

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING -1 BRANCH)

Notification

The Dated. 10/04/2018

No. 6/23/13-6HG1/1206254/1 In partial modification of the Land Pooling Policy issued by Notification No. 6/23/13-6HG1/1440, dated 19 June 2013 the existing provisions regarding Return of developed Residential Land and Commercial land to Land owners under Land Pooling Scheme as per Table – 1 of Land Pooling Policy 2013 is amended as under:-

Table -1 Amendment in Land Pooling Policy 2013

Land to be acquired (in kanal)	Proposed Developed residential area to be returned (in sq. yard)	Proposed Developed commercial area to be returned (in sq. yard) (except parking)
1 kanal	150 (No Change)	Nil (No Change)
2 kanal	180 Sq.yds. Residential. Lower size 150 Sq.yds. (rounding to 200 Sq.yds.)	40 Sq.yds. Booth single Site with FAR 1:1with Basement
	or 300 Sq.yds. (Residential Site)	Nil
3 kanal	270 Sq.yds (R) Lower size 250 (rounded to 300 Sq.yds.)	60 Sq.yds shop with FAR 1:2 Double Story with Basement
	or 450 Sq.yds.(R)	Nil
4 kanal	380 Sq.yds.(R) (rounded to 400 Sq.yds.) (Lower Size 350)	100 Sq. Yds. SCO with FAR 1:3 with Basement
	or 500 Sq.yds (R), (300+200)	60 Sq.yds shop with FAR 1:2 Double Story with Basement
8 kanal	763 Sq.yds. (R) (rounded to 800 Sq.yds. (500+300,400+400) or Lower size (750 Sq.yds) 500+250	SCO -200 Sq.yds.(C) FAR 1:3 with Basement

	Sq.yds.	
	463(R) (rounded to 500 R) or Lower size 450	SCO 300 Sq.yds. FAR 1:3 with basement
	or 1000 Sq.yds. (500+500), (500+300+200) or (400+400+200) or (300+300+400)	or SCO 121sq yard with FAR 1:3 with Basement

Note:-

1. Charges for additional area given as round-off will be taken as per fixed reserve price. In case farmer is not willing to pay the charges for additional area he will be entitled to next lower category as mentioned above and difference of area will be compensated to the farmer as per reserve price.
2. If any land owner who has bigger chunk of land and they wish to club their residential or commercial plots, best effort will be made to club their residential or commercial plots at one location and also to offer bigger size plots if opted.

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To illustrate:-

- a) If a land owner owns 4 acres of land, best efforts will be made to club 8 no. of 500 Sq.yds. residential plots adjoining one another at one location subject to layout plan.
- b) If a land owner owns 4 acres of land best efforts will be made to allot 4,000 Sq.yds. at one location, if opted, subject to layout plan.
- c) It will not be permitted to subdivide the plot after issuance LOI into smaller plots.
- d) Efforts will be made to adopt same parameters for commercial.

e) If any land owner wanted to club his plots/SCO's more than one or above, he has to give his consent before the numbering draw before Estate Officer, GMADA. A Separate draw shall be carried out for such allottees.

3. Land pooling plots shall be allotted/given preferably in the same sector from where land is taken but it may be extended within the same zone as per planning of that zone. The zone and sector shall be earmarked before offering land pooling and it shall be got approved from Competent Authority soon after finalization of this policy.

A. Purchase of land through Registered Transfer Deed using land pooling Mechanism

As per the current regulations those land owners whose land is acquired are exempted from payment of stamp duty for equivalent value of land

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purchased within a period of three years. Further following additional charges and facilitation charges as under are also exempted on purchase of land equivalent amount in the state of Punjab within a period of three years from date of sale of property allotted by the Department. The valuation of this Sahuliat (Privilege) Certificate will be equivalent to the amount as per Collector rates or the sold properties whichever is less.

Registration fee	1% or Max. Rs. 2 lac
Infra Dev. fee	1%
Social Security Fund (Urban areas)	3% (Currently waived off until further orders vide letter no. 24/41/17-ST/2/22398-22676 dt.28.08.2017)
PLRS Facilitation charges	Rs. 5000 per acres

Mutation fee	Rs. 300 per acres
Pasting fee	Rs. 100 per acres
Service charge	Rs. 20 per document

B. Purchase of land through Registered Transfer Deed by Paying part Cash compensation:-

Land owners shall be given maximum 15% of their land share as cash compensation in lieu of land which shall be purchased through Registered Transfer sale deed as per compensation worked out under provision of The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act 2013. This compensation shall be paid as per the option of the land owner.

C. This partial amendment in Land Pooling Policy 2013 will be applicable for GMADA only.

The above amendment in the notification is approved by the Council of Ministers in its meeting held on 22.03.2018.

Place:-Chandigarh
Date:-5-04-2018

Vini Mahajan, IAS,
Additional Chief Secretary to Government of Punjab
Department of Housing & Urban Development,
Chandigarh.

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Endst. No. 6/23/2013-6HG1/1206254/2

Dated: 10/04/2018

A copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the punjab

Govt. Gazette (Extra Ordinary) and 80 copies thereof may be supplied to this department for official use.



Special Secretary
Deptt of.Housing &Urban Development

Endst. No. 6/23/2013-6HG1/1206254/3-14 Dated: 10/04/2018

A copy is forwarded to the following for information & necessary action :-

1. Principal Secretary to Chief Minister, Punjab for kind information of the Hon'ble Chief Minister Punjab.-cum- Minister Housing and Urban Development Department.
2. Principal Secretary, Finance Department.
3. Principal Secretary ,Local Government.Punjab.
4. Financial Commissioner, Revenue, Punjab.
5. Chief Administrator, PUDA.SAS Nagar.
6. Additional Chief Administrator, GMADA.SAS Nagar.
7. Director Town & Country Planning, Punjab, Puda Bhawan, SAS Nagar.
8. Deputy Commissioner, S.A.S Nagar.
- 9 Director, Information and Technoloty, Punjab.
10. Chief Town Planner, Punjab, Chandigarh
11. Superintendent, Cabinet Affair Brnach, Main Sectt, Chandigarh.
12. Administrative Officer (Policy) GMADA.SAS Nagar.



Special Secretary
Deptt of.Housing &Urban Development