

Breakup of Plot Sizes to be given to landowners opting for Land pooling, (Co Ownership in a joint khewat can opt for joint allotment as per table below)									
	Residential					Commercial			
	Plots					SCO (3 FAR)		Shop (2 Far)	Booth (1 Far)
	500	300	200	150	100	200	100	60	25
1 acre (8 Kanal)	1	1	1	X	X	1	X	X	X
0.5 acre (4 Kanal)	X	1	1	X	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	1	X	X	1	X
0.125 acre (1 Kanal)	-	-	-	1	X	X	X	X	1
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3"corridor on ground floor. Booth is 9'X18' plus 7'3"corridor. Basement is allowed in all cases.								
*	Land owners can opt for bigger plot sizes wherever possible.								

B. Land Pooling Policy For Industrial Sectors:-

GMADA will give 1100 Sq. Yds. developed Industrial site and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of industrial site and commercial site to be returned to the land owner shall be as per table given below:-

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	Ind.	Ind.	Ind.	SCO (3 FAR)		Shop (2FAR)	
Size >	1100	550	275	200	100	60	
1 acre (8 Kanal)	X	2	X	1	X	X	
0.5 acre (4 Kanal)	X	1	X	X	1	X	
0.25 acre (2 Kanal)	X	X	1	X	X	1	
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Basement is allowed in all cases.						
*	Land owners can opt for bigger plot sizes wherever possible						

Note:-

1. An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
2. The Land owner can opt for standard size of plots only as per the breakup given in the tables. This option of the landowner shall be as per the Layout Plan of the scheme.
3. Residential, Commercial and Industrial plots shall be allotted to the land owner (s) through open draw of lots under this policy.
4. Where the land owner is to be allotted two or more plots of the same size, he shall have the option to club these plots. In this case the allotment of first plot shall be through open draw of lots and the rest of the plots shall be clubbed as per availability in the Layout Plan. For these plots the continuity factor shall be applied and the land owner shall give his consent before the numbering draw to the Estate Officer, GMADA.
5. The common share holders in a khewat shall have the option to apply separately or jointly under this policy.
6. In case the land owners are more than one, then they can club their land to avail land pooling under this policy.

The compensation for structures falling in the land to be acquired under Land Pooling Policy shall be given as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Departments of the State Government.

8. The land owner shall not be permitted to subdivide the allotted plots into smaller plots.
9. Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2018, as amended from time to time.
10. 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 the Competent Authority.

C. Sahuliyat certificate

In respect of the acquired land of Land owner under the Land Pooling Policy, Sahuliyat Certificate shall be issued by the Land Acquisition Collector, Urban Development, S.A.S Nagar to the said land owner. The validity of Sahuliyat Certificate shall be counted 2 years from the date of allotment of developed plot/site.

D. Preferential Location Charges:

Preferential Location Plots shall not be included in the draw of lots to be held for allotment to the Land Pooling beneficiaries.

E. Subsistence Allowance:

The land owners shall be given subsistence allowance @ Rs. 25,000/- per acre per annum up to maximum 3 years or till the possession of developed share of land is not handed over to him/her, whichever is earlier.

This Policy is issued as per approval of Punjab Cabinet taken in its meeting held on 22.07.2020 and as per decision of GMADA Authority taken in its meeting held on 23.10.2020 vide Agenda Item No. 26.15.

Dated: 11/12/2020.
Place: Chandigarh

Sarvjit Singh, IAS
Principal Secretary to Govt. of Punjab,
Deptt. of Housing and Urban Development

Endst No. 10/24/2020-6141/27.

Dated: 05/01/2021.

A copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).


Special Secretary