

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

NOTIFICATION

Dated: 18.2.2014

No. 10/7/2014/6HG1/163308/1

In light of Order dated 31.07.2013 passed by Hon'ble Punjab and Haryana High Court in Civil Writ Petition No. 21263 of 2011 (Mahinder Singh Versus State of Punjab) & other connected matter and in similar manner Order dated 06.08.2013 in Civil Writ Petition No.22649 of 2011 (Inderjeet Singh Versus State of Punjab) and connected matter, keeping in view the sentiments of the land owners and way of village life and with motive to decrease the displacement of villagers, Governor of Punjab is pleased to approve Relocation Police in respect of relocation of houses falls within land acquired by Urban Development Authority in the State of Punjab for the purpose of urban development, who are already there before issuance of notification under Section 4, be relocate to the vacant place near the boundary of the village or to some other appropriate place as under:-

- A. Where it is possible, the houses adjoining to the Village boundary be kept out of land acquisition proceeding. If for the purpose of Development of Urban Estate it is necessary to be acquired for Sector Road, Sewerage Line, Water Supply Line, Electricity Line etc, then these houses shall be relocate to vacant land lying abutting to boundary of Village or to some other appropriate place in the acquired land.
- B. Those houses, which had been constructed in the fields at a distance from the Village Abadi, be relocated to the vacant place alongside the

boundary of the village or to any other appropriate place in the acquired land as per the criteria laid now in Para No. C.

C.

Sr. No.	Ground coverage of residential area (Excluding Animal Shed, Tractor Shed, Etc.)		Assuming ground coverage as 65% of the plot area, additional 35% area to be given for parking and set backs	Range of actual area to be allotted (i.e., 65% + 35% = 100%)	Actual size of plot to be allotted.
	Sq. Ft.	Sq. Yds			
1.	Upto 300	Upto 33.33	Upto 17.95	Upto 51.25	50
2.	301 to 625	33.44 to 69.44	18.01 to 37.39	51.45 to 106.84	100
3.	626 to 775	69.56 to 86.11	37.45 to 46.37	107.01 to 132.48	125
4.	776 to 1000	86.22 to 111.11	46.43 to 59.83	132.65 to 170.94	150
5.	1001 to 1325	111.22 to	59.89 to 79.27	171.11 to 226.50	200

		147.22				
6.	1326.1600	147.33 to 177.78	79.33 to 95.73	226.67 to 273.50	to	250
7.	1601 to 1900	177.89 to 211.11	95.79 to 113.68	273.68 to 324.79	to	300
8.	1901 to 2500	211.22 to 277.78	113.74 to 149.57	324.96 to 427.35	to	400
9.	2501 and above	277.89 and above	149.63 and above	127.52 and above	and	500

This policy will be applicable on the following conditions:-

1. This policy shall be applicable only for residential houses and under this policy only owners of land of houses shall be considered.
2. Under this relocation policy, plot shall be given for the area against the covered area of the land for the residential purpose. Out of covered area, uncovered area falls within boundary wall, area being used for the servants, animal shed and shed for agricultural implements i.e., shed for Tractor etc, shed for fodder etc., and other area of the land apart from land of structure shall not be counted.

3. That if Land owners accepts plot under this policy then he/she shall not be entitled for plot under the Oustee quota.
4. Under the Oustee Quota maximum allotment could be made of 500 Sq. Yard Plot, Therefore, under this policy, maximum 500 Sq. Yard of Plot be given in relocation and area in excess be awarded as per the compensation.
5. Under this Policy one plot shall be given to one land owner. No land owner shall be entitled to more than one plot. Meaning thereby if there are more than one house of one land owner than after clubbing the areas of covered area of all the houses, one plot shall be allotted as per the criteria laid down under Para C. Beside that if the houses constructed in the acquired land are in joint ownership then only one plot shall be allotted to all the joint holders.
6. Land owner shall get relocation of the area under this policy, thereafter for the remaining area of his remaining house, shall be compensated as per the award.
7. Under this Scheme, Planning of residential plot shall be in 50, 100, 125, 150, 200, 250, 300, 400 and 500 Sq.yad. However, Land owner may give option for plot a step higher or lower than his entitlement as stipulated under Para 'C', which shall be considered by the concerned authority subject to the availability of plot of that size, but land owner shall be bound to pay the allotment amount of that time of concerned Urban Estate for the land in excess. If Land owners option for lower size plot than his entitlement as given in the criteria then he shall be

paid the difference of amount of land by the concerned Urban Estate as per the allotment rate. E.g. If any land owners eligible for 250 Sq. Yard Plot, however, he opts for 200 Sq. yards then amount equal to allotment rate for 50 Sq Yard shall be paid to him.

8. The land owner whose covered area is less than 50 sq. yard, and that land owners opt for 50 Sq. Yd Plot then he shall be allotted plot of 50 Sq. Yard without any charge of excess area, however, if land owners wants 100 Sq. yard plot i.e., one step above his entitlement then he has to pay the difference of amount as per the allotment rate of Urban Estate for difference of place in the plot size against the size of plot of his entitlement. For Example; If any land owner is entitled for 40 Sq. Yard then he shall be allotted 50 Sq. Yard plot without any additional charge, however, if that land owners opted for 100 Sq. Yard plot then he has to pay amount for  $100-40 = 60$  Sq. Yard plot at allotment rate.
9. Under relocation policy after having plot in exchange, Land owners shall raise construction after getting passed building plans from the Estate Officer of concerned authority as per the PUDA Building Rules and after completion of construction shall be entitled to obtain the occupation/completion certificate from the competent authority.
10. Under this Policy, Land owner shall be given 9 months time for construction and residence upon allotment. In this manner, Land owner shall be bound to hand over the possession of acquired house to the concerned authority upon expiry of 9 months from the date of allotment. If any land owner hand over the possession of his house before the

expiry of 9 month period then concerned authority shall make the payment of rent for the remaining period on the basis of assessment made by PWD (B&R) Department. However, in no case, land owner shall be granted more than 9 months time.

11. This relocation Policy, shall be application on all the land acquisition to be done in the future by Urban Development Authority for the establishment of Urban Estate. Beside that this relocation Policy shall also be application on the GMADA Projects, IT City, Eco City and MediCity. The relocation against the houses falls in these land acquisition shall be carried out on the basis of Survey so conducted by the Office of Land Acquisition Collector/ Assessment of Technical Department or Digital Photography.
12. Beneficiary shall submit documents in order to prove his residence and ownership.
13. Land Acquisition Collector shall get Digital Photography (along with date and time) of each house falls in Land at the time of Social Impact Assessment done and keep the same so that scheme could not be misused.

Dated: 12.02.14

Sd/-  
A.Venu Parsad  
Secretary, Govt. of Punjab  
Department of Housing and Urban Development

Endst. No. 10/7/2014-6HG1/

Dated, Chandigarh

A copy is forwarded to Controller, Printing & Stationary, Punjab with a request to public this notification in Punjab Govt. Gazette (Extra

Ordinary) and 500 copies therefore may be supplied of this notification to the department.

Sd/-  
Secretary

Endst. No.10/7/2014/6HG/1/16338/3-15 Dated, 18.02.14

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

1. Chief Administrator, PUDA, SAS Nagar, GMADA, SAS Nagar, GLADA, Ludhiana, ADA, Amritsar, BDA, Bathinda, JDA, Jalandhar, PDA, Patiala
2. Land Acquisition Collector, GMADA, SAS Nagar, GLADA, Ludhiana, ADA, Amritsar, BDA, Bathinda, JDA, Jalandhar, PDA, Patiala
3. Director, Department of Town and Country Planning, PUDA Bhawan, SAS Nagar.
4. IWDMS Cell, Room No.8, 7<sup>th</sup> Floor, Punjab Civil Secretariat
5. Director, Information Technology, Punjab, Chandigarh

Sd/-  
Superintendent