLING MODELS

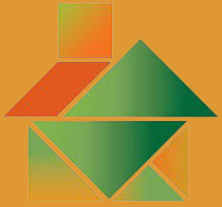




Preparation of TPS

- The process for preparing a TPS is prescribed in GTPUDA, 1976, and its Rules.
- Survey of the Area
- Establishing the Ownership Details of Every Land Parcel
- Reconciling the Survey and Landownership Records to Prepare a Base Map.
- Defining the Boundary of the Area.
- Marking Original Plots on the Base Map.
- Tabulating Ownership Details and Plot Size.
- Laying Out the Roads in the Area.

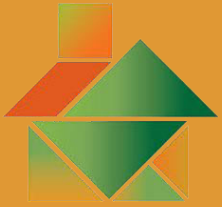




Preparation of TPS

- Carving Out Plots for Amenities in the Area.
- Tabulating Deduction and Final Plot Size.
- Delineation of Final Plots.
- Tabulating Infrastructure and Betterment Charges.
- Owner's Meeting.
- Modification of the Draft TPS and its Approval.
- Appointment of the Town Planning Officer (TPO)
- Finalization of the Final TPS, Its Approval, and Implementation.





Future land pooling Application in Bangladesh

- Land pooling is not practiced in Bangladesh.
- At present some application is seen on a small scale in the new buildup area of the divisional city.
- As private development agencies sometimes use.
- It is possible to improve the living facilities of the people in the populated areas in Bangladesh through land pooling.
- Application of land pooling in Bangladesh is very difficult because they know very little about land pooling.
- They do not feel safe transfer land form development authorities



**THANK
YOU!**