

GOVERNMENT OF PUNJAB

REVENUE, REHABILITATION AND DISASTER MANAGEMENT
DEPARTMENT, PUNJAB

MANUAL OF INSTRUCTIONS

(LAND REVENUE BRANCH)

(Consolidated upto 30-SEPTEMBER-2007)



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Romila Dubey, IAS
Financial Commissioner, Revenue, Punjab

Punjab Land Records Society

MANUAL OF INSTRUCTIONS

(LAND REVENUE BRANCH)

1st Edition



Consolidated Instructions and rules Pertaining to Lands
(i.e. Nazool, Inferior Evacuee, Surplus Evacuee and Provincial Land),
Village Headman (*Numberdars*), *Chowkidars*, Partition, Land
Acquisition, Mutation, *Khasra Girdawri* and *Fard Badr*

(Consolidated upto 30-September-2007)

PREFACE

The Land Revenue Branch has issued a number of instructions relating to different types of land matters (Nazool, Inferior evacuee etc) including matters relating to Namberdars, Chowkidars, Land Acquisition, Mutations, Fard Badar, Partition, Khasra Girdawris. These have been consolidated in this booklet for facility of reference. It is hoped that this booklet will be found useful by the officials dealing with revenue matters in Revenue Department. It may be added that this booklet is not a substitute for the relevant Rules/ instructions and the original Rules/ instructions may be referred to as the basic and authentic source of the contents of this booklet in accordance with references given therein.

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93.	Notification dated 16 September 1994	Enhancement of remuneration of village Chawkidar from Rs. 200 to Rs. 300	191

94.	Corrigendum dated 6 January, 1995	Correction of word "deemed and substituted" in notification dated 16 and 23 Sep, 1994	192
95.	Notification dated May 15 1997	Enhancement of remuneration of village Chawkidars from Rs. 300 to Rs. 400	193
96.	Correction Slip No.1 LRM dated 21.4.2003	Chapter-7 Para-7.4 (iii) Punjab Land Record Manual	194
97.	Correction Slip No.2 LRM dated 21.4.2003	Chapter-9 Para-9.9 (a) Punjab Land Record Manual	195
98.	Correction Slip No.3 LRM dated 21.4.2003	Chapter-9 Para-7.62 Punjab Land Record Manual	196
99.	Notification dated Sep, 2003	Appointment of one additional honorary Headman from among the NRI without any remuneration.	197-198
100.	5 February, 2004 Notification	Appointment of additional NRI Headman of atleast 20 NRI families in a village.	199
101.	ਨੰ:17/13/98-ਭਮ-4/1971, ਮਿਤੀ 5.3.04	ਪੰਜਾਬ ਰਾਜ ਦੇ ਪਿੰਡਾਂ ਵਿੱਚ NRI ਨੰਬਰਦਾਰ ਨਿਯੁਕਤ ਕਰਨ ਬਾਰੇ।	200
102.	Notification dated 2 nd November, 2004	Enhancement of Remuneration for village chowkidars from Rs. 400 to Rs. 600	201
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107.	ਨੰ:27/45/2000-ਭਮ-4/5159, ਮਿਤੀ 29.8.06	Expeditious disposal of applications for partition of land in the State	207-209
108.	ਨੰ:17/14/06-ਭਮ-4/6252, ਮਿਤੀ 9.10.06	Grant of Honorarium to village Headmen (Lambardar)	210-211
109.	Notification dated 1st December, 2006	Enhancement of remuneration to village Chowkidars from Rs. 600 to Rs. 700.	212
110.	Notification dated 7th December, 2006	Appointment of one additional honorary headman from amongst the local residents of NRIs' family.	213-214
111	ਨੰ: 14/1/06-ਭ.ਮ.3/5624	ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਤੋਂ ਨਿਰੰਤਰ ਕਾਸ਼ਤਕਾਰੀ ਕਬਜ਼ੇ ਦੇ ਆਧਾਰ ਤੇ ਇਸ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਕਰਕੇ ਨਿਪਟਾਉਣ ਦੀ ਪਾਲਿਸੀ ਬਾਰੇ।	215-218

Copy of Notification No. 3564R11-75/27801 dated 12.9.75 from Deputy Secretary to Govt. Punjab Revenue Department to all Deputy Commissioners and other concerned offices of Punjab Govt.

No. GSR 67/GM/1882/ST/75.-In exercise of the powers conferred by section 1 of the Transfer of Property Act, 1882 (Central Act 4 of 1882) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to extend the provisions of clause (f) of section 58 of the said Act to the State of Punjab with effect from the date of publication of this notification in the official Gazette.

R.S. Talwar

Financial Commissioner, Revenue and
Secretary to Govt. Punjab, Revenue Deptt.

Copy of Notification dated 28.8.1975 issued vide no. 3564-R11-75/27802 dated 12.9.75 from Deputy Secretary to Govt. Punjab, Revenue Department to all Deputy Commissioners and other concerned offices of Punjab Govt.

No. GSR/GM/1882/S.58/75.- In exercise of the powers conferred by clause (f) of section 58 of the transfer of Property Act, 1882 (Central Act 4 of 1882) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to specify all district headquarters of the State of Punjab as towns for the purpose of the aforesaid clause.

R.S. Talwar

Financial Commissioner, Revenue and
Secretary to Govt. Punjab, Revenue Deptt.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION**

NOTIFICATION

The 23 June, 1979

No. GSR/CA.4/1002/S, 50/79. - In exercise of the powers conferred by clause (f) of section 58 of the transfer of Property Act, 1882 (Central Act 4 of 1882), and all other powers enabling him in this behalf. The Governor of Punjab is pleased to specify all the block headquarters in the State of Punjab as towns for the purpose of the aforesaid clause.

K.S. NARANG

Financial Commissioner, Revenue and
Secretary to Govt. of Punjab, Department of
Revenue and Rehabilitation.

No. 9/6/79-LR(II)6

Chandigarh, dated 23 June, 1979

Copies are forwarded to the :-

- (i) Legal Remembrancer and Secretary to Government Punjab.
- (ii) Commissioner for Finance and Secretary to Govt. Punjab, Finance Department, with reference to his communication noted in the margin, to the address of the Financial Commissioner, Revenue, Punjab.
- (iii) Deputy Secretary to Government, Punjab, Revenue Department (11).
- (iv) Commissioner, Jullundur/Patiala/Ferozepur Divisions.
- (v) Inspector General of Registration, Punjab, Jullundur.
- (vi) Registrar, Punjab and Haryana High Court, Chandigarh.
- (vii) Deputy Commissioners in the State.
- (viii) Chief Stamp Auditor, Punjab/Stamp Auditors in the state.

BRAJENDRA SINGH

Joint Secretary to Govt. Punjab
Revenue Department

MARGIN

D.O. No. III (17)-79/388, dated, the 24th April, 1979.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ।

ਮੀਮੋ ਨੰ: 30/10/92-ਭ.ਮ-2/4266

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 7.4.1992

ਵਿਸ਼ਾ: ਮਾਲ ਵਾਂਞੇ ਦੀ ਸਟਰੀਮਲਾਈਨਿੰਗ ਭੋਂ ਰਿਕਾਰਡ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਸਪਲਾਈ - ਮਿਤੀ ਬੱਧ ਕੰਮਾਂ ਦੇ ਨਿਪਟਾਰੇ ਬਾਰੇ ਹਦਾਇਤਾਂ ।

ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡ ਮੈਨੂਅਲ ਵਿੱਚ ਦਰਜ ਹਦਾਇਤ ਅਨੁਸਾਰ ਜਿਹੜਾ ਕੰਮ ਮਾਲ ਵਿਭਾਗ ਦੇ ਅਧਿਕਾਰੀਆਂ/ਕਰਮਚਾਰੀਆਂ ਵਲੋਂ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਸ ਦਾ ਸਮਾਂ ਨਿਸ਼ਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ । ਇਥੋਂ ਤੱਕ ਕਿ ਮੈਨੂਅਲ ਦੇ ਅੰਤਕਾ 1 ਤੋਂ 4 ਵਿੱਚ ਸਾਲ ਵਿੱਚ ਮਹੀਨੇਵਾਰ ਕੰਮ ਦਾ ਵੇਰਵਾ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਪਰ ਕਿਉਂਕਿ ਇਹ ਸੂਚੀ ਲੰਬੀ ਹੈ, ਇਸ ਲਈ ਮੁੱਖ ਤੌਰ ਤੇ ਜਿਹੜਾ ਕੰਮ ਉਨ੍ਹਾਂ ਵਲੋਂ ਮਿਥੇ ਸਮੇਂ ਵਿੱਚ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਸ ਦਾ ਵੇਰਵਾ ਹੇਠ ਅਨੁਸਾਰ ਹੈ :-

1. ਪਰਚਾ ਰਜਿਸਟਰੀ

ਰਜਿਸਟਰੀ ਅਫਸਰ ਵਲੋਂ ਮਹੀਨੇ ਵਿੱਚ ਦੋ ਵਾਰ ਤਹਿਸੀਲਦਾਰ ਨੂੰ ਭੇਜੇ ਜਾਂਦੇ ਹਨ ਅਤੇ ਪਟਵਾਰੀ ਵਲੋਂ ਇੰਤਕਾਲ ਦਰਜ ਕਰਨ ਉਪਰੰਤ ਇਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-2 ਤਹਿਸੀਲ ਦਫਤਰ ਨੂੰ ਵਾਪਸ ਭੇਜੇ ਜਾਂਦੇ ਹਨ ।

2. ਇੰਤਕਾਲ

ਇੰਤਕਾਲ ਪਟਵਾਰੀ ਵਲੋਂ, ਪਰਚਾ ਰਜਿਸਟਰੀ ਪੁੱਜਣ ਤੋਂ ਇਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-2 ਦਰਜ ਕੀਤਾ ਜਾਂਦਾ ਹੈ । ਹਲਕਾ ਮਾਲ ਅਫਸਰ ਵਲੋਂ ਝਗੜੇ ਤੇ ਬਿਨਾਂ ਵਾਲੇ ਇੰਤਕਾਲਾਂ ਦਾ ਤਾਰੀਖ ਵਕੂਆ ਤੋਂ ਤਿੰਨ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-2 ਫੈਸਲਾ ਕਰਨਾ ਹੁੰਦਾ ਹੈ । ਵਰਾਸਤ ਦੇ ਇੰਤਕਾਲ ਪਟਵਾਰੀ ਵਲੋਂ ਚੌਕੀਦਾਰ ਦੇ ਰਜਿਸਟਰ ਤੋਂ ਦਰਜ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਅਤੇ ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਵਲੋਂ ਤਿੰਨ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-2 ਫੈਸਲਾ ਕੀਤੇ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ । ਝਗੜੇ ਵਾਲੇ ਇੰਤਕਾਲ ਉਪ ਮੰਡਲ ਅਫਸਰ (ਸਿਵਲ) ਜਾਂ ਸਹਾਇਕ ਕੁਲੈਕਟਰ ਦਰਜਾ ਅੱਵਲ ਵਲੋਂ 6 ਮਹੀਨੇ ਦੇ ਅੰਦਰ ਫੈਸਲਾ ਕੀਤੇ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ ।

3. ਜਮ੍ਹਾਂਬੰਦੀ

ਜਮ੍ਹਾਂਬੰਦੀ ਪੰਜ ਸਾਲਾਂ ਪਿਛੋਂ ਤਿਆਰ ਹੁੰਦੀ ਹੈ ਅਤੇ ਜਿਹੜੀਆਂ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਪੰਜ ਸਾਲ ਬਾਅਦ ਬਣਦੀਆਂ ਹਨ ਉਨ੍ਹਾਂ ਵਿੱਚ ਉਸ ਸਾਲ ਦੇ 15 ਜੂਨ ਤੱਕ ਦੇ ਇੰਤਕਾਲਾਂ ਦਾ ਅਮਲ ਹੋ ਜਾਂਦਾ ਹੈ ।

4. ਤਹਿਸੀਲ ਦਫਤਰ ਵਿੱਚ ਜਮ੍ਹਾਂਬੰਦੀ ਦਾ ਦਾਖਲਾ

ਇਹ 7 ਸਤੰਬਰ ਤੱਕ ਤਹਿਸੀਲ ਦਫਤਰ ਵਿੱਚ ਜਮਾਂ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ ।

5. ਸਦਰ ਦਫਤਰ ਵਿੱਚ ਜਮ੍ਹਾਂਬੰਦੀ ਦਾ ਦਾਖਲਾ

ਇਹ 30 ਅਪ੍ਰੈਲ ਤੱਕ ਸਦਰ ਦਫਤਰ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ।

6. ਪੜਤਾਲ ਜਮ੍ਹਾਂਬੰਦੀ

ਤਹਿਸੀਲ ਵਿੱਚ ਜਮ੍ਹਾਂ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਗਿਰਦਾਵਰ / ਕਾਨੂੰਗੋ ਵਲੋਂ ਮੁੱਢਲੀ ਪੜਤਾਲ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਸਤੰਬਰ ਦੇ ਮਹੀਨੇ ਵਿੱਚ ਕਾਨੂੰਗੋ ਵਲੋਂ ਸਤੰਬਰੀ ਪੜਤਾਲ ਹੁੰਦੀ ਹੈ। ਹਲਕਾ ਮਾਲ ਅਫਸਰ ਵਲੋਂ ਪੜਤਾਲ ਅਤੇ ਅਖੀਰ ਤਸਦੀਕ 30 ਅਪ੍ਰੈਲ ਤੋਂ ਪਹਿਲਾਂ ਹੁੰਦੀ ਹੈ।

7. ਫਰਦ ਬਦਰ

ਜਮ੍ਹਾਂਬੰਦੀ ਦੀ ਤਿਆਰੀ ਵੇਲੇ ਜੇਕਰ ਪਿਛਲੀ ਜਮ੍ਹਾਂਬੰਦੀ ਤੋਂ ਨਕਲ ਕਰਦਿਆਂ ਕੋਈ ਛੋਟੀ ਮੋਟੀ (ਕਲੈਰੀਕਲ) ਗਲਤੀ ਹੋ ਜਾਵੇ ਤਾਂ ਉਹ ਫਰਦ ਬਦਰ ਰਾਹੀਂ ਦਰੁਸਤ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।

8. ਦਰੁਸਤੀ ਗਿਰਦਾਵਰੀ

ਜੇਕਰ ਕਿਸੇ ਵਿਅਕਤੀ ਦੀ ਕਾਸ਼ਤ ਗਲਤ ਬਦਲ ਦਿੱਤੀ ਗਈ ਹੋਵੇ ਤਾਂ ਉਹ ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਪਾਸ ਦਰੁਸਤੀ ਗਿਰਦਾਵਰੀ ਦੀ ਦਰਖਾਸਤ ਸਮੇਤ ਨਕਲ ਜਮ੍ਹਾਂਬੰਦੀ / ਗਿਰਦਾਵਰੀ ਲਾ ਕੇ ਸਵਾ ਰੁਪਏ ਦੀ ਕੋਰਟ ਫੀਸ ਲਗਾ ਕੇ ਚਾਰਜ਼ੇਈ ਕਰ ਸਕਦਾ ਹੈ।

9. ਢਾਲ ਬਾਛ

ਮੁਤਾਬਕ ਹਦਾਇਤਾਂ ਫਿਕਰਾ 3.21 ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡ ਸੈਨੂੰਅਲ ਢਾਲ ਬਾਛ ਪਿੰਡਵਾਰ/ਆਸਾਮੀਵਾਰ ਪਟਵਾਰੀ ਵਲੋਂ ਹਰ ਸਾਲ ਸਾਉਣੀ ਦੀ ਗਿਰਦਾਵਰੀ ਤੋਂ ਬਾਅਦ ਤਿਆਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਹਾੜੀ ਦੀ ਗਿਰਦਾਵਰੀ ਤੋਂ ਬਾਅਦ ਲੋੜ ਅਨੁਸਾਰ ਤਰਮੀਮ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਵਿੱਚ ਹਰ ਕਾਸ਼ਤਕਾਰ ਦੇ ਜ਼ਿੰਮੇ ਮਾਮਲਾ/ਵਾਧੂ ਮਾਮਲਾ/ਲੋਕਲ ਰੇਟ/ ਸਰਚਾਰਜ ਆਦਿ ਦਾ ਵੇਰਵਾ ਦਿੱਤਾ ਹੁੰਦਾ ਹੈ। ਇਸ ਦੀ ਵਸੂਲੀ ਨੰਬਰਦਾਰ ਪਟਵਾਰੀ ਦੀ ਮਦਦ ਨਾਲ ਕਰਦਾ ਹੈ। ਇਸ ਲਈ ਜੇਕਰ ਕਿਸੇ ਵਿਅਕਤੀ ਨੇ ਆਪਣੇ ਜ਼ਿੰਮੇ ਉਪਰੋਕਤ ਮੱਦਾਂ ਬਾਰੇ ਪਤਾ ਕਰਨਾ ਹੋਵੇ ਤਾਂ ਪਟਵਾਰੀ ਤੋਂ ਕਰ ਸਕਦਾ ਹੈ।

10. ਨਿਸ਼ਾਨਦੇਹੀ

ਜ਼ਮੀਨ ਦੀਆਂ ਹੱਦਾਂ ਦੀ ਨਿਸ਼ਾਨਦੇਹੀ ਲੈਣ ਲਈ ਇਕ ਬਿਨੈ-ਪੱਤਰ ਪੱਕੇ ਕਾਗਜ਼ ਤੇ ਦੋ ਪੜ੍ਹਤਾਂ ਵਿੱਚ ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਨੂੰ ਦੇਣਾ ਹੁੰਦਾ ਹੈ, ਜਿਸ ਦੀ ਇਕ ਪੜ੍ਹਤ, ਰਜਿਸਟਰ ਵਿੱਚ ਦਰਜ ਕਰਕੇ ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਸਬੰਧਤ ਗਿਰਦਾਵਰ/ਕਾਨੂੰਗੋ ਨੂੰ ਭੇਜੇਗਾ ਜਿਸ ਦੀ ਇਹ ਡਿਊਟੀ ਹੋਵੇਗੀ ਕਿ ਇਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-2 ਮੌਕੇ ਉਤੇ ਜਾਕੇ ਨਿਸ਼ਾਨਦੇਹੀ ਦੇਵੇ। ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਦਰਖਾਸਤ ਦੇਣ ਵਾਲੇ ਨੂੰ ਵੀ ਆਪਣੇ ਕੋਲ ਹਾਜ਼ਰ ਹੋਣ ਲਈ ਤਾਰੀਖ ਦੇਵੇਗਾ ਤਾਂ ਕਿ ਜੇ ਉਸਦਾ ਕੰਮ ਨਹੀਂ ਹੋਇਆ ਤਾਂ ਉਹ ਉਸ ਮਿਤੀ ਨੂੰ ਮਾਲ ਅਧਿਕਾਰੀ ਨੂੰ ਸੂਚਿਤ ਕਰ ਸਕੇ। ਹਲਕਾ ਮਾਲ ਅਧਿਕਾਰੀ ਇਹ ਯਕੀਨੀ ਬਣਾਏਗਾ ਕਿ ਦਰਖਾਸਤ ਦੇਣ ਵਾਲੇ ਦੀਆਂ ਦੋ ਤੋਂ ਵੱਧ ਪੇਸ਼ੀਆਂ ਨਾ ਪੈਣ।

2. ਇਹ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਪਰੋਕਤ ਦੱਸੇ ਮਿਤੀ ਬੱਧ ਕੰਮ ਨਿਸ਼ਚਿਤ ਸਮੇਂ ਦੇ ਅੰਦਰ-2 ਹਰ ਹਾਲਤ ਵਿੱਚ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ, ਤਾਂ ਜੋ ਜ਼ਿੰਮੀਦਾਰਾਂ ਆਦਿ ਨੂੰ ਕਿਸੇ ਕਿਸਮ ਦੀ ਨਜ਼ਾਇਜ਼ ਔਕੜ ਦਾ ਸਾਹਮਣਾ ਨਾ ਕਰਨਾ ਪਵੇ। ਪੂਰੀ ਆਸ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਖੇਤਰੀ ਕਰਮਚਾਰੀਆਂ ਪਾਸੋਂ ਕਰਵਾਈ ਜਾਵੇਗੀ। ਜੇਕਰ ਇਸ ਮਾਮਲੇ ਵਿੱਚ ਕੋਈ ਅਣਗਹਿਲੀ ਸਰਕਾਰ ਦੇ ਨੋਟਿਸ ਵਿੱਚ ਆਈ ਤਾਂ ਇਸ ਦਾ ਗੰਭੀਰ ਨੋਟਿਸ ਲਿਆ ਜਾਵੇਗਾ ਅਤੇ ਦੋਸ਼ੀ ਕਰਮਚਾਰੀਆਂ ਵਿਰੁੱਧ ਅਨੁਸ਼ਾਸ਼ਨੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।
3. ਇਸ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਜ਼ਰੂਰ ਭੇਜੀ ਜਾਵੇ।

ਸਹੀ /-
ਉਪ ਸਕੱਤਰ (ਜੇ) ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 30/10/92-ਭ.ਮ.2/4267

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 7.4.1992

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸੂਚਨਾ ਅਤੇ ਜ਼ਰੂਰੀ ਕਾਰਵਾਈ ਲਈ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਮੰਡਲ ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ, ਪਟਿਆਲਾ ਅਤੇ ਫਿਰੋਜ਼ਪੁਰ।
2. ਡਾਇਰੈਕਟਰ, ਭੋਂ ਰਿਕਾਰਡ, ਪੰਜਾਬ, ਕਪੂਰਥਲਾ ਰੋਡ, ਜਲੰਧਰ।

ਸਹੀ /-
ਉਪ ਸਕੱਤਰ (ਜੇ) ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION**

NOTIFICATION

The 1st September, 1992

No. G.S.R. 59/P.A. 17/1887/S.155/Amd. (14)92. - With reference to Government of Punjab, Department of Revenue and Rehabilitation, Notification No. G.S.R. 34/P.A. 17/1887/S.155/Amd./92, dated the 10th April, 1992, and in exercise of the powers conferred by clause (d) of sub-section (1) of section 155 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling him in this behalf, I, Darshan Kumar, Financial Commissioner, Revenue and Rehabilitation Punjab, hereby make the following rules further to amend the Punjab Land Revenue Rules 1909, namely :-

RULES

1. These rules may be called the Punjab Land Revenue (First Amendment) Rules, 1992.
2. In the Punjab Land Revenue Rules, 1909 (hereinafter referred to as the said rules), for rule 71, the following rule shall be substituted, namely:-

"71. Inspection of record and issuance of certified copies of extracts therefrom - The Patwari shall allow any one interested to inspect his records and to take note therefrom in pencil in his presence and shall give to the applicants certified extracts and enter in his diary a note of the inspections allowed and extracts given. The following fee shall be charged in each case:-

Sr. No.	Nature of Work	Rate of Fee
1	2	3

A - COPIES OR EXTRACTS

- | | | |
|---|---|---|
| <ol style="list-style-type: none">1. Jamabandi including extracts called for by courts or officers in connection with the preparation of abstracts of fields.2. Inspection notes attached to Jamabandis. | } | Two rupees per page of the original document subject to a minimum of five rupees. |
| <ol style="list-style-type: none">3. (i) Fard Badar
(ii) Copy of pending mutation
(iii) Interrogatories in pending mutations ;
(iv) Counterfoil of mutation sheets ; and
(v) Misal Haqiat | } | Two rupees per page of the original document subject to a minimum of five rupees. |

4.	Fard Haqiat consisting of names of proprietors or occupancy tenants, total number of fields, area, land, revenue and rate and cesses.	Five rupees irrespective of the number of Khewats.
5.	List of co-sharers of proprietary or occupancy of holdings,	Two rupees per page of the original document subject to a minimum of five rupees.
6.	(i) Genealogical trees of landholders, occupancy tenants and muqarridars (ii) statement of wells and other sources of irrigation; (iii) List of pensions and assignments; (iv) Wajib-ul-arz; (v) Naqsha-Haquq Jandart wa panchaki; (vi) Fard bachh or dhal bachh (Asamiwar); (vii) Demand statement (Canal); (viii) Triqa bachh; and (ix) Orders of Settlement Officers.	Two rupees per Ghuri subject to a minimum of five rupees.
7.	(i) Khasra Girdawari including extracts from Khasra Girdawari called for by courts or officers in connection with the preparation of five-yearly abstracts of fields; (ii) Diaries (Roznamacha waqati); (iii) Field books; (iv) Statement of grazing dues; (v) Extracts from Chaukidar's assessment list; and (vi) Statement contained in village note-books (Lal Kitab)	Two rupees per page of the original documents subject to a minimum of five rupees.
8.	Abstract of quinquennial average of mutations	Five rupees per statement.
9.	Fard taqsim (List of allottees of colony land)	Two rupees per page of the original document subject to a minimum of five rupees.
10.	Parcha Books	Two rupees per page of the original document subject to a minimum of five rupees.

11. Inspection of papers relating to one quinquennium including relevant entries of the mutations registers	Five rupees per inspection.
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C - PREPARATION OF PLANS AND TRACINGS

12. Tracing of field map	Two rupees per four fields subject to a minimum of five rupees.
13. Tracing of tatima shajra	Two rupees per four fields subject to a minimum of five rupees.
14. Preparation of plans called for by courts or officers in connection with civil and revenue suits	Five rupees per plan.

-
- Notes:** (1) The patwaris shall not be entitled to retain any share in respect of copying or inspection fee and the fees thus realized shall be credited into the Government Treasury under the head "0029-Land Revenue-800-Other Receipts-07-Copying and Inspection Fee of Patwaris Record."
- (2) Patwaris are forbidden to prepare and supply copies or extracts of papers not shown in the above table.
- (3) List of co-sharers shall not be prepared and supplied without the previous sanction of the Collector unless required in connection with a revenue, civil or criminal case.
-

3. In the said rules, in rule 71-A, in sub-rule (1), in clause (iv), for the figures and words "0.50 naye paise", the words "two rupees" shall be substituted.

DARSHAN KUMAR

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

FINANCIAL COMMISSIONER'S OFFICE, PUNJAB

Correction Slip No. 20 LRM

The 6th January, 1993

THE PUNJAB LAND RECORDS MANUAL (REVISED EDITION), 1974

Chapter 7

Appendix 'B' pages 204-205

For the existing Appendix 'B' the following shall be substituted:-

APPENDIX 'B'

[Paragraph 7.33(i)]

Published in the Punjab Government Gazette, dated April 10, 1992.

No. GSR 35/PA. 17/1887/S. 38/92. - In exercise of the powers conferred by sub-section (1) of section 38 of the Punjab Land Revenue Act, 1887 (Act No. XVII of 1887), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to fix the following scale of fees, for the purposes of that section, with effect from the 1st May, 1992 the date from which Government of Punjab, Department of Revenue, Notification No. GSR 12/C.A. 17/87/S. 38/82, dated the 27th January, 1982 shall stand superseded:-

RULES

1. When the entry relates to the acquisition of a right or interest by inheritance or otherwise or by a registered deed or by decree or order of court or by an order of a Revenue Officer, making or affirming a partition under Chapter IX of the Punjab Land Revenue Act, 1887, or directing the incorporation in the record of a private partition, a fee of five rupees shall be charged, per mutation, irrespective of a number of Khatas to be mutated.
2. The fees specified in paragraph 1 shall be charged on all accepted mutations.
3. The Patwaris shall not be entitled to retain any share in respect of mutation fee and whole of the fee so realised shall be credited into the Government Treasury under the head "0029-Land Revenue - 800 - Other Receipts 06 - Mutation Fee".

HARDIAL SINGH

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

[Extract from Punjab Government Gazette, dated the 17th April, 1998]

**GOVERNMENT OF PUNJAB
FINANCIAL COMMISSIONER'S OFFICE, PUNJAB
(LAND REVENUE BRANCH)**

Correction Slip No. 27 LRM

The 23rd June, 1997

THE PUNJAB LAND RECORDS MANUAL (REVISED EDITION) 1974

Chapter 7

Paragraph 7.29

Pages 159-161

For the existing last sub-para of paragraph 7.29 (page 161) the following shall be substituted :-

"Any change by way of Fard Badar should only be made either on specific order of the civil court or by the order of no less an authority than the Divisional Commissioner which should be obtained through Assistant Collector 1st Grade and Collector."

K.S. JANJUA

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

[Extract from Punjab Government Gazette, dated the 26th June, 1998]

**GOVERNMENT OF PUNJAB
FINANCIAL COMMISSIONER'S SECRETARIAT, PUNJAB
(LAND REVENUE BRANCH)**

Correction Slip No. 29 LRM

The 18th May, 1998

THE PUNJAB LAND RECORDS MANUAL (Revised Edition) 1974

Chapter 7

Paragraph 7.29

Pages 159-161

For the existing last sub-para of paragraph 7.29 (page 161) the following shall be substituted:-

"Any change by way of Fard Badar should only be made either on specific order of the civil court or by the order of not less an authority than the Sub-Divisional Magistrate. Circle Revenue Officer will get approval of Sub-Divisional Magistrate in all such cases before making amendment".

K.S. JANJUA

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

[Extract from Punjab Government Gazette, dated the 16th October, 1998]

**GOVERNMENT OF PUNJAB
FINANCIAL COMMISSIONER'S SECRETARIAT, PUNJAB
(LAND REVENUE BRANCH)**

Correction Slip No. 30 LRM

The 27th August, 1998

THE PUNJAB LAND RECORDS MANUAL (Revised Edition), 1974

Chapter 9

Paragraph 9.1

Page 279

- (i) For the words "Kharif.... 1st October" in the existing para of paragraph 9.1 (page 279) after the words "as follows" the following shall be substituted:-

"Kharif" 16th September to 15th October."

- (ii) For the words "first fortnight of December" in the correction slip No. 2-LRM, dated 8th April, 1975, the following shall be substituted:-

"last fortnight of November."

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਰਾਜ ਵਿੱਚ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ / ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ ।

ਮੀਮੋ ਨੰ: 25/62/99-ਭ.ਮ.2/6351

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 26.8.99

ਵਿਸ਼ਾ : ਜਮ੍ਹਾਂਬੰਦੀ ਲਿਖਣ ਸਮੇਂ ਪੰਜਾਬ ਲੈਂਡ ਰੈਵਿਨਿਊ ਐਕਟ ਅਤੇ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮੈਨੂਅਲ ਦੇ ਉਪਬੰਧਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਬਾਰੇ ।

ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਰਮਚਾਰੀਆਂ / ਅਧਿਕਾਰੀਆਂ ਵਲੋਂ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਲਿਖਣ ਸਮੇਂ ਪੰਜਾਬ ਲੈਂਡ ਰੈਵਿਨਿਊ ਐਕਟ ਅਤੇ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮੈਨੂਅਲ ਦੇ ਉਪਬੰਧਾਂ ਦੀ ਪੂਰਨ ਤੌਰ ਤੇ ਪਾਲਣਾ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ ਜਿਸ ਵਜੋਂ ਕਈ ਪ੍ਰਬੰਧਕੀ ਅਤੇ ਕਾਨੂੰਨੀ ਪੇਚੀਦਗੀਆਂ ਪੈਦਾ ਹੋ ਜਾਂਦੀਆਂ ਹਨ । ਇਸ ਤੱਥ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਅਤੇ ਅਜਿਹੀਆਂ ਘਾਟਾਂ ਨੂੰ ਰੋਕਣ ਦੇ ਮੰਤਵ ਨਾਲ ਆਪ ਦਾ ਧਿਆਨ ਵਿਸ਼ੇਸ਼ ਤੌਰ ਤੇ ਹੇਠ ਲਿਖੇ ਉਪਬੰਧਾਂ ਵੱਲ ਦਿਵਾਇਆ ਜਾਂਦਾ ਹੈ :-

1. ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮੈਨੂਅਲ ਦੇ ਪੈਰਾ 7.60 ਅਨੁਸਾਰ ਹਰ ਜਮ੍ਹਾਂਬੰਦੀ ਡੁਪਲੀਕੇਟ ਤੌਰ ਤੇ ਤਿਆਰ ਕੀਤੀ ਜਾਣੀ ਹੁੰਦੀ ਹੈ ਜਿਸ ਵਿੱਚ ਇੱਕ ਜ਼ਿਲ੍ਹਾ ਦਫਤਰ ਅਤੇ ਦੂਜੀ ਪਟਵਾਰੀ ਵਲੋਂ ਰੱਖੀ ਜਾਂਦੀ ਹੈ । ਮਹੀਨਾ ਜੂਨ, ਜੁਲਾਈ ਅਤੇ ਅਗਸਤ ਵਿੱਚ ਫੀਲਡ ਕਾਨੂੰਗੋ ਨੂੰ ਵਿਸਥਾਰਪੂਰਵਕ ਜਮ੍ਹਾਂਬੰਦੀਆਂ, ਜੋ ਪਟਵਾਰੀਆਂ ਵਲੋਂ ਤਿਆਰ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਹੁੰਦੀਆਂ ਹਨ, ਵੱਲ ਵਿਸ਼ੇਸ਼ ਧਿਆਨ ਦੇਣਾ ਚਾਹੀਦਾ ਹੈ । ਉਸਨੂੰ “ਹੋਲਡਿੰਗ ਬਾਈ ਹੋਲਡਿੰਗ” ਸਬੰਧਤ ਜ਼ਿਮੀਦਾਰਾਂ ਦੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਤਸਦੀਕ ਕਰਨਾ ਚਾਹੀਦਾ ਹੈ ਅਤੇ ਇਹ ਵੇਖਣਾ ਚਾਹੀਦਾ ਹੈ ਕਿ ਜਿਨ੍ਹਾਂ ਇੰਤਕਾਲਾਂ ਤੇ ਅੰਤਿਮ ਹੁਕਮ 15 ਜੂਨ ਤੱਕ ਦਿੱਤੇ ਜਾ ਚੁੱਕੇ ਹੋਣ ਜਾਂ ਜਿਹੜੀ ਮਿਤੀ ਡਾਇਰੈਕਟਰ, ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਵਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਹੋਵੇ, ਤੱਕ ਅਮਲ ਵਿੱਚ ਲਿਆ ਦਿੱਤੇ ਜਾਣ । ਉਸ ਵਲੋਂ ਇਹ ਤਸਦੀਕ ਉਸ ਕਾਪੀ ਤੇ ਕੀਤੀ ਜਾਵੇ ਜਿਹੜੀ ਜ਼ਿਲ੍ਹਾ ਦਫਤਰ ਵਿੱਚ ਰੱਖੀ ਜਾਣੀ ਹੈ । ਉਸ ਕਾਪੀ ਵਿੱਚ ਉਸਦੀ ਇਹ ਰਿਪੋਰਟ ਵੀ ਅੰਕਿਤ ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ ਕਿ ਉਸਨੇ ਉਸਨੂੰ ਬਾਕਾਇਦਾ ਤੌਰ ਤੇ ਤਸਦੀਕ ਕਰ ਦਿੱਤਾ ਹੈ । ਜਿਹੜੀਆਂ ਗਲਤੀਆਂ ਕੱਢੀਆਂ ਗਈਆਂ ਹਨ, ਉਨ੍ਹਾਂ ਦੀ ਸੂਚੀ ਅਤੇ ਅਦਲਾ-ਬਦਲੀਆਂ ਉਸਦੇ ਆਪਣੇ ਹੈੱਡ ਰਾਇਟਿੰਗ ਵਿੱਚ ਹੋਣ । ਇਸ ਰਿਪੋਰਟ ਦੀ ਇਕ ਕਾਪੀ ਪਟਵਾਰੀ ਵਲੋਂ ਰੱਖੀ ਜਾਣ ਵਾਲੀ ਜਮ੍ਹਾਂਬੰਦੀ ਵਿੱਚ ਵੀ ਲਗਾਈ ਜਾਣੀ ਹੁੰਦੀ ਹੈ । ਉਸ ਦੀ ਇਹ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੈ ਕਿ ਜਮ੍ਹਾਂਬੰਦੀ ਦੀ ਪਟਵਾਰੀ ਵਾਲੀ ਕਾਪੀ ਜਮ੍ਹਾਂਬੰਦੀ ਦੀ ਦੂਸਰੀ ਕਾਪੀ ਨਾਲ ਸਾਰੇ ਪੱਖਾਂ ਤੋਂ ਮਿਲਦੀ ਹੋਵੇ । ਜਮ੍ਹਾਂਬੰਦੀ ਦੇ ਜਿਨ੍ਹਾਂ ਸਫਿਆ ਤੇ ਸੋਧਾਂ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ, ਨੂੰ ਬਦਲਣ ਦੀ ਮੁਕੰਮਲ ਮਨਾਹੀ ਹੈ । ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮੈਨੂਅਲ ਦੇ ਪੈਰਾ 7.61 ਅਨੁਸਾਰ ਪਟਵਾਰੀ ਨੂੰ ਜਮ੍ਹਾਂਬੰਦੀ ਦੀ ਪਹਿਲੀ ਕਾਪੀ ਤਹਿਸੀਲ ਪੱਧਰ ਤੇ ਫੀਲਡ ਕਾਨੂੰਗੋ ਨੂੰ 7 ਸਤੰਬਰ ਤੋਂ ਪਹਿਲਾਂ-2 ਦੇ ਦੇਣੀ ਚਾਹੀਦੀ ਹੈ । ਫੀਲਡ ਕਾਨੂੰਗੋ ਇਹ ਵਿਸ਼ੇਸ਼ ਧਿਆਨ ਕਰਨਗੇ ਕਿ ਇੰਤਕਾਲਾਂ ਦੇ ਆਧਾਰ ਤੇ ਸਾਰੀਆਂ ਤਬਦੀਲੀਆਂ ਸਹੀ ਤੌਰ ਤੇ ਜਮ੍ਹਾਂਬੰਦੀ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰ ਲਈਆਂ ਗਈਆਂ ਹਨ । ਫੀਲਡ ਕਾਨੂੰਗੋ ਨੂੰ ਆਪਣੇ ਪਟਵਾਰ ਸਰਕਲ ਦੌਰੇ ਦੌਰਾਨ ਇਹ ਯਕੀਨੀ ਬਣਾਉਣਾ ਚਾਹੀਦਾ ਹੈ ਕਿ ਪਟਵਾਰੀ ਵਲੋਂ ਸਾਰੀਆਂ ਸੋਧਾਂ ਮੁਕੰਮਲ ਕਰ ਲਈਆਂ ਗਈਆਂ ਹਨ ਅਤੇ ਉਸ ਉੱਤੇ ਅਦਲ-ਬਦਲ ਸਮੇਂ ਉਨ੍ਹਾਂ ਦੇ ਹਸਤਾਖਰ ਹੋਣ ।

2. ਦਫਤਰ ਕਾਨੂੰਗੋ ਨੂੰ ਚਾਹੀਦਾ ਹੈ ਕਿ ਉਹ ਫੀਲਡ ਕਾਨੂੰਗੋ ਵਲੋਂ ਮਹੀਨਾ ਸਤੰਬਰ ਵਿੱਚ ਹੋਣ ਵਾਲੀ ਪੜਤਾਲ ਆਪਣੇ ਦਫਤਰ ਵਿੱਚ ਬਿਠਾ ਕੇ ਹੀ ਕਰਵਾਏ ਅਤੇ ਦਫਤਰ ਕਾਨੂੰਗੋ ਜਮ੍ਹਾਂਬੰਦੀ ਨੂੰ ਤਹਿਸੀਲ ਦਫਤਰ ਤੋਂ ਬਾਹਰ ਲੈ ਜਾਣ ਦੀ ਇਜਾਜ਼ਤ ਨਾ ਦੇਵੇ।
3. ਫੀਲਡ ਕਾਨੂੰਗੋ ਲਈ ਇਹ ਜ਼ਰੂਰੀ ਹੈ ਕਿ ਜਿਨ੍ਹਾਂ ਨੰਬਰਾਨ ਖਸਰਾ ਦੇ ਹਿੱਸੇਦਾਰੀ ਕਾਸ਼ਤ ਕਾਰਨ ਤਾਤਿਮਾ ਜਮ੍ਹਾਂਬੰਦੀ ਨਾਲ ਸ਼ਾਮਲ ਕੀਤੇ ਗਏ ਹੋਣ ਜਾਂ ਇੰਤਕਾਲਾਂ ਦੀ ਪਿੱਠ ਤੇ ਨੰਬਰ ਤੇ ਤਾਤਿਮਾ ਬਣਾਏ ਗਏ ਹੋਣ, ਉਨ੍ਹਾਂ ਦਾ ਤਹਿਸੀਲ ਮੁਸਾਵੀ ਵਿੱਚ ਅਮਲ ਕਰਨ ਅਤੇ ਇਸ ਅਮਲ ਦਾ ਜ਼ਿਕਰ ਆਪਣੀ ਪੜਤਾਲ ਵਿੱਚ ਕਰਨ।
4. ਇਸ ਲਈ ਇਹ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਤਹਿਸੀਲਦਾਰ/ਨਾਇਬ-ਤਹਿਸੀਲਦਾਰ ਇਹ ਯਕੀਨੀ ਬਣਾਉਣ ਕਿ ਸਾਲ 1998-99 ਵਿੱਚ ਤਿਆਰ ਹੋਣ ਵਾਲੀਆਂ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਸਤੰਬਰ 1999 ਦੇ ਪਹਿਲੇ ਹਫ਼ਤੇ ਤਕ ਦਾਖਿਲ ਹੋ ਜਾਣ ਅਤੇ ਉਨ੍ਹਾਂ ਸਬੰਧੀ ਫੀਲਡ ਕਾਨੂੰਗੋ ਵਲੋਂ ਪੜਤਾਲ ਅਤੇ ਤਸਦੀਕ ਮੌਕੇ ਤੇ ਹੀ ਹੋ ਚੁੱਕੀ ਹੋਵੇ, ਇਸ ਸਬੰਧੀ ਮਾਲ ਅਫਸਰ ਸਤੰਬਰ ਦੇ ਦੂਜੇ ਹਫ਼ਤੇ, ਇਹ ਕਾਰਵਾਈ ਮੁਕੰਮਲ ਹੋਣ ਦੀ ਰਿਪੋਰਟ ਸਰਕਾਰ ਨੂੰ ਭੇਜਣ। ਇਹ ਆਮ ਤੌਰ ਤੇ ਵੇਖਿਆ ਗਿਆ ਹੈ ਕਿ ਤਹਿਸੀਲਦਾਰ/ਨਾਇਬ-ਤਹਿਸੀਲਦਾਰ ਮੌਕੇ ਤੇ ਜਮ੍ਹਾਂਬੰਦੀ ਦੀ ਤਸਦੀਕ ਨਹੀਂ ਕਰਦੇ। ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡ ਮੈਨੂਅਲ ਦੇ ਪੈਰਾ 7.62 ਅਨੁਸਾਰ ਤਹਿਸੀਲਦਾਰ / ਨਾਇਬ-ਤਹਿਸੀਲਦਾਰ ਸਾਉਣੀ ਦੀ ਗਿਰਦਾਵਰੀ ਖਤਮ ਹੋਣ ਅਤੇ ਹਾੜੀ ਦੀ ਗਿਰਦਾਵਰੀ ਸ਼ੁਰੂ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਦੇ ਸਮੇਂ ਵਿੱਚ ਨਵੀਆਂ ਤਿਆਰ ਹੋਈਆਂ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਦੀ ਆਪਣੇ ਵਲੋਂ ਪੜਤਾਲ ਅਤੇ ਆਖਰੀ ਤਸਦੀਕ ਕਰਨ ਉਪਰੰਤ ਸਮੇਂ ਸਿਰ ਸਦਰ ਦਫਤਰ ਵਿੱਚ ਦਾਖਲ ਕਰਵਾਉਣ। ਤਹਿਸੀਲਦਾਰ / ਨਾਇਬ-ਤਹਿਸੀਲਦਾਰ ਆਪਣੀ ਪੜਤਾਲ ਵਿੱਚ ਇਹ ਪੁਸ਼ਟੀ ਕਰਨ ਕਿ ਜਮ੍ਹਾਂਬੰਦੀ ਵਿੱਚ ਕੋਈ ਕਟਿੰਗ ਅਜਿਹੀ ਨਹੀਂ ਜਿਸ ਤੇ ਕਿ ਫੀਲਡ ਦੇ ਕਾਨੂੰਗੋ ਨੇ ਹਸਤਾਖਰ ਨਾ ਕੀਤੇ ਹੋਣ ਜਾਂ ਉਨ੍ਹਾਂ ਵਲੋਂ ਕਢੇ ਗਏ ਨੁਕਸ ਤੇ ਜੋ ਦਰੁਸਤੀ ਪਟਵਾਰੀ ਵਲੋਂ ਜਮ੍ਹਾਂਬੰਦੀ ਵਿੱਚ ਕੀਤੀ ਗਈ ਹੋਵੇ, ਉਸ ਤੇ ਸਬੰਧਤ ਅਧਿਕਾਰੀ ਵਲੋਂ ਪੁਸ਼ਟੀ ਵਜੋਂ ਹਸਤਾਖਰਤ ਕੀਤੀ ਗਈ ਹੋਵੇ।

2. ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਹਿੱਤ ਸਮੂਹ ਸਬੰਧਤਾਂ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆ ਦਿੱਤੀਆਂ ਜਾਣ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/62/99-ਭ.ਮ-2/6352

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 26.8.99

ਇੱਕ ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ, ਭੌ ਰਿਕਾਰਡ, ਕਪੂਰਥਲਾ ਰੋਡ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION**

NOTIFICATION

The 13th October, 1999

No. G.S.R. 74/P.A. 17/1887/S. 38/99. - In exercise of the powers conferred by sub-section (1) of Section 38 of the Punjab Land Revenue Act, 1887 (Punjab Act XVII of 1887), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following amendment on and with effect from the 15th October, 1999, in the Government of Punjab, Department of Revenue and Rehabilitation Notification No. G.S.R. 35/P.A. 17/1887/S. 38/92, dated the 10th April, 1992 namely : -

AMENDMENT

In the said notification, in paragraph 1, for the words "Five rupees" the words "One hundred rupees" shall be substituted.

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION**

NOTIFICATION

The 14th October, 1999

No. G.S.R. 75/P.A. 17/1887/S. 155/Amd/99. - The following draft of rules further to amend the Punjab Land Revenue Rules, 1909 which the Financial Commissioner, Revenue, Punjab Proposes to make in exercise of the powers conferred by clause (d) of sub-section (1) of section 155 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling her in this behalf, is published as, required by section 156 of the said Act, for the information of the persons likely to be affected.

Notice is hereby given that the draft will be taken into consideration by the Financial Commissioner, Revenue on and after the expiry of a period of thirty days from the date of publication of this notification in the official Gazette, together with any objection or suggestion, which may be received by him from any person before the expiry of the period so specified with respect to the draft, namely :-

DRAFT RULES

1. These rules may be called the Punjab Land Revenue (Amendment) Rules, 1999.
2. In the Punjab Land Revenue Rules, 1909 for rule 71 the following rule shall be substituted, namely :-

"71. Inspection of record and issuance of certified copies of extracts therefrom - The Patwari shall allow any one interested to inspect his records and to take notes therefrom in pencil in his presence and shall give to the applicants certified extracts and enter in his diary a note of the inspections allowed and extracts given.

The following fee shall be charged in each case :-

Sr. No.	Nature of Work	Rate of Fee
1	2	3

A - COPIES OR EXTRACTS

1. Jamabandi including extracts called for by courts or officers in connection with the preparation of abstracts of fields.
2. Inspection notes attached to Jamabandis.

Ten rupees per page of the original document.

3.	(i) Fard Badar (ii) Copy of pending mutation (iii) Interrogatories in pending mutations (iv) Counterfoil of mutation sheets and (v) Misal Haqiat	Ten rupees per page of the original document.
4.	Fard Haqiat consisting of names of proprietors (or occupancy tenants), total number of fields, area and revenue and rate and cesses.	Ten rupees irrespective of the number of Khewats.
5.	List of co-sharers of propriety or occupancy of holdings,	Ten rupees per page of the original document.
6.	(i) Genealogical trees of landholders, occupancy tenants and muqarridars (ii) statement of wells and other sources of irrigation (iii) List of pensions and assignments (iv) Wajib-ul-arz (v) Naqsha-Haquq Jandrat wa panchaki (vi) Fard bachh or dhal bachh (Asamiwar) (vii) Demand statement (Canal) (viii) Triqa bachh; and (ix) Orders of Settlement Officers.	Ten rupees per Ghuri Ten rupees per page of the original document.
7.	(i) Khasra Girdawari including extracts from Khasra Girdawari called for by courts or officers in connection with the preparation of five-yearly abstracts of yields (ii) Dairies (Roznamacha Waqiat) (iii) Field books (iv) Statement of grazing dues (v) Extracts from Chaukidar's assessment list (vi) Statement contained in village note-books (Lal Kitab)	Ten rupees per page of the original document.
8.	Abstract of quinquennial average of mutations	Ten rupees per statement.
9.	Fard taqsim (List of allottees of colony land)	Ten rupees per page of the original document.

10. Parcha Books

Ten rupees per page of the original document.

B - INSPECTIONS

11. Inspection of papers relating to one quinquennium including relevant entries of the mutations registers

Ten rupees per inspection.

C - PREPARATION OF PLANS AND TRACINGS

12. Tracing of field map

Ten rupees per four fields.

13. Tracing of tatima shajra

Ten rupees per four fields.

14. Preparation of plans called for by courts or officers in connection with civil and revenue suits

Ten rupees per plan.

-
- Notes:** (1) The patwaris shall not be entitled to retain any share in respect of copying or inspection fee and the fees thus realized shall be credited into the Government Treasury under the head "0029-Land Revenue-800-Other Receipts-07-Copying and Inspection Fee of Patwaris Record."
- (2) Patwaris are forbidden to prepare and supply copies or extracts of papers not shown in the above table.
- (3) List of co-sharers shall not be prepared and supplied without the previous sanction of the Collector unless required in connection with a revenue, civil or criminal case.

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

1. All the Commissioners of Divisions in the State.
 2. All the Deputy Commissioners in the State.
 3. Director, Land Records, Punjab, Jalandhar.
- Chandigarh, dated the 14-10-99

Subject: Deposit of fee on account of supply of copies by the Patwaris and maintenance of proper account therefor.

Sir,

I am directed to refer to the subject noted above and to say that it has come to the notice of the Government that provisions of paragraph 3.48 of the Punjab Land Records Manual in regard to deposit of fee and maintenance of accounts relating thereto are not being complied with by the patwaris and the supervisory officials/officers. Attention in this connection is particularly drawn to paras 3.48 (iii), (iv) and (v) which are re-produced as under :-

- (iii) the patwari is forbidden to give copies except on lithographic forms which are supplied to him. On the top of each of these words "Receipt No." are printed. The number of the receipt handed over by the patwari to the applicant (paragraph 3.48 (v) infra) should invariably be entered by the patwari. Where the entry receipt No. is not printed on the form the patwari should record his entry in his own hand and insert therein relevant receipt number. He should write in red ink the copy of the jamabandi entry required by rule 15 of the rules under the Punjab Tenancy Act, all mutations affecting the khatauni holding which have been attested subsequent to the preparation of the jamabandi.
- (iv) The accounts of the fee realised by patwaris should be kept in the register in form P-XII given in appendix G, which will be supplied to them. The fee realized by the patwari during the month, should be deposited in the Treasury by the 10th of the next month. The field kanungo should check the register every month when he goes to the patwaris circle and should sign it in token of his having done so. The Tehsildar or the Naib-Tehsildar when inspecting the patwaris work should also check it. During September when the patwari comes to the Tehsil he should bring the register with him for check by the tehsil Wasil Baqi Nawis.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION**

NOTIFICATION

The 30th November, 1999

No. G.S.R. 85/P.A. 17/1887/S. 155/Amd.(16)/99. - With reference to the Government of Punjab, Department of Revenue and Rehabilitation, Notification No. G.S.R. 75/P.A. 17/1887/S. 155/Amd./99 dated the 14th October, 1999 and in exercise of the powers conferred by clause (d) of sub-section (1) of section 155 of the Punjab Land Revenue Act, 1887 (Punjab Act . XVII of 1887), and all other powers enabling her in this behalf, I, Shyama Mann, Financial Commissioner, Revenue and Rehabilitation, Punjab, hereby make the following rules further to amend the Punjab Land Revenue Rules, 1909, namely : -

RULES

1. These rules may be called the Punjab Land Revenue (First Amendment) Rules, 1999.
2. In the Punjab Land Revenue Rules, 1909, for rule 71, the following rule shall be substituted namely :-

"71. Inspection of record and issuance of certified copies of extracts therefrom - The Patwari shall allow any one interested to inspect his records and to take notes therefrom in pencil in his presence and shall give to the applicants certified extracts and enter in his diary a note of the inspections allowed and extracts given.

The following fee shall be charged in each case :-

Sr. No.	Nature of Work	Rate of Fee
1	2	3

A - COPIES OR EXTRACTS

- | | | |
|----|--|---|
| 1. | Jamabandi including extracts called for by courts or officers in connection with the preparation of abstracts of fields. |] Ten rupees per page of the original document. |
| 2. | Inspection notes attached to Jamabandis. | |
| 3. | (i) Fard Badar
(ii) Copy of pending mutation
(iii) Interrogatories in pending mutations ;
(iv) Counterfoil of mutation sheets ; and
(v) Misal Haqiat |] Ten rupees per page of the original document. |

4.	Fard Haqiat consisting of names of proprietors (or occupancy tenants), total number of fields, area and revenue and rate and cesses.	Ten rupees irrespective of the number of Khewats.
5.	List of co-sharers of proprietary or occupancy of holdings,	Ten rupees per page of the original document.
6.	(i) Genealogical trees of land holders, occupancy tenants and muqarridars (ii) statement of wells and other sources of irrigation (iii) List of pensions and assignments (iv) Wajib-ul-arz (v) Naqsha-Haquq Jandart wa panchaki (vi) Fard bachh or dhal bachh (Asamiwar) (vii) Demand statement (Canal) (viii) Triqa bachh; and (ix) Orders of Settlement Officers.	Ten rupees per ghuri. Ten rupees per page of the original document.
7.	(i) Khasra Girdawari including extracts from Khasra Girdawari called for by courts or officers in connection with the preparation of five-yearly abstracts of yields (ii) Dairies (Roznamacha Waqiatl) (iii) Field books; (iv) Statement of grazing dues; (v) Extracts from Chaukidar's assessment list (vi) Statement contained in village note-books (Lal Kitab)	Ten rupees per page of the original documents.
8.	Abstract of quinquennial average of mutations	Ten rupees per statement.
9.	Fard taqsim (List of allottees of colony land)	Ten rupees per page of the original document.
10.	Parcha Books	Ten rupees per page of the original document.

B - Inspections :

11.	Inspection of papers relating to one quinquennium including relevant entries of the mutations registers	Ten rupees per inspection.
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C - Preparation of Plans and Tracings :

- | | |
|--|-----------------------------|
| 12. Tracing of field map | Ten rupees per four fields. |
| 13. Tracing of tatima shajra | Ten rupees per four fields. |
| 14. Preparation of plans called for by officers in connection with civil and revenue suits | Ten rupees per plan. |
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- Notes:** (1) The patwaris shall not be entitled to retain any share in respect of copying or inspection fee and the fees thus realized shall be credited into the Government Treasury under the head "0029-Land Revenue-800-Other Receipts-07-Copying and Inspection Fee of Patwaris Record."
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- (3) List of co-sharers shall not be prepared and supplied without the previous sanction of the Collector unless required in connection with a revenue, civil or criminal case.

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ,
2. ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ
3. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ ।

ਮੀਮੋ ਨੰ : 25/123/99-ਭ.ਮ. 2/14029

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 10/12/1999

ਵਿਸ਼ਾ: ਮਾਲ ਰਿਕਾਰਡ/ਜਮ੍ਹਾਂਬੰਦੀਆ ਦੀ ਭੰਨ ਤੋੜ ਸਬੰਧੀ।

ਮਿਤੀ 18.11.99 ਨੂੰ ਜਲੰਧਰ ਵਿਖੇ ਮੰਡਲ ਪੱਧਰ ਦੀ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਮਾਲ ਰਿਕਾਰਡ ਦੀ ਭੰਨ ਤੋੜ ਕਰਨ ਦੀ ਵਧਦੀ ਰੂਚੀ ਦਾ ਮਾਮਲਾ ਸਾਹਮਣੇ ਆਇਆ ਸੀ। ਮਾਲ ਰਿਕਾਰਡ ਵਿਸ਼ੇਸ਼ ਕਰਕੇ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਆਦਿ ਵਿੱਚ ਭੰਨ ਤੋੜ ਹੋਣ ਕਾਰਣ ਬਿਨਾਂ ਵਜ੍ਹਾ ਮੁਕੱਦਮੇਬਾਜ਼ੀ ਵਧਦੀ ਹੈ। ਉਕਤ ਮੀਟਿੰਗ ਵਿੱਚ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਵਿੱਚ ਹੁਣ ਤੱਕ ਜਿਹੜੀਆਂ ਬਿਨ੍ਹਾਂ ਤਸਦੀਕ ਕੀਤੇ ਕਟਿੰਗਾਂ ਹਨ, ਦੀਆਂ ਲਿਸਟਾਂ ਵੱਖਰਾ ਰਿਕਾਰਡ ਰੱਖਣ ਲਈ ਮਿਤੀ 31.12.99 ਤੱਕ ਤਿਆਰ ਕੀਤੀਆਂ ਜਾਣ। ਇਸ ਲਈ ਆਪ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਜਮ੍ਹਾਂਬੰਦੀਆਂ ਵਿੱਚ ਬਿਨਾਂ ਤਸਦੀਕ ਕੀਤੇ ਕਟਿੰਗਾਂ ਦੀਆਂ ਲਿਸਟਾਂ ਹਰ ਹਾਲਤ ਵਿੱਚ 31.12.99 ਤੱਕ ਤਿਆਰ ਕਰਕੇ ਪਾਲਣਾ ਰਿਪੋਰਟ ਸਰਕਾਰ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਡੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ।

ਮੀਮੋ ਨੰ: 25/89/99-ਭ.ਮ.2/70

ਚੰਡੀਗੜ੍ਹ ਮਿਤੀ 6.1.2000

ਵਿਸ਼ਾ: ਇੰਤਕਾਲਾਂ ਦਾ ਫੈਸਲਾ ਸਮੇਂ ਸਿਰ ਕਰਨ ਬਾਰੇ।

ਸਰਕਾਰ ਦੇ ਇਹ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਝਗੜੇ ਰਹਿਤ/ਝਗੜੇ ਅਧੀਨ ਇੰਤਕਾਲਾ ਦਾ ਫੈਸਲਾ ਸਮਾਂ-ਬੱਧ ਤੌਰ ਤੇ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਅਤੇ ਇਹ ਲੰਬੇ ਸਮੇਂ ਲਈ ਲੰਬਿਤ ਪਏ ਰਹਿੰਦੇ ਹਨ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡ ਮਨੂਅਲ ਦੇ ਪੈਰਾ 7.4 (vii) ਵਿੱਚ ਮੌਜੂਦ ਹੇਠ ਲਿਖੇ ਉਪਬੰਧ ਵੱਲ ਦੁਆਇਆ ਜਾਂਦਾ ਹੈ।

"An uncontested mutation shall be attested by the Revenue Officer within a period of three months from the date of occurrence of the event necessitating the mutation. For the disposal of the contested mutation this period shall not exceed six months from such date. The Patwari shall make the necessary entries in the mutation register within one month of the event necessitating the mutation and the attestation work shall be completed within the remaining period"

2. ਪ੍ਰਤੱਖ ਹੈ ਕਿ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮਨੂਅਲ ਦੇ ਉੱਕਤ ਉਪਬੰਧ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਯਕੀਨੀ ਨਹੀਂ ਬਣਾਈ ਜਾ ਰਹੀ। ਕੁੱਲ ਸਥਿਤੀ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਹੁਣ ਲੰਬਿਤ ਇੰਤਕਾਲਾਂ ਦਾ ਨਿਪਟਾਰਾ, ਮੁਹਿੰਮ ਦੇ ਰੂਪ ਵਿੱਚ ਮਿਤੀ 31.1.2000 ਤੱਕ ਕੀਤਾ ਜਾਵੇ।

3. ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਨਿਸ਼ਾਨਦੇਹੀ ਦੀਆਂ ਬਿਨੈ-ਪੱਤਰਾਂ ਦਾ ਨਿਪਟਾਰਾ ਵੀ ਉਪਰ ਨਿਸ਼ਚਿਤ ਮਿਤੀ ਤੱਕ ਕੀਤਾ ਜਾਵੇ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/89/99-ਭ.ਮ.2/71

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 6.1.2000

ਉਤਾਰਾ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਇਹ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ।

ਸੀਐਮ ਨੰ: 25/128/99-ਭ.ਮ.2/88

ਚੰਡੀਗੜ੍ਹ ਮਿਤੀ 6.1.2000

ਵਿਸ਼ਾ : ਮਾਲ ਰਿਕਾਰਡ ਜਮ੍ਹਾਂਬੰਦੀਆਂ, ਗਿਰਦਾਵਰੀਆਂ ਅਤੇ ਰੋਜ਼ਨਾਮਚੇ ਆਦਿ ਗ੍ਰੰਥ ਹੋਣ ਸਬੰਧੀ।

ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਮਾਲ ਰਿਕਾਰਡ ਦੀ ਸਾਂਭ-ਸੰਭਾਲ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ ਜਿਸ ਕਰਕੇ ਬਹੁਤ ਸਾਰੇ ਮਹੱਤਵਪੂਰਨ ਦਸਤਾਵੇਜ਼ ਗ੍ਰੰਥ ਹੋ ਜਾਂਦੇ ਹਨ ਅਤੇ ਇੰਨ੍ਹਾਂ ਦੀ ਗੁੰਮਸ਼ੁਦਗੀ ਸਮੱਰਥ ਅਧਿਕਾਰੀ ਦੇ ਧਿਆਨ ਵਿੱਚ ਵੀ ਨਹੀਂ ਆਉਂਦੀ । ਮਾਲ ਰਿਕਾਰਡ ਅਚੱਲ ਜਾਇਦਾਦਾਂ ਸਬੰਧੀ ਮਹੱਤਵਪੂਰਨ ਹੈ ਅਤੇ ਇਸ ਦੀ ਗੈਰ ਹਾਜ਼ਰੀ ਵਿੱਚ ਸ਼ਰਾਰਤੀ ਅਨਸਰਾਂ ਵਲੋਂ ਨਜ਼ਾਇਜ਼ ਲਾਭ ਲੈਣ ਦੀ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਕਈ ਵਾਰੀ ਸਰਕਾਰੀ ਜਾਇਦਾਦਾਂ ਖੁਰਦ-ਬੁਰਦ ਹੋਣ ਦੇ ਮਾਮਲੇ ਵੀ ਸਾਹਮਣੇ ਆਏ ਹਨ ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਅਜਿਹਾ ਰਿਕਾਰਡ ਮਹੱਤਵਪੂਰਨ ਸਬੂਤ ਹੁੰਦਾ ਹੈ। ਅਜਿਹੀ ਸਥਿਤੀ ਤੋਂ ਕਾਫੀ ਹੱਦ ਤੱਕ ਬਚਾਅ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ ਜੇਕਰ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡ ਮੈਨੂਅਲ ਦੇ ਉਪਬੰਧਾਂ ਦੀ ਸਹੀ ਢੰਗ ਨਾਲ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ। ਮਾਲ ਰਿਕਾਰਡ ਦੀ ਗੁੰਮ-ਸ਼ੁਦਗੀ ਇੱਕ ਪਟਵਾਰੀ ਤੋਂ ਦੂਸਰੇ ਪਟਵਾਰੀ ਪਾਸ ਚਾਰਜ ਦੇਣ ਸਮੇਂ ਧਿਆਨ ਵਿੱਚ ਆ ਸਕਦੀ ਹੈ ਅਤੇ ਇਸ ਮੰਤਵ ਲਈ ਪੰਜਾਬ ਰਿਕਾਰਡਜ਼ ਮੈਨੂਅਲ ਦੇ ਪੈਰਾ 3.59 ਦੀ ਟੁੱਕ ਸਹੂਲਤ ਲਈ ਹੇਠਾਂ ਦੁਹਰਾਈ ਜਾਂਦੀ ਹੈ।

"On resignation or transfer a Patwari is bound to make over his papers, records, equipment and the patwarkhana, if there is one in his circle, to his successor, who will forward to Deputy commissioner through his superiors a charge report showing the detail of the papers, record and equipment recieved, the condition of the Patwarkhana, if there is one, and also the date and place on which he received charge; but in case of dismissal or suspension a Patwari must make over charge to the Field Kanungo."

ਸਰਕਾਰ ਵਲੋਂ ਇਹ ਵੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਹੁਣ ਗੁੰਮਸ਼ੁਦਾ ਜਮ੍ਹਾਂਬੰਦੀਆਂ, ਅਤੇ ਰੋਜ਼ਨਾਮਚਿਆਂ ਦੀ ਮਿਤੀ-ਅੰਤ ਤੱਕ ਮੁਕੰਮਲ ਸੂਚੀ ਇਸ ਪੱਤਰ ਦੇ ਜਾਰੀ ਹੋਣ ਤੋਂ ਇੱਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਤਿਆਰ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਇੰਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਰਿਪੋਰਟ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਰਾਹੀਂ ਸਰਕਾਰ ਨੂੰ ਭੇਜੀ ਜਾਵੇ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/128/99-ਭ.ਮ.2/89

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 6.1.2000

ਉਤਾਰਾ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਅਤੇ ਉਹਨਾਂ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਹ ਆਪਣੇ ਮੰਡਲ ਦੀ ਸੰਕਲਿਤ ਰਿਪੋਰਟ ਸਰਕਾਰ ਨੂੰ ਇੱਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਭੇਜ ਦੇਣ ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

1. All the Divisional Commissioners
2. All the Deputy Commissioners and
3. The Director, Land Records,
Kapurthala Road, Jalandhar.

Memo No. 25/42/2000-LR.2./3564
Chandigarh, dated the 29-05-2000

Subject : Allotment of Government Wastelands, Government land and surplus ceiling land, village common land, developed house sites, allotment of Indira Awas Tenaments etc. in the Joint names of the husband and wife - instructions thereof.

Please find enclosed herewith a copy of D.O. No. 26011/5/88-LRD, dated 28.2.2000 alongwith its enclosures on the subject noted above. You are requested to issue suitable instructions to the quarter concerned for implementation of recommendations regarding issue of pattas jointly in the name of husband and wife at the time of allotment of land and the rights of women as co-owner should be extended to productive assets like trees and houses and should be recorded. The instructions contained in the enclosed letter should be complied with meticulously.

Receipt of this letter may be acknowledged.

Sd/-

Under Secretary, Revenue

Endst. No. 25/42/2000-LR.2/3565

Chandigarh, dated 29.5.2000

A copy of the above is sent to Joint Secretary (LR) Government of India, Ministry of Rural Development, Department of Land Resources, Block-II, CGO Complex, Lodhi Road, New Delhi for interim information only.

Sd/-

Under Secretary, Revenue

Kuldip Rai
Joint Secretary (LR)

**Government of India
Ministry of Rural Development
Department of Land Resources**

Phone 4362396
Fax 4362205

D.O. No. 26011/5/88-LRD

Dated the 28th February, 2000

Dear Shri

Kindly refer to this Ministry D.O. of even number dated 2nd April 90 from my predecessor addressed to the Chief Secretary of Your State/U.T, a copy of which is enclosed for your ready reference.

2. It has been indicated therein that pattas should be issued jointly in the name of husband and wife wherever land is allotted by the Govt. or the Gram Sabhas. At least 40% of the pattas should be given to women. Further, the rights of women as co-owners should also extend to productive assets like trees and houses and should be recorded.

3. The action taken by the State Govt. in this regard has not been intimated to us so far. I shall be grateful if necessary instructions are issued in the matter. I shall also be grateful if we could be informed of the action taken at the earliest.

With regards.

Yours sincerely

(Kuldip Rai)

Encl. as above

Mrs. Agya Rajinder Singh,
Special Secretary (Revenue)
Revenue Department,
Government of Punjab
CHANDIGARH-160001
PUNJAB

**Ministry of Agriculture
Department of Rural Development
Block No. 11, 6th Floor,
CGO Complex, Lodhi Road,
New Delhi-110003**

New Delhi
Dated the April, 2, 1990

To,

The Chief Secretary
Government of all States, U.T.s
and Adviser to Government Administrators
etc.

Subject: National Perspective Plan for Women 1988-2000 A.D

Sir,

As you may be aware, with a view to provide greater economic independence to Women and enhance their status in society and in pursuance of the commitment reflected in the Sixth Plan document, it was recommended to the State Governments that joint pattas should be issued in the name of husband and wife, whenever land is allotted by the Government or Gram Sabha. A copy each of our letter No. 12011/32/2/83-LRD dated 26th November, 1985 and d.o. letter No. 14012/5/95-LRD dated 9.10.1985 from Secretary (RD) are enclosed for ready reference.

2. The National Perspective Plan for Women 1988- 2000 has recommended further steps to accelerate the process of empowerment of women. Taking into account these recommendations, the following steps may please be considered for implementation:-

- i) The allotment of Government wastelands, government land and surplus ceiling land, village common land, developed house sites, allotment of Indira Awas Tenements, etc. should invariably be done in the joint names of the husband and wife or single title of ownership given to women heads of households, tribal women and scheduled castes, particularly those who are widows, unmarried or victims of harassment. At least 40% women members in the above categories may be given pattas.
- ii) The rights of women, as co-owners of property, should not merely be confined to land but also to other productive assets like trees and houses. The land records

should show entries both of husband and wife. Tree pattas should be issued in the name of women as a matter of preference.

- iii) Land reforms and distribution are basic pre-requisites for economic development. Potential women beneficiaries should be associated with any group set up to advise implementation machinery.

3. It is requested that the guidelines given above may please be adhered to. Appropriate changes in Agrarian laws, regulations, rules instructions, wherever necessary, may please be made to give effect to this policy. Action taken by the State Governments/U.T.s in this regard may please be intimated.

Encl.: As above.

Yours faithfully

Sd/-

Joint Secretary to the Government of India.

(Copy)
No. 12011/32/2/83-LRD

**Government of India
Ministry of Agriculture
(Department of Rural Development)**

Block No.11, 6th Floor,
CGO Complex, Lodhi Road,

New Delhi. Dated the 26 November, 1985.

To

Revenue Secretary,
Revenue Department
Government of (All States/UTs)

Subject: The Issue of Pattas in the Joint names of husband & wife.

Sir,

I am directed to say that the Sixth Five Years Plan stated in para 27.19 as follows:-

1. "Economic independence of women would accelerate the improvement of the status of women. Government would endeavour to give joint title to husband and wife in all development activities involving transfer of assets. This would be taken up for implementation to start within programmes like distribution of land and house-sites and beneficiary oriented economic units."

This important policy directive of the Plan was also considered in the recent conference of Revenue Ministers and Revenue Secretaries held on 17th and 18th May, 1985 and the conference recommended that legal provisions be made by States / Union Territories for giving joint pattas in the name of the head of the family and the spouse whenever land is allotted by Government or Gram Sabha. Prima facie there should be no objection and difficulty to implement the policy directive of Sixth Plan from the legal points of view.

2. While recommending the issue of joint pattas in the name of the head of the family and the spouse another related suggestion made has been for recording the name of the wife of land holder in the record of right and other land records as a matter of course. But this suggestion may pose some difficulties from the legal point of view and it may also contravene the personal laws of certain communities and the larger social/ legal implications may have to be examined. With the commencement of the Seventh Plan period it is necessary to take stock of and review the extent of implementation of the Sixth Plan directive.

3. It is therefore requested that the State Government may kindly inform the action taken in the State in implementing the recommendations made in para 27.19 of the Sixth Plan. The State Government may also inform the problems involved in implementing the suggestions for recording, the joint names of the wife/ spouse and the land holder in record as a matter of course. The State Government may kindly examine the problem in accordance with their revenue and tenancy laws applicable in the State and exact problems which may emerge in the course of implementation may be highlighted. This may kindly be done at the earliest.

Yours faithfully,

Sd/-

S. Bhalerao

Deputy Secretary to the
Government of India.

With the advent of the Seventh Five Year Plan it is extremely essential for us to take stock of the progress made in the Sixth Plan towards the provisions of equal rights and privileges for women, particularly those in the rural areas. The Five Year Plans have consistently placed special emphasis on providing various welfare and development schemes to improve the status and living conditions of women and to increase their access to resources. Special steps have also been envisaged to remove legal, social and other constraints to enable women to make full use of their rights and opportunities.

The Sixth Plan had stated that to accelerate the improvement of the Status of women steps should be taken to make them economically independent. One of the policy directives of the Sixth Plan was that "Government would endeavour to give joint titles to husband and wife in all development activities involving transfer of assets. This would be taken up for implementation to start with in programme like distribution of land and houses sites and beneficiary-oriented economic units". In the Conference of the State Revenue Ministers held in May, 1985 at New Delhi one of the recommendations made in the Conference was to provide joint titles to the head of the household and the spouse whenever land is allotted by Government and if the States need to make any legal provisions in this regard,they may have to do so at the earliest.

The need to accelerate the development of women and children in the rural areas is being given a very high priority by the Government. We have already increased the minimum coverage of women under various programmes like IRDP Programme.

I would therefore request you to give due consideration to this policy directive of the 6th Plan which has by and large remained unimplemented in almost all the States and Union Territories while women have been individually given lands but no efforts have been made in the States to provide joint titles as was envisaged in the 6th Plan. I would request you to kindly give due priority to this very important policy directive and to intimate the action taken by the State Government in this regard.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: “ਪੰਜਾਬ ਪਬਲਿਕ ਪਰਿਮਾਜ਼ਿਜ਼ ਲੈਂਡਜ਼ (ਈਵਿਕਸ਼ਨ ਐਂਡ ਰੈਂਟ ਰਿਕਵਰੀ) ਐਕਟ ਤਹਿਤ ਕੁਲੈਕਟਰ ਦੀਆਂ ਪਾਵਰਾਂ ਸਬੰਧੀ।

ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ/ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਕਿਰਪਾ ਕਰਕੇ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਖੇਚਲ ਕਰਨ।

2. “ਪੰਜਾਬ ਪਬਲਿਕ ਪਰਿਮਾਜ਼ਿਜ਼ ਲੈਂਡਜ਼ (ਈਵਿਕਸ਼ਨ ਐਂਡ ਰੈਂਟ ਰਿਕਵਰੀ) ਐਕਟ, ਤਹਿਤ ਵੱਖ ਵੱਖ ਵਿਭਾਗਾਂ ਦੇ ਅਧਿਕਾਰੀ ਕੁਲੈਕਟਰ ਦੀਆਂ ਪਾਵਰਾਂ ਵਰਤਦੇ ਹਨ। ਇਨ੍ਹਾਂ ਅਧਿਕਾਰੀਆਂ ਵਲੋਂ ਬਤੌਰ ਕੁਲੈਕਟਰ ਕੀਤੇ ਫੈਸਲਿਆਂ ਵਿਰੁੱਧ ਅਪੀਲਾਂ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਬਤੌਰ “ਡੈਜ਼ਿਗਨੇਟਿਡ ਅਪੀਲੇਟ ਅਥਾਰਟੀ” ਸੁਣਦੇ ਹਨ। ਕਈ ਵਾਰ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਵਲੋਂ ਬਤੌਰ “ਡੈਜ਼ਿਗਨੇਟਿਡ ਅਪੀਲੇਟ ਅਥਾਰਟੀ” ਦਿੱਤੇ ਫੈਸਲਿਆਂ ਨੂੰ ਉਚ ਅਦਾਲਤਾਂ ਵਿਚ ਰਿਟ ਪਟੀਸ਼ਨਾਂ ਰਾਹੀਂ ਵੰਗਾਰਿਆ ਜਾਂਦਾ ਹੈ ਅਤੇ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਨੂੰ ਵੀ ਬਤੌਰ ਰਿਸਪਾਂਡੈਂਟ ਪਾਰਟੀ ਬਣਾਇਆ ਜਾਂਦਾ ਹੈ। ਅਸਲ ਵਿਚ ਅਜਿਹੇ ਕੇਸਾਂ ਵਿਚ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਪਾਰਟੀ ਨਹੀਂ ਹੁੰਦਾ ਕਿਉਂਕਿ ਉਸ ਵਲੋਂ ਕੁਆਜ਼ੀ ਜੁਡੀਸ਼ੀਅਲ ਪਾਵਰਾਂ ਤਹਿਤ ਫੈਸਲੇ ਦਿੱਤੇ ਜਾਂਦੇ ਹਨ। ਅਜਿਹੇ ਕੇਸਾਂ ਵਿਚ ਸਬੰਧਤ ਵਿਭਾਗਾਂ ਵਲੋਂ ਕੇਸਾਂ ਦੀ ਅਦਾਲਤਾਂ ਵਿਚ ਪੈਰਵੀ ਕਰਨ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੁੰਦੀ ਹੈ। ਪ੍ਰੰਤੂ, ਇਹ ਵੇਖਣ ਵਿਚ ਆਇਆ ਹੈ ਕਿ ਸਬੰਧਤ ਵਿਭਾਗਾਂ ਵਲੋਂ ਕੇਸਾਂ ਦੀ ਪੈਰਵੀ ਠੀਕ ਢੰਗ ਨਾਲ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ ਅਤੇ ਜਦੋਂ ਕੇਸ ਵਿਚ ਫੈਸਲਾ ਸਰਕਾਰ ਦੇ ਵਿਰੁੱਧ ਹੋ ਜਾਂਦਾ ਹੈ ਤਾਂ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਨੂੰ ਕੇਸ ਦੀ ਪੈਰਵੀ ਨਾ ਕਰਨ ਕਾਰਣ ਜ਼ਿੰਮੇਵਾਰ ਠਹਿਰਾਇਆ ਜਾਂਦਾ ਹੈ। ਜਦੋਂ ਕਿ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਇਨ੍ਹਾਂ ਕੇਸਾਂ ਦੀ ਪੈਰਵੀ ਕਰਨਾ ਦੇ ਜ਼ਿੰਮੇਵਾਰ ਨਹੀਂ ਹਨ।

3. ਇਸ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਵਿਭਾਗ ਦੇ ਸਬੰਧਤ ਅਧਿਕਾਰੀ ਨੂੰ ਯੋਗ ਹਦਾਇਤਾਂ ਕੀਤੀਆਂ ਜਾਣ ਕਿ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਵਲੋਂ ਬਤੌਰ “ਅਪੀਲੇਟ ਅਥਾਰਟੀ” ਕੀਤੇ ਫੈਸਲਿਆਂ ਵਿਰੁੱਧ ਜਦੋਂ ਉਚ ਅਦਾਲਤਾਂ ਵਿਚ ਅਪੀਲਾਂ ਦਾਇਰ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਤਾਂ ਸਬੰਧਤ ਵਿਭਾਗ ਦੇ ਅਧਿਕਾਰੀ ਉਨ੍ਹਾਂ ਕੇਸਾਂ ਦੀ ਪੈਰਵੀ ਹਰ ਸਟੇਜ ਤੇ ਪੂਰਣ ਰੂਪ ਵਿਚ ਕਰਨ ਤਾਂ ਜੋ ਸਰਕਾਰ ਦੇ ਹਿੱਤ ਸੁਰਖਿਅਤ ਰਹਿ ਸਕਣ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਸੇਵਾ ਵਿਖੇ,

1. ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ ਸਰਕਾਰ
2. ਸਮੂਹ ਪ੍ਰਬੰਧਕੀ, ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ

ਅੰ:ਵਿ:ਪੱਤਰ ਨੰ : 25/49/2000-ਭ.ਮ.2/3566

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 29-5-2000

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

Notification

The 29th September 2000

No. 25/45/99-LR.2/9952-A. – In exercise of the powers conferred by sub-section 3 and 4 of section 6 and section 27 of the Punjab Land Revenue Act, 1887 (Act No. XVII of 1887) and all other powers enabling him in this behalf, the Governor of Punjab, in supersession of all previous orders in this regard, is pleased to direct that Sub-Divisional Magistrate (vested with the powers of Assistant Collector of the first grade) would hence forth initially decide the following categories of mutations falling within the limits of their respective jurisdiction :-

1. All contested mutations.
2. Mutations on the basis of un-registered Will(s).
3. Mutations on the basis of Will(s) which have been registered after the death of the owner.

Other categories of mutations would continue to be decided by the Revenue officers as hitherto-forte.

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

[Extracts from Punjab Government Gazette, dated the 2nd March, 2001]

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

Correction Slip No. 30 L.R.M.

The 13th February, 2001

THE PUNJAB LAND RECORD'S MANUAL (REVISED EDITION 1974)

CHAPTER 7

Paragraph 7.29

Pages 159-61

2. The existing sub-para 2 of Paragraph 7.29 (page 160) of the Punjab Land Records Manual shall be substituted as under :-

"Whenever a clerical mistake is detected in the current jamabandi after it has been finally attested and filed, whether that mistake was originally made in that or any previous jamabandi, the patwari should make the necessary entries about it in the first four columns of the fard badar. His report in the fourth column should be as brief as possible. For instance, if any field has been omitted by mistake from any holding the report should merely state that such and such field has been omitted, and if any proprietor's share has been entered as one-half instead of one-third, the report should merely state that the share should be one-third and not one-half. The girdawar should, from time to time, examine the fard badar entries and enter his own report in column 5 of the fard badar. His report should also be as brief as possible and where he finds that he has nothing to add to the patwari's report, he should merely put his signature in this column. In passing orders upon any fard badar entry the revenue officer should see whether it actually relates to a clerical mistake which, under the present instructions, should be dealt with in the fard badar, and he finds that it relates to such a mistake, he should record an order for the correction of the mistake in question in column 6. Otherwise he should order that the fard badar entry in question should be considered as cancelled. It will not be necessary to hear the parties concerned in connection with the disposal of fard badar entries. The fard badar prepared to remove the clerical mistake shall be decided by the Circle Revenue Officer if it relates to entries which were made while preparing the current (consigned) Jamabandi only and has no bearing on the previous jamabandis. However, if the corrections extends to previous jamabandis also these shall be decided by the Sub-Divisional Magistrate concerned.

3. The existing last sub-para of Paragraph 7.29 (Page 161) as inserted, - vide correction slip No. 27 and 29 shall be substituted as under :-

"The Collector and Sub-Divisional Magistrate concerned should examine fard badar from time to time in order to see that the procedure prescribed in connection therewith is properly understood and followed by the subordinate revenue staff".

SHYAMA MANN

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

[Punjab Government Gazette (Extra), May 28, 2001, Qyst. 7, 1925 SAKA]

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION**

NOTIFICATION

The 28th May, 2001

No. S.O. 15/C.A. 4/1882/S. 58/2003 – In exercise of the powers conferred by clause (1) or Section 58 of the Transfer of Property Act, 1882 (Central Act. 4 of 1882), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to specify Gobindgarh in district Fatehgarh Sahib and Mohali in district Roopnagar in the State of Punjab as town's for the purposes of the aforesaid clause of the said Act.

BHAGAT SINGH

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਨੰ : 25/109/2001-ਭ.ਮ.-2/9533

ਸੇਵਾ ਵਿਖੇ

1. ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼ / ਉਪ-ਮੰਡਲ ਮੈਜਿਸਟ੍ਰੇਟਸ;
2. ਡਾਇਰੈਕਟਰ,
ਲੈਂਡ ਰਿਕਾਰਡਜ਼, ਪੰਜਾਬ,
ਜਲੰਧਰ।

ਮਿਤੀ : ਚੰਡੀਗੜ੍ਹ : 16.10.2001

ਵਿਸ਼ਾ: ਜ਼ਮੀਨਾਂ ਦੇ ਇੰਤਕਾਲ ਸਬੰਧਤ ਰੈਵਿਨਿਊ ਇਸਟੇਟ ਵਿੱਚ ਦੌਰੇ ਉਪਰੰਤ ਕਰਨ ਸਬੰਧੀ।

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 25/160/90-ਐਲ.ਆਰ-2/6578-82, ਮਿਤੀ 15.4.1991 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਹੋਰਨਾਂ ਪੱਖਾਂ ਤੋਂ ਇਲਾਵਾ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੁਆਰਾ ਇਹ ਅੰਕਤ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਪਟਵਾਰੀ ਹਲਕਾ ਵਲੋਂ ਇੰਤਕਾਲ ਦਰਜ ਕਰਨ ਅਤੇ ਉਨ੍ਹਾਂ ਇੰਦਰਾਜ਼ਾ ਦੀ ਕਾਨੂੰਗੋ ਹਲਕਾ ਵਲੋਂ ਤਸਦੀਕ ਹੋਣ ਉਪਰੰਤ ਤਹਿਸੀਲਦਾਰ/ਨਾਇਬ ਤਹਿਸੀਲਦਾਰ ਵੱਲੋਂ ਹਲਕੇ ਵਿੱਚ ਰੈਵਿਨਿਊ ਇਸਟੇਟ ਵਿੱਚ ਜਾ ਕੇ ਮੌਕੇ ਤੇ ਇੰਤਕਾਲਾਂ ਦੀ ਤਸਦੀਕ ਕੀਤੀ ਜਾਵੇ।

2. ਹੁਣ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਫਿਰ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਸਰਕਲ ਮਾਲ ਅਫਸਰ ਇੰਤਕਾਲਾਂ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਸਬੰਧਤ ਰੈਵਿਨਿਊ ਇਸਟੇਟ ਵਿੱਚ ਦੌਰਾ ਨਿਸ਼ਚਿਤ ਕਰਕੇ ਨਹੀਂ ਜਾਂਦੇ ਜਿਸ ਕਰਕੇ ਆਮ ਜਨਤਾ ਨੂੰ ਇਨ੍ਹਾਂ ਕੰਮਾਂ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਮੁਸ਼ਕਲਾਂ ਦਾ ਸਾਹਮਣਾ ਕਰਨਾ ਪੈਂਦਾ ਹੈ ਅਤੇ ਕਈ - ਕਈ ਵਾਰ ਮਾਲ ਅਫਸਰਾਂ ਦੇ ਦਫਤਰਾਂ ਵਿੱਚ ਵੀ ਜਾਣਾ ਪੈਂਦਾ ਹੈ।

3. ਉਪਰੋਕਤ ਦੇ ਸਬੰਧ ਆਪ ਦਾ ਧਿਆਨ ਫਿਰ ਪੰਜਾਬ ਲੈਂਡ ਰਿਕਾਰਡਜ਼ ਮੈਨੂੰਅਲ ਦੇ ਪੈਰਾ 7.4 (iii) ਵੱਲ ਦਿਵਾਇਆ ਜਾਂਦਾ ਹੈ ਜਿਸ ਵਿੱਚ ਇਹ ਸਪੱਸ਼ਟ ਉਪਬੰਧ ਹੈ ਕਿ ਇੰਤਕਾਲਾਂ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਸਬੰਧਤ ਮਾਲ ਅਫਸਰ ਕਿਸੇ ਥਾਂ ਤੇ ਜੋ ਉਸ ਇਸਟੇਟ ਅੰਦਰ ਆਉਂਦੀ ਹੈ, ਕਿਸੇ ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਗਈ ਮਿਤੀ ਨੂੰ, ਜਾਂ ਕੇ ਸਰਕਾਰ ਦੀਆਂ ਵਰਤਮਾਨ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਇੰਤਕਾਲਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ। ਇਸ ਲਈ ਇਹ ਫਿਰ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਉਪਬੰਧਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਅਤੇ ਕੜੀ ਪਾਲਨਾ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਜੋ ਇਸ ਪੱਖੋਂ ਲੋਕਾਂ ਦੀਆਂ ਸ਼ਿਕਾਇਤਾਂ ਉਤਪੰਨ ਨਾ ਹੋਣ ਅਤੇ ਇਸ ਕੰਮ ਦਾ ਕਾਰਜਵਿਧੀ ਅਨੁਸਾਰ ਨਿਪਟਾਰਾ ਹੋਵੇ। ਉਕਤ ਉਪਬੰਧਾਂ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਵਾਲੇ ਅਧਿਕਾਰੀਆਂ/ ਕਰਮਚਾਰੀਆਂ ਵਿਰੁੱਧ ਸਖਤ ਅਨੁਸ਼ਾਸਨੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

NOTIFICATION

The 6th November, 2001

No. 25/45/99-LR-2/9976 – In partial modification of notification dated the 29th September, 2000 and in exercise of powers conferred by sub-section 3 and 4 of section 6 and section 27 of the Punjab Land Revenue Act, 1887 Act No. XVII of 1887 and all other powers enabling him in this behalf, the Governor of Punjab is pleased to direct that the Tehsildars vested with the powers of Assistant Collector of Grade-I would hence forth initially decide the cases of mutations on the basis of unregistered Will(s).

2. Other categories of mutations would continue to be decided by the officers mentioned in the above said notification dated the 29th September, 2000.

BHAGAT SINGH

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

Endst No. 25/45/99-L.R.2/9977

Chandigarh, dated the 6.11.2001

A copy with a spare copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh for information and necessary action.

2. He is requested to get the Notification printed in Punjab Government extra-ordinary Gazette and supply five hundred copies thereof to this department.

Under Secretary to Govt. Punjab
Revenue and Rehabilitation Department (D)

Endst No. 25/45/99-L.R.2/9978

Chandigarh, dated the 6.11.2001

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

1. All the Commissioners of Divisions in the State;
2. Director, Land Records, Punjab, Jalandhar;
3. All the Deputy Commissioners in the State;
4. All the Sub-Divisional Magistrates in the State; and
5. All the Revenue Officers (Tehsildars) in the state.

Under Secretary to Govt. Punjab
Revenue and Rehabilitation Department (D)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਕਮਿਸ਼ਨਰ
ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ ।
2. ਕਮਿਸ਼ਨਰ,
ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ ।
3. ਕਮਿਸ਼ਨਰ,
ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ ।
4. ਕਮਿਸ਼ਨਰ,
ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ ।

ਮੀਮੋ ਨੰ: 14/7/98-ਭ.ਮ.2/7388

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 25-6-02

ਵਿਸ਼ਾ: - ਸਰਕਾਰੀ ਭੋਂ ਚਕੋਤੇ ਤੇ ਦੇਣ ਲਈ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਬਾਰੇ ।

ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿਚ ਆਇਆ ਹੈ ਕਿ ਪੰਜਾਬ ਵਿੱਤੀ ਨਿਯਮਾਵਲੀ ਜਿਲਦ-1 ਦੇ ਨਿਯਮ 19.7 ਦੇ ਲੜੀ ਨੰ: 7 ਅਧੀਨ ਚਕੋਤੇ ਦੀ ਬੋਲੀ ਜਿਥੇ 15000/- ਰੁ. ਤੋਂ ਅਧਿਕ ਹੋਵੇ ਉਹ ਕੇਸ ਸਰਕਾਰ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜੇ ਜਾਂਦੇ ਹਨ । ਇਸ ਤਰ੍ਹਾਂ ਇਕਾ ਦੁਕਾ ਕੇਸ ਸਰਕਾਰ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਆਉਂਦੇ ਰਹਿੰਦੇ ਹਨ ਜੋ ਕਿ ਆਮ ਤੌਰ ਤੇ ਬੋਲੀ ਹੋਣ ਤੋਂ ਕਾਫੀ ਸਮੇਂ ਬਾਅਦ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ, ਜਿਸ ਵਜੋਂ, ਜੇਕਰ ਸਰਕਾਰ ਦੁਬਾਰਾ ਬੋਲੀ ਕਰਾਉਣੀ ਚਾਹੁੰਦੀ ਹੋਵੇ ਤਾਂ ਵੀ ਆਦੇਸ਼ ਜਾਰੀ ਨਹੀਂ ਕਰ ਸਕਦੀ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਦੇਣੀ ਇਕ ਰਸਮ ਹੀ ਬਣ ਕੇ ਰਹਿ ਜਾਂਦੀ ਹੈ। ਇਨ੍ਹਾਂ ਹਾਲਤਾਂ ਵਿਚ ਸਰਕਾਰ ਨੇ ਫੈਸਲਾ ਕੀਤਾ ਹੈ ਕਿ ਸਰਕਾਰੀ ਜਮੀਨ ਚਕੋਤੇ ਤੇ ਦੇਣ ਲਈ ਇਸ ਸਾਲ ਤੋਂ 5000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਘੱਟ ਤੋਂ ਘੱਟ ਬੋਲੀ ਰੱਖ ਦਿੱਤੀ ਜਾਵੇ, ਜੋ ਕੇਵਲ ਇਕ ਸਾਲ ਲਈ ਹੀ ਹੋਵੇਗੀ । ਜੇਕਰ ਬੋਲੀ ਘੱਟ ਹੋਵੇ ਤਾਂ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਬੋਲੀ ਤੋਂ 2 ਦਿਨ ਅੰਦਰ ਜਾਇਜ਼ਾ ਲੈ ਕੇ ਆਪਣੀ ਸਿਫਾਰਸ਼ ਇਕ ਹਫ਼ਤੇ ਅੰਦਰ ਵਿਸ਼ੇਸ਼ ਹਰਕਾਰੇ ਰਾਹੀਂ ਭੇਜਣਗੇ ਅਤੇ ਤੱਦ ਤੱਕ ਬੋਲੀ ਆਰਜ਼ੀ (ਪਰੋਵਿਜ਼ਨਲ) ਹੋਵੇਗੀ, ਜਦੋਂ ਤੱਕ ਕਿ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਰਕਾਰ ਦੀ ਪੱਧਰ ਤੇ ਨਾ ਹੋ ਜਾਵੇ । ਇਹ ਸਰਟੀਫਿਕੇਟ ਵੀ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਹਰ ਸਰਕਾਰੀ ਜਮੀਨ ਜੋ ਚਕੋਤੇ ਤੇ ਦਿੱਤੀ ਜਾਣ ਵਾਲੀ ਹੋਵੇ, ਦੀ ਬੋਲੀ ਨਿਸ਼ਚਤ ਸਮੇਂ ਤੇ ਹੋ ਚੁੱਕੀ ਹੈ । ਇਹ ਸਰਟੀਫਿਕੇਟ ਆਖਰੀ ਮਿਤੀ ਤੋਂ ਜਿਸ ਤੱਕ ਚਕੋਤਾ ਅੰਤਮ ਹੋਵੇ, 15 ਦਿਨ ਪਹਿਲਾਂ ਹਰ ਹਾਲਤ ਵਿਚ ਭੇਜਿਆ ਜਾਵੇ । ਜਿਸ ਜਮੀਨ ਦੀ ਬੋਲੀ ਸਮੇਂ ਸਿਰ ਪ੍ਰਵਾਨ ਨਹੀਂ ਕਰਵਾਈ ਜਾਂਦੀ ਉਸ ਲਈ ਚਕੋਤੇ ਦੀ ਉਕਤ ਨਿਰਧਾਰਤ ਦਰ ਤੋਂ ਘੱਟ ਹੋਣ ਦੀ ਹਾਲਤ ਵਿਚ ਫਰਕ ਸਬੰਧਤ ਕਰਮਾਚਾਰੀ/ਅਧਿਕਾਰੀ ਤੋਂ ਵਸੂਲਿਆ ਜਾਵੇਗਾ ।

2. ਇਸ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਵੀ ਭੇਜੀ ਜਾਵੇ ।

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਪਿਠ ਅੰਕਣ ਨੰ: 14/7/98-ਭਮ.2/7389

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 25.6.2002

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ, ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ /-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਪਿਠ ਅੰਕਣ ਨੰ: 14/7/98-ਭਮ. 3/7390

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 25.6.2002

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਨੂੰ ਸੂਚਨਾ ਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ /-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State

Memo No. 25/66/2002-LR II/9928
Chandigarh, dated the 18.09.02

Subject: Non-production of mutation registers and receipts books of mutation fee.

It has been brought to the notice of the State Govt. by the Accountant General (Audit) Punjab, that Revenue Officers do not hand over the registers containing the record of sanctioned mutations at the time of their transfers or to the Tehsil offices at the time of the close of the year. Further, no receipt is issued in lieu of the mutation fee charged by them. In these circumstances verification of the credits with reference to the record is not possible and cases of embezzlement of Govt. money can go un-checked.

2. In this connection, attention is drawn to the provision made in para 7.33 of the Punjab Land Records Manual which inter-alia lays down that mutation fee shall be recovered by the Revenue Officer at the time of attestation of mutation and deposited into Govt. Treasury. Further in terms of Rule 2.3 of Punjab Treasury Rules, the Head of an office receiving money on behalf of the Govt. must give the payer the receipt in form STR-3.

3. You are, therefore, requested to ensure that proper record is maintained by the Revenue Officers regarding the mutation and it is handed over to the concerned offices regularly. Further rules regarding issue of receipts for collection of mutation fee should also be got compiled and it may also be made clear, any lapse in this regard would be viewed very seriously.

Under Secretary Revenue

Endst. No. 20/66/2002-LR-II/9979

Chandigarh, dated 18/9/2002

A copy is forwarded to Accountant General (Audit) Punjab, Chandigarh with reference to his letter no. SRA/LR/0029/DP/1054 dated 14/8/2002 for information.

Under Secretary Revenue

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਰਨਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਨੰ: 25/45/2003-ਭ.ਮ.2/4427

ਸੇਵਾ ਵਿਖੇ

1. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲ ਕਮਿਸ਼ਨਰ, ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟ੍ਰੇਟ।
2. ਡਾਇਰੈਕਟਰ, ਲੈਂਡ ਰਿਕਾਰਡਜ਼, ਪੰਜਾਬ, ਜਲੰਧਰ।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 21.05.03

ਵਿਸ਼ਾ : ਜ਼ਮੀਨ ਮਾਲਕ ਦੀ ਮੌਤ ਉਪਰੰਤ ਪਟਵਾਰੀਆਂ ਵਲੋਂ ਸਬੰਧਤ ਪਿਰਾਂ ਦੇ ਨਾਮ ਸਮੇਂ ਸਿਰ ਇੰਤਕਾਲ ਦਰਜ ਨਾ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ-ਪੱਤਰ ਨੰ: 25/160/90-ਐਲ.ਆਰ.-2/6578-82, ਮਿਤੀ 15-4-1991 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿਚ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਜਦੋਂ ਕਿਸੇ ਭੋਂ ਮਾਲਕ ਦੀ ਮੌਤ ਹੋ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਦੀ ਜਾਇਦਾਦ ਸਬੰਧੀ ਹਲਕਾ ਪਟਵਾਰੀ ਵਲੋਂ ਇੰਤਕਾਲ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਅਤੇ ਇੱਥੋਂ ਤੱਕ ਕਿ ਜਦੋਂ ਉਨ੍ਹਾਂ ਨੂੰ ਲਿਖਤੀ ਪ੍ਰਤੀਬੇਨਤੀ ਵੀ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਵੀ ਉਸ ਸਬੰਧੀ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਂਦੀ।

2. ਪੰਜਾਬ ਲੈਂਡ ਰੈਵਿਨਿਊ ਐਕਟ ਦੇ ਸੈਕਸ਼ਨ 34(3) ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਉਪਬੰਧ ਹਨ:-

"The patwari shall enter in his register of mutations every report made to him under sub-section (1) or sub-section (2) and shall also make an entry therein respecting the acquisition of any such right as aforesaid which he has reason to believe to have taken place, and of which a report should have been made to him under one or other of the sub-sections and has not been so made."

ਇਸ ਤੋਂ ਇਲਾਵਾ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ-ਪੱਤਰ ਨੰ: 25/160/90 ਐਲ. ਆਰ. -2/6578-82, ਮਿਤੀ 15-4-1991 ਦੁਆਰਾ ਇਹ ਨਿਸ਼ਚਤ ਹਦਾਇਤ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ ਕਿ ਵਰਾਸਤ ਸਬੰਧੀ ਇੰਤਕਾਲ ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਦੀ ਮੌਤ ਤੋਂ ਇੱਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪਟਵਾਰੀ ਹਲਕਾ ਚੋਕੀਦਾਰ ਵਲੋਂ ਤਿਆਰ ਕੀਤੇ ਜਾਂਦੇ ਮੌਤ ਰਜਿਸਟਰ ਦੀ ਪੜਤਾਲ ਕਰਕੇ ਦਰਜ ਕਰਨ।

3. ਇੰਝ ਪ੍ਰਤੀਤ ਹੁੰਦਾ ਹੈ ਕਿ ਸਬੰਧਤ ਕਰਮਚਾਰੀਆਂ ਵਲੋਂ ਉਕਤ ਦੱਸੇ ਉਪਬੰਧਾਂ/ਹਦਾਇਤਾਂ ਦੀ ਅਣਦੇਖੀ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਜਿਸ ਕਰਕੇ ਜਿੱਥੇ ਮਾਲ ਰਿਕਾਰਡ ਮਿਤੀ ਅੰਤ ਤੱਕ ਮੁਕੰਮਲ ਨਹੀਂ ਹੁੰਦਾ ਉਥੇ ਲੋਕਾਂ ਨੂੰ ਵੀ ਪ੍ਰੇਸ਼ਾਨੀ ਹੁੰਦੀ ਹੈ। ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਉਪਬੰਧਾਂ/ਹਦਾਇਤਾਂ ਦੀ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਕਰਵਾਈ ਜਾਵੇ ਅਤੇ ਅਣਗਹਿਲੀ ਦੀ ਹਾਲਤ ਵਿਚ ਕਸੂਰਵਾਰਾਂ ਵਿਰੁੱਧ ਅਨੁਸ਼ਾਸ਼ਨੀ ਕਾਰਵਾਈ ਵੀ ਕੀਤੀ ਜਾਵੇ।

4. ਇਸ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸਪਾਤਰ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਖ) ਵਿਭਾਗ।

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State of Punjab

Memo No. 25/45/99-LR.4/4428
Chandigarh, dated the 21/05/03

Subject: Sanctioning of undisputed mutations by District Revenue Officers.

It has come to the notice of the Government that some of the District Revenue Officers are sanctioning undisputed mutations on their own in violation of procedure and rules by overstepping their jurisdiction.

2. Attention in this connection is invited to instructions issued vide Punjab Government letter No. 25/160/90-LR.2/6578-82, dated the 15th April, 1991 and notification No. 25/45/99-LR.2/9952, dated the 29th September 2000 and No. 25/45/99-LR.2/9976, dated the 6th November, 2001, vide which competence to decide the mutation has been notified/circulated.

3. It is, therefore, once again made clear that only those officers should decide the mutations who have been vested with such powers. The mutation cases, which have been decided without jurisdiction by the District Revenue Officers, be reviewed and strict disciplinary action initiated against them.

4. Action taken report may please be sent to Government within one month from the date of issue of this communication.

Sd/-

Under Secretary Revenue

Endst. No. 25/45/99-LR.4/4429

Chandigarh, dated the 21/5/03

A copy is forwarded to :

- (i) The Commissioners of Divisions.
- (ii) The Director, Land Records, Punjab, Jalandhar

for information and necessary action.

Sd/-

Under Secretary Revenue

FINANCIAL COMMISSIONERS' SECRETARIAT, PUNJAB

Correction Slip No. 1 L.R.M.

The 9th June, 2003

**THE PUNJAB LAND RECORD'S MANUAL
(REVISED EDITION 1974)**

Chapter 7

Paragraph 7.14(5) :

For the existing paragraph 7.14(5) the following shall be substituted :-

Columns 9 and 10 – If a co-sharer in a joint holding sells or mortgages the whole or a definite fraction of his share or specific fields which were in his possession before such sale/ transferee/mortgage and delivers possession thereof to the Vendee/transferee/morgagee the name of the letter shall be shown in Column No. 9. However, the name of the vendee/transferee or the mortgagee shall also be entered in Column No. 10 as co-sharer- cultivator in case of purchase of specific field after affording an opportunity of being heard to the intersted parties.

BHAGAT SINGH

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION**

Notification

The 17th June 2003

No. G.S.R. 28/P.A. 17/1887/S. 38/2003 – In exercise of the powers conferred by sub-section (1) or Section 38 of the Punjab Land Revenue Act, 1887 (Punjab Act XVII of 1887), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following amendment in the Government of Punjab, Department of Revenue and Rehabilitation Notification No. G.S.R. 35/P.A. 17/1887/S. 38/92, dated the 10th April, 1992 namely : -

AMENDMENT

In the said notification, in paragraph 1, for words "One hundred rupees" the words "One hundred and fifty rupees" shall be substituted.

2. This notification shall come into force on and with effect from the date of publication of this notification in the Official Gazette.

BHAGAT SINGH

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION

NOTIFICATION

The 7th August, 2003

No. G.S.R. 41/PA/17/1887/S. 155/Amd. (17)/2003. – With reference to the Government of Punjab, Department of Revenue and Rehabilitation, Notification No. G.S.R. 29/P.A. 17/1887/S. 155/ Amd./2003 dated the 17th June, 2003 and in exercise of the powers conferred by clause (d) of sub-section (1) of section 155 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling me in this behalf, I, Rajesh Chhabra, Financial Commissioner, Revenue, Punjab, hereby make the following rules further to amend the Punjab Land Revenue Rules, 1909, namely : -

RULES

1. These rules may be called the Punjab Land Revenue (First Amendment) Rules, 2003.
2. In the Punjab Land Revenue Rules, 1909, for rule 71, the following rule shall be substituted, namely :-

“71. Inspection of record and issuance of certified copies of extracts therefrom – The Patwari shall allow any one interested to inspect his records and to take notices therefrom in pencil in his presence and shall give to the applicants certified extracts and enter in his diary a note of the inspections allowed and extracts given.

The following fee shall be charged in each case :-

Serial No.	Nature of work	Rate of fee
1	2	3

A – Copies of extracts :

- | | | |
|--|---|--|
| <ol style="list-style-type: none">1. Jamabandi including extracts called for by courts of officers in connection with the preparation of abstracts of fields.2. Inspection notes attached to Jamabandies. | } | Twenty rupees per page of the original document. |
| <ol style="list-style-type: none">3. (i) Fard Badar
(ii) Copy of pending mutation,
(iii) Interrogatories in pending,
(iv) Counterfoil of mutation sheets, and
(v) Misal Haqiat | } | Twenty rupees per page of the original document. |
| <ol style="list-style-type: none">4. Fard Haqiat consisting of names of Proprietors (or occupancy tenants), total number of fields, area and revenue and rate and cesses. | } | Twenty rupees irrespective of the number of khewats. |

5. List of co-sharers of proprietary or occupancy of holdings.	Twenty rupees per page of the original document.
6. (i) Genealogical trees of land holders, occupancy tenants and muqarridars (ii) Statement of wells and other sources of irrigation. (iii) List of pensions and assignments. (iv) Wajib-ul-arz. (v) Naqsha haquq jandrat wa panchaki (vi) Fard.bachh or dhal bachh (Asamiwar) (vii) Demand statement (kanal) (viii) Triqa bachh ; and (ix) Orders of Settlement Officers.	Twenty rupees per Ghuri Twenty rupees per page of the original document.
7. (i) Khasra Girdawari including extracts from Khasra Girdawari called for by courts or officers in connection with the preparation of five yearly obstracts of yields. (ii) Diaries (Roznamcha waqiyati) (iii) Fields books (iv) Statement of grazing dues (v) Extracts from Chaukidar's assessment list. (vi) Statement contained in village Note Books (Lal Kitab)	Twenty rupees per page of the original document.
8. Abstract of quinquennial average of mutations.	Twenty rupees per Statement
9. Fard taqsim (List of allottees of colony land)	Twenty rupees per page of the original document.
10. Parcha Books.	Twenty rupees per page of the original document.

B- Inspections :

11. Inspection of papers relating to one quinquennium including relevant entries of the mutations registers.	Twenty rupees per inspection.
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C –Preparation of Plans and tracings : -

12. Tracing of field map	Twenty rupees per four fields
13. Tracing of tatima shajra	
14. Preparation of plans called for by courts or officers in connection with civil and revenue suits.	Twenty rupees per plan.

Note :

- (1) The patwari shall not be entitled to retain any share in respect of copying or inspection fees and the fees thus realized shall be credited into the Government Treasury under the head "0029 – Land Revenue 800 – Other Receipts – 07 – Copying and Inspection Fee of Patwaris Record".
- (2) Patwaris are forbidden to prepare and supply copies or extracts of papers not shown in the above table.
- (3) List of co-shares shall not be prepared and supplied without the previous sanction of the Collector unless required in connection with a revenue, civil or criminal case."

RAJESH CHHABRA

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ,
ਮੰਡਲ ਕਮਿਸ਼ਨਰਜ਼ ।

ਮੀਮੋ ਨੰ: 14/7/98-ਭਮ2/1036
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 15.2.2004

ਵਿਸ਼ਾ: ਸਰਕਾਰੀ ਭੋਂ ਚਕੋਤੇ ਤੇ ਦੇਣ ਲਈ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਬਾਰੇ ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 14/7/98-ਭਮ2/7388, ਮਿਤੀ 25.6.2002 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।

2. ਇਹ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਵਿੱਤ ਵਿਭਾਗ ਵੱਲੋਂ ਅਧਿਸੂਚਨਾ ਨੰ: 21/9/2003-04 ਐਫ.ਸੀ.2/10015, ਮਿਤੀ 31.12.2003 ਜਾਰੀ ਕਰਕੇ ਪੰਜਾਬ ਵਿੱਤੀ ਨਿਯਮਾਵਲੀ ਜਿਲਦ-1 ਦੇ ਰੂਲ 19.7 ਦੇ ਲੜੀ ਨੰ: 7 ਵਿਚ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਵੱਲੋਂ ਬੋਲੀਆਂ ਪ੍ਰਵਾਨ ਕਰਨ ਦੀ ਰਕਮ 15,000/- ਰੁਪਏ ਤੋਂ ਵਧਾ ਕੇ 60,000/- ਰੁਪਏ ਕੀਤੀ ਗਈ ਹੈ । ਅੱਗੇ ਤੇ ਇਸ ਅਧਿਸੂਚਨਾ ਵਿੱਚ ਦਿੱਤੀ ਸਮੱਰਥਾ ਅਨੁਸਾਰ ਆਪ ਦੀ ਪੱਧਰ ਤੇ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਪਰੰਤੂ ਇਹ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ ਕਿ ਚਕੋਤੇ ਤੇ ਦਿੱਤੀ ਜਾ ਰਹੀ ਜ਼ਮੀਨ ਦੀ ਬੋਲੀ 5,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਪ੍ਰਤੀ ਸਾਲ ਤੋਂ ਘੱਟ ਨਾ ਹੋਵੇ । ਜੇਕਰ ਬੋਲੀ ਪ੍ਰਤੀ ਏਕੜ ਇਸ ਤੋਂ ਘੱਟ ਹੋਵੇ ਤਦ ਇਸ ਦੇ ਵਿਸ਼ੇਸ਼ ਕਾਰਨ ਅੰਕਿਤ ਕੀਤੇ ਜਾਣ ।

ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਪ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 14/7/98-ਭਮ2/1037

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 10.2.2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਉਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੇ ਉਤਾਰੇ ਦੇ ਪੰਜਾਬ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸੂਚਨਾ ਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

Subject: Regarding sanction of mutations in favour of Panchayats after exchange of lands with Private Parties.

Financial Commissioner and Secretary to Government, Punjab, Rural Development and Panchayats Department may kindly refer to the subject noted above.

2. It has come to the notice of this Department that some times, Panchayats land is exchanged with the Private parties for common purposes. After the exchange of land, schools, Hospitals and other public buildings are construction thereon, but the mutation of such land is not sanctioned. In this context it would be useful to refer to the relevant extracts of the provisions of the Punjab Land Revenue Act, 1887 as under :-

“Section 34 of Punjab Land Revenue Act :

1. Any person acquiring by inheritance, purchase, mortgage, or otherwise, any right in an estate as a landowner, assignee of land revenue or tenant having a right of occupancy, shall report his acquisition of the right to the patwari of the estate.
2. If the person acquiring the right is a minor or otherwise disqualified his guardian or other person having charge of his property shall make the report to the Patwari.
3. The Patwari shall enter in his register of mutations every report made to him under sub-section (1) or sub-section (2), and shall also make an entry therein respecting the acquisition of any such right as aforesaid which he has reason to believe to have taken place, and of which a report should have been made to him under one or other of those sub-section and has not been so made.
4. A Revenue Officer shall from time to time enquire into the correctness of all entries in the register of mutations and into all such acquisitions as aforesaid coming to his knowledge of which, under the foregoing sub-section report should have been made to the patwari and entry made in the register and shall in each case make such order as he thinks fit with respect to the entry in the annual record of the right acquired.
5. Such an entry shall be made by the insertion in that record of a description of the right acquired and by the omission from that record of any entry in any record previously prepared which by reason of the acquisition has ceased to be correct”.

Section 39 of Punjab Land Revenue Act :

"Any person neglecting to make the report required by section 34 within three months from the date of his acquisition of a right referred to in that section shall be liable, at the discretion of the Collector, to a fine not exceeding five times the amount of the fee which would have been payable according to the scale fixed under the last foregoing section if the acquisition of the right had been reported immediately after its accrual".

3. The perusal of the above provisions would show that it is incumbent upon the person (including a Panchayat) acquiring the property to report its acquisition to the Patwari.
4. Besides, the Patwari would be able to enter the mutation on the basis of the evidence regarding the exchange of land which may be in the form of a Memorandum drawn by both the competent parties. Thereafter the Revenue Officers after considering the facts and circumstances of the case would proceed further to accord sanction to mutation or otherwise in terms of the relevant law and rules.
5. In view of the above provisions, the Rural Development and Panchayat Department is advised that whenever a Panchayat land is exchanged with the private parties, they may ensure that proper report alongwith relevant document is supplied to the Patwari concerned for entering the mutation as may be required.

Under Secretary Revenue (P)

To

The Financial Commissioner and
Secretary to Government, Punjab,
Rural Development & Panchayats Department.

I. D. No. 10/2/2004-LR-II/1525

Chandigarh, dated the 23.2.04

Endst. No. 10/2/2004-LR-II/1526

Chandigarh, dated the 23.2.04

A copy is forwarded to all the Deputy Commissioners Cum Collectors in the State to ensure quick follow up action.

Under Secretary Revenue (P)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਨੰ: 25/12/2003-ਭਮ.2/2241

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ /
ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ ।
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 15.3.2004

ਵਿਸ਼ਾ: ਪੰਚਾਇਤ ਦੀ ਮਲਕੀਅਤ ਅਧੀਨ ਜਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਅੰਕਿਤ / ਦਰੁਸਤ ਕਰਨ ਬਾਰੇ ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਆਪ ਦਾ ਧਿਆਨ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਪੰਚਾਇਤ ਦੀ ਮਲਕੀਅਤ ਅਧੀਨ ਜਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਕਰਨ ਸਮੇਂ ਕਈ ਵਾਰ ਪੂਰਨ ਵਿਧੀ ਨਹੀਂ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ ਅਤੇ ਗਿਰਦਾਵਰੀ ਉਸ ਪਟੇਦਾਰ ਦੇ ਨਾਮ ਤੇ ਚਲਦੀ ਰਹਿੰਦੀ ਹੈ ਜਿਸ ਤੋਂ ਪਟਾ ਕਿਸੇ ਹੋਰ ਵਿਅਕਤੀ ਦੇ ਨਾ ਤੇ ਵੀ ਦਿੱਤਾ ਜਾ ਚੁੱਕਾ ਹੁੰਦਾ ਹੈ । ਖਸਰਾ ਗਿਰਦਾਵਰੀ ਸਬੰਧਤ ਵਿਅਕਤੀ ਦਾ ਸਬੰਧਤ ਜਮੀਨ ਉੱਤੇ ਭੌਤਿਕ ਕਬਜ਼ਾ ਜਾਹਿਰ ਕਰਦੀ ਹੈ । ਇਸ ਕਰਕੇ ਇਹ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ ਕਿ ਪੰਚਾਇਤ ਦੀ ਮਲਕੀਅਤ ਅਧੀਨ ਜਮੀਨ ਦੀ ਖਸਰਾ ਗਿਰਦਾਵਰੀ ਕਰਨ ਸਮੇਂ ਪੰਚਾਇਤ ਜਾਂ ਉਨ੍ਹਾਂ ਦੇ ਅਧਿਕਾਰਤ ਨੁਮਾਇੰਦੇ ਤੋਂ ਪੁਸ਼ਟੀ ਕਰਵਾ ਲਈ ਜਾਵੇ ਕਿ ਪੰਚਾਇਤ ਵੱਲੋਂ ਕਿਸ ਵਿਅਕਤੀ ਨੂੰ ਉਸ ਗਿਰਦਾਵਰੀ ਦੌਰਾਨ ਕਬਜ਼ਾ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਸਹੀ ਸਬਿਤੀ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਗਿਰਦਾਵਰੀ ਰਜਿਸਟਰ ਵਿੱਚ ਵਿਖਾਈ ਜਾਵੇ । ਇਸ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਵਾਲੇ ਕਰਮਚਾਰੀਆਂ ਵਿਰੁੱਧ ਸਖਤ ਅਨੁਸ਼ਾਸਨੀ ਕਾਰਵਾਈ ਵੀ ਕੀਤੀ ਜਾਵੇ ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ
ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/12/03 ਭਮ.2/2242

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 15.3.2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ ਭੋ ਰਿਕਾਰਡ, ਪੰਜਾਬ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/12/03-ਭਮ.2/2243

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 15.3.2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਅ) ਦੇ ਅੰ:ਵਿ: ਪੱਤਰ ਨੰ: 3/1/02-ਭਮ.3/1016, ਮਿਤੀ : 4.2.04 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ,
ਮੰਡਲ ਕਮਿਸ਼ਨਰਜ਼।

ਮੀਮੋ ਨੰ: 14/6/02-ਭਮ.2/2256

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 15.3.2004

ਵਿਸ਼ਾ: ਚਕੌਤੇ ਤੇ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਮੀਨਾਂ ਬਾਰੇ।

1. ਦਸੰਬਰ, 2003 ਦੌਰਾਨ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ ਮਾਲ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਾਲ ਅਧਿਕਾਰੀਆਂ ਦੀ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਸਰਕਾਰ ਦੀਆਂ ਜਿਹੜੀਆਂ ਜਮੀਨਾਂ ਹਰ ਸਾਲ ਚਕੌਤੇ ਤੇ ਦਿੱਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਉਨ੍ਹਾਂ ਦੀ ਬੋਲੀ ਹਰ ਹਾਲਤ ਵਿੱਚ 28.2.2004 ਤੱਕ ਮੁਕੰਮਲ ਕੀਤੀ ਜਾਵੇ ਜਿਥੇ ਕਿਸੇ ਥਾਂ ਤੇ ਸਰਕਾਰੀ ਜਮੀਨਾਂ ਨੂੰ ਰਸਤਾ ਨਾ ਹੋਣ ਕਾਰਨ, ਇਸ ਨੂੰ ਖੁਲੀ ਬੋਲੀ ਰਾਹੀਂ ਚਕੌਤੇ ਤੇ ਦੇਣਾ ਅਸੰਭਵ ਹੋਵੇ, ਉਸ ਸਬੰਧੀ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਆਪਣੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਸਬੰਧਤ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਨੂੰ ਭੇਜਣ। ਇਹ ਵੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਵਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਿਫਾਰਸ਼ਾਂ ਕਮਿਸ਼ਨਰ ਮੰਡਲ ਵਲੋਂ ਸਰਕਾਰ ਨੂੰ ਭੇਜੀਆਂ ਜਾਣਗੀਆਂ।
2. ਇਸ ਸਬੰਧ ਵਿੱਚ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਪੰਜਾਬ ਰਾਜ ਦੇ ਕਿਸੇ ਵੀ ਮੰਡਲ ਕਮਿਸ਼ਨਰ / ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਤੋਂ ਕੋਈ ਸੂਚਨਾ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਹੈ। ਇਹ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਵਲੋਂ ਇਹ ਤਸਦੀਕ ਕੀਤਾ ਜਾਵੇ ਕਿ ਸਮੂਹ ਚਕੌਤੇ ਤੇ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਮੀਨਾਂ ਦੀ ਬੋਲੀ ਨਿਸਚਿਤ ਸਮੇਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਹੋ ਚੁੱਕੀ ਹੈ ਅਤੇ ਕੋਈ ਵੀ ਜਮੀਨ ਇਸ ਕਾਰਵਾਈ ਤੇ ਬਿਨਾਂ ਬਕਾਇਆ ਨਹੀਂ ਰਹਿੰਦੀ। ਜਿਨ੍ਹਾਂ ਜਮੀਨਾਂ ਦੀ ਬੋਲੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਉਸ ਬੋਲੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਣ ਬਾਰੇ ਵੀ ਸਰਕਾਰ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ।
3. ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਨਾ ਹੋਣ ਦੀ ਹਾਲਤ ਵਿੱਚ ਕਸੂਰਵਾਰਾਂ ਵਿਰੁੱਧ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪਿੱਠ ਅੰ: ਨੰ: 14/6/02-ਭਮ-2/2257

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 15.3.2004

ਇੱਕ ਉਤਾਰਾ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਜ਼ਰੂਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

2. ਇਹ ਵੀ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਰਿਪੋਰਟ ਸਬੰਧਤ ਮੰਡਲ ਕਮਿਸ਼ਨਰ ਰਾਹੀਂ ਇੱਕ ਹਫ਼ਤੇ ਅੰਦਰ ਭੇਜੀ ਜਾਵੇ।

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ
ਕਮਿਸ਼ਨਰ / ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ
ਉਪ ਮੰਡਲ ਮਜਿਸਟਰੇਟ ।

ਮੀਮੋ ਨੰ: 14/1/04-ਭਮ-2/4635

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 2.6.2004

ਵਿਸ਼ਾ: ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਅਧੀਨ ਜਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀਆਂ ਦੇ ਨਾਮ ਤੇ ਨਾ ਕਰਨ ਬਾਰੇ ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀਆਂ ਜਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਇੱਕ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੇ ਦੂਸਰੇ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਉਨ੍ਹਾਂ ਦੀ ਆਪਸੀ ਰਜਮੰਦੀ ਜਾਂ ਉੱਝ ਹੀ ਕਿਸੇ ਹੋਰ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੇ ਕਰ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ । ਇਸ ਤਰ੍ਹਾਂ ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ ਅਣ-ਅਧਿਕਾਰਤ ਇੰਦਰਾਜ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ, ਜਿਨ੍ਹਾਂ ਦਾ ਉਹ ਵਿਅਕਤੀ ਨਜ਼ਾਇਜ਼ ਲਾਭ ਉਠਾ ਕੇ ਸਿਵਲ ਅਦਾਲਤਾਂ ਵਿੱਚ ਆਪਣੇ ਹੱਕ ਵਿੱਚ ਡੈਕਲਾਰੇਸ਼ਨ (declaration) ਜਾਂ ਇਨਜੰਕਸ਼ਨ (injunction) ਲੈਣ ਲਈ ਕਾਰਵਾਈ ਕਰਦੇ ਰਹਿੰਦੇ ਹਨ । ਇਸ ਤਰ੍ਹਾਂ ਸਰਕਾਰ ਦੀਆਂ ਜਮੀਨਾਂ ਤੇ ਝਗਝੇਬਾਜ਼ੀ ਵੱਧਦੀ ਹੈ ਅਤੇ ਕਈ ਵਾਰੀ ਸ਼ਰਾਰਤੀ ਅਨਸਰ ਆਪਣੇ ਮਨਸੂਬਿਆਂ ਵਿੱਚ ਕਾਮਯਾਬ ਹੋ ਜਾਂਦੇ ਹਨ । ਅਦਾਲਤਾਂ ਵਲੋਂ ਸਰਕਾਰ ਦੀਆਂ ਜਮੀਨਾਂ ਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ਿਆਂ ਬਾਰੇ ਗੰਭੀਰ ਨੋਟਿਸ ਲਿਆ ਗਿਆ ਹੈ ਅਤੇ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰ: 4886 ਆਫ 2003 ਵਿੱਚ ਕੀਤੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਸਰਕਾਰ ਨੂੰ ਅੱਗੇ ਤੋਂ ਰਾਜ ਦੇ ਕਿਸੇ ਵੀ ਹਿੱਸੇ ਵਿੱਚ ਸਰਕਾਰੀ ਜਮੀਨ ਤੇ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ੇ ਨਾਂ ਹੋਣ ਦੇਣ ਲਈ ਸਖਤ ਹੁਕਮ ਦਿੱਤੇ ਗਏ ਹਨ । ਇਸ ਸਬੰਧ ਵਿੱਚ ਉਨ੍ਹਾਂ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/2151, ਮਿਤੀ 11.3.2004 ਵੱਲ ਦੁਆਇਆ ਜਾਂਦਾ ਹੈ ।

2. ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਇਹ ਮਾਮਲਾ ਸਰਕਾਰ ਵੱਲੋਂ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀ ਜਮੀਨ ਦੀ ਗਿਰਦਾਵਰੀ ਕਿਸੇ ਵੀ ਇੱਕ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਤੇ ਦੂਸਰੇ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੇ ਨਾਂ ਕੀਤੀ ਜਾਵੇ ਜਦੋਂ ਤੱਕ ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਅਧਿਕਾਰਤ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਅਧਿਕਾਰਤ ਵਿਅਕਤੀਆਂ ਵਲੋਂ ਐਸਾ ਕਰਨ ਲਈ ਰਜਮੰਦੀ ਨਾ ਦਿੱਤੀ ਜਾਵੇ । ਜੇਕਰ ਕਿਸੇ ਵੀ ਕਰਮਚਾਰੀ ਵਲੋਂ ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਉਲੰਘਣਾ ਕਰਕੇ ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ ਇੰਦਰਾਜ ਬਦਲਦਾ ਪਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸ ਸਬੰਧੀ ਫੌਜਦਾਰੀ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ ਵਿਭਾਗੀ ਅਨੁਸ਼ਾਸ਼ਨੀ ਕਾਰਵਾਈ ਵੀ ਕੀਤੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ

ਅਧੀਨ ਸਕੱਤਰ (ਪ)

ਪਿੱਠ ਅੰ: ਨੰ: 14/1/04-ਭਮ-2/4636

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 2.6.2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ ਭੋਂ ਰਿਕਾਰਡ ਪੰਜਾਬ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

No. 11/5/2003-L.R.2/5859

To

1. All the Commissioners of Divisions in the State
2. All the Deputy Commissioners in the State.
3. The Director, Land Records, Punjab, Jalandhar
Chandigarh, dated the 7-7-04

Subject: Khasra Girdwari - Change in procedure thereto

Sir,

I am directed to refer to the subject noted above and to say that it has been noticed by the Government that entries in the register of khasra girdawari are made by the revenue officials at their own initiative which adversely affect the rights of the holders and in turn also gives rise to avoidable litigation. It has, therefore, been decided that henceforth the patwaris shall not make any entry in record to the effect that the khasra girdawari is disputed. On the other hand, parties if interested in the change of the entry in the khasra girdawari should approach the Revenue Officer concerned who would decide the matter after observing the prescribed procedure. Entries in register of khasra girdawari to that effect shall only be made in compliance of such an order and record updated.

2. The change in khasra girdawari by mutual consent by the private parties would continue to be made by the patwari as hither-to-fore except for the Government land/Panchayat land for which separate instructions have already been issued.
3. These instructions will be given effect to immediately and formal amendment in the relevant para of the Punjab Land Records Manual would be made in due.
4. Its receipt may please be acknowledged.

Yours faithfully,
Under Secretary to Govt. of Punjab
Department of Revenue

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

No. 25/71/2005-L.R.2/3335

To

All the Commissioners of the Divisions/
All the Deputy Commissioners and
The sub-Divisional Magistrates in the State
Chandigarh, dated the 3-10-2005

Subject : Change in the entries of khasra girdawari in respect of widows consequent upon the death of husband who was cultivating the land.

Sir,

I am directed to refer to the subject noted above and to say that change in the entries of khasra girdawari consequent upon the death of the person in whose name the entries of the khasra girdawari stood at the time of his death, the NRI(s) and the serving members of Armed Forces of the Union whose name figures in the cultivating column has been engaging the attention of the State Government.

2. The matter has been considered at length and it has been decided that the entries of khasra girdawari of land standing in the name of NRI(s) in the cultivating column should not be changed except with his/their prior written consent. This practice should also be made applicable to the serving members of the Armed Forces of the Union as well as to persons who are serving on government/non-government assignments in far away stations. Further, if the name of the person existed in the cultivating column on the date of his death and the girdawari was standing in his name the entry should be changed to the name of his widow/ legal heirs of the deceased. In other words, the girdawari is to continue in his name till it is changed to the name of his legal heirs. It should not be changed without the written and prior consent of the legal heir.

3. These instructions may be brought to the notice of the officers/officials concerned for meticulous compliance.

4. Formal amendment in the relevant provisions of the Land Record Manual shall be made in due course of time.

Yours faithfully,
Under Secretary Revenue (B)

Endst. No. 25/71/2005-L.R.II/3336

Chandigarh, dated the 3.10.2005

A copy is forwarded to all the Financial Commissioners and Administrative Secretaries, Government of Punjab for information and necessary action.

Under Secretary Revenue (B)

Endst. No. 25/71/2005-L.R.II/3336-A

Chandigarh, dated the 3.10.2005

A copy is forwarded to Director, Land Records, Punjab , Kapurthala Road, Jalandhar for information and necessary action.

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

No. 25/57/2005-L. R.II/3337

To

All the Commissioners of the Divisions/
Deputy Commissioners and
Sub-Divisional Magistrates in the State
Chandigarh, dated the 3-10-2005

Subject: Disposal of Uncontested/Contested Mutations and Unregistered/Registered Wills on time bound basis.

Sir,

I am directed to refer to the subject noted above and to say that Para 7.4 (vii) of the Punjab Land Record Manual interalia lays down that an uncontested mutation shall be attested by the Revenue Officer within a period of three months from the date of concurrence of the event necessitating the mutation. For the disposal of the contested mutation this period shall not be exceeded six months from such date. The Patwari shall make the necessary entries in the mutation register within one month of the event necessitating the mutation and the attestation work shall be completed within the remaining period.

2. Attention in this connection, is invited to Section 34 of the Punjab Land Revenue Act 1887 which is also reproduced as under :-

“34. Making of that part of the annual record which relates to landowners, assignees of revenue and occupancy tenants:-

1. Any person acquiring by inheritance, purchase, mortgage, otherwise, any right in an estate as a land-owner, assignee of land revenue or tenant having a right of occupancy, shall report his acquisition of the right to the patwari of the estate.
2. If the person acquiring the right is a minor or otherwise disqualified, his guardian or other person having charge of his property shall make the report to the patwari.
3. The patwari shall enter in his register of mutations every report made to him under sub-section (1) or sub-section (2), and shall also make an entry therein respecting

the acquisition of any such right as aforesaid which he has reason to believe to have taken place, and of which a report should have been made to him under one or other of those of sub-section has not been so made.

4. A revenue-officer shall from time to time inquire into the correctness of all entries in the register of mutations and into all such acquisitions as aforesaid coming to his knowledge of which, under the foregoing sub-section, report should have been made to the patwari and entry made in that register and shall in each case make such order as he thinks fit with respect to the entry in the annual record of the right acquired.
5. Such an entry shall be made by the insertion in that record of a description of the right acquired and by the omission from that record of any entry in any record previously prepared which by reason of the acquisition has ceased to be correct.

It would also be useful to refer to the entries in the death register maintained by the Chowkidar of the Village and /or the Department of Health and Family Welfare duly corroborated by the death certificate issued by the competent authority.

4. The matter of entering and disposal of mutation has been considered by the Government in the light of existing provisions of Land Revenue Act, Land Records Manual and the "ਭੋਰਿਕਾਰਡ ਗਾਈਡ" and it is felt that too much time is taken in entering the mutation on the basis of the information available from the above said sources including the Wills. In the wake of fast communication, it has been decided that the patwari must enter the mutation within a period of 15 days from the event necessitating such an entry of mutation. Thereafter, the uncontested/undisputed mutation should be decided within a period of one month. The village adjacent to each other and geographically contiguous area should be taken as a cluster and one day fixed for considering the mutation as already laid down vide Punjab Government letter No. 25/109/2001-L.R.2/9533, dated 16-10-2001. An advance notice may be given to the concerned villagers and a copy of such notice should always be put on the notice board in the tehsil, locality of the villages concerned besides mushtari munadi as usual. The Revenue Officer should put up the particulars of the mutations sanctioned or rejected on the notice board on the same day. The patwari shall specifically report to the concerned Circle Revenue Officer on the last date of every month about the mutations entered and pending.

5. It has been decided that the mutation fee should be got deposited at the time registering the deed. A note of this effect must be given on the 'parcha yadashat' that fees have actually

been deposited wherever mutation has to be considered. In addition, the person concerned may also produce the receipt showing that the fee has been deposited in respect of the particular mutation. The fees once deposited shall not be refunded even if the mutation is rejected/not sanctioned since the process of consideration of mutation has been completed.

6. Similarly, the cases of disputed mutation be decided within a period of three months. The process of service of respondents should be done through the issue of dasti summons, mushtari munadi and registered AD simultaneously for speedy completion of this process.

7. The cases filed by NRIs shall be taken up by the Fast Track Courts set up by the Department of Revenue vide letter No. VO/FCR/2005/6508-6513, dated 5-9-2005.

8. Amendment as may be necessary in the provisions of LRM will be conveyed in due course.

9. These instructions may be meticulously complied with and failure to comply with these instructions shall attract the disciplinary proceedings under the relevant rules. This may be brought to the notice of all the officers/officials concerned.

Your faithfully,

Sd/-

Under Secretary Revenue (B)

Endst No. 25/57/2005-L.R.II/3338

Chandigarh, dated the 3-10-2005

A copy is forwarded to the Department of NRI/Affairs, Government of Punjab for information and necessary action.

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

No. 25/68/2005-I. R.II/3339

To

All the Commissioners of the Divisions/
Deputy Commissioners and
Sub-Divisional Magistrates in the State
Chandigarh, dated the 3-10-2005

Subject: Demarcation of land-completion within specified time.

Sir,

I am directed to say that the Department of Revenue had issued a "ਭੋਂ ਰਿਕਾਰਡ ਗਾਈਡ" sometime back. Vide chapter 9 of this guide it has been explained that a person has to present his application in duplicate for the demarcation of his land by affixing a Court fee of Rs. 1.25 on a judicial paper to the Revenue Officer. The Revenue Officer is required to keep a record of such a copy in the register and send it to the Kanungo. The Kanungo is to demarcate the land within a period of one month by visiting the spot. The circle Revenue Officer is also to give a date to the applicant to come present before him so that he could inform him that his work has been attended to or not. It has further to be ensure that the applicant has not to appear before him on more than two occasions.

2. It has also been decided that the cases filed by the NRIs be given special attention. These cases have to disposed of within a period of one month positively. Even where police help was required in such cases that shall be arranged within this period only. In no case this time limit should be allowed to be violated. In case this time limit is not possible to be observed the circumstance shall be explained to the Concerned Collector and specific permission may be obtained in writing.

3. These instructions may be brought to the notice of all officers/officials for strict compliance.

Your faithfully,

Sd/-

Under Secretary Revenue (B)

Endst No. 25/68/2005-L.R.II/3340

Chandigarh, dated the 3-10-2005

A copy is forwarded to the Secretary to Govt. Punjab, Department of NRI Affairs, for information and necessary action.

Sd/-

Under Secretary Revenue (B)

Endst No. 25/68/2005-L.R.II/3340-A

Chandigarh, dated the 3-10-2005

A copy is forwarded to Director, Land Records Punjab, Kapurthala Road, Jalandhar, for information and necessary action.

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

No. 25/97/04-L.R.II/4044

To

1. All the Commissioners of the Divisions, in the State
2. All the Deputy Commissioners in the state
Chandigarh, dated the 26-10-2005

Subject: Maintenance of cash book for mutation fee.

Sir,

It has been observed by the office of Accountant General, Punjab that daily collection was not being deposited in Government Treasury for a very long period nor cash book was being signed daily by the Head of the Office. As a result of non-observance of the provisions of Rule 2.4 of P.F.R. Volume-I there is a possibility of Government money being embezzled.

2. The fee chargeable on account of sanction of mutation was enhanced vide Notification No. G.S.R. 74/P.A.17/1887/S.38/99, dated 13th October, 1999 and Notification No. G.S.R. 28/P.A. 17/1887/S.38/2003, dated 17th June, 2003 from Rs. 5/- to Rs. 100/- and Rs. 100/- to Rs. 150/- respectively. A Sizeable amount of fee is thus collected by Revenue Officers and rule 2.4 referred to above interalia lays down that Government receipts collected during the day, the (Utilization of which towards expenditure is strictly prohibited under the Punjab Treasury Rules) is to be credited into the treasury on the day or on the morning of the next day at the latest. Therefore mutation fee has to be deposited in Government Treasury and proper accounts are to be maintained in this respect as noted above. You are, therefore, requested to ensure that their instructions are complied with meticulously and disciplinary action taken for any violation of these instructions.

Sd/-

Under Secretary Revenue (B)

Endst. No. 25/97/04-L.R.II/4045

Chandigarh dated the 26-10-2005

A copy is forwarded to the Director Land Record, Punjab, Jalandhar with reference to his D.O. No. L-1/9-272/2/575, dated 12-5.05 for information and necessary action.

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

1. All the Divisional Commissioner/ Deputy Commissioners /
Sub Divisional Magistrates in the State.
2. Director, Land Records, Punjab,
Jalandhar.
Chandigarh, dated the 24/2/2006

Subject: Disposal of cases pertaining to mutation on the basis of Will(s) at different levels.

Sir,

I am directed to refer to the subject referred above and to say that varied practices have evolved in the field officers regarding the disposal of mutations entered on the basis of unregistered Will(s) which might be uncontested or contested. The State Government has issued communications from time to time clarifying about these levels of disposal. The level of competence to dispose of various cases of mutation is summarised again as under :-

S. No.	Mutation	Officer competent to take decision	Remarks
1.	Mutation on the basis of unregistered Will(s)	The Assistant Collector Grade-I (Tehsildar) vested with such powers	Notification No. 25/ 45/99-LR-2/9976 dated 6 Nov. 2001.
2.	(i) All contested mutations;	SDMs vested with the powers of Assistant Collector Grade-I	Notification No. 25/ 45/99-LR-2/ dated 29th Sept. 2000.
	(ii) Mutations on the basis of Will(s) which have been registered after the death of the owner.	SDMs vested with the powers of Assistant Collector Grade-I	Notification No. 25/ 45/99-LR-2/ dated 29th Sept. 2000.

2. The perusal of the above table would show that power to dispose of the mutations entered on the basis of unregistered Will(s) lies only with the Assistant Collector Grade-I (Tehsildar) vested with such powers. In other words the powers in these cases do not lie either with the Naib Tehsildar or with the Sub Divisional Magistrate in the first stage.

3. Further the powers of Collector stand conferred upon the S.D.M to hear and terminate the appeal(s) from the orders and decree of the Assistant Collector, Grade-I and II within the limit of their Sub Division.

4. It is, therefore, emphasised that in future these instructions may be observed meticulously.

Yours faithfully,

Sd/-

(Bhag Ram)

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

No. 25/57/05-LR-II/4801

To

All the Deputy Commissioners in the State
Chandigarh, Dated 4/8/06

Subject: Fard Badar-speedy disposal of pending cases.

Sir,

I am directed to refer to Punjab Government Endst. No. 25/87/97-LR-II/1110-1113, dated 14.02.2001 on the subject noted above and to say that it has been brought to the notice of the State Government that a large number of Fard Badars are pending at various levels including Sub-Divisional Magistrates. It has been decided that such pending cases be decided speedily and such cases would be submitted to Sub-Divisional Magistrate concerned by Circle-Revenue Officers upto 31-08-2006 and the Sub-Divisional Magistrates would decide these cases before 17-09-2006. The Deputy Commissioner would further ensure that progress is reviewed in this regard in the monthly meeting of the Revenue Officers and a specific report be sent to the Government every month.

2. These instructions may be complied with meticulously and receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-

Under Secretary Revenue (B)

Endst. No. 25/57/05-L.R.II/4802

Chandigarh, dated the 4/08/06

A copy is forwarded to all the S.D.M.s and C.R.Os in the state for necessary action.

Sd/-

Under Secretary Revenue (B)

Endst. No. 25/57/05-L.R.II/4803

Chandigarh, dated the 4/08/06

A copy is forwarded to Director, Land Records, Punjab , Kapurthala Road, Jalandhar for information and necessary action.

Sd/-

Under Secretary Revenue (B)

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)

To

1. All the Commissioners of the Divisions;
2. All the Deputy Commissioners and;
3. All the Sub Divisional Magistrates in the State of Punjab

Memo No. 25/66/06-LR.2/7931
Chandigarh, dated the 28/12/06

Subject: Issue of incorrect copies of Jamabandis by the Patwaris.

Sir,

I am directed to refer to the subject noted above and to say that a Jamabandi is attested and consigned to records at regular intervals. It normally remains effective for a period of five years thereafter till a new Jamabandi is again attested and consigned. Subsequent to the consignment of a Jamabandi if certain change on account of sale, mortgage, lease and exchange etc. takes place then such a transaction is reflected with a note in red ink in the 'remarks' column of the Jamabandi. If a copy of the Jamabandi is to be issued after an entry/sanction of a transaction on account of such an event then a copy of the Jamabandi to be issued should reflect all the columns of the attested Jamabandi as they stood for the particular year with an additional entry of the note kept in the Jamabandi.

2. It has, however, been noticed that Patwaris, of their own, change the entries in the certified copy being issued in accordance with the note made in red ink as if the event had taken place at the time of consignment of the Jamabandi. Thus a distorted picture of facts is reflected in the certified copy of the particular Jamabandi which may result in multiplicity of litigation in the Revenue Courts or the Civil Courts.

3. In this context, it is directed that the copy of the Jamabandi be issued only as per attested and consigned Jamabandi alongwith a note made in red ink, if any, in the remarks column. Any departure from this direction will be viewed very seriously and action should be taken against the defaulting officials.

Sd/-

Under Secretary Revenue (S)

Endst. No. 25/66/06-L.R.2/7932

Chandigarh, dated the 28/12/06

A copy is forwarded to Director, Land Records, Punjab, Kapurthala Road, Jalandhar for information and necessary action.

Cd/-

Under Secretary Revenue (S)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲ ਕਮਿਸ਼ਨਰਜ਼,
ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ
ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ।
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 3.5.2007

ਵਿਸ਼ਾ: ਝਗੜਾ ਰਹਿਤ/ਝਗੜੇ ਵਾਲੇ ਇੰਤਕਾਲਾਂ ਅਤੇ ਅਨ-ਰਜਿਸਟਰਡ/ਰਜਿਸਟਰਡ ਵਸੀਅਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਦਰਜ ਇੰਤਕਾਲਾਂ ਦਾ ਮਿਤੀ-ਬੱਧ ਨਿਪਟਾਰਾ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 25/57/05-ਭ.ਮ.2/3337, ਮਿਤੀ 3.10.2005 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਝਗੜਾ ਰਹਿਤ / ਝਗੜੇ ਵਾਲੇ ਇੰਤਕਾਲਾਂ ਅਤੇ ਅਨ-ਰਜਿਸਟਰਡ/ਰਜਿਸਟਰਡ ਵਸੀਅਤਾਂ ਦੇ ਆਧਾਰ ਤੇ ਦਰਜ ਇੰਤਕਾਲਾਂ ਦਾ ਨਿਪਟਾਰਾ ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਵਿੱਚ ਨਿਸ਼ਚਤ ਸਮਾਂ-ਸੂਚੀ ਅਨੁਸਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ। ਇਹ ਵੀ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਹਵਾਲੇ ਅਧੀਨ ਹਦਾਇਤਾਂ ਅਧੀਨ ਅਮਲੇ ਅਰਥਾਤ ਪਟਵਾਰੀ, ਕਾਨੂੰਨਗੋ ਅਤੇ ਤਹਿਸੀਲਦਾਰ ਪਾਸ ਤੁਰੰਤ ਉਪਲਬੱਧ (readily available) ਨਹੀਂ ਹਨ ਜਿਸ ਕਰਕੇ ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਤੇ ਇੰਨ-ਬਿੰਨ ਅਮਲ ਨਹੀਂ ਕੀਤਾ ਜਾ ਰਿਹਾ / ਹੋ ਰਿਹਾ। ਅਧੀਨ ਅਮਲੇ ਵਲੋਂ ਕੁੱਝ ਥਾਵਾਂ ਤੇ ਤਾਂ ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੇ ਜਾਰੀ ਹੋਣ ਸਬੰਧੀ ਅਗਿਆਨਤਾ ਵੀ ਪ੍ਰਗਟ ਕੀਤੀ ਗਈ ਹੈ।

2. ਇਸ ਪੱਤਰ ਦੁਆਰਾ ਇਹ ਮੁੱਢ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਪੱਤਰ ਮਿਤੀ 3.10.2005 ਦੁਆਰਾ, ਜਾਰੀ ਹਦਾਇਤਾਂ ਹਰ ਇੱਕ ਕਰਮਚਾਰੀ ਅਰਥਾਤ ਪਟਵਾਰੀ, ਕਾਨੂੰਨਗੋ ਅਤੇ ਹੋਰ ਸਬੰਧਤ ਅਮਲੇ ਨੂੰ ਨੋਟ ਕਰਵਾਈਆਂ ਜਾਣ ਅਤੇ ਇਸ ਸਬੰਧੀ ਇਹ ਸਰਟੀਫਿਕੇਟ ਭੇਜਿਆ ਜਾਵੇ ਕਿ ਇਹ ਹਦਾਇਤਾਂ ਸਮੂਹ ਅਮਲੇ ਨੂੰ ਹੇਠਲੇ ਪੱਧਰ ਤੱਕ ਪਾਲਣਾ ਵਾਸਤੇ ਨੋਟ ਕਰਵਾ ਦਿੱਤੀਆਂ ਗਈਆਂ ਹਨ।
3. ਇਹ ਵੀ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਹਦਾਇਤਾਂ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣ ਲਈ ਸਥਿਤੀ ਮੋਨੀਟਰ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਜ਼ਿਲ੍ਹਾ ਪੱਧਰ ਤੇ ਮਾਹਵਾਰੀ ਮੀਟਿੰਗ ਵਿੱਚ ਨਿਸ਼ਚਤ ਤੌਰ ਤੇ ਸਬੰਧਤ ਇੰਤਕਾਲਾਂ ਦਾ ਸਮਾਂ ਸੂਚੀ ਅਨੁਸਾਰ ਨਿਪਟਾਰਾ ਕਰਨ ਦੀ ਸਮੀਖਿਆ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਇਸ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਬਾਕੀ ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਤੋਂ ਇਲਾਵਾ ਅਲੱਗ ਤੌਰ ਤੇ ਪੰਜਾਬ ਸਰਕਾਰ, ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ਦੀ ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ ਅਤੇ ਐਮ.ਈ.ਓ. ਨੂੰ ਹਰ ਮਹੀਨੇ 15 ਤਾਰੀਖ ਤੱਕ ਭੇਜੀ ਜਾਵੇ। ਜਿਨ੍ਹਾਂ ਇੰਤਕਾਲਾਂ ਦਾ ਸਮਾਂ-ਸੂਚੀ ਅਨੁਸਾਰ ਨਿਪਟਾਰਾ ਨਾ ਕੀਤਾ ਗਿਆ ਹੋਵੇ, ਉਸ ਦੀ ਸੂਚਨਾ ਹੇਠ ਲਿਖੇ ਪ੍ਰੋਫਾਰਮੇ ਵਿੱਚ ਭੇਜੀ ਜਾਵੇ :-

ਲੜੀ ਨੰ:	ਇੰਤਕਾਲ ਦਾ ਨੰਬਰ ਅਤੇ ਪਿੰਡ ਦਾ ਨਾਮ	ਇੰਤਕਾਲ ਦਰਜ ਕਰਨ ਦੀ ਮਿਤੀ ਅਤੇ ਕਿਸਮ ਅਰਥਾਤ ਝਗੜਾ ਰਹਿਤ/ਝਗੜੇ ਵਾਲਾ ।	ਸਮਾਂ-ਸੂਚੀ ਅਨੁਸਾਰ ਨਿਪਟਾਰਾ ਨਾ ਕੀਤੇ ਜਾਣ ਦੇ ਕਾਰਨ ।	ਪਟਵਾਰੀ ਕਾਨੂੰਨਗੋ, ਤਹਿਸੀਲਦਾਰ ਅਤੇ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟ੍ਰੇਟ ਦਾ ਨਾਮ ਜਿਸ ਵਲੋਂ ਨਿਪਟਾਰਾ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ।
1	2	3	4	5

3. ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ ।

ਵਿਸ਼ਵਾਸਪਾਤਰ,
ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਸ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 25/57/05-ਭ.ਮ.2/1967

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 3.5.2007

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ, ਲੈਂਡ ਰਿਕਾਰਡਜ਼, ਪੰਜਾਬ, ਕਪੂਰਥਲਾ ਰੋਡ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਜ਼ਰੂਰੀ
ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਸ)

[Extract from Punjab Government Gazette, dated the 15th May, 1981]

DEPARTMENT OF REVENUE & REHABILITATION

NOTIFICATION

The 7th April, 1981

No. 14/3/81-LR (III) 6406. – The Governor of Punjab is pleased to order that with effect from 22nd March, 1974 all sale/allotment of Nazool and inferior evacuee lands situated within the Municipal limits and two miles beyond the Municipal limits should be stopped.

The Governor of Punjab is further pleased to order that sale/allotment of Nazool and inferior evacuee lands not covered by the preceding clause should be made in accordance with the rules in force subject to the conditions that before such Nazool or inferior evacuee lands are disposed of or allotted, Department of Industries and Urban Development shall be consulted so as to ascertain whether they need these lands for any of their requirements.

K.D. VASUDEVA,

Financial Commissioner, Revenue,
and Secretary to Government of Punjab
Department of Revenue & Rehabilitation

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

The Deputy Commissioner,
Ludhiana.

Memo. No. 3/7/78-LR (I) (Vol. III)/7552
Chandigarh, dated the 27/5/81

Subject: Disposal of inferior evacuee Land-Policy regarding.

With reference to the points raised by you vide your memorandum as under :-

1. No. 9902/D.R.A., dt. 16.12.1980.
2. No/ 803/ DRA, dt. 30.1.1981.
3. No. 2304/ DRA, dt. 31.3.1981
4. No. 2111/ DRA, dt. 30.3.1981
5. No. 2350/ DRA, dt. 31.3.1981

I am directed to state that:-

- i) The unauthorized occupants who have occupied inferior evacuee land after Rabi, 1976, should be dispossessed immediately and action taken to dispose off such land in accordance with the Govt. policy.

There is no reason why Govt. should regularized un-authorised occupation which has occurred after Rabi, 1976 merely because the district administration has failed in his duty to safeguard Government Property and prevent encroachments thereon;

- ii) where unauthorized occupants were in occupation of inferior evacuee land during Rabi, 1976 and have died thereafter and would have been eligible if they had been alive today, and presently the legal heirs of the deceased are in continuous occupation of the land, the legal heirs of the unauthorized occupants are entitled for allotment of such land. The fact that Girdawri stands in the name of the deceased does not appear to be relevant to the issue, except to the extent that it reflects adversely on the district administration;
- iii) There is no time limit for submission of applications by the unauthorised occupants who are in possession of inferior evacuee land since Rabi, 1976. In such cases ownership should be transferred immediately in accordance with the Govt. instructions dated 10.7.1979;

- iv) The following issues namely (i) who is the competent authority to dispose the land through auction; (ii) how the reserve price of the land is to be assessed and who is the competent authority to approve the auction proceedings; & (iii) to which 'Head of Account' the amount realized on account of sale proceeds of the land is to be got deposited, are under consideration of the Govt. and decisions shall be conveyed at an early date.

The receipt of this communication may please be acknowledged.

Sd/-
Under Secretary to Govt. Punjab
Revenue Department.

Endst. No. 3/7/78-LR(I) (Vol. III)/7553

Chandigarh, dated the , 27/5/81

A copy is forwarded to all the Deputy Commissioners in the State (except D.C. Ludhiana), for information and action where necessary. Its receipt may be acknowledged.

Sd/-
Under Secretary to Govt. Punjab,
Revenue Department.

Endst. No. 3/7/78-LR(1) (Vol. III)/7554

Chandigarh, dated the, 27/5/81

A copy is forwarded to all the Divisional Commissioners in the State for immediate necessary action.

Sd/-
Under Secretary to Govt. Punjab
Revenue Department

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

MOST IMMEDIATE

To

All the Deputy Commissioners in the State,

Memo. No. 3/7/78-LR(I) (Vol. IV)/7899

Chandigarh, dated the 5.6.1981

Subject: Disposal of inferior evacuee land-Policy regarding.

Ref.: In continuation of Punjab Govt. Memo. No. 3/7/78-LR(I)/14529, dated 10.7.1979.

- 1.1 In accordance with clause (i) of the orders conveyed vide the memorandum under reference the lessees of land measuring 29,073 acres, who had entered into possession of the land in accordance with the policy laid down in 1961 and who had hitherto not purchased the land leased out of them or had still to exercise their option, were given another opportunity for purchasing the land in accordance with the terms and conditions already prescribed within 30 days of fresh notices to this effect to be issued by the Collectors concerned. This period was however later on extended upto 31.12.1979. Vide Memo. No. 3/7/78-LR-I/22285 dated 16/11/79.
- 1.2 The terms and conditions for transfer of the land were extremely liberal. The lessees were not required to pay any lease money, land revenue or other cesses in the first five years, except that the lease money for the 'Banjar' land was to be recovered at the rate of Rs. 1/- per acre per year. If canal irrigation had been extended, then Abiana was also leviable. After the expiry of that period, the lessees were required to pay the land revenue and other cesses. The purchase price of the land was Rs. 40/- per acre of Banjar land and Rs. 25/- per acre of Ghair Mumkin land, lease money recovered was to be deducted from the sale price and the net amount due was payable either in lump sum or in 4 equal annual instalments. If the lessee did not want to purchase the land, he was to deliver vacant possession of the land lessee out to him. The lessee was required to bring under cultivation or proper use $\frac{1}{4}$ th of the land in the first 3 years of the lease period and the remaining $\frac{3}{4}$ th in the next 2 years. The cultivated area or the area put to proper use could not be reduced to less than $\frac{1}{2}$ in any case after the 5th year.
- 1.3 In spite of these extremely favourable terms and conditions, lessees of the area measuring 17,911 acres (as on 22 April, 1979) had not exercised their right of purchase although there was no apparent reason why the lands should not have been transferred in the normal course. The only exception is where the lessee has not brought under cultivation or proper

use 1/4th of the land in the first three years, of the lease period and the remaining 3/4th in the next 2 years, or has reduced the cultivated area or the area put to proper use to less than ½ after the fifth year. Breach of these conditions can in any case be condoned by the authority prescribed by the Govt. in this behalf. However, no authority had been prescribed by the Govt. in this behalf. However, no authority had been prescribed in this behalf by the Government so far.

- 1.4 Government have now decided that the Deputy Commissioners would be the competent authority in this behalf.
- 1.5 However, if even after service of 30 days notice, the allottee is not willing to pay the purchase price the leases should be terminated vacant possession taken, and fresh allotment made in accordance with Government policy.
- 2.1 In accordance with clause (vi) of the orders conveyed vide Memo. under reference 'Banjar' and 'Ghair Mumkin' lands reported to be unfit for lease were to be surveyed by a Team of Officers, set up by the Rehabilitation Department for the survey of similar types of surplus rural evacuee agricultural lands. No such team of Officers has been set up so far by the Rehabilitation Department. The Government have now decided that the following Team may be constituted for each district:-
 - (i) District Revenue Officer.
 - (ii) District Forest Officer or his representative.
 - (iii) District Development & Panchayat Officer or his representative.
 - (iv) Tehsildar concerned-Member Secretary.
- 2.2 Government have now decided that the work relating to survey of the land unfit for cultivation and its transfer to the Forest Department/Village Panchayats, both on paper and in the field, should be completed within a period of 3 months.
- 3.1 In accordance with clause (v) of the orders conveyed vide Govt. Memo. under reference, area not transferred to the unauthorized occupants on the approved terms and conditions, or not purchased by the lessees, was to be disposed of by auction restricted to the landless members of the Scheduled Castes, upto the limit of 10 ordinary acres. The procedure for the conduct of the acution was not specified, which had resulted in hesitation at the field level.
- 3.2 Government have now decided that the procedure laid down in Annexure 'A' to this letter be followed.
- 3.3 The amount realized on account of sale proceeds of the inferior evacuee land should be deposited into Govt. treasury under the Major Head of Account "068-Miscellaneous General Services -(d)- Sale of land and property."

4. Immediate steps may now be taken to allot/dispose of the inferior evacuee land in accordance with Government policy immediately and to send a compliance report at the end of three months from the date of issue of this letter, after which period the performance shall be reviewed by Government.
5. The receipt of this letter may please be acknowledged.

Sd/-

Under Secretary to Govt., Punjab,
Revenue Department.

Endst. No. 3/7/78-LR(I)/7900

Chandigarh, dated the 5.6.1981.

A Copy is forwarded to the:-

1. Commissioner, Jullundhar Division, Jullundhar.
2. Commissioner, Patiala Division, Patiala.
3. Commissioner, Ferozepur Division, Ferozepur.

for information and immediate necessary action in continuation of Punjab Govt.

Endst. No. 3/7/78-LR(I)/14531, dated 10.7.1979.

4. Deputy Secretary, Rehabilitation, Punjab, Jullundhar, in continuation of this Department Endst. No. : LRI/14530 dt. 10.7.79.

Sd/-

Under Secretary to Govt., Punjab,
Revenue Department.

A copy is forwarded to the:-

1. Private Secretary to Revenue & Rehabilitation Minister, Punjab, Chandigarh.
2. Private Secretary to Financial Commissioner, Revenue Punjab, Chandigarh for kind information of R.R.M/F.C.R.

Sd/-

Under Secretary to Govt., Punjab,
Revenue Department.

To

1. The Private Secretary to R.R.M., Punjab.
2. The Private Secretary to F.C.R., Punjab.

U.O. No. 3/7/78-LR(I)/7901

Chandigarh, dated the 5.6.1981

ANNEXURE 'A'

Sale of Inferior evacuee land by auction restricted to the landless members of Schedule Castes, who are depending upon agriculture or are sanjhis, sepis and agricultural labourers and have no other source of livelihood.

I. Persons who can participate in restricted auction

Only landless members of Schedule Castes who are dependent upon agriculture or are sanjhis, sepis and agricultural labourers, and have no other source of livelihood, and who reside in any village of the Kanungo circle in which the land is situate.

II. Persons not eligible to participate in restricted auction

- i) No minor or anyone on his behalf;
- ii) No Government servant or his dependent;
- iii) No member of the Scheduled Castes, who had already purchased land in restricted auction or on the basis of possession, and had disposed of it thereafter; shall be permitted to participate in the restricted auction.

III. Procedure for sale by auction

Where any inferior evacuee land is to be sold by public auction:-

- i) it shall be sold by the Tehsildar (Mahal) or Naib Tehsildar (Mahal).
- ii) The Tehsildar (Mahal) or Naib-Tehsildar (Mahal) shall cause a proclamation of the intended sale to be made in the language of the principal civil court of the original jurisdiction within whose jurisdiction the property is situated.
- iii) notice of intended sale shall be given atleast fifteen days before the proposed sale and every such notice shall state the date, time and place of proposed sale, the description of land to be sold, the terms and conditions of the sale and any other particulars which the Tehsildar (Mahal) or Naib Tehsildar (Mahal) considers material. One copy of the notice shall be affixed on a conspicuous public place.
- iv) the proclamation and notice of sale shall be issued in all the village comprising the Kanungo Circle in which the land is situated.
- v) No sale shall take place until after the expiry of a period of fifteen days from the date of publication of the notice.
- vi) every auction of the land under these instructions shall be subject to a reserve price fixed in respect of the land.

- vii) the Tehsildar (Mahal) or Naib-Tehsildar (Mahal) may withhold the sale of any land after recording the reasons, in writing, which may not be made public.
- viii) The Tehsildar (Mahal) or Naib Tehsildar (Mahal) may if the situation so demands, for reasons to be recorded in writing, adjourn the sale to a specific date and hour and an announcement to that effect shall be made, at the time of adjournment of the sale;

Provided that where the sale is adjourned for a period exceeding fifteen days, a fresh notice shall be given.

- ix) the person declared to be the highest bidder for the land at the public auction shall pay in cash 25% of the amount of bid as earnest money on the spot to the Officer conducting the sale and in default of such deposit the land may be resold.
- x) Where the highest bidder, whose bid is provisionally accepted resiles from the bid before its approval is communicated to him, the amount deposited by him under clause (ix) shall be forfeited.
- xi) the bid in respect of which a deposit under clause (ix) has been accepted shall be subject to the approval of the District Collector.

Provided that no bid shall be approved until after the expiry of ten days of the auction.

- xii) a) intimation of the approval of the bid or its rejection shall be given to the highest bidder (hereinafter referred to as auction purchaser)
- b) the auction purchaser shall pay the balance price in three equated annual instalments with interest @ 7% per annum; the first instalment payable at the end of the first harvest after one year from the date of approval of the sale.
- xiii) if the auction purchaser does not deposit the balance of the purchase money within the period specified in clause (xii) or defaults in the payment of two successive instalments within the stipulated period, the Tehsildar (Mahal) or Naib Tehsildar (Mahal) shall be competent to cancel the sale, forfeit the amount already paid and resume the land, after giving due notice to the defaulting person when the purchase price has been realised in full from the auction purchaser the Tehsildar (Mahal) shall issue to him a certificate of sale in the form specified in Appendix 'B'.

IV Fixation of Reserve Price

The reserve price for disposal of the inferior evacuee land be determined on the following basis :-

- | | | |
|------|--|-------------------------|
| i) | Banjar | @ Rs. 40/- per acre. |
| ii) | Ghair Mumkin | @ Rs. 25/- per acre. |
| iii) | Land irrigated by
a source provided
by the Govt. | @ Rs. 1,000/- per acre. |

V Bar on the alienation of the inferior evacuee land purchased in restricted auction.

- i) The auction purchaser shall not be entitled to lease transfer, sell, mortgage with possession or otherwise alienate or part with the land wholly or partly, so purchased, in any manner, in favour of a person, who is not a member of the Scheduled Castes, for a period of twenty years; provided that the land may be pledged in favour of Government or Semi-Government Corporation, or Co-operative financing institution, for securing loan for effecting improvements in the said land.
- ii) An auction purchaser shall cultivate the land so purchased him self or through any member of the Scheduled Castes only.
- iii) If any auction purchaser violates any of the conditions mentioned in clauses (i) & (ii) above, the Tehsildar (Mahal) or Naib Tehsildar (Mahal) shall be competent to cancel the sale, forfeit the amount already paid and resume the land, after giving due notice to him.

VI Procedure for setting aside sale.

- i) Where a person desires that the sale of any land made under these instructions should be set aside because of any alleged irregularity or fraud in the conduct of sale or otherwise, make an application to that effect to the District Collector.
- ii) Every application for setting aside the sale under this rule shall be made within ten days from the date of auction.
- iii) Where an application is made under sub rule (ii) above, the petitioner shall, on demand, deposit a sum equivalent to 20% of the highest bid, as challenge money, within ten days of demand by the District Collector.
- iv) If after consideration of the fact alleged, the District Collector is satisfied that any material irregularity or fraud has been committed in the Publication or conduct of sale he may make an order that the land or property be reaucted.
- v) If any property is put to reauction under the preceding sub rule, the bid would start at 20% above the previous highest bid.

VII Procedure for appeal review or revision

Where any person is aggrieved by an order of the Tehsildar (Mahal) or Naib Tehsildar (Mahal) with regard to sale of inferior evacuee land, he may prefer an appeal to the District Collector within thirty days from the date of such orders.

Provided that the District Collector may entertain an appeal after the expiry of thirty days if he is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time.

ANNEXURE 'B'

ਵਿਕਰੀ ਦਾ ਸਰਟੀਫਿਕੇਟ (ਪੂਰਨ ਮਾਲਕੀ ਜਾਇਦਾਦ)

ਇਹ ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅਨੁਸੂਚੀ ਵਿਚ ਦੱਸੀ ਗਈ ਜਾਇਦਾਦ ਦੀ
ਮਿਤੀ 19 ਨੂੰ ਕੀਤੀ ਗਈ ਸੀਮਤ ਨੀਲਾਮੀ ਵਿਚ
..... ਦੇ ਸਭ ਤੋਂ ਵੱਧ ਕੇ ਬੋਲੀ ਦੇਣ ਤੇ ਅਤੇ ਉਸ ਦੀ
ਬੋਲੀ ਪ੍ਰਵਾਨ ਕੀਤੇ ਜਾਣ ਤੇ ਅਤੇ ਉਸ ਦੁਆਰਾ ਉਸ ਦਾ ਮੁਲ ਨਕਦੀ ਵਿਚ ਦੇਣ ਤੇ
ਮਿਤੀ ਤੋਂ ਉਕਤ ਜਾਇਦਾਦ ਦਾ ਖਰੀਦਦਾਰ ਹੋਣ ਦਾ ਐਲਾਨ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਸੀਮਤ ਬੋਲੀ ਵਿੱਚ ਖਰੀਦੀ ਹੋਈ ਜਮੀਨ ਜਾਂ ਉਸ ਦੇ ਕਿਸੇ ਹਿੱਸੇ ਨੂੰ ਖਰੀਦਾਰ ਖਰੀਦਣ ਦੀ ਮਿਤੀ ਤੋਂ ਵੀਹ
ਸਾਲ ਤੱਕ, ਕਿਸੇ ਗੈਰ ਅਨੁਸੂਚਿਤ ਜਾਤੀ ਦੇ ਵਿਅਕਤੀ/ਵਿਅਕਤੀਆਂ ਕੋਲ ਉਪਰੋਕਤ ਸਮਾਂ ਲੰਘਣ ਤੱਕ ਮੁੰਤਕਿਲ,
ਵੇਚ ਜਾਂ ਰਹਿਣ ਬਾ ਕਬਜ਼ਾ ਜਾਂ ਕਿਸੇ ਹੋਰ ਢੰਗ ਨਾਲ ਇੰਤਕਾਲ ਨਹੀਂ ਕਰ ਸਕੇਗਾ। ਪਰ ਜਮੀਨ ਦੇ ਸੁਧਾਰ ਕਰਨ ਲਈ
ਸਰਕਾਰ ਜਾਂ ਅੱਧ ਸਰਕਾਰੀ ਕਾਰਪੋਰੇ ਨ ਜਾਂ ਸਹਿਕਾਰੀ ਵਿੱਤੀ ਸੰਸਥਾ ਤੋਂ ਕਰਾ ਲੈਣ ਲਈ, ਖਰੀਦਾਰ, ਇਨ੍ਹਾਂ
ਅਦਾਰਿਆਂ ਕੋਲ ਇਹ ਜਮੀਨ ਜਾਂ ਉਸ ਦਾ ਭਾਗ ਗਿਰਵੀ ਰੱਖ ਸਕੇਗਾ। ਇਸ ਰਤ ਦੀ ਉਲੰਘਣਾ ਕਰਨ ਤੇ ਇਹ
ਸਰਟੀਫਿਕੇਟ ਦੁਆਰਾ ਮੁੰਤਕਿਲ ਕੀਤੀ ਹੋਈ ਜਮੀਨ ਵਾਪਸ ਲੈ ਲਈ ਜਾਵੇਗੀ।

..... ਅੱਜ
ਮਿਤੀ 19 ਦੇ ਦਿਨ ਮੇਰੇ ਹਸਤਾਖਰ ਅਧੀਨ ਜਾਰੀ ਕੀਤਾ ਗਿਆ।

ਅਨੁਸੂਚੀ

ਹਸਤਾਖਰ

ਨਾਂ

ਅਫਸਰ ਦਾ ਪਦ

From

The Under Secretary to Govt. Punjab,
Revenue Department.

To

1. All the Commissioners of Divisions,
in the State.
2. All the Deputy Commissioners
in the State.

Memo. No. 14/46/78-LR-III/13137
Dated, Chandigarh, 9.9.81

Subject: Disposal of Nazool land/building sites.

Reference: This Department Memo. No. 14/46/78-LR-III/13355 dated 4.8.1981.

The matter about the procedure to be followed for the disposal of Nazool lands/building sites has been considered again. The disposal of such land is governed by the Nazool Land (Transfer) Rules, 1956 as amended from time to time which has the approval of Council of Ministers and the functions of Revenue Department under these Rules cannot be taken over by a High Level Committee constituted by the Finance Department. On this corollary, such cases at the district level are also not referable to the District Level Committees. It has, therefore, been decided that as these matters fall within the purview of Deputy Commissioners/Commissioners/Revenue Department, you should dispose of such cases strictly according to the provisions of the Nazool Land (Transfer) Rules 1956 as amended from time to time and the Punjab Financial Rules, Vol. I, Part I. The instructions issued by the Finance Department vide their notification No. 653-2B&C-76/5575 dated 25.2.1976 and No. 17-2B&C-76/721, dated 7.1.1976 are not applicable in such cases. Therefore, the instructions issued vide this Department's Memo dated 4.8.1980 referred to above are rescinded.

Sd/-
Under Secretary to Govt; Punjab,
Revenue Department.

To

All the Deputy Commissioners
in the State.

Memo. No. 14/26/81-LR-III/1716

Chandigarh, dated 20.2.1984

Subject: Disposal of various types of Government land under the control of Revenue Department.

1. The President of India is pleased to convey the following decisions for the disposal of under mentioned types of Government lands under the administrative control of Revenue Department in State.

Removal of ban imposed on the sale/allotment of nazool land and inferior evacuee land:-

2. The State Government imposed a ban on the sale/allotment of Nazool and inferior evacuee land vide its Memo. No. 4064-R-III-73 dated 8th August, 1973 which was later on modified vide this Department Memo. No. 1156-R-III-74/7343, dated 22nd March, 1974 restricting the ban on these lands within the municipal limits and up to two miles beyond these limits. The directions about the ban as contended in this Department Memo. No. 1156-R-III/74/7343, dated 22nd March, 1974 were later on notified vide this Department's Notification No. 14/3/81-LR-III/6406, dated 7th April, 1981. This ban on the sale/allotment of Nazool and inferior evacuee lands is hereby withdrawn with immediate effect.

Inferior evacuee land purchased from central government:

3. The inferior evacuee land which was purchased by the State Government from Central Government, Ministry of Rehabilitation in 1960 and which is situated within the municipal limits and up to two miles beyond the municipal limits is taken out of the purview of the Government instructions relating to the disposal of inferior evacuee land in the State as contained in this Department's Memo. No. 7841(IV)-61/2699, dated 29th August, 1961, No. 3/7/78-LR-1/14529, dated 10 July, 1979 and Memo. No. 3/7/78-LR-I/(Vol.-I)/7899, dated 5th June, 1981.
4. Thus, inferior evacuee land situated within the municipal limits and up to two miles beyond the municipal limits should be disposed of in the following manner;
 - a) In the first instance, this land should be retained with Revenue Department if it is required for any of its schemes. If it is not required by the Revenue Department, then it should be transferred to that Department for whole scheme/project, it is suitable and is immediately required.

- b) If this land is not required for any scheme/project of any Government Department, then it should be transferred to the Municipal Committee/Municipal Corporation, Improvement Trust or Public Sector Undertaking, if they pay the current market price of this land.
- c) If this land is not required by any Government Department, Municipal Committee/ Municipal Corporation, Improvement Trust or a Public Sector Undertaking it shall be disposed of through open auction after fixing the current market price as reserve price, according to the procedure, which will be conveyed separately.

Evacuee agricultural land situated within 5 miles of the Indo Pak border:

- 5. This land is situated only in three Districts of Ferozepur, Amritsar and Gurdaspur. Such evacuee agricultural land which has not so far been disposed of according to the policy laid down by this Department in its Memo. No. 3355-JN(IV)-62/2330, dated 11th May, 1962 shall be disposed of through open auction restricted to the Scheduled Castes, Rai Sikhs, Ex-Servicemen, small land owners and sitting tenants, according to the procedure which will be conveyed to you separately.

Nazool land situated beyond 2 miles of MC limits:

- 6. The Nazool (escheated) land situated within the municipal limits is not covered under the purview of rule 2(d) (i) or the Nazool Land Transfer Rules, 1956 and is thus not allottable to the Scheduled Castes. The Nazool (escheated) land situated up to 2 miles, beyond the municipal limits is now excluded from the purview of rule 2 (d) (i) of the Nazool Land Transfer Rules, 1956. Thus, this land falling within the belt of 2 miles outside the municipal limits should also be treated at par with the Nazool (escheated) land situated within the municipal limits. Necessary amendment to the existing provision of rule 2 (d) (i) of the Nazool Land Transfer Rules, 1956, is being issued separately.

Nazool agricultural land in rural areas:

- 7. At present, according to rule 3 of the Nazool Land Transfer Rules, 1956, the agricultural land is allotted either to the Scheduled Castes Cooperative Societies which were formed by the 16th May, 1964 or the Scheduled Castes individuals, such agricultural Nazool (escheated) land which has not been allotted and for which no eligible persons are available for allotment under the Nazool Land Transfer Rules 1956" should be sold in restricted auction according to the procedure, which will be conveyed to you separately, amongst the Scheduled Castes who are dependent on agriculture and do not own more than 10 acres of land. A member of the Scheduled Castes who owns less than 10 acres of land will be allowed to bid only to the extent that the land for which the bid is given together with the land owned by him, does not exceed 10 acres. Necessary amendment to rule 3 of the Nazool Land Transfer Rules, is being issued separately.

Nazool land falling within the municipal limits and up to two miles beyond the municipal limits.

8. As stated above, the Nazool (escheated) land falling within municipal limits is already excluded from the purview of the all Transfer Rules, 1956 under rule 2 (d) (i). The Nazool land situated in the areas up to two miles beyond the municipal limits has also now been excluded from the purview of Nazool Land Transfer Rules, 1956. This land should be disposed of in the following manner:
- a) In the first instance, this land should be retained by the Revenue Department, if it is required for its own schemes/projects. If it is not needed by the Revenue Department, then this land should be transferred to that Department for whose scheme/project it is suitable and is immediately required.
 - b) If this land is not required for any Government Deptt. then it should be transferred to the Municipal Committee/Corporation, or Improvement Trust or a Public Sector Undertaking, if they pay the current market price of this land.
 - c) If this land is not disposed of in the above manner stated at (a) and (b) above, it shall be disposed of through open auction after fixing the current market price as reserve price according to the procedure which will be conveyed to you separately.

Provincial Govt. Land situated in urban areas (within municipal limits & up to two miles beyond these limits):

9. The Provincial Government land situated in urban areas within the municipal limits and up to two miles beyond these limits shall be disposed of in the same manner as has been laid down above in paragraph 8 for the disposal of Nazool land and situated within the municipal limits and up to two miles beyond limits.

Provincial Govt. Land situated in Rural Area beyond two miles from the limits of Municipal areas:

10. The Provincial Government land situated in rural areas beyond two miles, from the limits of municipal areas should be disposed of in the following manner:
- a) In the first instance this land should be transferred to the Forest or Horticulture Deptt. if it suits their schemes/projects. This land which has been identified as suitable for the Forest and Horticulture Department may be transferred to these Department within a period of six months.
 - b) If the land is not accepted by the Forest or Horticulture Department, then the Deputy Commissioner should also identify the area which can immediately be transferred

to the gallantry awards winners in the next six months. At present, the winners of Vir Chakras are given a grant of 5 acres of land or Cash award of Rs. 25000/- in lieu thereof land of Mahavir Chakras 10 acres of land or Rs. 50000/- cash award in – The pieces of 5 acres and 10 acres of land to be allotted should be situated in the rural areas and not in the urban or sub urban areas.

- c) The remaining land whether under lease or lying uncultivated should be disposed of through open auction, its reserve price being fixed at the current market price, according to the procedure which will be conveyed to you separately.

Constitution of a Committee:

11. Before the land in urban or sub urban areas (within the municipal limits and as up to two miles beyond the municipal limits) is sold by open auction in accordance with the above scheme, whether the land is inferior evacuee land, nazool land or provincial Govt. land, it needs to be carefully examined whether the land is required by any Government Department, Municipal Committee, Municipal Corporation or Improvement Trust or a Public Sector Undertaking for any public purposes immediately or in the near future. This will ensure that land vesting in Govt. at present, which may be required for providing essential civic amenities or public services, is not disposed of only for raising additional resources which may create problems for the healthy development of the towns in future. In order to ensure that Govt. land is disposed of with proper care, the following Committee in each district under the Chairmanship of the Deputy Commissioner and comprising the representatives of the following Departments/Municipal Committee/Corporation/Improvement Trust is constituted to determine whether any particular piece of land is required for the purpose of any Government Department or for providing essential civic amenities. Only the land which according to this Committee is not required for any such purpose and is not likely to be so required in the near future, may be disposed of in public auction.

1.	Deputy Commissioner	Chairman
	District Level Representatives of	
2.	Deptt. of Town Planning	Member
3.	PWD B&R	-do-
4.	Industries	-do-
5.	Principal Executive Officer of Municipal Committee/Corporation	-do-
6.	Chairman/Administrator of Improvement Trust	-do-

The Principal Executive Officers of various Municipal Committees/Municipal Corporations/Improvement Trusts shall be associated for consideration of the proposals in respect of the towns for which they are constituted.

12. As regards the transfer of Provincial Government land in the rural areas to the Department of Forest and Horticulture as provided in para 10 (a) above, the matter will be referred by the Deputy Commissioner to Government in the Revenue Department after consultation with the Local officer of the Department concerned.

Procedure for transfer of land to the forest, horticulture department, municipal committees, etc.

13. In case, the land is to be transferred from the Revenue Department to any other Department, a self contained proposal in each case should be submitted to the Financial Commissioner, Revenue, or his orders under the Provision of S.O. No. 28. " If in any case it is decided that the land is to be transferred to a Municipal Committee/Municipal Corporation/Improvement Trust/Public Sector Undertaking on market price then also a self contained proposal should be sent to the Commissioner for orders if the value falls within his competence under the provisions of Punjab Financial Rules, Vol.-1 part-1, otherwise to the Government in the Revenue Department.

Land acquired by Govt. for public purpose by various departments and thereafter surrendered:

14. The instructions for disposal of such lands are contained in Financial Commissioners standing order No. 28. Such lands may please continue to be disposed of in accordance with these instructions.
15. As stated above, the detailed procedure for sale of land through open auction, fixation of reserve price, publication of notices, approval of sale, etc., will be conveyed to you separately. It is requested that you may please initiate action immediately to implement the above Government policy about the transfer/disposal of various types of Government lands under the control of Revenue Department in your district. These instructions may please be brought to the notice of all concerned for strict compliance. The spare copies of these instructions for Sub-Divisional Officers (Civil) and Tehsildars are enclosed for expeditious action in the matter.
16. Please acknowledge its receipt

Sd/-

(SS Randhawa)

Under Secretary Revenue,
for Financial Commissioner, Revenue and
Secretary to Government, Panjab
Revenue & Rehabilitation Department

**PUNJAB GOVERNMENT
REVENUE DEPARTMENT
LAND REVENUE BRANCH**

To

The Deputy Commissioner, (By name)
Kapurthala.

Memo. No. 14/23/79-LR-III/5080
Chandigarh, Dated the 14-5-84

Subject: Sale/allotment of nazool land.

References: Your Memo No. 4600/DRA, Dt. 15-11-1983

In your communication referred to above, a clarification has been sought as to whether sale certificates can be issued in case of nazool lands said to have been allotted in 1968 within the revenue estate of Kapurthala. Obviously there seems to be no difference in the boundaries of revenue estate of Kapurthala and those of Municipal Committee, Kapurthala as the latter will include the entire revenue estate of Kapurthala proper apart from any other revenue estates covered because of the extension of municipal limits. It is very well known that the nazool land in a Municipal area is not allottable at all under the provisions of rule 2 (d) (i) of Nazool Land Transfer Rules, 1956 which was very much applicable in the Distt. of Kapurthala which was part of the erstwhile State of Pepsu on 28th May 1956 and were extended to the areas of the composite State of Punjab on 8th August, 1957. From August 1973 (This Deptt. memo No. 4060-R-III-73/9945 dated 8-8-1973) a ban was also imposed on the disposal of nazool land which fell within the periphery of two miles from the Municipal limits. Thus, it is very much clear that the nazool land falling within the rev. estate of Kapurthala which is covered within the Municipal limits of Kapurthala was not to be allotted to any person in 1968 as stated in your memo referred to above. It appears that these allotments are very much related to those persons for whom Sh. Jagjit Singh Bhandari, Darshan Singh and others of Kapurthala town have been making representations from time to time. In that case, the orders of Government have already been conveyed to you vide this Deptt. memo No. 14/23/79-LR-III/6067 dated 31st May, 1983, a copy of which was lastly supplied through a D.O. letter No. 14/23/79-LR-III/3226, dated 6th March, 1984, to the Distt. Revenue Officer, Kapurthala under a registered post. In that case, it had already been conveyed that the representation of S/Sh. Jagjit Singh Bhandari, Darshan Singh and others of Kapurthala town for the sale of nazool land situated in Kapurthala town to the unauthorized occupants was considered and rejected. For this reason, you were required to take action in the matter in accordance with the law and rules applicable to this Government land. It is, therefore, again clarified that you should take action to

- (i) Cancel all such allotments of nazool land made in 1968 or at any other time as this land was not allottable in accordance with the Nazool Land Transfer Rules, 1956;

- (ii) Charge rent from the occupants for the period Government land remained in their possession; &
 - (iii) dispose of this land in accordance with the latest policy of this Deptt. laid down vide memo No. 14/26/81-LR-III/1716 dated 20-2-1984.
2. You are further requested to please check up whether any such irregular and illegal allotments of nazool land or any other Government land falling within the Municipal limits and upto two miles from the Municipal limits were made in any other Municipal towns of your Distt. The details of such irregular and illegal allotments may please be supplied to the Govt. for similar action as in the case of Kapurthala town.
3. You are requested to please send an immediate report about the action taken on the points mentioned above and the results thereof to this Department.

Its receipt may please be acknowledged.

Sd/-
Under Secretary Revenue

**GOVT. OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State.

No. 14/26/81-LR-III/9324
Chandigarh, dated the 4/9/84

Subject: Disposal of various types of Govt. lands under the control of Revenue Department.

Reference: Continuation of this Deptt. Memo. No. 14/26/81-LR-III/1716-1722, dated 20th February, 1984.

The policy of Government for the disposal of various types of Government land under the control of Revenue Department has already been conveyed to you vide this Department's communication mentioned above. Now the President of India is pleased to convey you the following procedure for the implementation of the policy mentioned above.

Procedure for sale of land through open auction:

2. When inferior evacuee land, evacuee agricultural land, nazool land and Provincial Government land are to be disposed of through open auction according to the conditions laid down in above policy, the approval of competent authority in each case as laid down in the Punjab Financial Rules, Vol. I, may please be obtained before the sale is confirmed.
3. When it is decided to sell any piece of land through open auction, then the following directions should be followed:-

(i) Fixation of reserve price

Every auction of the land under these instructions shall be subject to a reserve price fixed in respect of the land. In case of sale of inferior evacuee land, nazool (escheated) land situated within the Municipal limits and upto two miles beyond these limits, and evacuee agricultural lands situated within 5 miles of the Indo-Pak Border, a reserve price shall be fixed at the current market price to be determined after taking into account the average price of land of similar kind in the village or locality concerned during the last one year as per registered sale deeds, the location of the land and other relevant factors. Where adequate no. of transactions of land of the kind being sold had not taken place in the village/locality concerned during the

last one year, the average price of transactions for the previous year or for the neighbouring village/locality may be taken into consideration, as may be considered to be appropriate in a particular case. When the reserve price works out to Rs. 10 lacs or below, it may be approved by the Distt. Collector; or when it exceeds Rs. 10 lacs but is upto Rs. 50 lacs by the Divisional Commissioner and when it exceeds Rs. 50 lacs by the Financial Commissioner, Revenue.

- (ii) In case of sale of agricultural nazool (escheated) land in rural areas which cannot be allotted and for which no eligible persons are available for its allotment under the Nazool Land (Transfer) Rules, 1956 and which have, therefore, to be sold in restricted auction as laid in paragraph 7 of this Deptt. Memo. under reference, the reserve price shall be 75% of the current market price to be determined in accordance with the procedure laid down in sub paragraph (i) above.
- (iii) Vide publicity shall be given to the notice of intended sale through open auction at least 15 days before the proposed sale in the area not only by proclamation through beat of drum through the local Revenue officials but also through notice in two or three leading newspapers of the area. One copy of the notice shall be fixed at a conspicuous public place near the land to be auctioned.
- (iv) The proclamation and notice of sale shall be issued in all the villages comprising the Kanungo circle or the city/town in which the land is situated. Every such notice shall state the date, time and place of proposed auction, the description of land to be sold, the terms and conditions of the sale and any other particulars which the Sub Divisional Officer(C) considers material. The details of such lands shall be provided to the persons interested to give the bid, on demand.
- (v) No sale shall take place until after the expiry of a period of 15 days from the date of publication of the notice.
- (vi) The auction shall be supervised by an officer not lower than the rank of Addl. Deputy Commissioner or the S.D.O.(C), as may be decided by the Distt. Collector, who before starting the auction of land, shall ensure that all the formalities of proper advertisement, fixation of reserve price of the land to be auctioned, etc., have been completed.
- (vii) The officer who is supervising the auction, may withhold sale of any land if he finds that the auction held is not in the best interest of Govt. and also in the event of any dispute arising between bidders, after recording the reasons, in writing, which may not be made public.
- (viii) The Addl. Deputy Commissioner or Sub-Divisional Officer (C), as the case may be, if the situation so demands, for reasons to be recorded in writing may adjourn

the sale to a specific date and an announcement about the next date of sale shall be made at the time of adjournment of the sale provided that where the sale is adjourned for a period exceeding 15 days, a fresh notice shall be given.

- (ix) The person declared to be the highest bidder shall deposit with the officer conducting the sale on the spot, at the fall of hammer 25% of the total amount of the final bid, if the auction is open to all, and 5% of the bid if agricultural nazool (escheated) land in rural areas is sold in restricted auction to the Scheduled Castes, or the evacuee agricultural land situated within 5 miles of the Indo-Pak Border is sold in an auction restricted to the Scheduled Castes, Rai-Sikhs, Ex-Servicemen, small land owners and sitting tenants. In the case of default of such deposit, the bid will be treated to have been cancelled and the land may be sold again. The bids received after the fall of hammer should not be considered.
- (x) The officer supervising the auction shall record the receipt of the deposit mentioned in (ix) above, on the auction bid statement and also give a receipt to the person tendering the amount. The amount may be paid either by cash or by bank draft or partly by cash and partly by bank draft on any scheduled bank.
- (xi) Where the highest bidder, whose bid is provisionally accepted, resiles from bid before its final approval or rejection is communicated to him, the amount deposited by him under clause (ix) above shall be forfeited.
- (xii) No bid shall be approved until after the expiry of 15 days of the auction.
- (xiii) As soon as the sale is confirmed or rejected by the competent authority mentioned in para 2 above, an intimation of the approval of the bid or its rejection shall be given to the highest bidder. The highest bidder whose bid is accepted (hereinafter referred to as the auction purchaser) shall deposit the balance amount of the bid money within 15 days from the receipt of the notice to him to this effect if the land is sold to him in an auction open to all. However, in case of agricultural nazool (escheated) land in rural areas sold to the Schedule Castes in restricted auction, the price shall be payable in 20 equal six monthly instalments in accordance with the provisions of rule 9 and 9(A) of the Nazool Land Transfer Rules, 1956, including the one already paid at the fall of the hammer. Similarly, in the case of evacuee agricultural land situated within 5 miles of the Indo-Pak Border, the price shall be payable in 20 equal six monthly instalments including the one already paid at the fall of the hammer. The possession of the land purchased by an auction purchaser shall be handed over to him after the whole of the bid amount has been deposited by him in the Government Treasury if the land is sold to him in an open auction. In the case of agricultural nazool (escheated) land in rural areas and evacuee agricultural land situated within 5 miles of the Indo-Pak Border, sold in restricted auction, it shall be handed over on confirmation of sale and after payment of first instalment.

- (xiv) If the auction purchaser in case of land, other than the agricultural nazool (escheated) land in rural areas and evacuee agricultural land situated within 5 miles of the Indo-Pak Border sold in restricted auction, does not deposit the balance of the purchase money within 15 days of receipt of intimation reg. confirmation of the sale, the Deputy Commissioner, shall be competent to cancel the sale and forfeit the amount already paid after giving due notice to the defaulting person.
- (xv) The auction purchaser in case of agricultural nazool (escheated) land in rural areas or evacuee agricultural land situated within five miles of the Indo-Pak Border sold in restricted auction shall pay normal interest at the rate of 10% on the instalments due. If he does not deposit the six monthly instalment on due date, he shall be liable to pay a further amount of penal interest at the rate of 3½% for the defaulted period and upon the defaulted amount upto the date he clears the arrears of such instalments, over and above the ordinary rate of interest. If such auction purchaser fails to make the payment of such outstanding instalments, alongwith interest and the penal interest before the payment of seventh instalment becomes due, the Deputy Commissioners shall be competent to cancel the sale and forfeit the amount already paid after giving due notice to the defaulting person.
- (xvi) In case the highest bid is less than the reserve price, the property must be withdrawn from the sale and if the officer incharge of the auction considers the reserve price excessive taking into account the market price, he should refer the matter to the Distt. Collector or through him to the authority which fixed the reserve price as the case may be, who may then fix a lower reserve price, if considered necessary.
- (xvii) The auctions in the Distt. should be spread over a suitable period and care should be taken that as far as possible, auctions in rural areas take place when harvesting or sowing seasons are over. The agricultural land should be sold in a reasonable number of plots.
- (xviii) The lands and buildings given on temporary lease should be put to auction after the expiry of the current terms of the leases, if these are liable to auction under the above instructions.

4. PERSONS WHO CAN PARTICIPATE IN RESTRICTED AUCTION FOR EVACUEE AGRICULTURAL LAND WITHIN FIVE MILES OF INDO-PAK BORDER.

Only the members of Scheduled Castes, Rai Sikhs, Ex-Servicemen, small land owners and sitting tenants on this land shall be eligible to participate in this restricted auction. No person who had already been transferred land either on the basis of allotment or on the basis of possession but had disposed it of thereafter, shall be permitted to participate in the restricted auction. An affidavit to this effect will be obtained from the intending bidders.

Similarly, no minor or anyone on his behalf shall be allowed to participate in restricted auction. This should be made clear in the notice of auction also.

5. PROCEDURE FOR SETTING ASIDE SALE

- (i) Where a person desires that the sale of any land under these instructions should be set aside because of any alleged irregularity or fraud in the conduct of sale or otherwise, he should make an application to that effect to the Collector of the District.
- (ii) Every application for setting aside the sale under this rule shall be made within 10 days from the date of auction.
- (iii) The Distt. Collector will either decide the objections himself if he is competent to approve the bid or refer it to the authority competent to do so. No order in this regard will, however, be passed without giving an opportunity of being heard to the highest bidder and the objector.
- (iv) If after consideration of the facts alleged, the competent authority mentioned in sub para (iii) above is satisfied that any material irregularity or fraud has been committed in the publication or conduct of sale, he shall make an order that the land or property be re-auctioned. The competent authority may also refuse to approve the bid if it is otherwise satisfied that material irregularity or fraud had been committed in the publication of notice or conduct of sale or the bid is unduly low.

6. PROCEDURE FOR APPEAL AND REVIEW:

- (i) Where any person is aggrieved by an order of the Distt. Collector, he may prefer an appeal to the Commissioner of the Division within 30 days from the date of such orders. The orders of the Commissioner shall be final and binding and subject to no other appeal.
- (ii) Any person aggrieved by an order of the Commissioner of the Division, except an order passed on appeal against the order of the Collector, may prefer an appeal to the Financial Commissioner (Revenue) within 30 days of the date of such order whose decision thereon shall be final.
- (iii) Any person aggrieved by an order of the Financial Commissioner (Revenue), except an order passed on appeal, may prefer an appeal to the State Government within 30 days of such order whose decision thereon shall be final.
- (iv) The Commissioner, Financial Commissioner Revenue or the State Govt. may entertain an appeal after the expiry of 30 days, if he/it is satisfied that the applicant was prevented by sufficient cause from filing the appeal in time.

- (v) The provisions of Section 15 of the Land Revenue Act, 1887 will apply in regard to review of orders by the Collector, Commissioner, Financial Commissioner Revenue or the State Government.

7. POWER TO CALL TO EXAMINE AND REVISE PROCEEDING OF REVENUE OFFICERS:

The Financial Commissioner, Revenue, the Commissioner or Distt. Collector may call for the record of any case and pass such orders as he may think fit. No order which adversely affects a person should, however, be passed whether on appeal, review or revision without giving him an opportunity of being heard.

8. BAR ON ALIENATION OF THE EVACUEE AGRICULTURAL LAND WITHIN 5 MILES OF INDO-PAK BORDER AND NAZOO (ESCHEATED) AGRICULTURAL LAND IN RURAL AREAS PURCHASED IN RESTRICTED AUCTION.

- (i) The auction purchaser who has purchased the evacuee agricultural land within 5 miles of the Indo-Pak Border and Nazool Agricultural land in restricted auction under para 5 or para 7 of this Department Memo. No. 14/26/81-LR-III/1716-22, dated 20.2.1984, shall not be entitled to lease, transfer, sell, mortgage with possession or otherwise alienate or part with the land so purchased wholly or partly in any manner in favour of a person who was not eligible to participate in the restricted auction, for a period of 20 years. The land may, however, be pledged in favour of Govt. or Semi Govt. Corporation or a Bank or a Cooperative Financing Institution for securing loan for effecting improvements in the said land.
- (ii) The auction purchaser shall cultivate the land so purchased himself or through any member of his family or through any member of the category of the persons eligible to participate in restricted auction only.
- (iii) If any auction purchaser violates any of the conditions in clauses (i) and (ii) above, the Distt. Collector shall be competent to cancel the sale, forfeit the amount already paid and resume land after giving the notice to him.

9. CONFIRMATION OF PROPRIETARY RIGHTS & ISSUE OF SALE CERTIFICATES:

- (i) As soon as the whole amount of bid money and all other Govt. dues in respect of this land have been paid by the auction purchaser and the sale of the land in his favour has been confirmed by the authority competent to sanction the sale, the Distt. Collector shall put the person declared to be the purchaser into possession of the property sold and shall issue a sale certificate conferring proprietary rights on him. In case of the agricultural nazool (escheated) land in rural areas and evacuee agricultural land situated within 5 miles of Indo-Pak Border sold in restricted auction, the Distt. Collector shall put the auction purchaser into possession of the property

sold on confirmation after payment of first instalment of the bid amount. The sale certificate conferring the Proprietary Rights in this case shall be issued on completion of the payment of all instalments and any other dues in respect of this land.

The proforma of the sale certificate shall be supplied to you in due course.

- (ii) The sale certificate shall be got registered by the auction purchaser at his own expense and the payment of stamps and registration shall be his own responsibility.
- (iii) The mutation in favour of the auction purchaser may be sanctioned by the competent revenue authority in accordance with the registered sale certificate.

HEAD OF ACCOUNT

- 10. The amount received on account of sale of lands and other property to be disposed of under this scheme should be credited to the receipt head "029-Land Revenue (d) – Receipt of Sale of Govt. Estates".

REPLACEMENT OF DISTRICT LEVEL COMMITTEES ALREADY CONSTITUTED UNDER INSTRUCTIONS OF FINANCE DEPARTMENT.

- 11. The existing Distt. Level Committee constituted vide Finance Department Notification No. 653-2-B&C-76/5575, dated 25.2.1976 shall stand replaced by the new Committee now constituted by the Government vide Revenue Department Memo. No. 14/26/81-LR-III/1716-22, dated 20.2.1984, so far as the disposal of lands under the control of the Revenue Department is concerned.
- 12. It is now requested that you may please initiate action immediately to implement in your District the Govt. policy about the transfer/disposal of various types of Govt. lands under the control of Revenue Deptt. conveyed to you vide this Deptt. Memo. No. 14/26/81-I-R-III/1716-22, dated 20.2.1984. These instructions may please be brought to the notice of all concerned, for strict compliance. The spare copies of these instructions for the Sub-Divisional Officers(6) and Tehsildars are enclosed for expeditious action in the matter.

SUBMISSION OF MONTHLY PROGRESS REPORT:

- 13. In order to report the progress in the matter of transfer of sale of various types of lands mentioned above, a monthly progress report in the enclosed proforma may please be sent to this Department by the 20th of every month. This report may please be started from the month of August and the report of that month may please be supplied by the 20th September, 1984 without fail.
- 14. These instructions are issued with the approval of Finance Department conveyed vide their U.O. No. 13/52/2-FG-II/84/1352, dated 1.8.1984.

15. Please acknowledge its receipt.

Sd/-
(S.S. Randhawa),
Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Govt., Punjab,
Revenue & Rehabilitation Department

Endst. No. 14/26/81-LR-III/9325

Chandigarh, dated the 4/9/84

A copy is forwarded to the Accountant General, Punjab, Chandigarh, for information; in continuation of this Department letter No. 14/26/81-LR-III/1716, dated 20.2.1984.

Sd/-
(S.S. Randhawa)
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

Endst. No. 14/26/81-LR-III/9326

Chandigarh, dated the 4/9/84

A copy is forwarded to the Commissioner, Jullundhur, Patiala and Ferozepur Division for information in continuation of this Deptt. letter No. 14/26/81-LR-III/1716-22, dated 20.2.1984.

Sd/-
(S.S. Randhawa)
Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

A copy is forwarded to the Financial Commissioner, Development and Secretary to Govt., Punjab, Forest and Horticulture Department for information and necessary action in continuation of this Deptt. letter No. 14/26/81-LR-III/1716-22 dated 20.2.1984.

Sd/-
(S.S. Randhawa)
Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

The Financial Commissioner Development
and Secretary to Government, Punjab,
Forest and Horticulture Departments.

U.O. No. 14/26/81-LR-III/9328

Chandigarh, dated the 4/9/84

Endst. No. 14/26/81-LR-III/9329

Chandigarh, dated the 4/9/84

A copy is forwarded to:-

1. The Chief Conservator of Forests, Punjab &
2. The Director, Horticulture, Punjab,

for information and necessary action in continuation of this Deptt.'s letter No. 14/26/81-LR-III/1716-22, dated 20.2.1984.

Sd/-

(S.S. Randhawa)

Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

A copy is forwarded to:-

1. The Secretary to Govt., Punjab,
Department of Town Planning.
2. The Secretary to Govt., Punjab,
P.W.D. B&R
3. The Secretary to Govt., Punjab,
Industries Department.

for information and necessary action in continuation of this Deptt. letter No. 14/26/81-LR-III/1716-22, dated 20.2.1984.

Sd/-

(S.S. Randhawa)

Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

To

1. The Secretary to Govt., Punjab
Department of Town Planning.
2. The Secretary to Govt., Punjab,
P.W.D., B&R
3. The Secretary to Govt., Punjab,
Industries Department.

U.O. No. 14/26/81-LR-III/9330

Chandigarh, dated the 4/9/84

A copy is forwarded to:-

1. The Joint Secretary to Govt., Punjab,
Deptt. of General Administration
(Cabinet Affairs Branch)
2. The Deputy Secretary to Govt., Punjab,
Finance Department.

for information in continuation of this Department's letter No. 14/26/81-LR-III/1716-22, dated 20.2.84. In this respect Finance Deptt. may please also refer to its U.O. No. 13/52/2FGII/84/1352, dated 1.8.1984.

Sd/-

(S.S. Randhawa)

Under Secretary Revenue,
for Financial Commissioner Revenue &
Secretary to Government, Punjab,
Revenue & Rehabilitation Department

To

1. The Joint Secretary to Govt., Punjab
Deptt. of General Administration,
(Cabinet Affairs Branch)
2. The Deputy Secretary to Govt., Punjab,
Finance Department

U.O. No. 14/26/81-LR-III/9331

Chandigarh, dated the 4/9/84

PROFORMA

Progressive statement showing the progress of disposal of various types of Govt. lands

District Month

Sr. No.	Type of land	Total land in the Distt.	determined to be suitable for winners of Gallantry awards	Total land transferred to the Forest Deptt.	Total land transferred to the Horticulture Deptt.	Total land transferred to other Depths.	Land retained by the Revenue Deptt. for its use.	Total land allotted under rules to eligible persons	Total land available for sale through open auction	Total land sold through open auction	Amount realised in r/o land sold thorough open auction	Balance area to be disposed off
1	2	3	4	5	6	7	8	9	10	11	12	13
		AKM	AKM	AKM	AKM	AKM	AKM	AKM	AKM	AKM	AKM	AKM

1. Inferior evacuee land situated within Municipal limits and upto two miles beyond the Municipal limits.
2. Inferior evacuee land situated beyond two miles from the limits of Municipal areas.
3. Evacuee agricultural land situated within 5 miles of Indo-Pak Border.

4. Nazul land situated within the Municipal limits and upto two miles beyond Municipal limits.
5. Nazul land situated beyond two miles from the limit of Municipal area, which is governed under the Nazul Land Transfer Rules.
6. Provincial Govt. land situated within Municipal limits and upto two miles beyond these limits.
7. Provincial Govt. land situated in rural areas beyond two miles from the limits of Municipal areas.
8. Land surrendered by the Dep'ts. Which was acquired under the Land Acquisition Act.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State.

Memo. No. 14/27/84/LR-III/1025
Chandigarh, dated the 23-1-1985

Subject: Disposal of various types of Government land under the control of Revenue Department.

Reference: Continuation of this Department Memo. No. 14/6/81/LR-III/1716-1722, dated 20.2.1984
and Memo. No. 14/26/81/LR-III/9324, dated 4.9.1984.

Under the existing instructions issued vide this Department letter dated 20.2.84 under reference agricultural nazool (escheated) land which has not been allotted and for which no eligible persons are available for allotment under the Nazool Land Transfer Rules, 1956, should be sold in restricted auction according to the procedure laid down in Memo. No. 14/26/81/LR-III/9324, dated 4.9.1984. In view of provision contained in Rule 6 (4) of Punjab Package Deal Properties (Disposal) Act, 1976, the Government have now decided to make following addition in the para 7 of the memorandum dated 20.2.1984 mentioned above:-

"Where any land is to be sold by restricted auction only a landless person dependent on agriculture who is a member of the Scheduled Castes and resides in the village in which the land offered for sale is situated shall be permitted to participate in the auction; provided that if after the proceedings of the restricted sale as above, more land is available for sale in the village, a landless person dependent on agriculture who is a member of the Scheduled Castes and resides in other villages of the same Patwar Circle shall be permitted to participate in the auction provided further that if after the auction of the land, as here-in-before laid down, still more land is available for sale a landless person dependent on agriculture who is a member of the Scheduled Castes and resides in other villages of the same Kanungo Circle shall be permitted to participate in the auction."

You are, accordingly, requested to bring the above addition in the policy instructions to the notice of your field staff for necessary compliance.

Please acknowledge receipt of this memo.

Sd/-

Under Secretary to Govt. Punjab,
Revenue Department.

Endst. No. 14/27/84/LR-III/1026

Chandigarh, dated the 23-1-1985

A copy is forwarded to the Commissioner, Jullundhar, Patiala and Ferozepur Division for information and necessary action.

Sd/-

Under Secretary to Govt. Punjab
Revenue Department

DEPARTMENT OF REVENUE

NOTIFICATION

The 19th June, 1985

No. 14/26/81/LR-III/8610 – The President of India is pleased to make the following amendments in Nazool Land (Transfer) Rules, 1956 notified by the Revenue Department of erstwhile State of Pepsu, - vide Notification No. RDI(42)-SS/56-24, dated 28th May, 1956 and thereafter extended to the areas of erstwhile Punjab State, - vide Punjab Government Notification No. J.S. (IV)-67/3813, dated the 8th August, 1957.

- (1) For rules 2(d)(i) of Rules *ibid*, the following shall be substituted, namely:-
 - (i) "The land situated beyond two miles of the Municipal limits, which has escheated to the State Government and has not already been appropriated by the State Government for any purpose".
- (2) In rule 3(b) of the said Rules regarding transfer of Nazool lands the following shall be added after existing clause (c), namely:-
 - (d) In the village where agricultural nazool land has not been allotted and for which no eligible persons are available for allotment under Clause (a), (b) or (c) above should be sold in restricted auction, according to the procedure prescribed in Annexure 'A' amongst the Scheduled Castes who are dependent 10 acres on agriculture and do not own more than 10 acres of land. A member of the Scheduled Castes who owns less than 10 acres of land will be allowed to bid only to the extent that the land for which the bid is given, together with the land owned by him does not exceed 10 acres.
 - (e) A landless person dependent on agriculture who is a member of the Scheduled Caste and resides in village in which the land offered for sale is situated shall once be permitted to participate in the auction, provided that if after the proceedings of restricted auction sale as above more land is available for sale in the village, a landless dependent on agriculture who is a member of the Scheduled Castes and resides in the other village of the same Patwar Circle shall be permitted to participate in the auction of the land provided further, that if after the auction of the land as here-in-before laid down still more land is available for sale a landless person dependent on agriculture who is a member of the Scheduled Castes and resides in other villages of the same Kanungo Circle shall be permitted to participate in the auction.
- (3) In rule 11 of the said Rules, the following shall be added clause (1A), namely:-

- (1-A) In respect of land which is sold in restricted auction, -vide rule 3(d) and sale has been confirmed by the authority competent to sanction sale, the District Collector shall put the person declared to be purchaser into possession of the property sold after payment of first instalment of the bid amount. The sale certificate conferring the Proprietary Rights in this case shall be issued on completion of the payment of all instalments and any other dues in respect of this land by the Collector under his signatures and seal in the form 'B-I' appended to these rules.

Chandigarh,
dated the 3rd June, 1985

USHA VOHRA
Financial Commissioner, Revenue &
Secretary to Govt. Punjab,
Revenue Department

FORM B – I

Certificate of transfer of Nazool land to the auction purchaser under Rules 11-A of the Nazool Lands Transfer Rules, 1956.

Whereas Nazool land measuring and comprising field Nos..... situated in village Tehsil District was agreed to be sold by the Governor of Punjab in favour of the auction purchaser Sh. on the terms and conditions contained in agreement dated executed between the Government and the auction purchaser.

2. And whereas the said Sh. auction purchaser has paid whole amount of bid in respect of said Nazool land and other Government dues in respect of this land, that is to say the whole of the price amounting to Rs.
3. Now therefore, in pursuance of Rule 11 of the Nazool Lands (Transfer) Rules, 1956, it is hereby certified that the Government has transferred absolutely to the bidder Sh. all rights, title and interest in the said nazool land in lieu payment of Rs. which has been paid by the said bidder, -vide Treasury receipt(s) No.(s) dated
4. This certificate is given under my hand and seal this day of 198 .

Collector District,
for and on behalf of the Governor of Punjab

ANNEXURE 'A'

PROCEDURE FOR SALE OF LAND THROUGH OPEN AUCTION

1. When inferior evacuee land, evacuee agricultural land, nazool land and Provincial Government land are to be disposed of through open auction according to the conditions laid down in policy, the approval of competent authority in each case as laid down in the Punjab Financial Rules, Vol. 1, may please be obtained before the sale is confirmed.
2. When it is decided to sell any piece of land through open auction, then the following directions should be followed:-

FIXATION OF RESERVE PRICE

- (i) Every auction of the land under these instructions shall be subject to a reserve price fixed in respect of the land. In case of sale of inferior evacuee nazool (escheated) land situated within the Municipal limits and upto two miles beyond these limits, and evacuee agricultural land situated within 5 miles of the Indo-Pak Border a reserve price shall be fixed at the current market price to be determined after taking into account the average price of land of similar kind in the village or locality concerned during the last one year as per registered sale deeds, the location of the land and other relevant factors. Where adequate No. of transactions of land of the kind being sold had not taken place in the village/locality concerned during the last one year, the average price of transactions for the previous year or for the neighboring village/locality may be taken into consideration, as may be considered to be appropriate in a particular case. When the reserve price works out to Rs. 10 lacs or below it may be approved by the District Collector; or when it exceeds Rs. 10 lacs but is upto Rs. 50 lacs by the Divisional Commissioner and when it exceeds Rs. 50 lacs the Financial Commissioner Revenue.
- (ii) In case of sale of agricultural nazool (escheated) land in rural areas which cannot be allotted and for which no eligible persons are available for its allotment under the Nazool Land (Transfer) Rules, 1956 and which have, therefore, to be sold in restricted auction as laid in paragraph 7 of this Department Memo under reference, the reserve price shall be 75% of the current market price to be determined in accordance with the procedure laid down in sub-paragraph (i) above,
- (iii) Vide publicity shall be given to the notice of intended sale through open auction at least 15 days before the proposed sale in the area not only by proclamation through beat of drum through the local Revenue officials but also through notice in two or three leading newspapers of the area. One copy of the notice shall be fixed at a conspicuous public place near the land to be auctioned.

- (iv) The proclamation and notice of sale, shall be issued in all the villages comprising the Kanungo circle or the city/town in which the land is situated. Every such notice shall state the date, time and place of proposed auction, the description of land to be sold, the terms and conditions of the sale and any other particulars which the Sub-Divisional Officer(C) considers material. The details of such lands shall be provided to the persons interested to give the bid, on demand.
- (v) No sale shall take place until after the expiry of a period of 15 days from the date of publication of the notice.
- (vi) The auction shall be supervised by an officer not lower than the rank of Addl. Deputy Commissioner or the S.D.O.(C) as may be decided by the Distt. Collector, who before starting the auction of land, shall ensure that all the formalities of proper advertisement, fixation of reserve price of the land to be auctioned, etc., have been completed.
- (vii) The officer who is supervising the auction, may withhold sale of any land if he finds that the auction held is not in the best interest of Government and also in the event of any dispute arising between bidders, after recording the reasons, in writing, which may not be made public.
- (viii) The Additional Deputy Commissioner or Sub-Divisional Officer(C) as the case may be, if the situation so demands, for reasons to be recorded in writing may adjourn the sale to a specific date and an announcement about the next date of sale shall be made at time of adjournment of the sale provided that where the sale is adjourned for a period exceeding 15 days, a fresh notice shall be given.
- (ix) The person declared to be the highest bidder shall deposit with the officer conducting the sale on the spot, at the fall of hammer 25% of the total amount of the final bid, if the auction is open to all, and 5% of the bid if agricultural nazool (escheated) land in rural areas is sold in restricted auction to the Scheduled Castes, or the evacuee agricultural land situated within 5 miles of the Indo-Pak Border is sold in an auction restricted to the Scheduled Castes, Rai Sikhs, Ex-Servicemen, small land owners and sitting tenants. In the case of default of such deposit, the bid will be treated to have been cancelled and the land may be sold again. The bids received after the fall of hammer should not be considered.
- (x) The officer, supervising the auction shall record the receipt of the deposit mentioned in (ix) above, on the auction bid statement and also give a receipt to the person tendering the amount. The amount may be paid either by cash or by bank draft or partly by cash and partly by bank draft on any scheduled bank.
- (xi) Where the highest bidder, whose bid is provisionally accepted, resiled from the bid before its final approval or rejection is communicated to him, the amount deposited by him under clause (ix) above shall be forfeited.

- (xii) No bid shall be approved until after the expiry of 15 days of the auction.
- (xiii) As soon as the sale is confirmed or rejected by the competent authority mentioned in para 2 above, an intimation of the approval of the bid or its rejection shall be given to the highest bidder. The highest bidder whose bid is accepted (hereinafter referred to as the auction purchaser) shall deposit the balance amount of the bid money within 15 days from the receipt of the notice to him to this effect if the land is sold to him in an auction open to all. However, in case of agricultural nazool (escheated) land in rural area sold to the Scheduled Castes in restricted auction, the price shall be payable in 20 equal six monthly instalments in accordance with the provisions of rule 9 and 9(A) of the Nazool Land Transfer Rules, 1956, including the one already paid at the fall of the hammer. Similarly in the case of evacuee agricultural land situated within 5 miles of the Indo-Pak Border, the price shall be payable in 20 equal six monthly instalments including the one already paid at the fall of the hammer. The possession of the land purchased by an auction purchaser shall be handed over to him after the whole of the bid amount has been deposited by him in the Government Treasury if the land is sold to him in an open auction. In the case of agricultural nazool (escheated) land in rural areas and evacuee agricultural land situated within 5 miles of the Indo-Pak Border, sold in restricted auction, it shall be handed over on confirmation of sale and after payment of first instalment.
- (xiv) If the auction purchaser in case of land, other than the agricultural nazool (escheated) land in rural areas and evacuee agricultural land situated within 5 miles of the Indo-Pak Border sold in restricted auction, does not deposit the balance of the purchase money within 15 days of receipt of intimation regarding confirmation of the sale. The Deputy Commissioner, shall be competent to cancel the sale and forfeit the amount already paid after giving due notice to the defaulting person.
- (xv) The auction purchaser in case of agricultural nazool (escheated) land in rural areas or evacuee agricultural land situated within five miles of the Indo-Pak Border sold in restricted auction shall pay normal interest at the rate of 10% on the instalments due. If he does not deposit the six monthly instalment on due date, he shall be liable to pay a further amount of penal interest at the rate of 3½% for the defaulted period and upon the defaulted amount upto the date he clears the arrears of such instalments, over and above ordinary rate of interest. If such auction purchaser fails to make the payment of such outstanding instalments, alongwith interest and the penal interest before the payment of seventh instalment becomes due, the Deputy Commissioner shall be competent to cancel the sale and forfeit the amount already paid after giving due notice to the defaulting person.
- (xvi) In case the highest bid is less than the reserve price, the property must be withdrawn from the sale and if the officer incharge of the auction considers the reserve price

excessive taking into account the market price, he should refer the matter to the District Collector or through him to the authority which fixed the reserve price as the case may be, who may then fix a lower reserve price, if considered necessary.

- (xvii) The auction in the District should be spread over a suitable period and care should be taken that as far as possible auction in rural areas take place when harvesting or sowing seasons are over. The agricultural land should be sold in a reasonable number of plots.
- (xviii) The lands and buildings given on temporary lease should be put to auction after the expiry of the current terms of the leases, if these are liable to auction under the above instructions.

3. Procedure for Appeal and Review:

- (i) Where any person is aggrieved by an order of the District Collector, he may prefer an appeal to the Commissioner of the Division within 30 days from the date of such orders. The orders of the Commissioner shall be final and binding and subject to the no other appeal.
- (ii) Any person aggrieved by an order of the Commissioner of the Division, except an order passed on appeal against the order of the Collector, may prefer an appeal to the Financial Commissioner (Revenue) within 30 days of the date of such order whose decision thereon shall be final.
- (iii) Any person aggrieved by an order of the Financial Commissioner (Revenue), except an order passed on appeal, may prefer an appeal to the State Government within 30 days of such order whose decision thereon shall be final.
- (iv) The Commissioner, Financial Commissioner, Revenue or the State Government may entertain an appeal after the expiry of 30 days, if he/it is satisfied that the applicant was prevented by sufficient cause from filing the appeal in time.
- (v) The provisions of section 15 of the Land Revenue Act, 1887 will apply in regard to review of orders by the Collector, Commissioner, Financial Commissioner, Revenue or the State Government.

4. POWER TO CALL TO EXAMINE AND REVISE PROCEEDINGS OF REVENUE OFFICERS:

The Financial Commissioner, Revenue, the Commissioner or District Collector may call for the record of any case and pass such order as he may think fit. No order which adversely affects a person should, however, be passed whether on appeal, review or revision without giving him an opportunity of being heard.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State of Punjab

Memo. No. 3/1/84-LR-I/10920
Chandigarh, dated the 17.6.88

Subject: Disposal of inferior evacuee land-Policy regarding.

The State Government has revised the policy with regard to disposal of inferior evacuee land situated beyond two miles of the municipal limits as contained in memo no. 3/7/78-LR-I/14529 dated 10.7.1979 and paragraph 4 of memo no. 14/26/81-LR-III/1716 dated 20.2.1984 as per details given below:-

1. The lessees of inferior evacuee land who had obtained lease of the land under the policy laid down in memo. no. 7841-JN(IV)-61/2699 dated 29.8.1961 during 1961 and who have hitherto not purchased the same, be given another opportunity for purchasing the land in accordance with terms and conditions laid down in the aforesaid policy within 45 days of fresh notices to be issued by the Collectors concerned.
2. The unauthorized occupants of inferior evacuee land which was not leased out to them under the policy laid down in memo dated 29.8.1961 during 1961, may be transferred the same subject to the limit of ten ordinary acres, including land if any, already owned by the occupants provided their cultivating possession is continuous from Rabi, 1984. The occupant who is head of his family and is self tiller would be eligible for the transfer of land on the basis of his possession.

Explanation:- head of the family means, a person living separately from his parents, may be, in one and the same house and who is paying; chulha tax, chowkidara or any other cess. The legal heirs of an occupant, and died after making an application by the prescribed date or such women whose husband is alive but is disabled or incapacitated, shall also be allowed to get the land transferred on the basis of possession. A widow, who is occupant & is getting the land cultivated, by her son(s) or by employing servant(s) or otherwise shall be eligible for transfer of such land, where inferior evacuee land is cultivated jointly by more than one person, maximum area to the extent of 10 acres shall be transferred to all occupants in equal proportion of shares provided they had applied in time and fulfilled all other conditions. However, an occupant, who has already purchased inferior evacuee land on the basis of possession or in a restricted auction & has disposed of the same or has ceased to be entitled to hold the land by reasons of default in the terms and

conditions of the transfer of sale, shall not be entitled to the transfer of inferior evacuee land in their possession. The ceiling shall be reduced to 3 acres in the case of land situated beyond 2 miles but within 5 miles of the existing municipal limits.

The cultivating possession of an occupant shall be determined strictly on the basis of the entries appearing in khasra Girdawari. Doubtful and tampered with khasra Girdawari shall be ignored. Similarly, corrections of khasra girdawari secured on the basis of application filed after 23.11.1987, shall not be taken into consideration.

3. The price of land may be charged from non-Scheduled Castes occupants @ Rs. 20,000/- per acre for irrigated (Chahi, Nehri or Irrigated by tubewells), Rs. 10,000/- per acre for other types of land. 33½ of the above rates shall be charged from the occupants belonging to the Scheduled Castes. The total price of land to be transferred to the occupants may be recovered in 20 equated six monthly instalments, 5% of the price being payable at the time of transfer. On the balance amount of instalments the rate of interest may be charged at 10%. In the event of default, penal interest @ 15% (10% + 5%) per annum shall be chargeable. If the transferee, wishes to pay the price in fewer instalments or in lump-sum, he should be permitted to do so. In the event of three successive defaults, committed by any transferee, the transfer of land made in his favour, should be cancelled and land resumed. In addition, the unauthorised occupants will be required to pay damages for use and occupation of the land from the date of occupation till the date of transfer, at eight times the land revenue in case of Scheduled Castes and Rai Sikhs occupants. For other occupants, the rate of damages will be 8 times the land revenue upto July, 1971 and thereafter at 20 times the land revenue or Rs. 40/- per acre per harvest, whichever is higher.

If at the local level the situation and quality of a particular land justifies a variation from prices fixed by the Government in the case of unauthorised occupants, then the concerned collector will send up proposals through the Commissioners to the Financial Commissioner Revenue with suitable justification for increasing or decreasing the price.

The price of standing trees in the land to be transferred should be assessed by the Tehsildar in consultation with the village Panchayat and amount so assessed recovered at the time of transfer alongwith the first instalment.

4. Land situated in suburban/urban area will be disposed of through public auction. Suburban area will mean, in the case of Class 'A' Municipal Corporation Land situated within a distance of 3.2 kms. from the municipal limits. For Class 'B' Municipal Committee it will mean land situated within a distance of 1.6 kms. and for Class 'C' Municipal Committee/Notified Area Committee at a distance of 0.8 kms. from the Municipal/Notified Area Committee limits.
5. In respect of land to be transferred on the basis of possession, the allottee cannot transfer the land to any one else until he has secured the 'P' (Proprietary) Rights after paying the

entire price (Instalments plus interest etc.). In case of land disposed of through 'Restricted' Auctions (being not more than 25% of land available in a village after accommodating the claims of transferees on the basis of possession), the auction purchaser will not be competent to dispose of the land to any one else before expiry of a period of 10 years from the date of the confirmation of auction in his favour.

6. The unauthorised occupants should be asked to submit their applications to the respective Tehsildars within three (3) months of the announcement of the revised policy. Any area under the unauthorised occupation which the occupants are not prepared to get transferred in their favour under these terms and conditions should be get vacated and disposed of through auction restricted to Scheduled Castes in accordance with the existing policy instructions; subject to the above mentioned minimum prices.

The unauthorised occupants shall make applications to the concerned Tehsildars for the transfer of inferior evacuee land. On receipt of an application, official receiving the application will give on top of the application, its receipt number & the date on which it was received & the same shall be initiated by the Tehsildar concerned and a receipt printed on the bottom of the application issued to the applicant. The Tehsildar shall record a certificate at the end, indicating the total number of applications received within time.

7. A register should be maintained at the Tehsil level indicating therein the total number of applications received, disposed of and the area transferred etc. & progress report duly consolidated in respect of entire District, sent in the prescribed form at Annexure 'I' monthly by 1st of each month.
8. All the inferior evacuee land available in the respective districts shall be disposed of in accordance with the new policy, within a period of six months. After the expiry of six months, all the Deputy Commissioners shall be required to submit a report indicating the details of land which remains 'untransferred' in their respective districts. Fresh policy directions shall be issued for the disposal of this untransferred land after the receipt of reports from the districts in the State.

You are requested to give widest publicity about the decision of Government at the conspicuous places in the villages or abadis where these lands are situated, and take steps in to expedite disposal of inferior evacuee land in the State in accordance with the above policy decision. Monthly progress reports should also be sent to Government regarding the progress achieved in this behalf in the proforma attached to this Communication.

Sd/-
Under Secretary to Govt. Punjab,
Revenue Department.

Endst. No. 3/1/84-LR-I/10921

Chandigarh, dated the 17.6.88

A copy is forwarded to the Commissioners, Patiala, Ferozepur and Jalandhar Divisions for information and necessary action.

Sd/-
Under Secretary to Govt. Punjab,
Revenue Department.

ANNEXURE - I

Statement showing the progress report in respect of the applications received for the transfer of inferior evacuee land on the basis of possession from Rabi, 1984 & Disposal made during the month of in respect of District

Sr. No.	Name of the District	Total number of Applications the end of last month	No. of Applications the month under report	Total applications received upto-date From Scheduled castes occupants	From non scheduled castes occupation	No. of applications disposed upto the end of the last month Accepted/ Rejected	Disposed during the month under report Accepted/ Rejected
1	2	3	4	5	6	7	

Balance for disposal at the end of the month	Area transferred to			
	Scheduled castes		Non Scheduled castes	
	No. of Cases	Area Transferred	No. of Cases	Area Transferred
8	9			

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State.

Memo. No. 26/4/85-LR-III/16253
Chandigarh, dated 13-9-1989

Subject: Allotment of Nazool land in rural areas.

According to rule 3 of the Nazool Land (Transfer) Rules, 1956 the agricultural nazool land in rural areas is allotable either to the Scheduled Castes Co-operative Societies which were formed by the 16th May, 1964 or individual Scheduled Castes. In para 7 of Govt. Memo No. 14/26/81-LR-III/1716, dated 20.2.84 it was also provided that such agricultural nazool (escheated) land which has not been allotted and for which no eligible persons are available for allotment under the Nazool Land (Transfer) Rules, 1956, should be sold in restricted auction according to prescribed procedure, amongst the Scheduled Castes who are dependent on agricultural and do not own more than 10 acres of land. It was also provided that a member of the Scheduled Castes who owns less than 10 acres of land will be allowed to bid only to the extent that the land for which bid is given together with the land owned by him, does not exceed 10 acres.

2. It has been observed that the nazool land available in rural areas has not been allotted to eligible members of Scheduled Castes which shows that necessary steps were not taken to allot this land to the eligible Scheduled Castes under the rules *ibid*. In-action in this regard has adversely affected the socio-economic targets fixed by the Govt. and this is also against the policy of Govt. aiming at uplifting the Scheduled Castes.

3. Keeping all these factors in view, it has been decided that Agricultural Nazool Land available in the rural areas should be allotted to eligible landless Scheduled Caste families at the rate of three acres of irrigated land, or six acre of un-irrigated land or nine acres of Banjar land at the rate specified in the rules, by drawing lots. Where the land available is less than the limits prescribed above the same may be allotted to the Scheduled Caste person. The lots will be drawn by an officer not below the rank of Sub Divisional Officer (C) under his personal supervision.

You are, therefore, requested to take immediate necessary action in this regard and allot the available nazool land in rural areas to Scheduled Castes within 15 days from the issue of this letter and a compliance report be submitted to Government.

The receipt of this communication may kindly be acknowledged.

Sd/-

Under Secretary to Government, Punjab,
Revenue Department.

Endst. No. 26/4/05-LR-III/16254

Chandigarh, dated 13-9-1989

A copy is forwarded to all the Commissioners in the State for information and necessary action.

They are requested to ensure the compliance of these instructions and necessary report get submitted to Government immediately.

Sd/-

Under Secretary to Government, Punjab,
Revenue Department.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

Notification

No. 14/2/90-LR-III/4468

The 18th March, 1991

The President of India is pleased to make the following amendments in the Nazool Lands (Transfer) Rules, 1956 notified by the Revenue Department of erstwhile State of Pepsu, - vide Notification No. RD-I(42)-SS/5624, dated 28th May, 1956 and thereafter extended to the areas of erstwhile Punjab State, - vide Punjab Government Notification No. J.S. (IV)-57/3813, dated the 8th August, 1957:-

- (1) For Rules 7(1) and (2) of Rules *ibid*, the following shall be substituted, namely:-

"No Cooperative Society or the individual member of Scheduled Castes, as the case may be, shall alienate or sell or mortgage the Nazool Land and such land shall go down only in inheritance:

Provided that a Cooperative Society or a member of a Scheduled Castes to whom such land has been transferred under these rules may temporarily alienate such land in favour of the Punjab Scheduled Castes Land Development and Finance Corporation and Scheduled Banks for securing a loan with a view to improving this land provided the extent of area so alienated shall not exceed the proportion of the land for which price has been paid to the Government."

- (2) For the words

"..... shall not alienate the land, permanently or temporarily except with the express permission in writing of the State Government for a period of ten years from the issue of this sale certificate. Its alienation, therefore, shall be restricted only to the members of the Scheduled Castes."

In paragraph three of 'Form-B' referred to in rule 11 of the Rules *ibid*, the following shall be substituted namely :-

".... Shall not alienate or sell or mortgage the land permanently or temporarily to any one and the land shall go down only in inheritance."

Hardial Singh,

Financial Commissioner Revenue and
Secretary to the Government of Punjab
Department of Revenue.

No. 14/2/90-LR-III/4469

Dated, Chandigarh, the 18th March, 1991

A copy, with a spare copy of the notification is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh for publishing it in the Punjab Government Gazette.

2. 250 printed copies of the notification may please be supplied to this Department in due course.

Sd/-
Gurmit Chand
Under Secretary to the Government of
Punjab

No. 14/2/90-LR-III/4470

Dated, Chandigarh, the 18th March, 1991

A copy is forwarded to:-

- (i) All the Commissioners of Divisions in the Punjab State
- (ii) All the Deputy Commissioners in the Punjab State.
for information and necessary action.

Sd/-
Gurmit Chand
Under Secretary to the Government of
Punjab

A copy is forwarded to Officer on Special Duty (Rules) Office of the Financial, commissioners' Secretariat, Punjab, Chandigarh, for information and necessary action.

Sd/-
Gurmit Chand
Under Secretary to the Government of
Punjab

To

The officer on Special Duty (Rules)
Office of the Financial Commissioners'
Secretariat, Punjab, Chandigarh.

L.D. No. 14/2/90-LR-III/4471

Dated, Chandigarh the 18th March, 1991

**PUNJAB GOVERNMENT
DEPARTMENT OF REVENUE AND REHABILITATION**

From

The Financial Commissioner (Revenue)
and Secretary to Government, Punjab,
Rehabilitation Department,
Chandigarh

To

1. All the Commissioners of Divisions, Patiala, Jalandhar & Ferozepur
2. All the Deputy Commissioners in the State,

PIV/9505/Part/9837-48, dated, Chandigarh, the 13th November, 1990.

Subject : Disposal of surplus rural/urban evacuee land/properties and plot, situated in Rehabilitation Colonies-modification of policy regarding.

Memorandum

1. The State Government have decided to make certain modifications in the extant policy regarding disposal of surplus rural/urban evacuee land/properties and vacant sites situated in the Rehabilitation Colonies. The decisions taken by the Government are listed hereunder:

(i) Transfer of rural evacuee land on the basis of possession from Rabi, 1984

(a) The reserve price of rural evacuee land falling between Bands of either sides of rivers Sutlej, Beas & Ravi and the evacuee land, situated within Border belt of 8 kms., all along the International Border, has been reduced from Rs. 20,000/- & Rs. 10,000/- per acre for Chahi/Nehri and Barani Land to Rs. 6,600/- & Rs. 3,300/- per acre respectively for the purpose of transfer to its occupant on the basis of possession from Rabi, 1984. The eligible members of Scheduled Castes who are in continuous cultivating possession from Rabi, 1984, will be entitled to secure the transfer of land on payment of 50% of the reduced rates i.e. Rs. 3,300/- per acre for Chahi/Nehri land and Rs. 1,650/- per acre for Barani land. Similarly the Government have also reduced the reserve price of evacuee land situated outside the Bands and border belt of 8 kms. in the State of Punjab from Rs. 20,000/- & Rs. 10,000/- per acre for Chahi/Nehri & Barani Land to Rs. 12,000/- and Rs. 6000/- per acre respectively and from the members of Scheduled Castes, the price chargeable would be 50% of the reduced rates i.e. @ Rs. 6,000/- per acre for Chahi/Nehri and Rs. 3,000/- per acre

for Barani land. These decisions will take effect retrospectively i.e. with effect from 1st July, 1988 and the amount paid by the occupants in excess @ Rs. 20,000/- per acre for Chahi/Nehri and Rs. 10,000/- per acre for Barani land or at concessional rates in the case of the members of Scheduled Castes, will be adjusted in subsequent instalments to be paid by the transferees.

(b) The Government had invited application from the eligible occupants of rural evacuee land for the transfer of the same on the basis of their continuous cultivating possession from Rabi, 1984 and the last date for receipt of applications was fixed as 30th, June 1988. Some of the occupants who were otherwise eligible for the transfer of evacuee land on the basis of their possession from Rabi, 1984 could not submit applications in the prescribed form by the above said fixed date and in order to give another chance to such occupants, it has been decided to invite fresh applications and for the purpose the last date for receipt for applications has been fixed as 31st January, 1991 and for this purpose Press Note has been issued, a copy of which is at Annexure 'A'. The other terms and conditions will remain the same as are applicable in respect of the occupants, who have already submitted applications by 30th June, 1988. Application forms will be supplied to the Tehsildars concerned through Deputy Commissioners the account of which should be maintained by the Tehsildars in a separate register. Similarly, the account of applications to be submitted by the occupants will also be maintained by the Tehsildars in separate register. The price of the land will be charged from these occupants at the reduced rates as indicated in the proceeding paragraph i.e. para (i) (a).

(ii) Transfer of evacuee land on the basis of possession from Kharif 1989:

(a) It has also been decided by the Government to confer ownership rights upon the unauthorized occupants of rural evacuee land provided their continuous cultivating possession from Kharif, 1989 is established from the entries appearing in the Khasra Girdawaris. Under this Scheme area upto 3 ordinary acres inclusive of an occupant's own holding, if any, will be transferred in case the land is situated beyond 2 miles and upto 5 miles of the municipal limits, municipal corporations and notified area committee and upto 5 ordinary acres inclusive of an occupant's own holding, if any, in case the land is situated beyond 5 miles of the aforesaid limits. The price of the land should be charged @ Rs. 20,000/- per acre for Chahi/Nehri land and the land irrigated by Government/Private tube-wells and @ Rs. 15,000/- per acre for Barani land from the members other than the members of Scheduled Castes and Backward Classes, whereas from the occupants belonging to the members of Scheduled Castes and Backward Classes, the price of the land would be chargeable at 50% of the above rates i.e. Rs. 10,000/- per acre for Chahi/Nehri land and the land irrigated by Government/Private tube-wells and Rs. 7,500/- per acre for Barani land. A Press Note in this regard has been issued and a copy of the same is appended at Annexure 'B'.

The transfer of the land should be made subject to the conditions mentioned in the Press Note as well as conditions indicated in Rule 3 of the Punjab Package Deal Properties (Disposal) Rules, 1976. A new condition has also been added for these occupants which runs as under:

"Where any land has been transferred on the basis of possession from Kharif, 1989, the transferee shall not be entitled to lease, transfer, sell mortgage with possession or otherwise alienate or part with the land wholly or partially, so purchased, in any manner for a period of 20 years provided that the land may be pledged in favour of Government/Semi-Government or Banks for securing loan for effecting improvements on the above said land."

(b) Application forms are being supplied to the Tehsildars concerned through the Deputy Commissioner, the account of which would be maintained by the Tehsildar concerned in a separate register as heretofore and the applications to be submitted by the occupants in a separate register likewise, which would be subject to audit. The remaining land which would not be required for transfer to the occupants of Rabi, 1984 & Kharif, 1989 and for allotment to displaced persons in satisfaction of their claims, allotment of land to war widows of 1962, 1965, 1971 wars, sale by negotiation to the allottees, their legal heirs of bonafide vendees of the excess cancelled area and sale by negotiation to Government Departments, Semi-Government Departments. Village Panchayats etc., should be sold by auction in the manners already prescribed under Rule of the Punjab Package Deal Properties (Disposal) Rule, 1976 and instructions issued in this regard subject to reserve price i.e. Rs. 20,000/- per acre for Chahi/Nehri land and irrigated by Government/Private tube-wells and Rs. 10,000/- per acre for Barani land.

(iii) Disposal of Banjar/Ghair-Mumkin evacuee land by auction:

(a) The Government have also decided to dispose of entire available Banjar/Ghair-mumkin evacuee land by auction subject to reserve price. Out of total available such land 40% of the land should be sold by restricted auctions amongst the members of Scheduled Castes, 10% in restricted auctions amongst the members of Backward Classes and the remaining 50% of the land by open auction in the manners laid down under Rule 6 of the Punjab Package Deal Properties (Disposal) Rules, 1976.

(b) For the purpose of fixation of reserve price of Banjar/Ghair-Mumkin evacuee land, it has been decided to constitute District level Committees under the Chairmanship of the Deputy Commissioner and in his absence Additional Deputy Commissioner of the district. The other members of the Committee would be Sub-Divisional Officer (Civil) and District Agricultural Officer. The committee would determine the reserve price of each piece of Banjar/Ghair-Mumkin evacuee

land and submit their proposal to the respective/Deputy Commissioner for passing final order regarding approval of the reserve price.

(c) Where any land has been sold in restricted auctions, the auction purchaser shall not be entitled to lease, transfer, sell, mortgage with possession, or otherwise alienate or part with the land wholly or partially, so purchased, in any manner in favour of a person who is not a member of Scheduled Castes or Backward Classes for a period of 20 years. Provided that the land may be pledged in favour of a Government or Semi-Government Departments, Corporations or Banks for securing loan for effecting improvements on the said land.

(d) No Government employee or his close relatives would be entitled to either directly or indirectly bid for or otherwise acquire or attempt to acquire any interest in such properties except with the prior permission of the Deputy Commissioner concerned.

(iv) Disposal of rural evacuee house/taurs:

(a) The Governemnt have also revised the date of possession for the purpose of transfer of rural evacuee houses/taurs to their occupants from 1st January, 1977 to 31st December, 1988. Under this scheme, an occupant of rural evacuee house/taur is required to submit his application to the Tehsildar (Sales) or Naib Tehsildar (Sale) concerned by 31st January, 1991 on a plain paper giving necessary particulars of the property under his possession. The Tehsildar or the Naib Tehsildar should maintain a register for the purpose. A Press Note has also been issued inviting applications from the occupants and a copy of the same is at Annexure 'D'. The transfer of a house/taur would be subject to the terms and conditions already prescribed under rule 5 of the Punjab package Deal Properties (Disposal) Rules, 1976. A new condition has been laid down that not Government employees and their close relatives would be entitled to either directly or indirectly bid for or otherwise acquire or attempt to acquire any interest in such properties except with the prior permission of the Deputy Commissioner concerned.

(b) Under sub-rule (7) of Rule 5 of the Punjab package Deal Properties (Disposal) Rules 1976 the Tehsildars (Sales) or Naib Tehsildars (Sale) are competent authorities to approve the transfer of rural properties provided the reserve price of the property is Rs. 250/- or below. It has now been decided to raise the above said limit from Rs. 250/- to Rs. 1,000/-. Henceforth, the Tehsildar or the Naib-Tehsildar will approve the transfer of rural property provided the reserve price of the same is Rs. 1000/- or below. However, where the value of the property exceeds Rs. 1,000/- the Tehsildar or the Naib-Tehsildar shall refer the case to SDO(C)-cum-Sales Commissioner for approval with his recommendations.

(v) Disposal of urban evacuee properties and vacant sites situated in the Rehabilitation Colonies:

Under the extant policy, an occupant of urban evacuee house or a plot whereon construction has been raised by him is eligible to its transfer provided he is in continuous and undisputed possession of the house since 1st January, 1977 over a plot and has submitted application for the transfer of the same before 31st December, 1977. The Government have revised the date of possession from 1st January 1977 to 31st December, 1988. Under this scheme, as occupant of a urban house would be now eligible to its transfer provided he is in continuous and undisputed possession since 31st December 1988 and in case of a plot he has raised construction thereon prior to the above said date. Eligible occupants are required to submit their applications in the prescribed forms by 31st January 1991 in pursuance of the Press Note issued by the Government, a copy of which is at Annexure 'E'. Similarly, the Government have also decided to revise the date of possession for the purpose of transfer of vacant sites, situated in the Rehabilitation Colonies from 1st January 1977 to 31st December 1988. The terms and conditions for the purpose of transfer of urban evacuee properties and vacant sites, situated in the Rehabilitation Colonies would remain the same as prescribed in the Package Deal Properties (Disposal) Rules, 1976 in respect of the Package Deal Properties and in the order dated 30th August 1979 issued by the Deputy Secretary (Reh.)-cum-Chief Settlement Commissioner under Rules 87 and 88 of the displaced Person (C & R) Rules, 1955 in respect of the properties received under the Administrative and Financial Arrangements of 1970 and instructions issued on July 21, 1981 in respect of the properties, situated in the Rehabilitation Colonies and East Punjab Refugees Rehabilitation (Building & Building Sites) Act, 1948 subject to the following further modification:

(a) The price of the properties shall be the current prevailing price which should be charged from the members other than the members of Scheduled Castes and Backward Classes, whereas from the members of Scheduled Castes and backward Classes, 50% of the current market price should be charged.

(b) The sale price for purpose of transfer of urban evacuee properties and the vacant sites situated in the Rehabilitation Colonies under the proposed scheme shall be the market price of the property prevailing of the date of application. The market price will be determined under the existing rules and the prescribed for the purpose. In case, price of a particular property by applying 10% enhancement formula does not get equated with the prevailing market price, the same could be further enhanced and fixed by/the Deputy Commissioner-cum-Chief Sales Commissioner or by the Chief Settlement Commissioner as provided under Rule 11 of the Punjab Package Deal Properties (Disposal) Rules 1976 and in the order dated the 30th August, 1979 issued by the

Deputy Secretary (Reh.)-cum-Chief Settlement Commissioner as the case may be. Similarly, in case it works out at a higher level than that of the prevailing market price, the Deputy Commissioner-cum-Chief Sales Commissioner or the Chief Settlement Commissioner would be competent to reduce and fix at the level of the market price prevailing in respect of the said property under the new amended policy.

(c) The property should be transferred to its occupant under the new proposed policy only to those occupants who furnish necessary proof of occupation of the property i.e. Electricity Meter connection, Water Supply connection, Ration Card etc. showing that the property sought for transfer by an occupant is under his possession since 31st December 1988.

(d) The properties which are not transferable on the basis of possession from 31st December, 1988 under the new scheme as well as vacant sites situated in the Rehabilitation Colonies should be sold in open auction subject to the reserve price. The reserve price shall be the prevailing current market price of the preceding year of the date of auction. Where the reserve price in respect of any property had been fixed either by the settlement organisation in the Government of India or by any functionaries under the Rules, the said price shall be further re-fixed/enhanced by 10% per year in accordance with the procedure as laid down under Rule 11 of the Punjab Package Deal Properties (Disposal) Rules, 1976 and in the order dated 30th August, 1979 issued by the Deputy Secretary (Reh.)-cum-Chief Settlement Commissioner under Rules 87 & 88 of the Displaced persons (C&R) Rules, 1955 as the case may be, before any property is disposed of finally by auction.

(e) Under the extant policy, it was decided by the Government-in-council in their meeting held on 23rd November 1987 that urban evacuee land should be sold by carving out plots of 300 Sq. Mtrs. Size of residential purpose and above 300 Sq. Mtrs. Size for commercial purpose subject to reserve price to be fixed by the Financial Commissioner (Revenue). The procedure for fixation of reserve price at the level of Financial Commissioner (Revenue) has been done away and powers for fixation of reserve price decentralized. The reserve price shall now be determined by a District Level Committee, under the Chairmanship of the Deputy Commissioner or the Additional Deputy Commissioner, as the case may be as its Chairman. The other members of the committee would be Divisional Town Planners; Sub-Divisional Officers (Civil) and Deputy Director Local Bodies/ Commissioner of the Corporation. The Committee will submit his recommendation to the Divisional Commissioner concerned, who will be the final authority to accord necessary approval to the fixation of reserve price.

f) A new condition has also been laid down that no Government employee or his close relatives would be entitled to either directly or indirectly bid for, or otherwise acquire or attempt to acquire any interest in urban evacuee property/land except with the prior permission of the Deputy Commissioner concerned.

(vi) Enhancement of rate of rent chargeable from the unauthorized occupants for use and occupation of rural and urban evacuee agricultural land:

1. The Government have also decided to enhance the rate of rent chargeable from the unauthorized occupants for use and occupation of rural/urban evacuee agricultural land. The new rates would be Rs. 250/- per acre, per harvest instead of Rs. 40/- per acre, per harvest, in respect of rural evacuee agricultural land and Rs. 1,000/- per acre per harvest, instead of Rs. 160/- per acre, per harvest in respect of urban evacuee agricultural land. From the members of Scheduled Castes and Rai Sikhs, amount @ Rs. 125/- per acre, per harvest, for unauthorized use and occupation of rural evacuee agricultural land and @ Rs. 500/- per acre, per harvest for urban evacuee agricultural land should be charged hereafter.

2. Necessary amendments in the Punjab Package Deal Properties (Disposal) Rules, 1976, etc. and other relevant rules, are being carried out to incorporate the above said decision and copies of the same will be supplied in due course.

3. Necessary arrangement should also be made for making wide publicity especially with regard to the decisions taken in respect of transfer of rural evacuee land on the basis of possession, transfer of rural and urban evacuee houses/plots. Publicity can be got made through the village Patwari in each village advising the unauthorized occupants of rural evacuee land and houses/plots to file their applications by 31st January 1991 and rapats with regard to the same entered in the Roznamcha Waqiat. As regards decisions reg, inviting applications for the transfer of urban evacuee houses and plots on the basis of possession publicity should be made in each Town in your Division/District through all available sources.

4. It should be ensured that these instructions are complied with meticulously and any deviation shall be viewed seriously.

5. The receipt of the instructions may be acknowledged.

(HS Sandhu)

Deputy Secretary (Reh.)

For Financial Commissioner (Revenue)
& Secretary to Government Punjab,
Revenue & Rehabilitation Department.

occupants in equal proportion of shares provided they had applied in time and fulfilled all other conditions. However, an occupant, who has already purchased inferior evacuee land on the basis of possession or in a restricted auction and has disposed of the same or has ceased to be entitled to hold the land by reasons of default in the terms and conditions of the transfer of sale, shall not be entitled to the transfer of inferior evacuee land in his possession. The ceiling shall be reduced to 3 acres in the case of land situated beyond 2 miles but within 5 miles of the existing municipal limits:

The cultivating possession of an occupant shall be determined strictly on the basis of the entries appearing in Khasra Girdawari. Doubtful and tampered Khasra Girdawari entries shall be ignored. Similarly, corrections of Khasra Girdawari secured on the basis of application filed after the issue of this policy shall not be taken into consideration.

- iii) The reserve price fixed for the purpose of transfer of inferior evacuee land on the basis of possession from Rabi, 1984 may be reduced from Rs. 20,000/- and Rs. 10,000/- for Chahi/Nehri and Barani land to Rs. 6,600/- and Rs. 3,300/- per acre, respectively, in respect of the land falling between Bunds of either sides of rivers Sutlej, Beas and Ravi and situated within the border belt of 8 kms. are along the International Border. Similarly, for the land which does not fall in the above said category, the price may also be reduced to Rs. 12,000/- and Rs. 6,000/- per acre, for Chahi/Nehri and Barani land, respectively. From the members of Scheduled Castes, the price of the land to be transferred on the basis of possession from Rabi, 1984, may be recovered at 50% of the above reduced rates. The occupants may be given another opportunity to file applications who could not apply for the same earlier for the transfer of inferior evacuee land on the basis of possession from Rabi, 1984.

The unauthorized occupants of inferior evacuee land who are in continuous and cultivating possession since Rabi, 1984 and who could not file applications earlier under the extant policy may be given another opportunity to file applications within three months from the date of issue of new policy. The unauthorized occupants who have already paid excess amount under the extant policy i.e. @Rs. 20,000/- per acre, for Chahi/Nehri land and land irrigated by Government or Private tubewells and @ Rs. 10,000/- per acre, for Barani land, the price may be worked out at the reduce rates now proposed and adjusted in subsequent instalments to be paid by the transferees. This decision may take effect retrospectively as was decided in respect of transfer of evacuee land to occupants on the basis of their possession from Rabi, 1984.

- iv) *Inferior evacuee land may also be transferred to its occupants, who are in continuous cultivating possession since Kharif, 1989, on payment of the price of the land @ Rs. 20,000/- per acre, for Chahi/Nehri land or the land irrigated by Government or Private tube-wells, and @15,000/- per care, for other type of land i.e. Barani upto a maximum limit of 5 ordinary acres of land in case it is situated beyond 5 miles of the municipal limits and upto a maximum limit of 3 ordinary acres in a case it is situated beyond 2 miles of the limit of Municipal Committee or Corporation, as the case may be inclusive of occupants own holding, if any, other conditions applicable for the unauthorized occupants who are entitled to the transfer of land on the basis of possession since Rabi, 1984 would remain the same excepting that under this scheme none of the transferees shall be entitled to lease, transfer, sell, mortgage with possession or otherwise alienate or part with the land wholly or partially so purchased by him by transfer on the basis of his possession from Kharif, 1989, in any manner for a period of 20 years; provided that the land, may be pledged in favour of Government/Semi Government institutions or Banks for securing loans for effecting improvements on the above said land.*
- v) The inferior evacuee Banjar/Ghair Mumkin land may be sold in auction, 50% in open auction to all, 40% in restricted auction amongst members of Scheduled Castes, and 10% in restricted auction amongst the members of Backward Classes at a price not below reserve price of the land to be fixed by a District Level Committee headed by Deputy Commissioner of the District concerned, or, in his absence, Additional Deputy Commissioner concerned, other members of the Committee would be the Sub-Divisional Officer (Civil) and the District Agricultural Officer. The reserve price so fixed by the Committee would be further subject to approval of the Divisional Commissioner. In the case of land purchased in restricted auction, the purchaser shall not be entitled to leave, transfer, mortgage with possession or otherwise alienate or part with the land wholly or partially in any manner in favour of a person who is not a member of Scheduled Castes or Backward Classes for a 20 years provided that the land may be pledged in favour of the Government/Semi Government, Corporations or Banks for securing loans for effecting improvements on the above said land. No Government employee or his close relative would be entitled, either directly or indirectly to bid for or otherwise, acquire or attempt to acquire any interest in such property except with the prior permission of the Deputy Commissioner concerned.
- vi) The rate of rents and damages chargeable from the unauthorized occupants for use and occupation of inferior evacuee land under the extant policy may be further enhanced and charged @ Rs. 250/- per acre, per harvest, instead of charging at the existing rate of 20 times the land revenue or Rs. 40/- per acre, per harvest. However, from the members of Scheduled Castes and Rai Sikhs rent @ 50% of the above enhanced rates may be assessed and recovered instead of the existing rate of 8 times the land revenue.

The price of standing trees in the land to be transferred should be assessed by the Tehsildar in consultation with the village Panchayat and amount so assessed recovered at the time of transfer, alongwith the first instalment.

- vii) The land situated in sub-urban/urban area will be disposed of through public auction. Sub-urban area will mean, in the case of Class 'A' Municipal Committee/Municipal Corporation, land situated within a distance of 3.2 kms. from the municipal limits. For Class 'B' Municipal Committee it will mean land situated within a distance of 1.6 kms. and for Class 'C' Municipal Committee/Notified Area Committee it will mean land situated at a distance of 0.8 kms. from the Municipal/Notified Area Committee limits.
- viii) The unauthorized occupants shall be asked to submit their applications to the respective Tehsildars within three (3) months of the announcement of the revised policy. Any area under the unauthorized occupation, which the occupants are not prepared to get transferred in their favour under these terms and conditions, should be got vacated and disposed of through auction restricted to Scheduled Castes in accordance with the existing policy instructions, subject to the above mentioned minimum prices.

The unauthorized occupants shall apply to the concerned Tehsildar for the transfer of inferior evacuee land. On receipt of an application, official receiving the application will give on top of the application, its receipt number and the date on which it was received and the same shall be initiated by the Tehsildar concerned and a receipt printed on the bottom of the application issued to the applicant. The Tehsildar shall record a certificate at the end, indicating the total number of applications received within time.

- ix) A register should be maintained at the Tehsil level indicating therein the total number of applications received, disposed of and the area transferred, etc. and progress report duly consolidated in respect of entire District, sent every month to Government in the prescribed form at Annexure 'I' by the 1st of each month.
- x) Inferior evacuee land available in all the districts shall be disposed of in accordance with the new policy within a period of six months. After the expiry of six months, all Deputy Commissioners shall be required to submit a report indicating the details of land which remains 'untransferred' in their respective districts. Fresh policy instructions may have to be issued for the disposal of untransferred land after the receipt of reports from the districts.

2. You are requested to give widest publicity about these decisions of the Government in the newspapers and at conspicuous places in the villages or abas where these lands are situated and take steps to expedite disposal of inferior evacuee land in the State in

accordance with the above policy decisions. Monthly progress reports should be sent to Government regarding the progress achieved in this behalf in the proforma attached to this communication.

Sd/-

Under Secretary, Govt. of Punjab,
Revenue Department.

Endst. No. 3/1/84-LR-III/8835

Chandigarh, dated the 24-12-93

A copy is forwarded to the:-

- i) Commissioner, Jalandhar Division, Jalandhar.
 - ii) Commissioner, Patiala Division, Patiala.
 - iii) Commissioner, Ferozepur Division, Ferozepur.
- For information and necessary action.

Sd/-

Under Secretary, Govt. of Punjab,
Revenue Department.

A copy is forwarded to the Additional Secretary (Coord.) General Administrative Department for information with reference to his I.D. No. 1/185/93/Cabinet/7910, dated 15.12.93.

Sd/-

Under Secretary, Govt. of Punjab,
Revenue Department.

To

Additional Secretary (Coord.),
(in Cabinet Affairs Branch).

U.O. No. 3/1/84-LR-III/8836

Chandigarh, dated the 24-12-93

ANNEXURE – II
PUNJAB GOVERNMENT
DEPARTMENT OF REVENUE & REHABILITATION

To

All the Deputy Commissioners
in the State of Punjab.

Memo. No. PIV/2(505) Part-VIII/1007
Chandiarh, dated the 10.3.94

Subject: Disposal of surplus rural evacuee land-policy regarding.

This is in continuation of Memo. No. PIV/2(505)Part/9837-48, dated 13th November, 1990.

2. The State Government have decided to transfer rural evacuee land to its unauthorized occupants who have been in continuous cultivating possession, since Kharif, 1992, on an area measuring up to a maximum of 3 ordinary acres, provided the land is situated beyond two miles but upto five miles from the limits of a municipal corporation, municipal committee, notified area committee/town area committee, and upto a maximum of five ordinary acres when situated beyond five miles of the aforesaid limits, inclusive of an occupant's own holding, if any, subject to the provisions of Rule 3 of the Punjab Package Deal Properties (Disposal) Rules, 1976. An unauthorized occupant of rural evacuee land will be eligible for the transfer of land in his favour if:

- i) he has been in continuous and undisputed cultivating possession of land since kharif, 1992;
- ii) he is the head of his family and is a self-tiller.

A widow who is occupant and is getting the land cultivated by her son(s) or employing servant(s) or otherwise shall be considered as self-tiller.

However, an unauthorized occupant of rural evacuee land shall not be eligible for the transfer of land in his favour if:-

- i) he is a minor, provided he is not a legal heir of an occupant who has died after making an application by the prescribed date;
- ii) he is an allottee or vendee of land, the allotment or transfer whereof has been cancelled on the grounds of fraud, mis-representation of facts or otherwise;

- iii) she is a woman, whose husband is alive but is not disabled or incapacitated;
- iv) he has already purchased surplus rural evacuee agricultural land on the basis of possession or in restricted auction and has disposed of the same, or has ceased to be entitled to hold the land by reasons of default in the terms and conditions of the transfer of sale;
- v) he is an employee of the state Government or is a member of the family of such an employee except with the prior permission of the State Government in the case of a gazetted Government employee and of the Deputy Commissioner of the district in which the property is situated in the case of a Government employee other than a gazetted Government employee.

Explanation 1

Where the entries of revenue record are found to be doubtful or have been tampered with or where any entry is found to have been corrected after January 24, 1994 the same shall not be taken into consideration.

Explanation 2

The land owned by any person, his wife and his dependent children shall be treated as an occupant's own holding but shall not include his wife's or his dependent children's share in the holding of his living father or relation to which any one of them may succeed as legal heir or reversioner. Any nazool or inferior evacuee agricultural land purchased from the Revenue Department or any other source on instalment basis or otherwise by the occupant of surplus rural evacuee agricultural land, his wife or dependent children even if it has not been fully paid for, shall also be treated as his own holding. A part or whole of the holding, if transferred by an occupant, his wife or his dependent children to any one in any source on or after 24-1-1994 and before the decision of his application by the Tehsildar (Sales) or Naib Tehsildar (Sales) shall also be deemed to be a part or whole of his own holding. For the determination of his own holding the date on which his application for the transfer of the land is decided by the Tehsildar (Sales) or Naib Tehsildar (Sales) shall be reckoned.

3. PRICE OF THE LAND TO BE CHARGED

From the prospective transferees, the price of the land should be charged at the rate of Rs. 30,000/- per acre for chahi/nehri land. The land irrigated by private/government tube-wells shall be considered at par with the chahi/nehri land. The price of barani land shall be Rs. 20,000/- per acre. However, from the prospective transferees belonging to the members of Scheduled Castes and Backward Classes, the chargeable price of the land shall be fifty per cent of the above rates.

4. MODE FO RECOVERY

The price of the land to be transferred shall be recoverable in 20 half-yearly instalments from the prospective transferees. The first instalment equivalent to 5% of the reserve price shall be recovered at the time of transfer. The remaining instalments should be recovered with interest at the rate of 10% per annum. The arrears of rent/lease/damages for un-authorized use and occupation of rural evacuee land, if any, should also be recovered in lump-sum at the time of transfer of the land to an occupant or in such number of instalments as may be fixed by the Sales Commissioner by a specific order, keeping in view the circumstances of each case and the number of instalments so fixed shall not exceed the number of instalments in which price of land is to be recovered as provided under sub-rule (6) (ii) of Rule 3 of the Punjab Package Deal Properties (Disposal) Rules, 1976.

5. DEFAULT IN PAYMENT OF INSTALMENTS

In the event of default on the part of transferee of land in the payment of any instalment by the stipulated date, interest at the rate of 15% per annum shall be recoverable on the defaulted instalments and in the event of three successive defaults by the transferee, the transfer of the land shall be liable to be cancelled under sub-rule (9) of Rule 3 of the Punjab Package Deal Properties (Disposal) Rules, 1976.

6. MODE OF APPLICATION

The unauthorized occupants shall submit their applications in the prescribed form within three months from the date of issue of a press note, copy enclosed. A specimen of the application form is sent herewith which should be got printed or cyclostyled locally duly numbered according to requirement and supplied to the Tehsildar (Mahal)-cum-Sales for issuing to the unauthorized occupants of evacuee land free of cost. A register shall be maintained by the Tehsildar mentioning therein form number date of issue name of the person to whom the form has been issued and his signature or thumb impression, as the case may be in token of having received the same. On the closing date, the Tehsildar shall record a certificate on the said register indicating the total number of forms issued to the unauthorized occupants. Similarly, in a separate register all the applications to be received in a tehsil, duly filled in, from the occupants whether by post or by hand, shall also be entered in chronological order daily and a receipt printed on the bottom of the application shall be issued to the applicant in token of the receipt of the application. On the closing date of the receipt of applications the Tehsildar concerned shall record a certificate indicating the total number of applications received in time. The applications received after the closing date shall not be considered.

7. STEPS TO BE TAKEN AFTER RECEIPT OF APPLICATIONS

The work regarding scrutiny and disposal of applications, as and when received, should be taken in hand by the Tehsildar (Sales)/Naib Tehsildar (Sales). The documents to

be supplied by the applicant i.e. copies of jamabandis, khasra girdawaris in respect of the land sought to be transferred by him etc. should be carefully verified with the original record and the Tehsildar (Sales)/Naib Tehsildar (Sales) should record a certificate on the said document that he has compared with the original record and the entries appearing in the copies are correct. Similarly, the Tehsildar (Sales)/Naib Tehsildar (Sales) concerned should also satisfy himself that the applicant is a self-tiller and is the head of his family and necessary documents in this regard should be placed on the record. After thorough verification about the own holdings of the applicant in the manner prescribed in the Punjab Package Deal Properties (Disposal) Rules, 1976 and also specified in these instructions, he shall decide the application within four months from the receipt of the same and thereafter refer the case to the Sales Commissioner for orders who shall dispose of the case within two months from therefrom.

8. DISPOSAL OF PENDING APPLICATION RECEIVED WITHIN TIME UNDER RABI, 1984 & KHARIF, 1989 POLICY.

Applications received from the unauthorized occupants under the old policy within time, if any pending, shall be disposed of under the said policy by April 30, 1994.

9. DISPOSAL OF THE REMAINING LAND BY AUCTION NOT REQUIRED FOR TRANSFER TO UNAUTHORISED OCCUPANTS.

The remaining land which is not required for transfer to the unauthorized occupants shall continue to be disposed of; (a) by allotment to displaced persons, permanently disabled soldiers, war widows etc; (b) by sale by negotiation of the area cancelled being excess from the allotment of a displaced person to such allottee or his successors-in-interest or his bonafide vendee(s) at the negotiated price under Rule 4-B of the Punjab Package Deal Properties (Disposal) Rules; 1976; (c) by negotiation to any Government Department, Semi-Government Department, Co-operative Society, Corporate Body, Public Institutions or any other local authorities for public purposes and (d) by sale by public auction or restricted auction in the manner as prescribed under rule 6 of the rules ibid.

10. RESERVE PRICE FOR DISPOSING THE LAND BY OPEN/RESTRICTED AUCTION

The reserve price of the land for the purpose of sale by open and restricted auction, which was fixed @ Rs. 20,000/- per acre for chahi/nehri land and for the land irrigated by private/government tube-wells, and Rs. 10,000/- per acre for barani land vide instructions issued under Memo. No. PIV/2(505) Part-VII/9706-9812, dated 29-7-1988, has been enhanced. It has now been fixed at a minimum rate of Rs. 30,000/- per acre for chahi/nehri land and the land irrigated by private/government tube-wells, and Rs. 20,000/- per acre for barani land for the purpose of sub-rule (6) (vi) of Rule 6 of the Punjab Package Deal Properties (Disposal) Rules, 1976.

11. It should be ensured that these instructions are complied with strictly and any deviation shall be viewed seriously.

The receipt of these instructions may be acknowledged.

Sd/-

Narinder Singh

Joint Secretary (Rev & Reh)
for Financial Commissioner Revenue &
Secretary to Government Punjab,
Revenue & Rehabilitation Department

Endst. No. PIV/2(505) Part-VIII/1008

Dated, Chandigarh, the 10.3.94

A copy alongwith its enclosure is forwarded for information and meticulous compliance to all the Commissioners of the Divisions in the state.

Sd/-

Joint Secretary (Rev & Reh)
for Financial Commissioner Revenue &
Secretary to Government Punjab,
Revenue & Rehabilitation Department

Endst. No. PIV/2(505) Part-VIII/1009

Dated, Chandigarh, the 10.3.94

A copy alongwith its enclosure is forwarded for information and meticulous compliance to:-

1. All the Additional Deputy Commissioners in the State.
2. All the Sub-Divisional Officers (Civil) in the State.
3. All the District Revenue Officers in the State.
4. All the Tehsildars (Mahal)-cum-Sales in the State.
5. All the Naib Tehsildar (Mahal)-cum-Sales in the State.

Sd/-

Joint Secretary (Rev & Reh)
for Financial Commissioner Revenue &
Secretary to Government Punjab,
Revenue & Rehabilitation Department

Endst. No. PIV/2(505) Part-VIII/1010

Dated, Chandigarh, the 10.3.94

A copy is forwarded for information to:-

1. Superintendent (Legal)
2. Reader to Joint Secretary (Revenue & Rehabilitation)

3. All the Assistants at Headquarters.

Sd/-
Joint Secretary (Rev & Reh)
for Financial Commissioner Revenue &
Secretary to Government Punjab,
Revenue & Rehabilitation Department

A copy is forwarded to the Additional Secretary (Co-ord.) General Administrative Department for information with reference to his I.D. No. 1/8/94/1428, dated 2-2-1994.

Sd/-
Narinder Singh
Joint Secretary (Rev & Reh)
for Financial Commissioner Revenue &
Secretary to Government Punjab,
Revenue & Rehabilitation Department

To

Additional Secretary (Co-ord)
(In Cabinet Affairs Branch)

U.O. No. PIV/2(505) Part-VIII/1011
Dated, Chandigarh, the 10.3.94

From

Financial Commissioner Revenue,
Punjab.

To

All the Divisional Commissioners/
Deputy Commissioners in the State
of Punjab

Memo. No. 3/1/84/LR-III/6144
Dated, Chandigarh 2.11.1995

Subject: Allotment of Evacuee, Inferior Evacuee/Nazool/Provincial Govt. and Surplus Land.

Please refer to this office Memo. No. 3/1/84/L.R.-3/5869 dated 18-10-1995 on the subject cited above.

2. In compliance of this letter it is presumed that no land might have been allotted at your level. Further, it was requested vide this letter to send status report within 15 days in a proforma enclosed. It is regretted that the information which is required urgently by the Government has not been received from your end till so far.
3. In this context, you are directed, to please send this information immediately as the government desires to take stock of the present position at the highest level.

Sd/-

(C.D. Cheema)

Financial Commissioner Revenue and
Secretary to Govt., Punjab,
Department of Revenue.

Endst. No. 3/1/84/LR-3/6145

Chandigarh, dated the 2.11.95

A copy is forwarded to Officer on Special Duty to the Chief Minister, Punjab, Chandigarh with reference to his endorsement No. OSD(V)-95/Spl. Dated 31.10.1995 for information.

Sd/-

Financial Commissioner Revenue and
Secretary to Govt., Punjab,
Department of Revenue.

A copy of this letter is forwarded to the Officer on Special Duty to the Chief Minister, Punjab, Chandigarh with reference to his D.O. No. OSD(V)-95, dated 31-10-1995 in connection with freezing the allotment of land, residential/industrial plot/houses. It is informed that instructions have already been issued for freezing allotment of land vide memo. No. 3/1/84/LR-3/5869 dated 18-10-1995, a copy of which is enclosed for ready reference. This department only allots, Evacuee/Inferior Evacuee/Nazool/Provincial Govt. and Surplus Land under various statutes and no discretion is exercised in this regard whatsoever. Information on these lands is being collected from commissioners/Deputy Commissioners.

Sd/-

Financial Commissioner Revenue and
Secretary to Govt., Punjab,
Department of Revenue.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(POLICY BRANCH)**

Subject: Disposal of Rural Evacuee/Inferior Evacuee/Nazool/Provincial Govt. Lands/Surplus Lands by way of open/restricted auction stay regarding.

Disposal of lands mentioned in the subject by way of open/restricted auction should be stopped with immediate effect.

K.S. Janjua
Financial Commissioner Revenue
Punjab

All the Commissioner and
Deputy Commissioner in the
State of Punjab

No. P-IV/2(505) Part-VIII/1436

Chandigarh dated 24.12.96

Endst. No. P-IV/2(505) Part-VIII/1437

Chandigarh dated 24.12.96

A copy is forwarded to all the Tehsildars/Naib Tehsildars(Mahal)-cum-Sales for information and strict compliance.

Sd/-
for Financial Commissioner Revenue
Secretary to Government Punjab
Deptt. of Revenue & Rehabilitation

Endst. No. P-IV/2(505) Part-VIII/1438

Chandigarh dated the 24.12.96

A copy is forwarded to SDO(C) in the state for information and necessary action.

Sd/-
for Financial Commissioner and
Secretary to Government Punjab Revenue
Deptt. of Revenue & Rehabilitation

Endst. No. P-IV/2(505) Part-VIII/1439

Chandigarh dated 24.12.96

A copy is forwarded to P.S./R.R.M. for the information of Hon'ble R.R.M.

Sd/-
for Financial Commissioner Revenue
Secretary to Government Punjab
Deptt. of Revenue & Rehabilitation

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners,
in the State of Punjab.

Memo. No. 3/3/97-LR-3/2857
Chandigarh dated the 17/4/1997

Subject: Policy regarding disposal of Surplus Rural Evacuee and Inferior Evacuee land by transfer on the basis of continuous cultivating possession to its unauthorized occupants – w.e.f. Kharif 1994.

To facilitate disposal of surplus rural evacuee land and inferior evacuee land which remained un-transferred under the policy guidelines issued vide No. 3/1/84 LR-3/8834, dated 24/12/93, and Memo. No. P-IV/2(505) Part-VII/1007, dated 10/3/94, the State Government have reconsidered the matter and it has been decided to modify the policy in order to give relief to the present unauthorized occupants and transfer the lands to them on easy terms and conditions. The modified policy is as under:

Evacuee/inferior evacuee

- (i) Both types of land i.e. Inferior Evacuee land and Surplus Rural Evacuee land may be considered as Rural Evacuee Land.

Possession w.e.f. Kharif 1994

- (ii) The determining crop of possession for the purpose of transfer of rural evacuee land to its unauthorized occupants be revised onwards from the present crop Kharif 1989 and Kharif 1992 to Kharif 1994.

Last date for applications

- (iii) Fresh applications be invited from the eligible unauthorized occupants by issuing a press note and they may submit their application to the concerned Tehsildar Mahal-cum-Sales upto 31st May, 1997. The applications so received shall be finalized by the respective Sub Divisional Officer (Civil).

Maximum area that can be transferred

- (iv) Maximum area upto 3 ordinary acres if the land is situated beyond 2 miles but upto 5 miles from the limit of Municipal Corporation/Municipal Committee/Town Area

Committee/Notified Area Committee and upto a maximum of 10 ordinary acres when situated beyond 5 miles of the aforesaid limits inclusive of an occupant's own holding, if any, may be transferred.

Price

- (v) The price of the land may be charged @ Rs. 7000/- per acre from the general category and Rs. 6000/- per acre from the Scheduled Castes and Backward Classes for all kinds of lands.

Recovery

- (vi) The price of the land will be recoverable in lump sum within 6 months from the date of transfer of the land.

Damage charges

- (vii) The rate of rent chargeable from the unauthorized occupants will be Rs. 250/- per acre per harvest and will be recoverable from Kharif, 1994 onwards (inclusive).

Other instructions

- (viii) The other condition as laid down in Rule 3 of the Punjab Package Deal Property (Disposal) Rules, 1976 shall remain applicable to these categories of occupants and instructions issued vide memo No. PIV/2(505)Part-VII/1007, dated 10/3/1994. So far as the inferior evacuee land is concerned the other conditions as laid down in instructions issued by the Government vide Memo. No. 3/1/84/LR-3/8834, dated 24/12/1993 will remain applicable.

Sd/-
Joint Secretary (Revenue)

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼ ।

ਮੀਮੋ ਨੰ: 3/3/97-ਭਮ-3/4753

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 11.7.97

ਵਿਸ਼ਾ: ਵਾਧੂ ਪੇਂਡੂ ਨਿਕਾਸੀ ਅਤੇ ਘਟੀਆ ਨਿਕਾਸੀ ਖੇਤੀ ਯੋਗ ਜ਼ਮੀਨ ਨੂੰ ਲਗਾਤਾਰ ਕਾਸ਼ਤਕਾਰੀ ਕਬਜ਼ੇ ਦੇ ਅਧਾਰ ਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਦਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਦੀ ਨਵੀਂ ਨੀਤੀ ਸਬੰਧੀ ਸੱਪਸਟੀਕਰਣ ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਸਰਕਾਰ ਦੀ ਨੀਤੀ ਬਾਰੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ, ਅਤੇ ਤਹਿਸੀਲਦਾਰ-ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼ ਗੁਰਦਾਸਪੁਰ ਨੇ ਕੁਝ ਨੁਕਤਿਆਂ ਬਾਰੇ ਸੱਪਸਟੀਕਰਣ ਮੰਗਿਆ ਹੈ, ਜੋ ਆਪ ਦੀ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਫਿਰੋਜ਼ਪੁਰ ਵਲੋਂ ਮੰਗਿਆ ਸੱਪਸਟੀਕਰਣ:

- 1 ਘਟੀਆ ਨਿਕਾਸੀ ਅਤੇ ਵਾਧੂ ਪੇਂਡੂ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਨੂੰ ਇਕੋ ਕਿਸਮ ਦੀ ਪੇਂਡੂ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਬਣਾ ਦਿੱਤਾ ਗਿਆ ਹੈ । ਇਸ ਕਰਕੇ ਮਾਲਕੀ ਹੱਕ ਦੇਣ ਸਮੇਂ ਇਕੋ ਹੀ ਨੀਤੀ ਲਾਗੂ ਕੀਤੀ ਜਾਣੀ ਹੈ ਅਤੇ ਮਾਲਕੀ ਹੱਕ ਦੇਣ ਸਮੇਂ ਕਨਵੈਅੰਸ ਡੀਡ ਹੀ ਜਾਰੀ ਕੀਤਾ ਜਾਣਾ ਹੈ ।
- 2 ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਯੋਗ ਪਾਏ ਗਏ ਵਿਅਕਤੀਆਂ ਨੂੰ ਪਹਿਲਾਂ ਹੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਨਾ ਕੀਤਾ ਜਾਵੇ । ਉਨ੍ਹਾਂ ਨੂੰ ਪਹਿਲਾਂ ਸਿਰਫ ਇਹੋ ਹੀ ਲਿਖਿਆ ਜਾਵੇ ਕਿ ਉਨ੍ਹਾਂ ਨੂੰ ਕਬਜ਼ੇ ਦੇ ਅਧਾਰ ਤੇ ਭੂਮੀ ਅਲਾਟ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ ਅਤੇ ਉਹ 6 ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪੂਰੀ ਰਕਮ ਯਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਾਉਣ ਤਾਂ ਜੋ ਉਨ੍ਹਾਂ ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾ ਸਕੇ ।
- 3 ਜੇਕਰ ਪਹਿਲੀ ਨੀਤੀ ਅਧੀਨ ਕਿਸੇ ਟਰਾਂਸਫਰੀ ਨੇ ਕੋਈ ਕਿਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਹੋਵੇ, ਤਾਂ ਉਸ ਦਾ ਨਿਪਟਾਰਾ ਪਹਿਲੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਹੀ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਜੇਕਰ ਦਰਖਾਸਤ ਤੇ ਤਹਿਸੀਲ ਅਧਿਕਾਰੀਆਂ ਵਲੋਂ ਅਜੇ ਤੱਕ ਕੋਈ ਕਾਰਵਾਈ ਨਾ ਕੀਤੀ ਗਈ ਹੋਵੇ, ਤਾਂ ਉਸ ਦਾ ਨਿਪਟਾਰਾ ਨਵੀਂ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਕੀਤਾ ਜਾਵੇ ।

ਤਹਿਸੀਲਦਾਰ ਮਾਹਲ, ਗੁਰਦਾਸਪੁਰ ਵਲੋਂ ਮੰਗਿਆ ਸੱਪਸਟੀਕਰਣ:

- 4 ਜੇਕਰ ਪਹਿਲੀ ਨੀਤੀ ਅਧੀਨ ਕਿਸੇ ਟਰਾਂਸਫਰੀ ਨੇ ਕੋਈ ਕਿਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਹੋਵੇ ਤਾਂ ਉਸ ਦਾ ਨਿਪਟਾਰਾ ਪਹਿਲੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਹੀ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਜੇਕਰ ਦਰਖਾਸਤ ਤੇ ਤਹਿਸੀਲ ਅਧਿਕਾਰੀਆਂ ਵਲੋਂ ਅਜੇ ਤੱਕ ਕੋਈ ਕਾਰਵਾਈ ਨਾ ਕੀਤੀ ਗਈ ਹੋਵੇ, ਤਾਂ ਉਸਦਾ ਨਿਪਟਾਰਾ ਨਵੀਂ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਕੀਤਾ ਜਾਵੇ ।

- 5 ਨਵੀਂ ਨੀਤੀ ਅਨੁਸਾਰ ਰੇਟ ਸਮੂਹ ਸ਼੍ਰੇਣੀਆਂ ਤੋਂ ਇਕੋ ਰੇਟ ਭਾਵ 250/- ਰੁਪਏ ਪ੍ਰਤੀ ਫਸਲ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇ ।
- 6 ਖੁਲ੍ਹੀ ਬੋਲੀ ਰਾਹੀਂ ਜ਼ਮੀਨ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ ਮਾਲ ਦੀ ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਬਿਨਾਂ ਨਹੀਂ ਨਿਲਾਮ ਕੀਤੀ ਜਾ ਸਕਦੀ । ਉਸ ਵਿੱਚ ਪਹਿਲੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਹੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਣੀ ਹੈ । ਖੁਲ੍ਹੀ ਬੋਲੀ/ਸੀਮਤ ਬੋਲੀ ਰਾਹੀਂ ਭਾਂਡੇ ਦੇ ਨਿਪਟਾਰੇ ਤੇ ਰੋਕ ਲੱਗੀ ਹੋਈ ਹੈ ।
- 7 ਨਵੀਂ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਖਸਰਾ ਗਿਰਦਾਵਰੀ ਵਿੱਚ 16.4.97 ਤੋਂ ਬਾਅਦ ਕੋਈ ਦਰੁਸਤੀ ਨੂੰ ਨਹੀਂ ਮੰਨਿਆ ਜਾਣਾ ।

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਅੰਮ੍ਰਿਤਸਰ ਤੋਂ ਮੰਗਿਆਂ ਸਪੱਸ਼ਟੀਕਰਣ:

8. ਵਾਹੀ ਯੋਗ ਨਿਕਾਸੀ ਭਾਂਡੇ ਦੀ ਨਵੀਂ ਨੀਤੀ ਅਨੁਸਾਰ ਹੀ ਨਿਪਟਾਰਾ ਕੀਤਾ ਜਾਣਾ ਹੈ ।
9. ਨਵੀਂ ਨੀਤੀ ਨਗਰ ਪਾਲਿਕਾ ਆਦਿ ਦੀ ਹੱਦ ਤੋਂ 2 ਮੀਲ ਦੇ ਘੇਰੇ ਵਿੱਚ ਆਉਂਦੀ ਭਾਂਡੇ ਤੇ ਲਾਗੂ ਨਹੀਂ ਹੋਣਗੇ ।
10. 1994 ਤੋਂ ਪਹਿਲਾਂ ਦਾ ਬਣਦਾ ਰੈਂਟ ਸਬੰਧਤ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਾਂ ਵਲੋਂ ਪਹਿਲਾਂ ਹੀ ਵਸੂਲ ਕੀਤਾ ਜਾਣਾ ਸੀ । 1994 ਤੋਂ ਬਾਅਦ ਸਮੂਹ ਸ਼੍ਰੇਣੀਆਂ ਤੋਂ ਨਵੀਂ ਨੀਤੀ ਅਨੁਸਾਰ ਇਕੋ ਹੀ ਰੈਂਟ ਵਸੂਲ ਕੀਤਾ ਜਾਣਾ ਹੈ ।
11. ਫੌਜੀਆਂ ਨੂੰ ਭਾਂਡੇ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਜੇਕਰ ਕੋਈ ਅਜਿਹਾ ਸਪੈਸਿਫਿਕ ਕੇਸ ਹੈ ਤਾਂ ਡੀ.ਸੀ.ਅੰਮ੍ਰਿਤਸਰ ਵਲੋਂ ਉਸਦਾ ਵਿਸਥਾਰਪੂਰਵਕ ਵੇਰਵਾ ਦਿੰਦੇ ਹੋਏ, ਸਰਕਾਰ ਨੂੰ ਭੇਜਿਆ ਜਾਵੇ, ਤਾਂ ਕਿ ਤੱਥਾਂ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਜਾ ਸਕੇ ।
12. ਮਿਤੀ 15.7.97 ਤੱਕ ਅਰਜ਼ੀਆਂ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ ।

ਸਹੀ/-

(ਸਤਪਾਲ ਰਤਨ)

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ

ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 23.8.2001

ਵਿਸ਼ਾ: ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ / ਉਸਾਰੀ ਨੂੰ ਨਿਯਮਤ ਕਰਨਾ।

ਸ਼੍ਰੀ ਮਾਨ ਜੀ,

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਮੈਨੂੰ ਇਹ ਕਹਿਣ ਦੀ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਪਿਛਲੇ ਕਈ ਸਾਲਾਂ ਤੋਂ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀਆਂ ਸ਼ਹਿਰੀ ਜ਼ਮੀਨਾਂ ਦੇ ਸਹੀ ਪ੍ਰਬੰਧ ਦੇ ਸਵਾਲ ਬਾਰੇ ਉਨ੍ਹਾਂ ਧਿਆਨ ਨਹੀਂ ਦਿੱਤਾ ਗਿਆ, ਜਿਨ੍ਹਾਂ ਦੇਣਾ ਚਾਹੀਦਾ ਸੀ। ਅੰਸ਼ਿਕ ਤੌਰ ਤੇ ਇਹ ਇਸ ਤੱਥ ਤੇ ਅਧਾਰਤ ਹੈ ਕਿ ਇਹ ਸ਼ਹਿਰੀ ਜਾਇਦਾਦਾਂ ਬਹੁਤ ਸਾਰੇ ਵਿਭਾਗਾਂ / ਮਿਊਂਸਪਲ ਕਮੇਟੀਆਂ ਅਤੇ ਨਗਰ ਸੁਧਾਰ ਟਰੱਸਟਾਂ ਦੇ ਅਧਿਕਾਰ ਵਿੱਚ ਆਉਂਦੀਆਂ ਹਨ, ਜਿਨ੍ਹਾਂ ਵਿੱਚੋਂ ਮੁੱਖ ਮਾਲ ਵਿਭਾਗ ਹੈ। ਇਸ ਦੇਹਰੀ ਕੰਟਰੋਲ ਪ੍ਰਣਾਲੀ ਨੇ ਸਮੱਸਿਆ ਵਿੱਚ ਹੋਰ ਵਾਧਾ ਕਰ ਦਿੱਤਾ ਹੈ। ਕੁੱਝ ਨਜ਼ੂਲ ਭੋਂ ਮਿਊਂਸਪਲ ਕਮੇਟੀਆਂ ਨੂੰ ਇੰਤਜ਼ਾਮ ਕਰਨ ਦੇ ਮੰਤਵਾਂ ਲਈ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਹੈ, ਜਦੋਂ ਕਿ ਮਾਲਕੀ ਅਜੇ ਵੀ ਮਾਲ ਵਿਭਾਗ ਦੇ ਨਾਮ ਹੇਠ ਅੰਕਤ ਹੈ। ਕਈ ਹੋਰ ਕੇਸਾਂ ਵਿੱਚ ਨਗਰ ਸੁਧਾਰ ਟਰੱਸਟਾਂ ਨੇ ਮਾਲ ਵਿਭਾਗ ਨੂੰ ਬਿਨਾਂ ਕੋਈ ਮੁਆਵਜ਼ਾ ਦਿੱਤੇ ਨਿਕਾਸੀ ਭੋਂ ਗ੍ਰਹਿਣ ਕਰ ਲਈ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਦੇਹਾਂ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਆਪਣੀ ਸਹੂਲਤ ਮੁਤਾਬਿਕ ਇਨ੍ਹਾਂ ਹਾਲਤਾਂ ਦਾ ਪ੍ਰਯੋਗ ਕਿਸੇ ਵਿਅਕਤੀ ਨੂੰ ਲਾਭ ਪਹੁੰਚਾਉਣ ਲਈ ਕੀਤਾ ਗਿਆ ਹੈ। ਸਰਕਾਰੀ ਭੋਂ ਤੇ ਨਜਾਇਜ਼ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਇਸ ਭੋਂ ਲਈ ਪਾਣੀ, ਬਿਜਲੀ ਅਤੇ ਇੱਥੋਂ ਤੱਕ ਕਿ ਸੀਵਰੇਜ ਕੁਨੈਕਸ਼ਨ ਲੈਣ ਤੇ ਕੋਈ ਰੋਕ ਨਹੀਂ ਹੈ ਅਤੇ ਉਸ ਵਿਭਾਗ ਨੂੰ ਸੂਚਿਤ ਵੀ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ, ਜਿਸ ਦੀ ਉਹ ਮਲਕੀਅਤ ਹੈ। ਸਰਕਾਰ ਦੀਆਂ ਜ਼ਮੀਨਾਂ ਦੇ ਨਜਾਇਜ਼ ਕਾਬਜ਼ਕਾਰਾਂ ਦਾ ਵਾਰ-ਵਾਰ ਕਬਜ਼ਾ ਸਨਾਖਤ ਕਰਨ/ਨਿਯੁਕਤ ਕਰਨ ਦੀਆਂ ਪਿਛਲੀਆਂ ਨੀਤੀਆਂ ਨੇ ਇਸ ਸਮੱਸਿਆ ਨੂੰ ਘਟਾਉਣ ਵਿੱਚ ਕੁੱਝ ਨਹੀਂ ਕੀਤਾ। ਜਦੋਂ ਕਿਸੇ ਰਕਬੇ ਤੇ ਨਜਾਇਜ਼ ਕਬਜ਼ਾ ਹੋ ਜਾਂਦਾ ਹੈ ਅਤੇ ਉਸ ਤੇ ਪੱਕੀ ਉਸਾਰੀ ਕਰ ਲਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਹਟਾਉਣਾ ਮੁਸ਼ਕਲ ਬਣ ਜਾਂਦਾ ਹੈ। ਜਿੱਥੇ ਪੱਕੀ ਉਸਾਰੀ ਦੀਆਂ ਬਹੁਤ ਕਲੋਨੀਆਂ ਪਿਛਲੇ 2-3 ਦਹਾਕੇ ਤੋਂ ਖੜੀਆਂ ਹੋ ਗਈਆਂ ਹਨ, ਉਥੇ ਇਹ ਸਮੱਸਿਆ ਵਿਸ਼ੇਸ਼ ਤੌਰ ਤੇ ਹੋਂਦ ਵਿੱਚ ਆਈ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਵਸੀਆਂ ਕਲੋਨੀਆਂ ਵਿੱਚੋਂ ਕਈਆਂ ਨੂੰ ਤਾਂ ਗਲੀਆਂ ਦੀ ਰੋਸ਼ਨੀ ਅਤੇ ਸੜਕਾਂ, ਨਗਰ ਪਾਲਿਕਾਵਾਂ ਵੱਲੋਂ ਸੁਚੇਤ ਤੌਰ ਤੇ ਉਪਲੱਬਧ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ। ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਨੇ ਇਸ ਅਸਲੀਅਤ ਦੇ ਆਧਾਰ ਤੇ ਉਨ੍ਹਾਂ ਦੀਆਂ ਜਾਇਦਾਦਾਂ ਤੇ ਨਜਾਇਜ਼ ਕਬਜ਼ੇ ਸਬੰਧੀ ਇੱਕ ਪਾਲਿਸੀ ਦੀ ਉਲੀਕ ਕੀਤੀ, ਜਦੋਂ ਇਹ ਭਾਪ ਲਿਆ ਕਿ ਆਮ ਤੌਰ ਤੇ ਉਸਾਰੀ ਨੂੰ ਜੋ ਲੰਮੇ ਸਮੇਂ ਤੋਂ ਹੋਂਦ ਵਿੱਚ ਆ ਚੁੱਕੀ ਹੋਵੇ, ਨੂੰ ਹਟਾਉਣਾ ਸੰਭਵ ਨਹੀਂ ਰਹਿ ਜਾਂਦਾ। ਇਹ ਵੀ ਵੇਖਣ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਅਜਿਹੇ ਨਜਾਇਜ਼ ਕਬਜ਼ਿਆਂ ਹੇਠਾਂ ਜਾਇਦਾਦਾਂ ਤੋਂ ਸਰਕਾਰ ਨੂੰ ਕੋਈ ਮਾਲੀ ਆਮਦਨ ਨਹੀਂ ਹੋ ਰਹੀ ਅਤੇ ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਇਹ ਯੋਗ ਸਮਝਿਆ ਗਿਆ ਕਿ ਉਹ ਉਸ ਥਾਂ ਦੀ ਯੋਗ ਕੀਮਤ ਅਦਾ ਕਰਨ ਬਲਕਿ ਕਈ ਤਾਂ ਉਨ੍ਹਾਂ ਵਿੱਚੋਂ ਅਜਿਹਾ ਕਰਨ ਲਈ ਤਿਆਰ ਵੀ ਹੋਣਗੇ। ਇਸ ਜ਼ਮੀਨ ਦੀ ਵੇਚ ਤੋਂ ਆਉਣ ਵਾਲੀ ਆਮਦਨ ਸਬੰਧਤ ਇਲਾਕੇ ਜਾਂ ਹੋਰ ਥਾਵਾਂ ਤੇ ਨਜਾਇਜ਼ ਕਬਜ਼ਿਆਂ ਨੂੰ ਗੰਦੀਆਂ ਬਸਤੀਆਂ ਵਿੱਚ ਤਬਦੀਲ ਹੋਣ ਤੋਂ ਬਚਾਉਣ ਲਈ ਅਤੇ ਆਮ ਜਨਤਾ ਦੀਆਂ ਸਹੂਲਤਾਂ ਲਈ ਵਰਤੀ ਜਾ ਸਕੇਗੀ। ਆਮ ਭਾਵਨਾਂ ਇਹ ਵੀ ਹੈ ਕਿ ਸਰਕਾਰ ਦੀ ਜਾਇਦਾਦ ਦੀ ਵਰਤੋਂ ਕਾਬਜ਼ਕਾਰਾਂ ਵੱਲੋਂ ਅਣ-ਅਧਿਕਾਰਤ ਢੰਗ ਨਾਲ

ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਪਰ ਸਰਕਾਰ ਨੂੰ ਇਸ ਜਾਇਦਾਦ ਦੇ ਪਟੇ ਦੀ ਰਕਮ ਦੀ ਸ਼ਕਲ ਵਿੱਚ ਕਿਰਾਏ ਜਾਂ ਹੋਰ ਰੂਪ ਵਿੱਚ ਕੁਝ ਨਹੀਂ ਮਿਲਦਾ। ਸਰਕਾਰ ਨੂੰ ਨਾ ਕੇਵਲ ਮਾਲੀ ਨੁਕਸਾਨ ਹੋ ਰਿਹਾ ਹੈ ਬਲਕਿ ਗੰਦੀਆਂ ਬਸਤੀਆਂ ਦੀ ਸਿਰਜਨਾ ਵੀ ਹੋ ਰਹੀ ਹੈ। ਇਸ ਕੁੱਲ ਸਥਿਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸਰਕਾਰ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਜਾਇਦਾਦ ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਤੇ ਵਰਤਮਾਨ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਅੱਗੇ ਦਰਜ ਪੈਰਿਆਂ ਵਿੱਚ ਅੰਕਿਤ ਅਨੁਸਾਰ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ।

2. ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਸ਼ਹਿਰੀ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀ ਭੋਂ ਦੀ ਤਬਦੀਲੀ ਲਈ ਪਾਤਰ ਬਣਨ ਲਈ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਮਿਤੀ 1.1.1996 ਤੋਂ ਪਹਿਲਾਂ ਹੋਇਆ ਹੋਣਾ ਪਾਇਆ ਜਾਵੇ ਪਰ ਅਜਿਹਾ ਕਬਜ਼ਾ ਕੇਵਲ ਕਾਗਜ਼ੀ ਇੰਦਰਾਜ਼ ਨੂੰ ਹੀ ਨਾ ਸਮਝਿਆ ਜਾਵੇ। ਇਹ ਕਬਜ਼ਾ ਪੱਕੀ ਉਸਾਰੀ, ਨਿਯਮਤ ਪਾਣੀ ਸਪਲਾਈ, ਬਿਜਲੀ ਮੀਟਰ ਕੁਨੈਕਸ਼ਨ ਅਤੇ ਮੌਕੇ ਤੇ ਪੜਤਾਲ ਯੋਗ ਫਿਜ਼ੀਕਲ ਕਬਜ਼ੇ ਤੇ ਅਧਾਰਿਤ ਹੋਵੇ। ਕੇਵਲ ਭੂਮੀ ਦੀਆਂ ਗਿਰਦਾਵਰੀਆਂ ਭਾਵੇਂ ਲੰਮੇ ਸਮੇਂ ਦੀਆਂ ਹੋਣ “ਕਬਜ਼ੇ” ਦੀ ਪ੍ਰੀਭਾਸ਼ਾ ਤੋਂ ਪਾਸੇ ਰੱਖੀਆਂ ਜਾਣਗੀਆਂ। ਇਸੇ ਤਰ੍ਹਾਂ ਖੇਤੀਬਾੜੀ ਦੇ ਮੰਤਵਾਂ ਦੀ ਕਾਸ਼ਤਕਾਰੀ ਅਤੇ ਕਿਰਾਏ ਦੀ ਅਦਾਇਗੀ ਨੂੰ ਵੀ ਕਬਜ਼ੇ ਦੀ ਪ੍ਰੀਭਾਸ਼ਾ ਵਿੱਚ ਸ਼ਾਮਲ ਕੀਤਾ ਜਾਵੇਗਾ। ਪਿਛਲੇ ਸਮੇਂ ਦੇ ਕਿਰਾਏ ਦੀ, ਬਾਅਦ ਵਿੱਚ ਕੀਤੀ ਅਦਾਇਗੀ ਨੂੰ ਵੀ ਭੌਤਿਕ ਕਬਜ਼ੇ ਦਾ ਸਬੂਤ ਨਹੀਂ ਮੰਨਿਆ ਜਾਵੇਗਾ। ਅਜਿਹਾ ਕਰਨ ਲਈ ਕਾਫੀ ਹੋਰ ਤਰੀਕੇ ਹਨ, ਜਿਨ੍ਹਾਂ ਦਾ ਇਥੇ ਉਲੇਖ ਕਰਨ ਦੀ ਲੋੜ ਨਹੀਂ ਹੈ। ਇਨ੍ਹਾਂ ਦਾ ਪ੍ਰਬੰਧਕੀ ਤੌਰ ਤੇ ਖਿਆਲ ਰੱਖਿਆ ਜਾ ਸਕਦਾ ਹੈ ਕਿਉਂਕਿ ਕੋਈ ਵੀ ਸੂਚੀ ਪੂਰਣ ਨਹੀਂ ਹੈ। ਇਸ ਨੂੰ ਨਜ਼ਰਅੰਦਾਜ਼ ਕੀਤੇ ਜਾਣ ਦੀ ਹਾਲਤ ਵਿੱਚ ਸਬੰਧਤ ਸਰਕਲ ਮਾਲ ਅਫਸਰ ਨੂੰ ਜ਼ਿਮੇਵਾਰ ਠਹਿਰਾਇਆ ਜਾਵੇਗਾ।

ਅਣਿ-ਅਧਿਕਾਰਤ ਉਸਾਰੀ/ਢਾਂਚਾ ਜੇਕਰ ਜਨਤਕ ਥਾਂ ਤੇ ਜਿਵੇਂ ਕਿ ਸੜਕ, ਪਾਰਕ ਵਗੈਰਾ (ਜਾਂ ਮਿਉਂਸਪਲ ਬਾਈਲਾਜ਼ ਅਤੇ ਟਾਊਨ ਪਲਾਨਿੰਗ ਸਕੀਮ ਦੀ ਉਲੰਘਣਾ) ਕੀਤੀ ਗਈ ਹੋਵੇ, ਉਸ ਨੂੰ ਨਿਯਮਤ ਨਾ ਕੀਤਾ ਜਾਵੇ। ਇਸ ਤਰ੍ਹਾਂ ਛੋਟੇ ਢਾਂਚੇ ਜੋ ਕਿ ਕਿਸੇ ਜਨਤਕ ਥਾਂ ਨੂੰ ਰਸਤੇ ਵਿੱਚ ਰੁਕਾਵਟ ਪਾਉਂਦੇ ਹੋਣ ਜਿਹੜੇ ਕਿ ਵਪਾਰਕ ਮੰਤਵਾਂ ਲਈ ਵਰਤੇ ਜਾ ਰਹੇ ਹੋਣ / ਵਰਤੇ ਜਾ ਸਕਦੇ ਹੋਣ ਜਾਂ ਹੋਰ ਤਰ੍ਹਾਂ ਅਸਾਨੀ ਨਾਲ ਵਰਤਿਆ ਜਾ ਸਕਦਾ ਹੋਵੇ, ਨੂੰ ਨਿਯਮਤ ਨਾ ਕੀਤਾ ਜਾਵੇ।

3. ਇਸ ਸਕੀਮ ਅਧੀਨ ਕਿਸੇ ਵਿਅਕਤੀ ਨੂੰ ਇੱਕ ਤੋਂ ਵੱਧ ਪਰਾਪਟਰੀ ਦਾ ਲਾਭ ਨਹੀਂ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਕੇਵਲ ਪ੍ਰੀਵਾਰ ਦਾ ਮੁੱਖੀ ਹੀ ਜ਼ਮੀਨ ਖਰੀਦਣ ਲਈ ਯੋਗ ਹੋਵੇਗਾ। ਨਾ-ਬਾਲਗ ਅਤੇ ਆਸ਼ਰਿਤ ਮੈਂਬਰ ਤਬਦੀਲੀ/ਅਲਾਟਮੈਂਟ ਲਈ ਨਹੀਂ ਵਿਚਾਰੇ ਜਾਣਗੇ।

4. ਸਬੰਧਤ ਜ਼ਮੀਨ ਦੀ ਕੀਮਤ ਹੇਠ ਲਿਖੀਆਂ ਦਰਾਂ ਅਨੁਸਾਰ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ:-

<u>ਜ਼ਮੀਨ ਦਾ ਕਬਜ਼ੇ ਹੇਠ ਰਕਬਾ</u>	<u>ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਦੀ ਪ੍ਰਤੀਸ਼ਤਤਾ</u>
5 ਮਰਲੇ ਤੱਕ	20%
5 ਮਰਲੇ ਤੋਂ ਵੱਧ ਪਰ 10 ਮਰਲੇ ਤੱਕ	30%
10 ਮਰਲੇ ਤੋਂ ਵੱਧ ਪਰ 1 ਕਨਾਲ ਤੱਕ	40%
1 ਕਨਾਲ ਤੋਂ ਵੱਧ	ਪੂਰੀ ਬਾਜ਼ਾਰੀ ਕੀਮਤ

ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਦਾ ਅਰਥ ਉਹ ਮੁੱਲ ਹੋਵੇਗਾ ਜੋ ਇਸ ਤੋਂ ਅੱਗੇ ਪੈਰੇ ਵਿੱਚ ਦਰਜ ਕਮੇਟੀ ਰਾਹੀਂ ਨਿਰਧਾਰਿਤ ਕੀਤਾ ਜਾਵੇਗਾ।

5. ਹਰ ਇੱਕ ਜਿਲ੍ਹੇ ਵਿੱਚ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਬਣਾਈ ਕਮੇਟੀ ਭੂਮੀ ਦੇ ਨਿਪਟਾਰੇ ਦੇ ਮਾਮਲੇ ਨੂੰ ਵੇਖੇਗੀ। ਇਹ ਕਮੇਟੀ ਵੱਖ-ਵੱਖ ਭੂਮੀ, ਉਸ ਦੀ ਲੋਕੇਸ਼ਨ ਅਤੇ ਉਸ ਦੀ ਵਪਾਰਕ ਕੀਮਤ ਵਗੈਰਾ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖੇਗੀ ਅਤੇ ਖਾਸ ਕੰਮਾਂ ਵਿੱਚ ਅਲੱਗ ਤੌਰ ਤੇ ਕੀਮਤ ਨਿਸ਼ਚਿਤ ਕਰੇਗੀ। ਕੀਮਤ, ਇਸ ਸਾਰਥਿਕ ਅਸਲੀਅਤ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖ ਕੇ ਵੀ ਨਿਰਧਾਰਤ ਕੀਤੀ ਜਾਵੇ ਕਿ ਪ੍ਰਾਪਟਰੀ ਡੀਲਰ ਇਸ ਦਾ ਅਸਿੱਧੇ ਢੰਗ ਨਾਲ ਵੀ ਗੈਰ-ਵਾਜ਼ਬ ਢੰਗ ਨਾਲ ਲਾਭ ਨਾ ਲੈਣ ਤਾਂ ਜੋ ਨਜ਼ਾਇਜ਼ ਕਾਬਜ਼ਕਾਰ

ਆਪਣੀਆਂ ਪਹਿਲੀਆਂ ਥਾਵਾਂ ਨੂੰ ਛੱਡ ਕੇ ਨਵੀਆਂ ਥਾਵਾਂ ਤੇ ਕਾਬਜ਼ ਨਾ ਹੋਣ। ਇਸ ਕਮੇਟੀ ਦੀ ਬਣਤਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੋਵੇਗੀ:-

- | | | |
|----|--|---------------|
| 1. | ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ | ਚੇਅਰਮੈਨ |
| 2. | ਮੇਅਰ/ਪ੍ਰਧਾਨ, ਨਗਰ ਨਿਗਮ/ਕਮੇਟੀ | ਮੈਂਬਰ |
| 3. | ਜ਼ਿਲ੍ਹੇ ਵਿੱਚ ਪੁੱਛਾ ਦਾ ਸੀਨੀਅਰ ਮੈਂਸਟਰ ਅਫਸਰ
(ਜਿੱਥੇ ਕਿਤੇ ਰੀਜ਼ਨਲ ਨੁਮਾਇੰਦਾ ਹੋਵੇ, ਉਹ ਮੈਂਬਰ ਹੋਵੇਗਾ) | ਮੈਂਬਰ |
| 4. | ਐਕਸੀਅਨ, ਪੀ.ਡਬਲਯੂ.ਡੀ.ਬੀ.ਐੱਡ.ਆਰ
(ਜਿਸ ਦੇ ਘੇਰੇ ਵਿੱਚ ਆਉਂਦਾ ਹੋਵੇ) | ਮੈਂਬਰ |
| 5. | ਡਿਵੀਜ਼ਨਲ ਟਾਊਨ ਪਲੈਨਰ | ਮੈਂਬਰ |
| 6. | ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ | ਕਨਵੀਨਰ |
| 7. | ਜ਼ਿਲ੍ਹਾ ਮਾਲ ਅਫਸਰ | ਸੰਯੁਕਤ ਕਨਵੀਨਰ |

ਉਕਤ ਦੱਸੀ ਕੀਮਤ ਨਿਰਧਾਰਤ ਕਮੇਟੀ ਅਜਿਹੀ ਭੂਮੀ ਦੀ ਪਛਾਣ ਕਰੇਗੀ ਜੋ ਬਹੁਤ ਕੀਮਤੀ ਹੋਵੇ ਅਤੇ ਇਹ ਨਜ਼ਾਇਜ਼ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਨਾ ਕੀਤੀ ਜਾਵੇ। ਜਿੱਥੇ ਕਿਤੇ ਨਜ਼ਾਇਜ਼ ਕਾਬਜ਼ਕਾਰਾਂ ਦੀ ਗਿਣਤੀ ਜ਼ਿਆਦਾ ਹੋਵੇ ਅਤੇ ਸਮਾਜ ਦੇ ਕਮਜ਼ੋਰ ਵਰਗ ਦੇ ਹੋਣ ਅਤੇ ਨੀਮ ਸਥਾਈ ਹੋਵੇ, ਉਨ੍ਹਾਂ ਨੂੰ ਜੋ ਸੰਭਵ ਹੋਵੇ, ਤਾਂ ਕਿਸੇ ਹੋਰ ਥਾਂ ਤੇ ਵਸਾਇਆ ਜਾਵੇ।

ਹਾਈਵੇ, ਵੱਡੇ ਨਾਲਿਆਂ, ਪਾਰਕਾਂ ਅਤੇ ਹੋਰ ਉਪ-ਯੋਗਤਾਵਾਂ (utilities) ਦੀਆਂ ਭਵਿੱਖੀ ਲੋੜਾਂ ਦੀ ਸ਼ਨਾਖਤ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਮਹੱਤਵਪੂਰਨ ਜ਼ਮੀਨਾਂ ਤੇ ਹੋਏ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਿਆਂ ਨੂੰ ਅੰਧਾ-ਧੁੰਦ ਨਿਯਮਤ ਨਾ ਕੀਤਾ ਜਾਵੇ। ਅਜਿਹੀ ਸੰਪਤੀ ਜੋ ਅਦਾਲਤੀ ਕੇਸਾਂ ਦਾ ਵਿਸ਼ਾ ਹੋਵੇ, ਵੀ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਜਾ ਸਕੇਗੀ ਬਸ਼ਰਤ ਕਿ ਉਹ ਪਾਲਿਸੀ ਦੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਯੋਗ ਪਾਤਰ ਬਣਦੇ ਹੋਣ। ਜੇਕਰ ਸੰਪਤੀ ਬਹੁਤ ਜ਼ਿਆਦਾ ਅਹਿਮੀਅਤ ਦੀ ਹੋਵੇ ਜਾਂ ਕਿਸੇ ਜਨਤਕ ਉਪਯੋਗਤਾ ਲਈ ਲੋੜੀਂਦੀ ਹੋਵੇ, ਉਹ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਨਾ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਵਿਭਾਗ ਅਦਾਲਤੀ ਕੇਸਾਂ ਨੂੰ ਲੜਨ ਅਤੇ ਭਰਵੇਂ ਯਤਨਾਂ ਨਾਲ ਪੈਰਵੀ ਕਰਨਾ ਜਾਰੀ ਰੱਖਣ।

ਕਮੇਟੀ ਵੱਲੋਂ ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਗਈ ਕੀਮਤ ਦਾ 1/4 ਭਾਗ ਸਰਕਾਰ ਵੱਲੋਂ ਪੇਸ਼ਕਸ਼ ਪੱਤਰ ਜਾਰੀ ਕਰਨ ਦੀ ਮਿਤੀ ਦੇ ਇੱਕ ਮਹੀਨੇ ਦੇ ਅੰਦਰ ਅਦਾ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਬਾਕੀ ਦਾ 3/4 ਭਾਗ ਪੰਜ ਸਾਲ ਦੀਆਂ ਛਿਮਾਹੀ ਕਿਸ਼ਤਾਂ ਵਿੱਚ 12% ਸਧਾਰਨ ਵਿਆਜ ਸਮੇਤ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇਗਾ। ਪਰੰਤੂ, ਜੇਕਰ ਕੋਈ ਵਿਅਕਤੀ ਸਾਰੀ ਰਕਮ ਦੀ ਅਦਾਇਗੀ ਯਕਮੁਸ਼ਤ ਕਰਦਾ ਹੈ, ਉਸ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਗਈ ਕੁੱਲ ਕੀਮਤ ਤੇ 5% ਦੀ ਰਿਆਇਤ ਦਾ ਲਾਭ ਦਿੱਤਾ ਜਾਵੇਗਾ।

7. ਹਰੇਕ ਸਰਕਲ ਮਾਲ ਅਫਸਰ ਇਸ ਨੀਤੀ ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਮਿੱਥੀ ਮਿਤੀ ਤੱਕ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਅਰਜ਼ੀਆਂ ਤੇ ਪ੍ਰਕਿਰਿਆ ਕਰੇਗਾ ਅਤੇ ਨਾਲ ਲੱਗੇ ਕਾਗਜ਼ਾਂ ਦੀ ਘੋਖ ਕਰੇਗਾ, ਕਬਜ਼ੇ ਅਤੇ ਪਾਤਰਤਾ ਸਬੰਧੀ ਆਪਣੇ ਕਥਨ ਦੇਵੇਗਾ। ਹਰ ਇੱਕ ਵਾਰਡ ਲਈ ਵੱਖਰਾ ਰਜਿਸਟਰ ਲਗਾਇਆ ਜਾਵੇ ਅਤੇ ਇਸ ਕੰਮ ਲਈ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਨਗਰ ਨਿਗਮ/ਕਮੇਟੀ ਦੇ ਅਮਲੇ ਦੀਆਂ ਸੇਵਾਵਾਂ ਵੀ ਉਹ ਠੀਕ ਸਮਝੇ, ਲੈਣ ਦੇ ਸਮਰੱਥ ਹੋਵੇਗਾ। ਇਹ ਰਿਕਾਰਡ, ਸਥਾਨਵਾਰ ਸੰਪਤੀ ਦੀ ਪਛਾਣ ਕਰਨ ਅਤੇ ਨਿਰੀਖਣਾਂ ਰਾਹੀਂ, ਭੌਤਿਕ ਤਸਦੀਕ ਕਰਨ ਸਮੇਂ ਸਹਾਇਕ ਸਿਧ ਹੋਵੇਗਾ। ਇਸ ਤੋਂ ਬਾਅਦ ਤਹਿਸੀਲਦਾਰ ਆਪਣੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਸਮੇਤ ਕੇਸ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ ਨੂੰ ਭੇਜੇਗਾ।

8. ਜਦੋਂ ਸਬੰਧਤ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ ਨੂੰ ਸੰਪਤੀ ਦੇ ਟੁਕੜੇ ਅਲਾਟਮੈਂਟ ਵਿਚੋਂ ਬਾਹਰ ਕੱਢਣ ਲਈ ਸਪਸ਼ਟ ਨਿਰਦੇਸ਼ ਪ੍ਰਾਪਤ ਹੋ ਜਾਣ ਤਾਂ ਉਹ ਅਲਾਟਮੈਂਟ ਪੱਕੀ ਕਰਨ ਜਾਂ ਹੋਰਵੇਂ ਕੋਈ ਸਿਫਾਰਸ਼ਾਂ ਬਾਰੇ ਅੰਤਿਮ ਫੈਸਲਾ ਲੈਣ ਲਈ ਕਾਰਵਾਈ ਸ਼ੁਰੂ ਕਰੇ। ਅਜਿਹਾ

ਕਰਨ ਸਮੇਂ ਯਕੀਨੀ ਬਣਾਏਗਾ ਕਿ ਜੋ ਸੰਪਤੀ ਵੇਚੀ ਜਾ ਰਹੀ ਹੈ, ਉਸ ਨਾਲ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ/ਸੇਧਾਂ ਦਾ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਕਿਸੇ ਖਾਸ ਕੰਮ ਵਿੱਚ ਜਾਂ ਆਮ ਕਰਕੇ ਦਿੱਤੇ ਨਿਰਦੇਸ਼ਾਂ ਦੀ ਉਲੰਘਣਾ ਤਾਂ ਨਹੀਂ ਹੁੰਦੀ।

9. ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰ ਇਸ ਪਾਲਿਸੀ ਦੇ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 2 ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਇਸ ਨਾਲ ਨੱਥੀ ਅਨੈਕਸਚਰ ਤੇ ਨਿਰਧਾਰਿਤ ਪ੍ਰੋਫਾਰਮੇ ਵਿੱਚ ਬਿਨੈ-ਪੱਤਰ ਨਾਮਜ਼ਦ ਮਾਲ ਅਧਿਕਾਰੀ ਨੂੰ ਪੇਸ਼ ਕਰਨਗੇ। ਇਸ ਪਾਲਿਸੀ ਦੀ ਵਾਰ-ਵਾਰ ਰੇਡੀਓ, ਟੀ.ਵੀ. ਅਤੇ ਅਖਬਾਰਾਂ ਰਾਹੀਂ ਪਹਿਲੇ ਮਹੀਨੇ ਦੇ ਦੌਰਾਨ ਹਫ਼ਤਾਵਾਰੀ ਅਧਾਰ ਤੇ ਵਿਗਿਆਪਨ ਦਿੱਤੇ ਜਾਣ। ਐਨ.ਆਰ. ਆਈ.ਸੈਲ ਨੂੰ ਵਿਗਿਆਪਨ ਐਨ.ਆਰ.ਆਈਜ਼ ਤੱਕ ਪਹੁੰਚਾਣ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਜਾਵੇ।

10. ਜਿਥੇ ਕਿਤੇ ਅਲਾਟਮੈਂਟ ਲਈ ਅਰਜ਼ੀ ਨਾ ਦਿੱਤੀ ਗਈ ਹੋਵੇ, ਸਬੰਧਤ ਸਰਕਲ ਮਾਲ ਅਫਸਰ, ਭੌਤਿਕ ਕਬਜ਼ੇ ਦੇ ਹਰ ਕੇਸ ਦੀ ਰਿਪੋਰਟ ਕਰਨ ਅਤੇ ਰਿਕਾਰਡ ਰੱਖਣ ਲਈ, ਨਿੱਜੀ ਤੌਰ ਤੇ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗਾ। ਉਹ ਇਸ ਕੰਮ ਲਈ ਮਾਲ ਰਿਕਾਰਡ ਦੀ ਨਿੱਜੀ ਛਾਣਬੀਣ ਕਰਨ ਅਤੇ ਇਸੇ ਵਿਸ਼ੇ ਤੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸਰਟੀਫਿਕੇਟ ਭੇਜਣਾ ਯਕੀਨੀ ਬਣਾਉਣ।

11. ਫਰਾਡ ਰਾਹੀਂ ਜਾਂ ਅੱਖੋਂ-ਪਰੇਖੇ ਹੋਣ ਕਾਰਨ ਸੰਪਤੀ ਦੀ ਦੋਹਰੀ ਅਲਾਟਮੈਂਟ ਰੋਕਣ ਲਈ, ਰਕਮ ਦਾ 25% ਪ੍ਰਾਪਤ ਹੋਣ ਦੇ ਤੁਰੰਤ ਬਾਅਦ, ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ, ਪੱਕੀ ਕਾਲੀ ਨੀਲੀ ਸਿਆਹੀ ਨਾਲ ਮਿਸਲ ਨੰਬਰ ਤੇ ਹੁਕਮਾਂ ਦੀ ਮਿਤੀ ਦਾ ਇੰਦਰਾਜ਼ ਕਰਨ, ਪਰ ਫਿਰ ਵੀ ਖਰੀਦਦਾਰ ਦੇ ਹੱਕ ਵਿੱਚ, ਰਜਿਸਟਰੇਸ਼ਨ ਅਤੇ ਅਦਾਇਗੀ ਹੋਣ ਤੱਕ, ਮਾਲਕੀ ਸਰਕਾਰ ਦੀ ਹੀ ਰਹੇਗੀ।

12. ਜਿਹੜੇ ਅਲਾਟਮੈਂਟ ਲਈ ਸਹਿਮਤੀ ਨਹੀਂ ਦੇਣਗੇ ਅਤੇ ਜਿਹੜੇ ਯੋਗ ਨਹੀਂ ਪਾਏ ਜਾਣਗੇ, ਉਨ੍ਹਾਂ ਵਿਰੁੱਧ ਬੇ-ਦਖਲ ਕਰਨ ਲਈ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ। ਅਜਿਹੇ ਕੇਸਾਂ ਵਿੱਚ ਭੁਮੀ, ਸਾਰੇ ਕਾਰਜਾਂ ਅਤੇ ਮੰਤਵਾਂ ਲਈ ਉਪਲੱਬਧ ਮੰਨੀ ਜਾਵੇ ਅਤੇ ਖਾਲੀ ਭੁਮੀ ਦੇ ਕੇਸ ਵਾਂਗ ਖੁੱਲੀ ਬੋਲੀ ਤੇ ਵੇਚੀ ਜਾਵੇ।

13. ਸੰਪਤੀ ਦੀ ਤਬਦੀਲੀ ਤੋਂ ਇਨਕਾਰ ਕਰਨ ਦੇ ਫੈਸਲੇ ਵਿਰੁੱਧ ਪ੍ਰਤੀ ਬੇਨਤੀ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਕੋਲ ਹੋ ਸਕੇਗੀ, ਜਿਨ੍ਹਾਂ ਦੀ ਜ਼ਿਲ੍ਹਾ ਮਾਲ ਅਫਸਰ ਅਤੇ ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ (ਜਨਰਲ) ਸਹਾਇਤਾ ਕਰਨਗੇ।

14. ਜ਼ਿਲ੍ਹਾ ਹੈਡ ਕੁਆਟਰ ਤੋਂ ਹਰ ਇੱਕ ਤਹਿਸੀਲ ਵਿੱਚ ਸਰਕਾਰ ਦੀ ਤਰਫੋਂ ਬਤੌਰ ਵਿਕਰੇਤਾ ਰਜਿਸਟਰੇਸ਼ਨ ਡੀਡ ਤੇ ਹਸਤਾਖਰ ਕਰਨ ਲਈ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਇੱਕ ਯੋਗ ਅਫਸਰ ਨਾਮਜ਼ਦ ਕਰੇਗਾ। ਬਕਾਇਦਾ ਅਧਿਕ੍ਰਿਤ ਸਰਕਾਰੀ ਨਾਮਜ਼ਦ ਵਿਕਰੇਤਾ ਦੀ ਗੈਰ-ਹਾਜ਼ਰੀ ਵਿੱਚ ਭੋਂ ਟਰਾਂਸਫਰ ਕਰਨ ਲਈ ਸਬ-ਰਜਿਸਟਰਾਰ ਸਮਰੱਥ ਨਹੀਂ ਹੋਣਗੇ। ਅਜਿਹਾ ਨਾਮਜ਼ਦ ਅਫਸਰ ਹਫ਼ਤੇ ਦੇ ਦਿਨ ਮੁਕੱਰਰ ਕਰਕੇ, ਤਹਿਸੀਲ ਹੈਡਕੁਆਟਰ ਦਾ ਨਿਯਮਤ ਦੌਰਾ ਕਰਨ ਤਾਂ ਜੋ ਜਨਤਾ ਨੂੰ ਅਸੁਵਿਧਾਵਾਂ ਦਾ ਸਾਹਮਣਾ ਨਾ ਕਰਨਾ ਪਵੇ।

15. ਪੂਰੀ ਕੀਮਤ ਵਸੂਲਣ ਬਾਅਦ ਸੰਪਤੀ ਦੇ ਅਧਿਕਾਰ ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਜਾਣ। ਕਾਬਜ਼ਕਾਰ ਨੂੰ ਸੰਪਤੀ ਅਧਿਕਾਰ ਰਜਿਸਟਰ ਕਰਾਉਣ ਤੋਂ ਬਾਅਦ ਹੀ, ਭੋਂ ਦਾ ਇੰਤਕਾਲ ਕਰਾਉਣ ਦੀ ਆਗਿਆ ਦਿੱਤੀ ਜਾਵੇ, ਪਰ ਉਦੋਂ ਤੱਕ ਸੰਪਤੀ, ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ ਸਰਕਾਰ ਦੇ ਨਾਮ ਚਲਦੀ ਰਹੇਗੀ। ਰਜਿਸਟਰੇਸ਼ਨ ਖਰਚੇ, ਖਰੀਦਦਾਰਾਂ ਵੱਲੋਂ ਅਦਾਯੋਗ ਹੋਣਗੇ। ਸਰਕਾਰ ਵੱਲੋਂ ਪੂਰੀ ਰਕਮ ਵਸੂਲਣ ਉਪਰੰਤ ਅਤੇ ਸੰਪਤੀ ਸਬੰਧਤ ਵਿਅਕਤੀ ਦੇ ਹੱਕ ਵਿੱਚ ਰਜਿਸਟਰ ਹੋਣ ਪਿਛੋਂ, ਪੂਰੇ ਮਾਲਕ ਹੋਣ ਤੇ ਇੰਤਕਾਲ ਕਰਨ ਦੀ ਆਗਿਆ ਦੇ ਦਿੱਤੀ ਜਾਵੇ।

16. ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਤੇ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀਆਂ, ਕੰਪਨੀਆਂ, ਫਰਮਾਂ ਵਗੈਰਾ ਜਾਂ ਸੁਕੇਅਟਰਜ਼ (Squatters) ਨੂੰ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ਾ ਕਰਨ ਲਈ ਕੋਈ ਨਵੇਂ ਬਿਜਲੀ, ਪਾਣੀ ਜਾਂ ਸੀਵਰੇਜ਼ ਕੁਨੈਕਸ਼ਨ ਨਾ ਦਿੱਤੇ ਜਾਣ। ਕੋਈ ਵੀ ਪੱਕੇ ਤੌਰ ਤੇ ਕੀਤੀ ਨਵੀਂ ਉਸਾਰੀ ਪਲਾਂ ਵਿੱਚ ਢਾਹੀ ਜਾਣ ਯੋਗ ਹੋਵੇਗੀ ਅਤੇ ਜੇਕਰ ਹਲਕਾ ਪਟਵਾਰੀ, ਗਿਰਦਾਵਰ, ਸੀ.ਆਰ.ਓ. ਅਤੇ ਐਮ.ਸੀ/ਸੁਧਾਰ ਟਰੱਸਟ ਦੇ

ਸਟਾਫ ਵੱਲੋਂ ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਤੇ ਨਜ਼ਾਇਜ਼ ਉਸਾਰੀ ਸਬੰਧੀ ਰਿਪੋਰਟ ਨਾ ਕੀਤੀ ਗਈ ਅਤੇ ਨਵੀਂ ਉਸਾਰੀ ਢਾਹੁਣ ਵਿੱਚ ਕੁਤਾਹੀ ਕੀਤੀ ਗਈ ਤਾਂ ਉਨ੍ਹਾਂ ਨੂੰ ਸਾਂਝੇ ਅਤੇ ਅਲਾਹਿਦਾ ਤੌਰ ਤੇ ਪੁਰਨ ਜ਼ਿੰਮੇਵਾਰ ਠਹਿਰਾ ਕੇ ਉਨ੍ਹਾਂ ਵਿਰੁੱਧ ਅਨੁਸ਼ਾਸਨੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ। ਅਜਿਹੀਆਂ ਉਸਾਰੀਆਂ ਤੇ ਕੋਈ ਹਾਊਸ ਟੈਕਸ ਨਾ ਲਿਆ ਜਾਵੇ ਤਾਂ ਜੋ ਕਾਬਜ਼ਕਾਰ ਬਾਅਦ ਵਿੱਚ ਨਿਯਮਤ ਕਰਨ ਲਈ ਉਸ ਨੂੰ ਬਹਾਨਾ ਨਾ ਬਣਾਉਣ ਅਤੇ ਕਿਸੇ ਵੀ ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਭੂਮੀ ਦੀ ਗਿਰਦਾਵਰੀ ਕਿਸੇ ਵੀ ਅਜਿਹੇ ਵਿਅਕਤੀ ਦੇ ਹੱਕ ਵਿੱਚ ਨਾ ਕੀਤੀ ਜਾਵੇ। ਇਹ ਫੈਸਲਾ ਨੀਮ ਸ਼ਹਿਰੀ ਜ਼ਮੀਨਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗਾ।

17. ਓ.ਯੂ.ਵੀ.ਜੀ.ਐਲ. ਸਕੀਮ ਸਾਲ 1997 ਵਾਲੀ ਨੀਤੀ ਅਨੁਸਾਰ ਸਭ ਕਿਸਮ ਦੀਆਂ ਖਾਲੀ ਸ਼ਹਿਰੀ ਜ਼ਮੀਨਾਂ, ਜਿਹੜੀਆਂ ਵਪਾਰਕ ਤੌਰ ਤੇ ਵਰਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ, ਪਹਿਲਾਂ ਪੁੱਛਾ ਨੂੰ ਪੇਸ਼ਕਸ਼ ਕੀਤੀਆਂ ਜਾਣ। ਜੇਕਰ ਇਹ ਪੁੱਛਾ ਨੂੰ ਨਹੀਂ ਚਾਹੀਦੀਆਂ ਤਾਂ ਸਰਕਾਰ ਵੱਲੋਂ ਬਣਾਈ ਇੰਪਾਵਰਡ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਮਤ ਦੀ ਜਾਇਜ਼ਤਾ ਉਤੇ ਤੱਸਲੀ ਦਰਸਾਕੇ, ਹੋਰ ਸਰਕਾਰੀ/ਅਰਧ ਸਰਕਾਰੀ ਅਦਾਰਿਆਂ ਨੂੰ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਣ।

18. ਖਾਲੀ ਭੋਂ ਜੋ ਸਰਕਾਰੀ ਵਰਤੋਂ ਲਈ ਨਹੀਂ ਚਾਹੀਦੀ ਅਤੇ ਉਹ ਆਯੋਗ ਵਿਅਕਤੀਆਂ ਅਤੇ ਗੈਰ-ਬਿਨੈਕਾਰਾਂ ਦੇ ਕਬਜ਼ੇ ਵਿੱਚ ਹਨ, ਖੁੱਲੀ ਬੋਲੀ ਰਾਹੀਂ ਬੈਠ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਦੇ ਤੰਗ ਟੁਕੜੇ ਅਤੇ ਛੋਟੇ ਟੁਕੜੇ, ਜੋ ਗੈਰ-ਸਰਕਾਰੀ ਭੂਮੀ ਨਾਲ ਲੱਗਦੇ ਹੋਣ ਅਤੇ ਸ਼ਕਲ, ਸਾਈਜ਼ ਸਥਿਤੀ ਅਤੇ ਪਹੁੰਚ ਪੱਖੋਂ ਸਰਕਾਰੀ ਵਰਤੋਂ ਵਿੱਚ ਆਉਣਯੋਗ ਨਾ ਹੋਵੇ, ਨੀਤੀ ਵਿੱਚ ਨਿਰਧਾਰਤ ਕੀਮਤ ਤੇ ਨਾਲ ਲੱਗਦੇ ਮਾਲਕਾਂ ਨੂੰ ਤਬਦੀਲ ਕਰ ਦਿੱਤੇ ਜਾਣ।

19. ਅਜਿਹੀ ਨਜ਼ੁਲ ਭੂਮੀ ਜੋ ਨਗਰ ਪਾਲਿਕਾਵਾਂ ਦੀ ਹੱਦ ਵਿੱਚ ਪੈਂਦੀ ਹੋਵੇ ਅਤੇ ਇਸ ਦੀ ਸਾਂਭ-ਸੰਭਾਲ, ਪ੍ਰਬੰਧਕੀ ਮੰਤਵਾਂ ਲਈ ਨਗਰ ਪਾਲਿਕਾਵਾਂ ਨੂੰ ਸੌਂਪੀ ਗਈ ਹੋਵੇ, ਉਹ ਪੂਰੇ ਹੱਕ-ਹਕੂਕ ਤੇ ਸਮੇਤ ਉਸ ਤੇ ਭਾਰ ਦੇ ਮਿਊਂਸਪਲ ਕਾਰਪੋਰੇਸ਼ਨਾਂ/ਕਮੇਟੀਆਂ ਨੂੰ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਅਜਿਹੀਆਂ ਜਾਇਦਾਦਾਂ ਸਬੰਧੀ ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਦਾ 50% ਰਿਆਇਤੀ ਮੁੱਲ ਲਿਆ ਜਾਵੇਗਾ।

20. ਇਸ ਵਿਭਾਗ ਵੱਲੋਂ ਮੀਮੋ ਨੰ: 14/26/81-ਭ.ਮ.3/1716, ਮਿਤੀ 20.2.1984, ਪੀ.ਆਈ.ਵੀ.2/505/ਪਾਰਟ/9837-48, ਮਿਤੀ 13.11.1990 ਤੇ ਨੰ: 3/3/97-ਭ.ਮ.3/2857, ਮਿਤੀ 17.4.1997 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਜੋ ਮਾਲ ਵਿਭਾਗ ਦੇ ਕੰਟਰੋਲ ਅਧੀਨ ਕਿਸਮਾਂ ਦੀ ਭੋਂ, ਸਰਪੱਲਸ ਪੇਂਡੂ/ਸ਼ਹਿਰੀ ਨਿਕਾਸੀ ਭੋਂ, ਅਤੇ ਕਲੋਨੀਆਂ ਵਿੱਚ ਪੱਕੇ ਪਲਾਟ/ਜਾਇਦਾਦਾਂ ਅਤੇ ਸਰਪੱਲਸ ਪੇਂਡੂ ਨਿਕਾਸੀ ਅਤੇ ਘਟੀਆ ਨਿਕਾਸੀ ਭੋਂ ਸਬੰਧੀ ਹਨ, ਇਸ ਨਵੀਂ ਨੀਤੀ ਦੀਆਂ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਤਰਮੀਮ ਕੀਤੀਆਂ ਸਮਝੀਆਂ ਜਾਣ।

21. ਇਸ ਸਕੀਮ ਅਧੀਨ ਜ਼ਮੀਨ ਦੀ ਵਿਕਰੀ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀ ਰਾਸ਼ੀ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਫੰਡ ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਜੋ ਸ਼ਹਿਰਾਂ ਦਾ ਬੁਨਿਆਦੀ ਢਾਂਚਾ ਸੁਧਾਰਿਆ ਜਾ ਸਕੇ।

22. ਜਿਥੇ ਕਿਤੇ ਵੀ ਇਹ ਨੀਤੀ ਲਾਗੂ ਕਰਨ ਦੇ ਫਲਸਰੂਪ, ਨਿਯਮਾਂ ਵਿੱਚ ਸੋਧ ਕਰਨ ਦੀ ਲੋੜ ਹੈ, ਉਹ ਵੱਖਰੇ ਤੌਰ ਤੇ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

23. ਦੂਜੇ ਵਿਭਾਗਾਂ ਦੀ ਜ਼ਮੀਨ ਜਾਂ ਸੰਪਤੀ ਬਾਰੇ ਹਰ ਕੇਸ ਵਿੱਚ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਵੱਲੋਂ ਮੈਰਿਟ ਦੇ ਆਧਾਰ ਤੇ ਫੈਸਲਾ ਕੀਤਾ ਜਾਵੇ।

24. ਇਸ ਪਾਲਿਸੀ ਸਬੰਧੀ ਆਉਣ ਵਾਲੀ ਮੁਸ਼ਕਲ ਦੀ ਹਾਲਤ ਵਿੱਚ ਸੱਪਸਟੀਕਰਣ ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਵੇ।

ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ ।

ਸਹੀ/-
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 26/60/98-ਭ.ਮ.3/5585

ਮਿਤੀ : 23.8.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਅਤੇ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ : -

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ।
3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ।
5. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ।
6. ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼ (ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ)।

ਸਹੀ /-
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 26/60/98-ਭ.ਮ.3/5586

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 23.8.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ), ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ) ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਅੰ:ਵਿ:ਪੱ:ਨੰ: 1/165/2001-ਕੈਬਨਿਟ/2961, ਮਿਤੀ 11.07.2001 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ /-
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ /-
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,

ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ,
ਪੰਜਾਬ ਸਰਕਾਰ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ: 26/60/98-ਭ.ਮ.3/5587

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 23.08.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ, ਸਕੱਤਰ / ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ /-
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,

ਸਕੱਤਰ
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ: 26/60/98-ਭ.ਮ.3/5588

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 23.08.2001

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋ - ਮਾਲੀਆ ਸ਼ਾਖਾ)
ਨੰ : 3/3/97-ਭਮ-3/5732

ਸੇਵਾ ਵਿਖੇ,

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼,
(ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ)।
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 29.08.2001

ਵਿਸ਼ਾ: ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਦੇ ਅਲਾਟੀਆਂ ਵਲੋਂ ਕਿਸ਼ਤਾਂ ਭਰਨ ਦੇ ਸਮੇਂ ਵਿਚ ਵਾਧਾ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: ਪੀ-4-2(505) ਪਾਰਟ-8/1007, ਮਿਤੀ 10.03.1994 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਰਾਜ ਸਰਕਾਰ ਨੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਸੀ ਕਿ ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਭੋਂ ਦੇ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਭੋਂ ਉਸ ਪੱਤਰ ਵਿਚ ਅੰਕਿਤ ਸ਼ਰਤਾਂ ਦੀ ਪੂਰਤੀ ਹੋਣ ਤੇ ਅਤੇ ਉਥੇ ਅੰਕਿਤ ਸ਼ਰਤਾਂ ਅਧੀਨ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਹੋਰਨਾਂ ਸ਼ਰਤਾਂ ਤੇ ਇਲਾਵਾ ਉਪਰ ਦੱਸੀ ਪਾਲਿਸੀ ਵਿਚ ਇਹ ਸ਼ਰਤ ਵੀ ਸੀ ਕਿ ਜੇਕਰ, ਜਿਸ ਵਿਅਕਤੀ ਦੇ ਹੱਕ ਵਿਚ ਭੂਮੀ ਤਬਦੀਲ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਉਹ ਲਗਾਤਾਰ ਤਿੰਨ ਕਿਸ਼ਤਾਂ ਭਰਨ ਵਿਚ ਕਸੂਰਵਾਰ ਰਿਹਾ ਤਾਂ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਰੂਲਜ਼, 1976 ਦੇ ਰੂਲ 3 ਅਨੁਸਾਰ ਇਹ ਕੈਂਸਲ ਕੀਤੀ ਜਾ ਸਕੇਗੀ। ਇਸ ਦੇ ਨਾਲ ਇਹ ਵੀ ਸ਼ਰਤ ਸੀ ਕਿ ਜੇਕਰ ਕਿਸ਼ਤ ਨਿਸ਼ਚਿਤ ਮਿਤੀ ਤੱਕ ਅਦਾ ਨਹੀਂ ਹੁੰਦੀ ਤਾਂ ਉਸ ਉਤੇ 15% ਪ੍ਰਤੀ ਸਾਲ ਵਿਆਜ ਵਸੂਲਣਯੋਗ ਹੋਵੇਗਾ।

2. ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਦੇ ਅਲਾਟੀਆਂ ਵਲੋਂ ਕਿਸ਼ਤਾਂ ਨਾ ਭਰੇ ਜਾਣ ਦਾ ਮਾਮਲਾ ਸਰਕਾਰ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਤੌਰ ਤੇ ਵਿਚਾਰਿਆ ਗਿਆ ਹੈ ਅਤੇ ਇਹ ਪ੍ਰੇਖਣ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਸਰਕਾਰੀ ਨੀਤੀ ਅਨੁਸਾਰ ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਉਨ੍ਹਾਂ ਦੇ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੀਆਂ ਗਈਆਂ ਪ੍ਰੰਤੂ ਉਨ੍ਹਾਂ ਵਿਚੋਂ ਕੁਝ ਵਿਅਕਤੀ ਆਪਣੀਆਂ ਕਿਸ਼ਤਾਂ ਸਮੇਂ ਸਿਰ ਨਹੀਂ ਭਰ ਸਕੇ, ਜਿਸ ਕਾਰਨ ਰੂਲਾਂ ਅਨੁਸਾਰ ਉਨ੍ਹਾਂ ਦੀ ਬੇ-ਦਖਲੀ ਹੋ ਸਕਦੀ ਹੈ ਅਤੇ ਅਲਾਟਮੈਂਟਾਂ ਕੈਂਸਲ ਹੋ ਸਕਦੀਆਂ ਹਨ।

3. ਸਚਾਈ ਇਹ ਵੀ ਹੈ ਕਿ ਐਸੇ ਅਲਾਟੀ ਹੁਣ ਵੀ ਉਸ ਭੋਂ ਤੇ ਕਾਬਜ਼ ਹਨ, ਪਰ ਸਰਕਾਰ ਨੂੰ ਕੋਈ ਆਮਦਨ ਨਹੀਂ ਹੋ ਰਹੀ। ਐਸੇ ਕਸੂਰਵਾਰਾਂ ਨੂੰ ਜ਼ਮੀਨ ਤੋਂ ਕੱਢਣ ਵਿੱਚ ਕਈ ਪ੍ਰਕਾਰ ਦੀਆਂ ਮੁਸ਼ਕਲਾਂ ਆਉਣਗੀਆਂ ਅਤੇ ਕਈ ਕੇਸਾਂ ਵਿਚ ਤਾਂ ਉਨ੍ਹਾਂ ਕਾਬਜ਼ਕਾਰਾਂ ਦੀਆਂ ਆਪਣੀਆਂ ਜੈਨੂਅਨ (Genuine) ਮੁਸ਼ਕਲਾਂ ਅਤੇ ਮਜ਼ਬੂਰੀਆਂ ਹੋ ਸਕਦੀਆਂ ਹਨ ਜਦ ਕਿ ਪਾਤਰਤਾ (Eligibility) ਪੱਖੋਂ ਉਹ ਹਰ ਤਰ੍ਹਾਂ ਪੂਰੇ ਉਤਰਦੇ ਹੋਣ। ਐਸੇ ਕਿਸਾਨਾਂ ਦੇ ਹਿੱਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸਰਕਾਰ ਵੱਲੋਂ ਹੁਣ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਉਕਤ ਦੱਸੀ ਪਾਲਿਸੀ ਅਧੀਨ ਜ਼ਮੀਨਾਂ ਦੇ ਇਨ੍ਹਾਂ ਅਲਾਟੀਆਂ ਨੂੰ ਆਪਣੀਆਂ ਕਿਸ਼ਤਾਂ ਦੇ ਰਹਿੰਦੇ ਬਕਾਏ, ਬਿਨਾਂ ਵਿਆਜ ਯਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਮਿਤੀ 31.10.2001 ਤੱਕ ਇੱਕ ਮੌਕਾ ਹੋਰ ਦਿੱਤਾ ਜਾਵੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਸਬੰਧਤ ਡਿਫਾਲਟਰਾਂ (ਕਸੂਰਵਾਰ) ਤੋਂ ਉਕਤ ਬਣਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦੀ ਮਿਤੀ ਤੱਕ 1997 ਦੀ ਨੀਤੀ ਦੇ ਦਰਾਂ ਤੇ ਰੈਂਟ ਵੀ ਵਸੂਲਿਆ ਜਾਵੇ।

4. ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 3/3/97-ਭਮ-3/2857, ਮਿਤੀ 17.04.1997 ਦੁਆਰਾ ਜਾਰੀ ਕੀਤੀ ਪਾਲਿਸੀ ਅਧੀਨ ਡਿਫਾਲਟਰਾਂ (ਕਸੂਰਵਾਰਾਂ) ਤੇ ਵੀ ਉਕਤ ਪਾਲਿਸੀ ਲਾਗੂ ਹੋਵੇਗੀ ਅਰਥਾਤ ਉਸ ਪਾਲਿਸੀ ਅਧੀਨ ਡਿਫਾਲਟਰ ਵੀ ਆਪਣੀਆਂ ਬਕਾਇਆ ਰਕਮਾਂ ਸਮੇਤ ਰੈਂਟ ਮਿਤੀ 31.10.2001 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ।

5. ਇਹ ਹਦਾਇਤਾਂ ਇੰਨ-ਬਿੰਨ ਪਾਲਣਾ ਲਈ ਸਮੂਹ ਸਬੰਧਤ ਧਿਰਾਂ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦੀਆਂ ਜਾਣ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਤਤਕਾਲ ਕੀਤੀ ਜਾਵੇ ।

ਵਿਸ਼ਵਾਸਧਾਰਤਰ,
ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਦ) ਵਿਭਾਗ ।

ਪਿੱਠ ਅੰ:ਨੰ:3/3/97-ਭਮ-3/5733

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 29.08.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ, ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ : -

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ ।
3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ ।
5. ਰਾਜ ਦੇ ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ,
6. ਰਾਜ ਦੇ ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਦ) ਵਿਭਾਗ ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ, ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ), ਪੰਜਾਬ ਸਰਕਾਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਅੰਤਰ ਵਿਭਾਗੀ ਪੱਤਰ ਨੰ: 1/165/2001-ਕੈਬਨਿਟ/3348, ਮਿਤੀ 2.8.2001 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਦ) ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,
ਅਧੀਨ ਸਕੱਤਰ, (ਤਾਲਮੇਲ)
ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ,
ਪੰਜਾਬ ।

ਅੰ:ਵਿ:ਪੋ:ਨੰ:3/3/97/ਭਮ-3/5734

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 29.8.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ, ਸਕੱਤਰ, ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਦ) ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,
ਸਕੱਤਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ,
ਪੰਜਾਬ ।

ਅੰ:ਵਿ:ਪੋ:ਨੰ:3/3/97-ਭਮ-3/5735

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 29.8.2001

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)
ਨੰ: 3/3/97-ਭ.ਮ.3/9664

ਸੇਵਾ ਵਿਖੇ

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 23.10.2001

ਵਿਸ਼ਾ: ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਦੇ ਅਲਾਟੀਆਂ ਵਲੋਂ ਕਿਸ਼ਤਾਂ ਭਰਨ ਦੇ ਸਮੇਂ ਵਿਚ ਵਾਧਾ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਖੱਤਰ ਨੰ: 3/3/97-ਭ.ਮ.3/5732, ਮਿਤੀ 29.8.2001 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਵਲੋਂ ਹਵਾਲੇ ਅਧੀਨ ਖੱਤਰ ਦੁਆਰਾ ਡਿਫਾਲਟਰਾਂ ਨੂੰ ਬਣਦੀ ਅਦਾਇਗੀ ਮਿਤੀ 31.10.2001 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਮੌਕਾ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਸਰਕਾਰ ਨੇ ਮੁੜ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹੁਣ ਉਪਰ ਦੱਸੀ ਮਿਆਦ ਮਿਤੀ 31.12.2001 ਤੱਕ ਵਧਾਉਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਹੈ। ਇਸ ਸਬੰਧੀ ਸਮੂਹ ਸਬੰਧਤਾਂ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ

ਸਹੀ /-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 3/3/97-ਭ.ਮ.3/9665

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 23.10.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ।
3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ।
5. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ।
6. ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੈਲਜ਼

ਸਹੀ /-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ), ਪੰਜਾਬ ਸਰਕਾਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ ਨੂੰ ਇਸ ਵਿਭਾਗ ਦੇ ਪਿੱਠ ਅੰਕਣ ਨੰ: 3/3/97-ਭ.ਮ.3/5734, ਮਿਤੀ 29.8.2001 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਦ) ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,

ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ),
ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ: 3/3/97-ਭ.ਮ.3/9666

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 23.10.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਕੱਤਰ, ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ ਨੂੰ ਉਹਨਾਂ ਦੇ ਡਾਇਰੀ ਨੰਬਰ 1200, ਮਿਤੀ 16.10.2001 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ /-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,

ਸਕੱਤਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ,
ਪੰਜਾਬ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ:3/3/97-ਭ.ਮ.3/9667

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 23.10.2001

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)
ਨੰ: 3/3/97-ਭਮ-3/11079

ਸੇਵਾ ਵਿਖੇ,

ਰਾਜ ਦੇ ਸਮੂਹ
ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।
ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 21.12.2001

ਵਿਸ਼ਾ: ਪੇਂਡੂ ਨਿਕਾਸੀ ਭੋਂ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਸਬੰਧਤ ਭੋਂ ਉਨ੍ਹਾਂ ਦੇ ਹੱਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰਾਉਣ ਲਈ ਇੱਕ ਹੋਰ ਮੌਕਾ ਦੇਣ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਮੈਨੂੰ ਇਹ ਕਹਿਣ ਦੀ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਮਿਤੀ 24.12.1993 ਨੂੰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਸੀ ਕਿ ਘਟੀਆ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਉਨ੍ਹਾਂ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ, ਜੋ ਸਾਉਣੀ 1989 ਤੋਂ ਲਗਾਤਾਰ ਅਤੇ ਬਗੈਰ ਕਿਸੇ ਝਗੜੇ ਤੋਂ ਕਾਬਜ਼ ਕਰ ਰਹੇ ਹਨ, ਦੇ ਨਾਮ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਉਸ ਉਪਰੰਤ ਰਾਜ ਸਰਕਾਰ ਨੇ ਮਿਤੀ 10.3.1994 ਨੂੰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਸੀ ਕਿ ਸਰਪਲੱਸ ਨਿਕਾਸੀ ਪੇਂਡੂ ਜ਼ਮੀਨ ਉਨ੍ਹਾਂ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ, ਜੋ ਸਾਉਣੀ 1992 ਤੋਂ ਇਸ ਉੱਤੇ ਲਗਾਤਾਰ ਖੇਤੀ ਕਰ ਰਹੇ ਸਨ, ਦੇ ਨਾਮ ਤਬਦੀਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ।

2. ਇਹ ਵੇਖਿਆ ਗਿਆ ਕਿ ਉਕਤ ਵਰਣਿਤ ਨੀਤੀਆਂ ਅਨੁਸਾਰ ਜਿਹੜੀ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ ਅਧੀਨ ਜ਼ਮੀਨ ਦਾ ਨਿਪਟਾਰਾ ਕੀਤਾ ਗਿਆ ਸੀ, ਉਸ ਸਬੰਧੀ ਵੱਖੋ-ਵੱਖ ਕਾਰਨਾਂ ਕਰਕੇ ਮੁਕੰਮਲ ਅਮਲ ਹੋਣ ਤੇ ਰਹਿ ਗਿਆ। ਇਸ ਉਤਪੰਨ ਹੋਈ ਸਥਿਤੀ ਵਿੱਚ ਰਾਜ ਸਰਕਾਰ ਨੇ ਸਾਲ 1997 ਵਿੱਚ ਇਸ ਮਾਮਲੇ ਤੇ ਮੁੜ ਵਿਚਾਰ ਕੀਤਾ ਅਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਰਾਹਤ ਦੇਣ ਲਈ ਪੈਰਾ-1 ਵਿੱਚ ਅੰਕਤ ਨੀਤੀਆਂ ਵਿੱਚ ਸੋਧ ਕਰਨ ਕਰਕੇ ਦੋਵੇਂ ਕਿਸਮ ਦੀਆਂ ਜ਼ਮੀਨਾਂ ਅਰਥਾਤ ਘਟੀਆ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਅਤੇ ਸਰਪਲੱਸ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਨੂੰ ਮਿਲਾ ਦਿੱਤਾ ਗਿਆ ਜੋ ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਵਜੋਂ ਜਾਣੀ ਜਾਂਦੀ ਹੈ। ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਨਵੀਂ ਨੀਤੀ ਉਲੀਕੀ ਗਈ ਜੋ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ: 3/3/97-ਐਲ.ਆਰ-3/2857, ਮਿਤੀ 17.4.1997 ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਗਈ।

3. ਫਿਰ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਕਿ ਬਹੁਤ ਸਾਰੇ ਲਾਭ-ਪਾਤਰ ਸਮਾਂ-ਸੂਚੀ ਅਨੁਸਾਰ ਉਨ੍ਹਾਂ ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੋਂ ਦਾ ਭੁਗਤਾਨ ਕਰਨ ਲਈ ਸ਼ਰਤਾਂ ਅਤੇ ਬੰਧਨਾਂ ਦੀ ਪਾਲਣਾ ਨਹੀਂ ਕਰ ਸਕੇ ਅਤੇ ਉਨ੍ਹਾਂ ਦੇ ਹੱਕ ਵਿੱਚ ਕੀਤੀ ਗਈ ਜ਼ਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕੀਤੀ ਜਾਣੀ ਯੋਗ ਸੀ। ਰਾਜ ਸਰਕਾਰ ਨੇ ਜ਼ਮੀਨ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ, ਜਿਨ੍ਹਾਂ ਨੇ ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਭੁਗਤਾਨ ਕਰਨ ਵਿੱਚ ਕੁਤਾਹੀ ਕੀਤੀ ਸੀ, ਮੁੜ ਭੁਗਤਾਨ ਕਰਨ ਦੀ ਮਿਤੀ 31.10.2001 ਅਤੇ ਫਿਰ 31.12.2001 ਤੱਕ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 3/3/97-ਭ.ਮ.-3/9664, ਮਿਤੀ 23.10.2001 ਦੁਆਰਾ ਵਧਾ ਦਿੱਤੀ ਸੀ।

4. ਹੁਣ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਹੈ ਕਿ ਕੁੱਝ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰ ਹਨ ਜਿਹੜੇ ਕਿ ਅਨਪੜ੍ਹਤ ਕਾਰਨ ਜਾਂ ਕੋਈ ਹੋਰ ਕਾਰਨਾਂ ਕਰਕੇ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ: 3/3/97-ਐਲ.ਆਰ-3/2857, ਮਿਤੀ 17.4.1997 ਵਿੱਚ

ਦਰਜ਼ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਦੀ ਤਬਦੀਲੀ ਸਬੰਧੀ ਸਕੀਮ ਦਾ ਲਾਭ ਨਹੀਂ ਉਠਾ ਸਕੇ। ਜੇਕਰ ਉਨ੍ਹਾਂ ਦੇ ਕਬਜ਼ੇ ਹੇਠਲੀ ਜ਼ਮੀਨ ਖਾਲੀ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਸੂਰਤ ਵਿੱਚ ਇਹ ਉਨ੍ਹਾਂ ਲਈ ਕਦੇ ਨਾ ਪੂਰਾ ਹੋਣ ਵਾਲਾ ਘਾਟਾ ਹੋਵੇਗਾ ਅਤੇ ਉਹ ਬਰਾਬਰਤਾ ਦੇ ਸਿਧਾਂਤ ਦੇ ਕਾਨੂੰਨ ਦੀ ਜੱਦ ਵਿੱਚ ਆ ਜਾਣਗੇ। ਇਸ ਲਈ ਰਾਜ ਸਰਕਾਰ ਦੀ ਹੁਣ ਇਹ ਤਜਵੀਜ਼ ਹੈ ਕਿ ਉਨ੍ਹਾਂ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਕਾਰਾਂ ਨੂੰ ਠੋਸ ਰਾਹਤ ਦਿੱਤੀ ਜਾਵੇ, ਜਿਹੜੇ ਸਾਉਣੀ 1994 ਤੋਂ ਲਗਾਤਾਰ ਵਿਵਾਦ ਰਹਿਤ ਕਬਜ਼ੇਕਾਰ ਹਨ ਲੇਕਿਨ ਮਿਤੀ 17.4.1997 ਨੂੰ ਜਾਰੀ ਹੋਈ ਪਾਲਿਸੀ ਅਧੀਨ ਬਿਨੈ-ਪੱਤਰ ਨਹੀਂ ਸੀ ਦੇ ਸਕੇ। ਉਪਰੋਕਤ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਹੁਣ ਸਰਕਾਰ ਨੇ ਫੈਸਲਾ ਕੀਤਾ ਹੈ ਕਿ ਉਨ੍ਹਾਂ ਨੂੰ ਮਿਤੀ 31.01.2002 ਤੱਕ ਬਿਨੈ-ਪੱਤਰ ਦੇਣ ਲਈ ਇੱਕ ਹੋਰ ਮੌਕਾ ਦਿੱਤਾ ਜਾਵੇ। ਤਜਵੀਜ਼ ਟਰਾਂਸਫਰ ਨਿਮਨ-ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਹੋਵੇਗੀ :

- ੳ) ਕਿ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਕਾਰ ਅਵੱਸ਼ ਹੀ ਸਾਉਣੀ 1994 ਤੋਂ ਵਿਵਾਦ ਰਹਿਤ ਜ਼ਮੀਨ ਉੱਤੇ ਲਗਾਤਾਰ ਕਾਬਜ਼ ਹੋਣੇ ਚਾਹੀਦੇ ਹਨ।
- ਅ) ਸੰਦੇਹਜਨਕ ਅਤੇ ਖਸਰਾ ਗਿਰਦਾਵਰੀਆਂ ਦੇ ਕੱਟ-ਵੱਢ ਕੀਤੇ/ ਤਬਦੀਲ ਕੀਤੇ ਇੰਦਰਾਜਾਂ ਨੂੰ ਅਵੱਸ਼ ਹੀ ਨਜ਼ਰਅੰਦਾਜ਼ ਕੀਤਾ ਜਾਵੇ।
- ੲ) ਹਰੇਕ ਕਿਸਮ ਦੀ ਜ਼ਮੀਨ ਲਈ ਕੀਮਤ ਆਮ ਸ਼੍ਰੇਣੀ ਦੇ ਵਿਅਕਤੀਆਂ ਤੋਂ 7000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਅਤੇ ਅਨੁਸੂਚਿਤ ਜਾਤੀ ਤੇ ਪੱਛੜੀਆਂ ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਵਿਅਕਤੀਆਂ ਤੋਂ 6000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇ।
- ਸ) ਜ਼ਮੀਨ ਦੀ ਕੀਮਤ ਜ਼ਮੀਨ ਦੇ ਟਰਾਂਸਫਰ ਦੀ ਪੇਸ਼ਕਸ਼ ਦੀ ਮਿਤੀ ਤੋਂ ਛੇ ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਯਕਮੁਸ਼ਤ ਰਕਮ ਵਿੱਚ ਵਸੂਲਣਯੋਗ ਹੋਵੇਗੀ।
- ਹ) ਕਿਰਾਏ ਦੀ ਦਰ ਸਮੇਂ-ਸਮੇਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਵਿੱਚ ਦਰਜ ਕੀਤੇ ਅਨੁਸਾਰ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਕਾਰਾਂ ਤੋਂ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ।
- ਕ) ਕੋਤਾਹੀਕਾਰ ਕਬਜ਼ੇਕਾਰਾਂ ਪਾਸੇ ਵਸੂਲਣਯੋਗ ਕਿਰਾਏ ਉੱਤੇ 15% ਦੀ ਦਰ ਉੱਤੇ ਵਿਆਜ ਵਸੂਲਿਆ ਜਾਵੇ।
- ਖ) ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਕਾਰ, ਜਿਹੜੇ ਕਿ ਇਹ ਮੌਕਾ ਦੇਣ ਉਪਰੰਤ ਨਿਰਧਾਰਤ ਸਮੇਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜ਼ਮੀਨ ਦੀ ਤਬਦੀਲੀ ਲਈ ਬਿਨੈ-ਪੱਤਰ ਜਾਂ ਉਨ੍ਹਾਂ ਦੇ ਕਬਜ਼ੇ ਅਧੀਨ ਜ਼ਮੀਨ ਦੀ ਕੀਮਤ ਅਤੇ ਬਕਾਇਆ ਰਹਿੰਦੀਆਂ ਸਾਰੀਆਂ ਰਕਮਾਂ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਉਂਦੇ ਤਾਂ ਉਹਨਾਂ ਦੇ ਕਬਜ਼ੇ ਵਾਲੀ ਜ਼ਮੀਨ ਖਾਲੀ ਕਰਵਾਈ ਜਾਵੇ ਅਤੇ ਉਸ ਦਾ ਨਿਪਟਾਰਾ ਕਰ ਦਿੱਤਾ ਜਾਵੇ।
- ਗ) ਇਹ ਪਾਲਿਸੀ ਉਨ੍ਹਾਂ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਉੱਤੇ ਲਾਗੂ ਨਹੀਂ ਹੋਵੇਗੀ, ਜਿਨ੍ਹਾਂ ਨੂੰ ਇਸ ਜ਼ਮੀਨ ਦੀ ਉਨ੍ਹਾਂ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ ਅਧੀਨ ਪੇਸ਼ਕਸ਼ ਕੀਤੀ ਗਈ ਹੋਵੇ, ਪ੍ਰੰਤੂ ਉਨ੍ਹਾਂ ਨੇ ਲਾਗੂ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਭੁਗਤਾਨ ਕਰਨ ਵਿੱਚ ਕੋਤਾਹੀ ਕੀਤੀ ਹੋਵੇ, ਉਨ੍ਹਾਂ ਉੱਤੇ ਵਿਸ਼ੇਸ਼ ਤੌਰ ਤੇ ਨਿਰਧਾਰਤ ਪਹਿਲੀਆਂ ਸ਼ਰਤਾਂ ਦਾ ਪਹਿਲਾਂ ਅਨੁਸਾਰ ਸੰਚਾਲਨ ਰਹਿਣਾ ਜਾਰੀ ਰਹੇਗਾ।
- ਘ) ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀ (ਡਿਸਪੋਜ਼ਲ) ਨਿਯਮਾਵਲੀ, 1976 ਦਾ ਨਿਯਮ-3 ਅਤੇ ਮੀਮੋ ਨੰ: ਪੀ.-IV/ 2(505) ਭਾਗ - VIII / 1007, ਮਿਤੀ 10.3.1994 ਦੁਆਰਾ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਇਨ੍ਹਾਂ ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਕਬਜ਼ੇਕਾਰਾਂ ਉੱਤੇ ਲਾਗੂ ਹੋਣੀਆਂ ਜਾਰੀ ਰਹਿਣਗੀਆਂ। ਜਿੱਥੇ ਤੱਕ ਘਟੀਆ ਨਿਕਾਸੀ ਜ਼ਮੀਨ ਦਾ ਸਬੰਧ ਹੈ,

ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ: 3/1/84-ਐਲ.ਆਰ-3/8834, ਮਿਤੀ 24.12.1993 ਰਾਹੀਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਵਿੱਚ ਦਰਜ ਹੋਰ ਸ਼ਰਤਾਂ ਲਾਗੂ ਰਹਿਣਗੀਆਂ।

- ਕ) ਜੇਕਰ ਜ਼ਮੀਨ ਮਿਊਂਸਪਲ ਕਾਰਪੋਰੇਸ਼ਨ/ ਮਿਊਂਸਪਲ ਕਮੇਟੀ / ਟਾਊਨ ਏਰੀਆ ਕਮੇਟੀ / ਨੋਟੀਫਾਈਡ ਏਰੀਆ ਕਮੇਟੀ ਦੀ ਹੱਦ ਵਿੱਚ 2 ਮੀਲ ਤੋਂ ਪਰ੍ਹੇ ਅਤੇ 5 ਮੀਲ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਹੈ ਤਾਂ 3 ਸਾਧਾਰਨ ਏਕੜ ਅਤੇ ਜੇਕਰ ਉਪਰ ਦੱਸੀਆਂ ਹੱਦਾਂ ਤੋਂ 5 ਮੀਲ ਤੋਂ ਬਾਹਰ ਹੋਵੇ ਤਾਂ 10 ਸਾਧਾਰਨ ਏਕੜ ਦਿੱਤੀ ਜਾਣ ਯੋਗ ਹੋਵੇਗੀ ਜਿਸ ਵਿੱਚ ਕਬਜ਼ੇਕਾਰ ਦੀ ਆਪਣੀ ਮਲਕੀਅਤ ਜੇ ਕੋਈ ਹੋਵੇ ਤਾਂ ਸ਼ਾਮਲ ਕੀਤੀ ਜਾਵੇਗੀ।

5. ਇਸ ਪਾਲਿਸੀ ਅਧੀਨ ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਭੋਂ ਜਿਸ ਦੀ ਟਰਾਂਸਫਰ ਲਈ ਕੋਈ ਪਾਤਰ ਨਾ ਹੋਵੇ ਜਾਂ ਜਿਹੜੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇਕਾਰ ਬਿਨੈ-ਪੱਤਰ ਨਹੀਂ ਦਿੰਦੇ ਤਾਂ ਉਨ੍ਹਾਂ ਤੇ ਕਬਜ਼ਾ ਵਾਪਸ ਲੈਣ ਲਈ ਜਿਹੜੇ ਮਾਲ ਵਿਭਾਗ ਦੇ ਕਾਰਜਕਰਤਾ ਕਾਰਵਾਈ ਸ਼ੁਰੂ ਨਹੀਂ ਕਰਨਗੇ, ਉਹ ਅਨੁਸ਼ਾਸਨੀ ਕਾਰਵਾਈ ਦੇ ਭਾਗੀ ਹੋਣਗੇ।

6. ਇਸ ਪਾਲਿਸੀ ਨੂੰ ਲਾਗੂ ਕਰਦੇ ਸਮੇਂ ਜਾਂ ਇਸ ਦੀ ਵਿਆਖਿਆ ਸਬੰਧੀ ਸੰਦੇਹ ਪੈਦਾ ਹੋਣ ਦੀ ਹਾਲਤ ਵਿੱਚ ਸੱਪਸਟੀਕਰਣ ਲਈ ਮੁਆਮਲਾ ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ਨੂੰ ਭੇਜਿਆ ਜਾਵੇ।

7. ਇਸ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿ:ਅੰ:ਨੰ:3/3/97-ਭਮ-3/11080

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 21.12.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਅਤੇ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ।
3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ।
5. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ।
6. ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿ:ਅੰ:ਨੰ: 3/3/97-ਭਮ-3/11081

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 21.12.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ), ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੰਤਰੀ-ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ) ਨੂੰ ਉਨ੍ਹਾਂ

ਦੇ ਅੰ:ਵਿ:ਪੋ:ਨੰ:1/298/2001-ਕੈਬਨਿਟ/5487, ਮਿਤੀ 20.12.2001 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,

ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ,
ਪੰਜਾਬ ਸਰਕਾਰ

ਅੰ:ਵਿ:ਪੋ:ਨੰ:3/3/97-ਭਮ-3/11082

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 21.12.2001

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਕੱਤਰ / ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,

ਸਕੱਤਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ ।

ਅੰ:ਵਿ:ਪੋ:ਨੰ:3/3/97-ਭਮ-3/11083

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 21.12.2001

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)
ਨੰ: 26/60/98-ਭਮ-3/169

ਸੇਵਾ ਵਿਖੇ,

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ
 ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।
 ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 04.01.2002

ਵਿਸ਼ਾ: ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ਉਸਾਰੀ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਮੈਨੂੰ ਇਹ ਕਹਿਣ ਦੀ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/5584, ਮਿਤੀ 23.08.2001 ਦੇ ਪੈਰਾ ਨੰ:4 ਵਿੱਚ ਭੂਮੀ ਦੀ ਪਮਾਇਸ਼ ਤੋਂ ਬਾਅਦ ਸ਼ਬਦ 'ਤੱਕ' ਦੀ ਥਾਂ ਗਲਤੀ ਨਾਲ 'ਘਟ' ਲਿਖਿਆ ਗਿਆ। ਇਸ ਲਈ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦਾ ਪੈਰਾ ਨੰ: 4 ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਬਸਟੀਚਿਊਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ :-

ਪੈਰਾ ਨੰ: 4 "ਸਬੰਧਤ ਜ਼ਮੀਨ ਦੀ ਕੀਮਤ ਹੇਠ ਲਿਖੀਆਂ ਦਰਾਂ ਅਨੁਸਾਰ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ":-

<u>ਜ਼ਮੀਨ ਦਾ ਕਬਜ਼ੇ ਹੇਠ ਰਕਬਾ</u>	<u>ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਦੀ ਪ੍ਰਤੀਸ਼ਤਤਾ</u>
5 ਮਰਲੇ ਤੱਕ	20%
5 ਮਰਲੇ ਤੋਂ ਵੱਧ ਪਰ 10 ਮਰਲੇ ਤੱਕ	30%
10 ਮਰਲੇ ਤੋਂ ਵੱਧ ਪਰ 1 ਕਨਾਲ ਤੱਕ	40%
1 ਕਨਾਲ ਤੋਂ ਵੱਧ	ਪੂਰੀ ਬਾਜ਼ਾਰੀ ਕੀਮਤ

ਬਾਜ਼ਾਰੀ ਕੀਮਤ ਦਾ ਅਰਥ ਉਹ ਮੁੱਲ ਹੋਵੇਗਾ ਜੋ ਇਸ ਤੋਂ ਅੱਗੇ ਪੈਰੇ ਵਿੱਚ ਦਰਜ ਕਮੇਟੀ ਰਾਹੀਂ ਨਿਰਧਾਰਿਤ ਕੀਤਾ ਜਾਵੇਗਾ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ
 ਸਹੀ
 ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
 ਮਾਲ ਵਿਭਾਗ।

ਪਿ:ਅੰ:ਨੰ: 26/60/98-ਭਮ-3/170

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 04.01.2002

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖੀਆਂ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/5585, ਮਿਤੀ 23.8.2001 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਸੰਡਲ, ਜਲੰਧਰ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਸੰਡਲ, ਪਟਿਆਲਾ।

3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ ।
5. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ।
6. ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿ:ਅੰ:ਨੰ: 26/60/98-ਭਮ-3/171

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 04.01.2002

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ), ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੰਤਰੀ-ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ) ਨੂੰ ਇਸ ਵਿਭਾਗ ਦੇ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/5587, ਮਿਤੀ 23.8.2001 ਦੀ ਨਿਰੰਤਰਤਾ ਵਿੱਚ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਇਸ ਵਿਭਾਗ ਦੇ ਅੰ:ਵਿ:ਪੰ:ਨੰ:26/60/98-ਭਮ-3/5587 ਮਿਤੀ 23.8.2001 ਦੀ ਨਿਰੰਤਰਤਾ ਵਿੱਚ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,
ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ / ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ,
ਪੰਜਾਬ ਸਰਕਾਰ

ਅੰ:ਵਿ:ਪੰ:ਨੰ:26/60/98-ਭਮ-3/172

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 04.01.2002

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਕੱਤਰ / ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,
ਸਕੱਤਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ

ਅੰ:ਵਿ:ਪੰ:ਨੰ:26/60/98-ਭਮ-3/173

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 04.01.2002

ਨੰ: 3/3/97/ਭਮ-3/11711

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 14.11.2002

ਵਿਸ਼ਾ : ਪੇਂਡੂ ਨਿਕਾਸੀ ਭੋ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜਕਾਰਾਂ ਨੂੰ ਸਬੰਧਤ ਭੋ ਉਨ੍ਹਾਂ ਦੇ ਹੱਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰਾਉਣ ਲਈ ਇੱਕ ਹੋਰ ਮੌਕਾ ਦੇਣ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਂਨੂੰ ਹਦਾਇਤ ਹੋਈਆ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 3/3/97 ਭ.ਮ.3 11029, ਮਿਤੀ 21.12.2001 ਵੱਲ ਦਿਵਾਵਾਂ ਜਿਸ ਦੁਆਰਾ ਪੇਂਡੂ ਨਿਕਾਸੀ ਉਤੇ ਅਣਅਧਿਕਾਰਤ ਕਾਬਜਿਆਂ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਲਈ ਬਿਨੇ ਪੱਤਰ ਦੇਣ ਦੀ ਆਖਰੀ ਮਿਤੀ 31.01.2002 ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਗਈ ਸੀ।

2. ਸਰਕਾਰ ਨੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਜਾਰੀ ਪਾਲਿਸੀ ਦਾ ਉਹ ਮੰਤਵ ਪੂਰਾ ਨਹੀਂ ਹੋਇਆ ਜਿਸ ਦੀ ਮਨਸ਼ਾ ਸੀ। ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਸਰਕਾਰ ਵਲੋਂ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਪੇਂਡੂ ਨਿਕਾਸੀ ਭੋ ਦੇ ਅਣ ਅਧਿਕਾਰਤ ਕਾਬਜਾਂ ਨੂੰ ਬਿਨੇ-ਪੱਤਰ ਦੇਣ ਲਈ ਮਿਤੀ 31.12.2002 ਤੱਕ ਦਾ ਇੱਕ ਹੋਰ ਮੌਕਾ ਦਿੱਤਾ ਜਾਵੇ ਬਸ਼ਰਤੇ ਕਿ ਉਹ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੁਆਰਾ ਜਾਰੀ ਪਾਲਿਸੀ ਵਿੱਚ ਅੰਕਤ ਪਹਿਲਾਂ ਨਿਰਧਾਰਤ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਕਰਦੇ ਹੋਣ।

3. ਪਾਤਰ ਵਿਅਕਤੀਆਂ ਤੋਂ ਅਰਜੀਆ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਸਰਕਾਰ ਰੈਵੀਨਿਊ ਅਫਸਰਾਂ ਨੂੰ ਨਾਮਜ਼ਦ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਪ੍ਰਾਪਤ ਅਰਜੀਆਂ ਦਾ ਮਿਤੀ-ਵਾਰ ਰਿਕਾਰਡ ਰੱਖਿਆ ਜਾਵੇ ਅਤੇ ਪ੍ਰਾਪਤ ਅਰਜੀਆ ਦੀ ਤਹਿਸੀਲ ਵਾਰ ਗਿਣਤੀ ਮਿਤੀ 1.1.2003 ਨੂੰ ਸਰਕਾਰ ਨੂੰ ਭੇਜੀ ਜਾਵੇ।

4. ਇਹ ਵੀ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸਰਕਾਰ ਦਾ ਉਕਤ ਫੈਸਲਾ ਸਮੂਹ ਸਬੰਧਿਤ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਇਸ ਨੂੰ ਪੂਰੀ ਪਬਲੀਸਿਟੀ ਵੀ ਦਿੱਤੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ-ਪਾਤਰ

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ

ਪਿੱਠ ਅੰਕ ਨੰ: 3/3/97/ਭ.ਮ.3/11712

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 14.11.02

ਇਸ ਦਾ ਇਕ ਉਹਾਰਾ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ, ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ ਮਾਹਲ ਕਮ ਸੇਲਜ ਆਦਿ ਨੂੰ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)

To

All the Deputy Commissioners in the
State of Punjab

Chandigarh, dated the 14.10.2003

**Subject : Re-fixation of price of Rural Evacuee land at the time of regularization of un-
authorised occupation.**

Sir,

I am directed to say that the matter of re-evaluation of the price fixed for the Rural Evacuee land has been under consideration of the State Govt. After carefully considering the matter, it has been decided that the prices as indicated below be charged in cases of allotment of Rural Evacuee land to the un-authorised occupants who are otherwise found eligible and fulfil the terms and conditions of the policy formulated by the Govt. :-

Category	Price to be paid	Mode of payment
For General Category	15% of the market value fixed by the Collector of the district under Section 47-A of the Indian Stamp Act as on 1.4.2003.	4 equated six monthly instalments
For Scheduled Castes/ Scheduled Tribes and Backward Classes.	10% of the market value fixed by the Collector of the district under Section 47-A of the Indian Stamp Act as on 1.4.2003.	4 equated six monthly instalments

2. The rates as stated above shall also be applicable to all the allotments made in pursuance of Punjab Govt. Memo No. 3/3/97-LR-3/11079, dated 21.12.2001 and Memo No. 3/3/97/LR-3/11711, dated 14.11.2002.

3. It has, further, been decided that the un-authorised occupants of Rural Evacuee Land who fulfil the conditions of eligibility as laid down in Punjab Govt. Memo No. 3/3/97-LR-3/11079 dt. 21.12.2001 be allowed to submit their applications to the CRO nominated for the purpose by 31.12.03.

4. The applications received in pursuance of the decision mentioned in para 3 and other pending applications shall be decided by the competent authority on or before 29.2.2004 at the latest.

5. This may please be brought to the notice of all concerned and given wide publicity.

Yours faithfully,

Sd/-

Under Secretary Revenue (P)

Endst. No. 3/3/97-LR-3/8586,

Chandigarh, dated the 14.10.03

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

1. Commissioer, Jalandhar Division, Jalandhar;
2. Commissioner, Patiala Division, Patiala;
3. Commissioner, Ferozepur Division, Ferozepur;
4. Commissioner, Faridkot Division, Faridkot;
5. All the Sub Divisional Magistrates in the State of Punjab;
6. All the Tehsildars Mahal-cum-Sales in the State of Punjab.

Sd/-

Under Secretary Revenue (P)

Endst. No. 3/3/97-LR-3/8587

Chandigarh, dated the 14.10.03

A copy is forwarded to Under Secretary (Co-ordination), General Administration Deptt. (in Cabinet Affairs Branch) with reference to his I.D. No. 1/92/2002 - Cabinet/ 4501-4505 dated 16.9.2003 for information and necessary action.

Sd/-

Under Secretary Revenue (P)

A copy is forwarded to all the Financial Commissioners/ Principal Secretaris/ Administrative Secretaries to Government of Punjab for information and necessary action.

Sd/-

Under Secretary Revenue (P)

To

All the Financial Commissioners/
Principal Secretaries/ Administrative Secretaries to
Government of Punjab.

I.D. No. 3/3/97-LR-3/8588

Chandigarh, dated the 14.10.03

A copy is forwarded to Special Secretary / Revenue and Rehabilitation Minister for the kind information of Hon'ble Revenue and Rehabilitation Minister.

Sd/-

Under Secretary Revenue (P)

To

Special Secretary / Revenue and Rehabilitation Minister,
Punjab, Chandigarh.

I.D. No. 3/3/97-LR-3/8589

Chandigarh, dated the 14.10.03

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 19.02.2004

ਵਿਸ਼ਾ :- ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜਮੀਨਾਂ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ਉਸਾਰੀ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਇਹ ਕਹਿਣ ਦੀ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/5584, ਮਿਤੀ 23.8.2001 ਰਾਹੀਂ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ ਉਸਾਰੀ ਅਧੀਨ ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜਮੀਨ ਨੂੰ ਵਰਤਮਾਨ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ ਵੇਰਵੇ ਸਹਿਤ ਹਦਾਇਤਾਂ ਕੀਤੀਆਂ ਸਨ। ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੇ ਪੈਰਾ 4 (ਜਿਵੇਂ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/169, ਮਿਤੀ 4.1.02 ਰਾਹੀਂ ਇਹ ਪੈਰਾ ਸਬਸਟੀਚਿਊਟ ਕੀਤਾ ਗਿਆ ਹੈ) ਅਨੁਸਾਰ ਸਬੰਧਤ ਜਮੀਨ ਦੀ ਵਸੂਲਣਯੋਗ ਕੀਮਤ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਸੀ। ਇਹ ਵਸੂਲਣਯੋਗ ਕੀਮਤ ਦਾ ਮੁਆਮਲਾ ਸਰਕਾਰ ਵਲੋਂ ਮੁੜ ਵਿਚਾਰਿਆ ਗਿਆ ਹੈ ਅਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜਮੀਨ ਦੇ ਪਾਤਰ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਦੇ ਕਬਜ਼ਿਆਂ ਦੀ ਨਿਯਮਤੀ ਕਰਨ ਲਈ ਸਬੰਧਤ ਕੁਲੈਕਟਰ ਵਲੋਂ ਇੰਡੀਅਨ ਸਟੈਂਪ ਐਕਟ ਦੀ ਧਾਰਾ 47-ਏ ਅਧੀਨ ਮਿਤੀ 1-4-2003 ਤੋਂ ਨਿਸ਼ਚਤ ਦਰਾਂ ਦੀ ਹੇਠ ਦਰਸਾਈ ਪ੍ਰਤੀਸ਼ਤਤਾ ਅਨੁਸਾਰ ਕੀਮਤ ਵਸੂਲੀ ਜਾਵੇ :-

ਏਰੀਆ	ਰਿਹਾਇਸ਼ੀ	ਕਮਰਸ਼ੀਅਲ
5 ਮਰਲੇ ਤੱਕ	10%	15%
5 ਮਰਲੇ ਤੋਂ ਵੱਧ ਅਤੇ 10 ਮਰਲੇ ਤੋਂ ਘੱਟ	15%	20%
10 ਮਰਲੇ ਤੋਂ ਵੱਧ ਅਤੇ 1 ਕਨਾਲ ਤੋਂ ਘੱਟ	20%	25%
1 ਕਨਾਲ ਤੋਂ ਵੱਧ ਅਤੇ 2 ਕਨਾਲ ਤੋਂ ਘੱਟ	30%	32.5%
2 ਕਨਾਲ ਤੋਂ ਵੱਧ	32%	ਨਿਯਮਤ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।

2. ਇਹ ਜਮੀਨਾਂ 01-01-1996 ਤੋਂ ਪਹਿਲਾਂ ਦੇ ਕਬਜ਼ੇ ਦੇ ਆਧਾਰ ਤੇ ਵੇਚ ਦਿੱਤੀਆਂ ਜਾਣ।

3. ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਮਿਤੀ 23-8-2001 ਦੇ 4 ਅਤੇ 5 ਵਿੱਚ ਕੀਮਤਾਂ ਨਿਰਧਾਰਤ ਕਰਨ ਦੀ ਵਿਧੀ ਦਾ ਫੈਸਲਾ ਵਾਪਸ ਲਿਆ ਜਾਂਦਾ ਹੈ/ਅਧਿਲਿਖਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

4. ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿਠ ਅੰ. ਨੰ.: 26/60/98-ਭਮ-3/1414

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 19-02-2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

1. ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ।
2. ਕਮਿਸ਼ਨਰ, ਪਟਿਆਲਾ ਮੰਡਲ, ਪਟਿਆਲਾ।
3. ਕਮਿਸ਼ਨਰ, ਫਿਰੋਜ਼ਪੁਰ ਮੰਡਲ, ਫਿਰੋਜ਼ਪੁਰ।
4. ਕਮਿਸ਼ਨਰ, ਫਰੀਦਕੋਟ ਮੰਡਲ, ਫਰੀਦਕੋਟ।
5. ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ, ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ।
6. ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ (ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ)

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿਠ ਅੰ. ਨੰ.: 26/60/98-ਭਮ-3/1415

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 19-02-2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ (ਤਾਲਮੇਲ) ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ) ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਅੰ.ਵਿ.ਪੱਤਰ ਨੰ. 1/92-A/2003-1-ਕੈਬਨਿਟ/943, ਮਿਤੀ 5.02.2004 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ

ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ,
ਪੰਜਾਬ ਸਰਕਾਰ

ਪਿੱਠ ਅੰ. ਨੰ.: 26/60/98-ਭਮ-3/1416

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 19-02-2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ/ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ/ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ ਨੂੰ ਮਾਨਯੋਗ ਰਾਜ ਮੰਤਰੀ ਜੀ
ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਪਿੱਠ ਅੰ. ਨੰ.: 26/60/98-ਭਮ-3/1417

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 19-02-2004

ਨੰ: 26/60/98-ਭਮ-3/2151

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਡੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ
ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 11-3-04

ਵਿਸ਼ਾ: ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ਉਸਾਰੀ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਤੇ ਆਰਜ਼ੀ ਰੋਕ।

ਸ਼੍ਰੀ ਮਾਨ ਜੀ,

ਮਾਲ ਵਿਭਾਗ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/5584, ਮਿਤੀ 23-8-2001, ਪੱਤਰ ਨੰ: 26/60/98, ਭਮ-3/9421, ਮਿਤੀ 4-9-2002 ਅਤੇ ਪੱਤਰ ਨੰ: 26/60/98, ਭਮ. 3/1413, ਮਿਤੀ 19-2-2004 ਰਾਹੀਂ ਸ਼ਹਿਰੀ ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ਉਸਾਰੀ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਸਬੰਧੀ ਹਦਾਇਤਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ। ਹੁਣ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿਟ ਨੰ: 4886 ਆਫ 2003 (Court on its own motion Versus State of Punjab) ਵਿੱਚ ਹੁਕਮ ਮਿਤੀ 19-2-2004 ਦਿੱਤੇ ਗਏ ਹਨ ਜਿਸ ਅਨੁਸਾਰ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ਿਆਂ ਜਾਂ ਉਸਾਰੀਆਂ ਨੂੰ ਨਿਯਮਤ ਕਰਨ ਦੇ ਸਰਕਾਰ ਦੇ ਹੁਕਮਾਂ ਨੂੰ ਅਮਲ ਵਿੱਚ ਨਹੀਂ ਲਿਆਂਦਾ ਜਾਵੇਗਾ ਅਤੇ ਜਾਂ ਅਸਰਦਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਨ੍ਹਾਂ ਹੁਕਮਾਂ ਦੀ ਇੱਕ ਨਕਲ ਇਸ ਪੱਤਰ ਨਾਲ ਸੂਚਨਾ ਅਤੇ ਸਖਤੀ ਨਾਲ ਪਾਲਣਾ ਕਰਨ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

2. ਇਹ ਸਪੱਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਪਰੋਕਤ ਹਦਾਇਤਾਂ ਦੇ ਅਮਲ ਤੇ ਪੂਰਨ ਰੂਪ ਵਿੱਚ ਰੋਕ ਹੋਵੇਗੀ ਅਤੇ ਰਾਜ ਵਿੱਚ ਕਿਸੇ ਵੀ ਥਾਂ ਤੇ ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਉਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ੇ/ਉਸਾਰੀ ਨਾ ਹੋਣ ਦਿੱਤੀ ਜਾਵੇ।

ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

ਪਿ.ਅੰ.ਨੰ: 26/60/98-ਭਮ.3/2152

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 11-3-04

ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਦੇ ਹੁਕਮ ਮਿਤੀ 19-2-2004 ਦੀ ਕਾਪੀ ਦੇ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਜ਼ਰੂਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ।
2. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟਰੇਟ/ਤਹਿਸੀਲਦਾਰ ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ।

Present : Sarvshri M.L. Saggar, Sumit Mahajan, Arvinder Singh, Sh. D.S. Brar, Vishal Sharma, Advocates for the intervenors.

Shri Sanjeev Pandey, Advocate for Municipal Corporation.

Shri S.S. Behl, Additional Advocate General, Punjab.

Shri Sanjeev Pandey says that action has been initiated against all those who had made encroachments on municipal and public lands situated within the municipal limits of Ludhiana. According to him, these include about 400, big encrochers in whose cases final orders are expected to be passed within four months.

In our opinion once the authorities of municipal corporation take action in right earnest, the problem of encroachment will be solved to a large extent. As soon as action to remove the encroachments of big encrochers is taken, others will refrain from doing similar encroachments of municipal and public lands because basically common man gets encouraged to break or violate law only when he finds that an influential or moneyed man takes law in his own lands and violates the law with impunity and gets away with it.

On the request of Shri Pandey, the case is adjourned to 11.3.2004. To be taken up at 3:30 P.M.

While adjourning the case and taking into consideration the order passed on 10.2.2004 restraining the State Government from regularising unauthorised encroachments and illegal constructions made in the municipal area of Ludhiana, we consider it just and proper and in larger public interest, to extend the restraint order to all municipal areas in the State. This will go a long way to discourage the people from making encroachments on public lands and/or raising unauthorised constructions in the wake of for the coming elections.

Hence, we extend the stay granted on 10.2.2004 against regularisation of unauthorised encroachments and illegal constructions in all municipal areas of the State of Punjab. This would necessarily mean that the State Government shall not be entitled to regularise unauthorised encroachments and illegal constructions made in the areas of any Municipal Corporation, Municipal Council, Municipal Committee or Nagar Panchayat. If the government has already issued any notification for regularisation of unauthorised encroachments or constructions, then the same shall not be implemented and/or given effect to.

We also direct the Commissioners, Chief Executive Officers/Executive Officers and Secretaries of all Municipal Corporations, Municipal Councils, Municipal Committees and Nagar Panchayats to ensure that nobody is allowed to make encroachments on all public lands including those falling in the municipal areas.

The Bench Secretary is directed to give attested copies of this order to learned counsel for the parties.

Shri S.S. Behl, learned, Additional Advocate General, Punjab is requested to immediately forward a copy of this order to the Chief Secretary, Punjab so that the government may circulate the same to the concerned officers and ensure that further encroachment and illegal constructions are not allowed on public land in any part of the state.

Sd/-
(G. S. Singhvi)
Judge

Sd/-
(M.M. Kumar)
Judge

February 19, 2004

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ
ਕਮਿਸ਼ਨਰ/ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਅਤੇ
ਉਪ ਮੰਡਲ ਮਜਿਸਟਰੇਟ

ਮੀਮੋ ਨੰ: 14/1/04-ਭਮ-2/4635

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 2-6-2004

ਵਿਸ਼ਾ: ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਅਧੀਨ ਜ਼ਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀਆਂ ਦੇ ਨਾਮ ਤੇ ਨਾ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਦਾ ਧਿਆਨ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਸਰਕਾਰ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀ ਜ਼ਮੀਨਾਂ ਦੀ ਗਿਰਦਾਵਰੀ ਇੱਕ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੋਂ ਦੂਸਰੇ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਉਨ੍ਹਾਂ ਦੀ ਆਪਸੀ ਰਜ਼ਾਮੰਦੀ ਜਾਂ ਉਝ ਹੀ ਕਿਸੇ ਹੋਰ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੇ ਕਰ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ ਅਣ-ਅਧਿਕਾਰਤ ਇੰਦਰਾਜ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ, ਜਿਨ੍ਹਾਂ ਦਾ ਉਹ ਵਿਅਕਤੀ ਨਜ਼ਾਇਜ਼ ਲਾਭ ਉਠਾ ਕੇ ਸਿਵਲ ਅਦਾਲਤਾਂ ਵਿੱਚ ਆਪਣੇ ਹਕ ਵਿਚ ਡੇਕਲਾਰੇਸ਼ਨ (declaration) ਜਾਂ ਇਨਜੰਕਸ਼ਨ (injunction) ਲੈਣ ਲਈ ਕਾਰਵਾਈ ਕਰਦੇ ਰਹਿੰਦੇ ਹਨ ਇਸ ਤਰ੍ਹਾਂ ਸਰਕਾਰ ਦੀਆਂ ਜ਼ਮੀਨਾਂ ਤੇ ਝਗੜੇਬਾਜ਼ੀ ਵਧਦੀ ਹੈ ਅਤੇ ਕਈ ਵਾਰੀ ਸ਼ਰਾਰਤੀ ਅਨੁਸਾਰ ਆਪਣੇ ਮਨਸੂਬਿਆਂ ਵਿੱਚ ਕਾਮਯਾਬ ਹੋ ਜਾਂਦੇ ਹਨ। ਸਰਕਾਰ ਦੀਆਂ ਜ਼ਮੀਨਾਂ ਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ਿਆ ਬਾਰੇ ਗੰਭੀਰ ਨੋਟਿਸ ਲਿਆ ਗਿਆ ਹੈ। ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ: 4886 ਆਫ 2003 ਵਿੱਚ ਕੀਤੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਸਰਕਾਰ ਨੂੰ ਅੱਗੇ ਤੋਂ ਰਾਜ ਦੇ ਕਿਸੇ ਵੀ ਹਿੱਸੇ ਵਿੱਚ ਸਰਕਾਰੀ ਜ਼ਮੀਨ ਤੇ ਨਜ਼ਾਇਜ਼ ਕਬਜ਼ੇ ਨਾ ਹੋਣ ਦੇਣ ਲਈ ਸਖ਼ਤ ਹੁਕਮ ਦਿੱਤੇ ਗਏ ਹਨ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਉਨ੍ਹਾਂ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 26/60/98-ਭਮ-3/2151, ਮਿਤੀ 11.3.2004 ਵੱਲ ਦੁਆਇਆ ਜਾਂਦਾ ਹੈ।

2. ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਇਹ ਮਾਮਲਾ ਸਰਕਾਰ ਵਲੋਂ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਮਲਕੀਅਤ ਵਾਲੀ ਜ਼ਮੀਨ ਦੀ ਗਿਰਦਾਵਰੀ ਕਿਸੇ ਵੀ ਇੱਕ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਤੋਂ ਦੂਸਰੇ ਪ੍ਰਾਈਵੇਟ ਵਿਅਕਤੀ ਦੇ ਨਾਮ ਤੇ ਨਾ ਕੀਤੀ ਜਾਵੇ ਜਦੋਂ ਤੱਕ ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਅਧਿਕਾਰਤ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਅਧਿਕਾਰਤ ਵਿਅਕਤੀਆਂ ਵਲੋਂ ਐਸਾ ਕਰਨ ਲਈ ਰਜ਼ਾਮੰਦੀ ਨਾ ਦਿੱਤੀ ਜਾਵੇ। ਜੇਕਰ ਕਿਸੇ ਵੀ ਕਰਮਚਾਰੀ ਵਲੋਂ ਇਨ੍ਹਾਂ ਹਦਾਇਤਾਂ ਦੀ ਉਲੰਘਣਾ ਕਰਕੇ ਮਾਲ ਰਿਕਾਰਡ ਵਿੱਚ ਇੰਦਰਾਜ ਬਦਲਦਾ ਪਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸ ਸਬੰਧੀ ਫੌਜਦਾਰੀ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ ਵਿਭਾਗੀ ਅਨੁਸਾਸ਼ਨੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ
ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਪ)

ਪਿੰਨ ਅੰਕਣ ਨੰ: 14/1/04-ਭਮ-2/4636

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 2.6.2004

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਾਇਰੈਕਟਰ ਭੋ ਰਿਕਾਰਡ ਪੰਜਾਬ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਪ)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

The Deputy Commissioner
Sangrur

Memo No. 26/92/06-LR-III/6791
Chandigarh, dated the 8.11.06

Subject : Regardig Scheduled Caste Co-operative Agricultural Society, Barnala (Sangrur)

References : Your D.O. Letter No. 324/Nazool, dated 15-09-2006.

It is intimated that Nazool Land could be allotted under the provisions of Nazool land (Transfer) Rules, 1956 to Harijan Co-operative Societies in other words in the Villages where nazool land available was 10 acres or more, the Scheduled caste land owning Co-operative Societies were to be formed by the heads of Scheduled Castes families in accordance with these rules and the land was to be allotted to them. In Village where no co-operative Societies of the members of the scheduled castes had been formed by 16.5.1964 the land was to be allotted to individual scheduled caste members instead of schedule Castes Cooperative Societies. In this context if a society stood formed and land was allotted in accordance with these rules to the Harijan Co-operative Society the ownership cannot be transfered now to the individual. The membership of the society will be strictly governed by the purpose and the rules under which such a society was formed. It is, therefore requested to act according to the provisions of these rules. If there is any difficulty in raising loans that should be taken up by the Society with the concerned Bank and Department of Revenue

Sd/-
Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

1. All the Deputy Commissioner in the State.
2. All the Commissioners of Divisions in the State.
3. The Inspector General of Registration,
Kapurthala Road, Jalandhar.

Memo No. 26/54/2007-LR-IV/4165

Chandigarh, dated the 25.07.07

Subject : Alienation of Nazool land allotted to the Scheduled Castes Co-operative Societies of the State.

Sir,

I am directed to refer to the subject noted above and to say that it has been noticed by the State Government that alienation of nazool land by the Scheduled Castes Co-operative Societies is being made in contravention of the Nazool Land (Transfer) Rules, 1956. Rule 7 of the rules ibid, as amended vide Notification No. 14/2/90-LR-III/4468 dated 18.3.1991 is reproduced as under :-

"7. Bar on alienation : No Co-operative Society or the individual member of Scheduled Castes, as the case may be, shall alienate or sell or mortgage the Nazool Land shall go down only in inheritance:

Provided that a Co-operative Society or a member of a Scheduled Castes to whom such land has been transferred under these rules may temporarily alienate such land in favour of the Punjab Scheduled Castes Land Development and Finance Corporation and Scheduled Banks for securing a loan with a view to improving this land provided the extent of area so alienated shall not exceed the proportion of the land for which price has been paid to the Government."

The perusal of the rules ibid in totality would show that date of execution of conveyance deed in favour of the Scheduled Castes Co-operative Society shall be material date to determine the eligibility of alienation. In case the date of eligibility to alienate land falls prior to the issue of Notification dated 18.3.1991, referred to above, then the above amendment would not be effective for disposal of land but if it is subsequent to that date then the said amendment shall be effective.

2. In the above context it is directed that the alienation of nazool land by the Scheduled Castes Co-operative Societies be strictly scrutinized in terms of these Rules and the instruments of transfer of land may be refused for being registered where it contravenes the above said Rules. This may be brought to the notice of all the registering officers.

3. Please acknowledge its receipt.

Sd/-

Under Secretary Revenue (S)

Endst. No. 26/54/2007-LR-IV/ 4166

Chandigarh, dated 25.07.07

A copy is forwarded to :-

1. The Financial Commissioner Co-operation and Secretary to Government, Punjab, Department of Co-operation.
2. Registrar, Co-operative Societies, Punjab, Chandigarh.

Sd/-

Under Secretary Revenue (S)

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION

ORDER

Subject : Order under para 136 of Standing Order No. 28, allowing exemption from the operation of Para 9.1 and 9.2 of the standing order in so far acquisition of places of ownership including mandirs, gurdawaras, and other shrines including in the 30 meter belt around Golden Temple Complex, Amritsar is concerned.

It has brought to my notice by Secretary, Local Government and Urban Development that a scheme has been declared inter alia for laying out public streets, land-scaping, providing of public parking places, beautification and re-development of the area around the Golden Temple Complex, Amritsar which would also serve the purpose of preserving and improving the law and order and safety of the public. In pursuance of this scheme building coming within the corridor of 30 meters width around the Golden Temple Complex, Amritsar are proposed to be compulsorily acquired. Keeping in view the over-riding public importance of this scheme and the fact that exemption of places of worship will not be consistent with the attainment of objectives of the scheme, I have decided that in so far as the proposed acquisition is concerned vis a vis places of worship including mandirs, gurdwaras, shrines and smadhis falling within 10 meters belt around the Golden Temple Complex, the provisions of para 9.1 and 9.2 of the standing order no. 28 shall not be applicable.

Chandigarh, dated the
11th June, 1988

TEJENDRA KHANNA
Financial Commissioner Revenues
Punjab
Chandigarh, Dated 29.6.1988

Endst. No. 1/76/88-LRI/11834

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

1. The Commissioner Jalandhar Division, Jalandhar.
2. The Deputy Commissioner, Amritsar.
3. Director Local Government Punjab, Chandigarh
4. Director Land Acquisition Punjab, Chandigarh

Sd/-
Under Secretary to Govt. Punjab,
Revenue Department

A copy is forwarded to the Secretary to Govt. Punjab Local Government and Urban Development for information and necessary action.

Sd/-
Under Secretary Revenue

The Secretary to Govt. Punjab
Local Government and Urban Development.

No. 1/76/88-LR-I/11835

Chandigarh, Dated 29/6/1988

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

1. The Commissioner of the Division
Jalandhar, Ferozepur, Faridkot and Patiala
2. All the Deputy Commissioners in the State of Punjab
3. Director, Land Acquisition , Punjab, Jalandhar
4. All the Land Acquisition,
Collectors in the States of Punjab

Memo No. 1/55/78-LR-I/4810
Chandigarh, dated the : 14.7.97

Subject : Land Acquisition (Amendment) Act, 1984 enforcement thereof.

The Govt. have decided that the compensation awarded to the Land owners in Land Acquisition cases should have proper relevance to the prevailing market rates. Para 12 of the Financial Commissioner's Standing Order No. 28 lays down a procedure for determining Collector rate, This procedure requires revision.

Now it has been decided that District Land Price Fixation Committee, which will be standing Committee at District Level will deal with individual cases and make recommendations, to the District Collector in Land Acquisitions cases. The District Level Committee will consist of

1. Deputy Commissioner
2. M.P. of the area
3. M.L.A. of the area
4. Chairman Block Samiti
(for rural areas) OR
President/Municipal Commissioner
(for Urban Area)
5. District Revenue Officer
6. S.D.O. (C) Convenor.

This committee will recommend the market rates keeping in view the various factors regarding location, quality of land, prevailing price, Collector's rate or any other criterion to be

recorded in writing by the Committee. The Committee may co-opt any other member on the Committee.

Sd/-
Additional Secretary to Govt.,
Punjab, Revenue Department.

Endst. No. 1/55/78-LR-I/4811

Chandigarh, Dated the 14.7.97

A copy is forwarded to the :-

1. Chief Engineer, Public works Department (B&R), Punjab, Patiala.
2. Chief Engineer, Public works,
Department of Public Health, Punjab, Patiala
3. Director,
Horticulture Department, Punjab, Chandigarh
4. Principal Chief Conservator of Forests,
Punjab, Chandigarh.

Sd/-
Additional Secretary to Govt.,
Punjab, Revenue Department.

Endst. No. 1/55/78-LR-I/4812

Chandigarh, Dated the 14.7.97

A copy is forwarded to the officer on Special Duty (Rules), Revenue Department, Punjab, Kothi No. 280, Sector 10-A, Chandigarh for information and necessary action.

2. He is requested to issue necessary correction slip with regard to the amendment of para 12 of Financial Commissioner's Standing Order No. 28 under intimation to this Department.

Sd/-
Additional Secretary to Govt.,
Punjab, Revenue Department.

A copy is forwarded to the :-

1. All the Financial Commissioner's
2. All the Principal Secretaries to Govt. of Punjab.
3. All the Administration Secretaries to Government of Punjab.
4. All the Heads of Department in the State of Punjab for information and necessary action.

Sd/-

Additional Secretary to Govt.,
Punjab, Revenue Department.

To,

1. All the Financial Commissioners.
2. All the Principal Secretaries to Govt. of Punjab.
3. All the Administrative Secretaries to Government of Punjab.
4. All the Heads of Department in the State of Punjab.

I.D. No. 1/55/78-LR-1/4813

Chandigarh, dated the 14.7.97

A copy is forwarded to the Joint Secretary to Govt., Punjab, Finance Department for information with reference to his I.D. No. 17/76/86-2FE-VI/1588, dated 22.5.1997.

Sd/-

Additional Secretary to Govt.,
Punjab, Revenue Department.

To

The Joint Secretary to Govt., Punjab,
Finance Department
(FE-I Branch)

I.D. No. 1/55/78/LR-I/4814

Chandigarh, dated the 14.7.97

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Divisional Commissioners and Deputy Commissioners
in the State of Punjab (by name)

No. L.R. 1/97/11552

Chandigarh, dated the 19-12-1997

Subject : Land Acquisition Procedure.

1. Under the modified Land Acquisition Policy. The market rates are to be recommended by a committee consisting of Dy. Commissioner, MLA/ MP etc. The rates suggested by the committee alongwith Dy. Commissioners recommendation are supposed to be forwarded to the Govt. directly by the Deputy Commissioner concerned. Awards upto 50 Lacs can be finalised by the Dy. Commissioner, beyond that the awards are to be approved by the Financial Commissioner Revenue.
2. It was made clear in the policy that the Divisional Commissioner point has been eliminated in the modified policy. It has come to my notice that some Deputy Commissioners are sending their proposals to the Commissioners and the Commissioners are in turns are approving the rates and awards. This is contravention with the policy guidelines and violation of Govt. Orders. The Deputy Commissioner and Divisional Commissioner are requested to follow in line with the Govt. policy and process the Land Acquisition cases accordingly. Detailed policy guidelines have already being sent to Divisional Commissioners and Deputy Commissioners.

Sd/-

(K.S. Janjua)

Financial Commissioner, Revenue, Punjab

Sh. B.K. Srivastava, I.A.S.
Divisional Commissioner,
Jalandhar.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Deputy Commissioners
in the State

Memo No. 1/118/98-L.R. 1/2342
Chandigarh, dated the 15-4-1999

Subject : Determination of market rates of the land under acquisition by the District Land Price Fixation Committee.

Ref. Govt. Memo No. 1/55/78-LR-I/4810, dated 14.7.1997

It has been observed by the Government that while forwarding recommendations of the Districts Land Price Fixation Committee, it is not specifically stated that all the members of the Committee were given due notice for the said meeting, and quite often no reasons are given for absence of the non-official members.

It may, therefore, kindly be ensured that these observations are kept in view and signatures of all the members be obtained on the proceedings of the Committee and agreed recommendations sent to Government.

Sd/-
Under Secretary to Govt. Punjab
Department of Revenue.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਰਾਜ ਦੇ ਸਮੂਹ ਜ਼ਿਲ੍ਹਾ ਕੁਲੈਕਟਰ।

ਮੀਮੋ ਨੰ. ਐਲ. ਆਰ. 1/99/ਸਪੈਸ਼ਲ/2372

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 16.4.99

ਵਿਸ਼ਾ : ਭੋ ਪ੍ਰਾਪਤੀ ਸੰਬੰਧੀ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰਾਂ ਵਲੋਂ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ, ਮਾਲ ਦੇ ਦਫ਼ਤਰ ਨਾਲ ਸਿੱਧਾ ਪੱਤਰ-ਵਿਹਾਰ ਨਾ ਕਰਨ ਬਾਰੇ।

ਇਹ ਵੇਖਿਆ ਗਿਆ ਹੈ ਕਿ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਵੱਖ-ਵੱਖ ਭੋ ਪ੍ਰਾਪਤੀ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ/ਅਵਾਰਡਾਂ ਸੰਬੰਧੀ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ, ਮਾਲ ਦੇ ਦਫ਼ਤਰ ਨਾਲ ਸਿੱਧਾ ਪੱਤਰ-ਵਿਹਾਰ ਕਰਦੇ ਹਨ। ਇਸ ਕਾਰਨ ਸਿੱਧੇ ਮਾਲ ਵਿਭਾਗ ਦੇ ਕੰਮ-ਕਾਜ ਵਿੱਚ ਗੈਰਜ਼ਰੂਰੀ ਵਾਧਾ ਹੁੰਦਾ ਹੈ, ਉਥੇ ਸਬੰਧਿਤ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਦੀ ਕਾਰਵਾਈ ਤੋਂ ਜਾਣੂ ਨਹੀਂ ਰਹਿੰਦੇ। ਇਹ ਪ੍ਰਤੱਖ ਹੀ ਹੈ ਕਿ ਭੋ ਪ੍ਰਾਪਤੀ ਕਾਰਵਾਈ ਨੂੰ ਕਾਨੂੰਨ/ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਅੰਤਮ ਕਰਨ ਲਈ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹੈ, ਇਸ ਲਈ ਉਨ੍ਹਾਂ ਦੇ ਗਿਆਨ ਤੋਂ ਬਿਨਾਂ ਕੋਈ ਕਾਰਵਾਈ ਕਰਨੀ ਪ੍ਰਬੰਧਕੀ ਤੌਰ ਤੇ ਵੀ ਜਾਇਜ਼ ਪ੍ਰਤੀਤ ਨਹੀਂ ਹੁੰਦੀ। ਇਸ ਪਿਛੋਕੜ ਵਿੱਚ ਸਮੂਹ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰਾਂ ਨੂੰ ਹਦਾਇਤ ਜਾਰੀ ਕੀਤੀ ਜਾਵੇ ਕਿ ਉਹ ਮਾਲ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨਾਲ ਸਿੱਧਾ ਪੱਤਰ-ਵਿਹਾਰ ਨਾਂ ਕਰਨ ਅਤੇ ਇਸ ਦੀ ਉਲੰਘਣਾ ਦਾ ਗੰਭੀਰ ਨੋਟਿਸ ਲਿਆ ਜਾਵੇਗਾ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ. ਐਲ.ਆਰ. 1/99/ਸਪੈਸ਼ਲ/2373

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 16.4.99

ਇੱਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰਜ਼ ਅਤੇ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਜ਼ਰੂਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਵਿਭਾਗ।

DEPARTMENT OF LEGAL & LEGISLATIVE AFFAIRS

A notification under section 4 of the Land Acquisition Act was issued by the Collector and the same was published in the gazette on 6.6.1996. It was also published in two 'Daily Newspapers' on 24.06.1996 and 25.6.1996 and public notice was also issued on 5.7.1996 through munadi as well as affixation on the conspicuous place. After completion of other formalities, notification/ declaration under section 6 of the Act was issued and the same was published in gazette on 26.6.97. It was also published in two 'Daily Newspapers' on 4.7.97. And public notice was also issued through munadi and affixation on 2.7.97.

The A.D. has sought legal opinion whether the notification under section 6 was issued within one year from the date of publication of notification under section 4 of the Land Acquisition Act or not, and whether these proceedings are valid ?

Section 4(i) of the Act reads as follows :-

"Whenever it appears to the (appropriate Government) that land in any locality (is needed or) is likely to be needed for any public purpose (or for a company) a notification to that effect shall be published in the official Gazette (and in two daily newspapers circulating in that locality of which at least one shall be in the regional language) and the Collector shall cause public notice of the substance of such notification to be given at convenient place of said locality the last of the date of such publication and the giving of such public notice, being hereinafter referred to as the date of publication of the notification."

Section 6(2) of the Act reads as follows :-

"Every declaration shall be published in the official Gazette and in the daily newspapers circulating in the locality in which the land is situated of which at least one shall be in the regional language and the collector shall cause public notice of the substance of such declaration to be given at convenient places in the said locality (the last of the dates of such publication and giving of such public notice being here in after referred to as the date of the publication of the declaration) and such declaration shall state the District or other territorial division in which the land is situate, the purpose for which it is needed, its approximate area and where a plan shall have been made of the land the place where such plan may be inspected.

It is clear from the perusal of sections 4 and 6 of the Land Acquisition Act mentioned above that firstly the notification was to be published in the official Gazette and then it was to be published in two daily newspapers, one of which must of regional language and a public notice was also to be issued. In this case the Gazette notification under section was made on 6.6.96 and it was published in newspapers on 24.6.96 and 25.6.96. The public notice was issued on 5.7.96 through munadi as well as affixation on the conspicuous place. So the date of publication under section 4

of the Act comes/works out to be 5.7.1996 when the public notice was given by munadi and affixation on the conspicuous place. After completion of formalities, the notification under section 6 was issued and the same was published in gazette notification dated 26.6.97. It was published in two daily newspapers on 4.7.97 and 20.4.97. The notice was issued thorough munadi on 2.7.1997. So it is clear that notification/declaration under section 6 was made within one year of the publication of the notification in the official gazette under section 4. So the proceedings are also valid.

Sd/-

S.S. Grewal

L.R. & Secy.

U.O. No. 489/...../49..... Dated 15.06.99

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ :- ਰਾਜ ਵਿੱਚ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੇਸਾਂ ਸਬੰਧੀ ਕੁਲੈਕਟਰ ਰੇਟਸ ਅਤੇ ਐਵਾਰਡਾਂ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਬਾਰੇ ਵਿਧੀ ਅਪਨਾਉਣ ਸਬੰਧੀ।

ਵਧੀਕ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਆਪਣੇ ਅੰ. ਵਿ. ਪੱ. ਨੰ. 6/5/2000-1 ਮ. ਉ. 1/418, ਮਿਤੀ 10.2.2000 ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਖੇਚਲ ਕਰਨ।

2 ਇਸ ਸਬੰਧ ਵਿੱਚ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਭੋਂ ਦੀ ਮਾਰਕਿਟ ਕੀਮਤ ਨਿਰਧਾਰਿਤ ਕਰਨ ਲਈ ਹੇਠ ਲਿਖੀ ਵਿਧੀ ਅਪਣਾਈ ਜਾਣੀ ਹੈ :-

- (i) ਜੇਕਰ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਨੂੰ ਜ਼ਿਲ੍ਹਾ ਭੋਂ ਕੀਮਤ ਨਿਰਧਾਰਨ ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਪ੍ਰਵਾਨ ਹੋਣ ਤਾਂ ਇਹ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਨੂੰ ਭੇਜ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ।
- (ii) ਜੇਕਰ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ/ਜ਼ਿਲ੍ਹਾ ਭੋਂ ਕੀਮਤ ਨਿਰਧਾਰਨ ਕਮੇਟੀ ਦੁਆਰਾ ਸਿਫਾਰਸ਼ੀ ਬਾਜ਼ਾਰੀ ਰੇਟ ਅਸਲੀ (realistic) ਨਹੀਂ ਪਾਏ ਜਾਂਦੇ ਤਾਂ ਭੋਂ ਪ੍ਰਾਪਤੀ ਵਿਭਾਗ ਕਮੇਟੀ ਨੂੰ ਇਨ੍ਹਾਂ ਤੋਂ ਦੁਬਾਰਾ ਵਿਚਾਰ ਕਰਨ ਲਈ ਅਜਿਹਾ ਕਰਨ ਦੀ ਲੋੜ ਦੇ ਅਧਾਰ ਦੱਸਦੇ ਹੋਏ, ਵਾਪਿਸ ਭੇਜ ਸਕਦਾ ਹੈ। ਕਮੇਟੀ ਦੁਆਰਾ ਮਾਮਲੇ ਤੇ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਫਿਰ ਵੀ ਉਨ੍ਹਾਂ ਦੀਆਂ ਸੋਧੀਆਂ ਹੋਈਆਂ ਸਿਫਾਰਸ਼ਾਂ ਨਾਂ ਮੰਨਣਯੋਗ ਪਾਈਆਂ ਜਾਂਦੀਆਂ ਹਨ, ਤੱਦ ਮਾਮਲਾ ਸਟੇਟ ਲੈਂਡ ਐਕਉਜ਼ੀਸ਼ਨ ਬੋਰਡ ਕੋਲ ਸਾਰੇ ਡਾਟੇ ਸਮੇਤ, ਜਿਹੜਾ ਕਿ ਫੈਸਲਾ ਲੈਣ ਲਈ ਪ੍ਰਸੰਸਕ ਹੋਵੇ, ਭੇਜ ਦਿੱਤਾ ਜਾਵੇ। ਇਹ ਜ਼ਰੂਰ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ ਕਿ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਐਕਟ ਦੀ ਧਾਰਾ 6 ਅਧੀਨ ਅਧਿਸੂਚਨਾ ਦੇ ਜਾਰੀ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਹੋ ਜਾਵੇ। ਜੇਕਰ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਉਸ ਸਾਹਮਣੇ ਪੇਸ਼ ਹੋਏ ਹੋਰ ਸਬੂਤ ਵਿਚਾਰਨ ਉਪਰੰਤ ਬਾਜ਼ਾਰੀ ਰੇਟਾਂ ਨਾਲ ਸਹਿਮਤ ਨਾਂ ਹੋਣ ਦਾ ਫੈਸਲਾ ਲੈਂਦਾ ਹੈ ਤਾਂ ਉਸ ਹਾਲਤ ਵਿੱਚ ਉਸ ਨੂੰ ਭੇਜੇ ਗਏ ਰੇਟਾਂ ਨੂੰ 10 ਪ੍ਰਤੀਸ਼ਤ ਤੋਂ ਜ਼ਿਆਦਾ ਦਾ ਵੱਧ-ਘੱਟ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਨਹੀਂ ਹੋਵੇਗਾ।

ਜਿੱਥੋਂ ਤੱਕ ਐਵਾਰਡ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਦੀ ਪੁੱਛ ਦਾ ਸਬੰਧ ਹੈ, ਇਸ ਸਬੰਧ ਵਿੱਚ ਇਹ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਭੋਂ ਪ੍ਰਾਪਤੀ ਐਕਟ ਦੀ ਧਾਰਾ 11 ਅਤੇ 15-ਏ ਦੇ ਮਕਸਦ ਲਈ "appropriate Govt. ਸ਼ਬਦ ਦਾ ਮਤਲਬ Govt. in the Deptt. concerned " ਹੋਵੇਗਾ। 'ਆਥਰਾਈਜ਼ਡ ਅਫਸਰ' ਤੋਂ ਭਾਵ ਸਬੰਧਤ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ ਹੋਵੇਗਾ।

ਇਸ ਪ੍ਰਕਾਰ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ ਅਵਾਰਡ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਹਨ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ,
ਮਾਲ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ

ਵਧੀਕ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।

ਅੰ.ਵਿ.ਪੱ.ਨੰ: 1/5/2000-ਭਮ-1/1604

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 29-2-2000

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)

Subject : Writ Petition (C) No. 42 of 1985- The Society of St. Joseph's College Versus State of Union of India and Others.

All the Financial Commissioners and Principal Secretaries to Government of Punjab, may kindly refer to the subject noted above.

2. The Hon'ble Supreme Court of India has considered the matter relating to the compulsory acquisition of the property of the minority educational institutions and interpreted Clause (IA) of Article 30 of the Constitution of India vide their orders dated 20-11-2001 in writ petition (c) No. 42 of 1985 (The Society of St. Joseph's College Versus union of India and others). An extract of the above said order is under :-

Clause (IA) clearly states that after the date of its introduction there must be a law that specifically relates to the compulsory acquisition of the property of minority educational institutions and that law must make provisions to ensure that the amounts that are the fixed or determined there under – for the acquisitions are such as do not restrict or abrogate the right guaranteed under Article 30. Necessarily, such law must require the taking into account of factors that do not come into play in the determination of amounts payable in relation to the acquisition of the properties of others and are, therefore, not set out in the general acquisition statutes.

We think, however, that it is appropriate that Parliament and the State Legislatures should have time upto 31st May, 2002 to make such laws, if they so choose, and that pending and uncompleted acquisitions of the properties of minority educational institutions should lapse only if at the end of such time the statutes under which the acquisitions have been commenced have not been duly amended. On the other hand, if they are duly amended, the amounts payable for such acquisitions shall be determined thereunder".

3. The State of Punjab follows the provisions of the Land Acquisitions Act, 1894 as enacted by the Parliament in the matter of determining the compensation for the compulsory acquisition of Land under the said Act. Therefore, the State Government has requested the Government of India to make law on the above said matter.

4. It is requested that position as stated above may kindly be kept in view at the time of compulsory acquisition of property of any educational institutional established and administered by a minority referred to in clause (I) of Article 30 of the Constitution of India.

Sd/-
Under Secretary to Govt., Punjab
Department of Revenue.

To

All the Financial Commissioners and
Principal Secretaries and Administrative
Secretaries to Government of Punjab.

U.O. No. 13/378/2001-LR-I/1806

Chandigarh, dated the 4/3/2002

No. 13/378/2001-LR-I/1807

Chandigarh, dated the 4/3/2002

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

1. The Commissioner of the Division in the State.
2. All the Deputy Commissioners in the State

Sd/-

Under Secretary to Govt. Punjab,
Department of Revenue

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)

No. 7/2/2002-LR-1/3828

To

All the Heads of Departments,
Commissioner of Divisions
Deputy Commissioners and
Sub Divisional Magistrate
in the State of Punjab

Chandigarh, dated 29th April, 2003

Subject : Amendment of Financial Commissioner's Standing Order No. 28 relating to Acquisition of Land.

Sir,

I am directed to refer to this Department's letter No. 1/55/78-LR-1/1979, dated 13th March, 2000 on the subject cited above and to state that vide Order dated 13th March 2000, Financial Commissioner's Standing Order No. 28 as had been revised and issued on 9th March, 1985 was partially amended, inter alia, deleting its Para No. 87. Now vide order dated 21st April, 2003, a new para for disposal of the land acquired for a public purpose under the provisions of the Land Acquisition Act, 1894 which becomes surplus and/or is not required by the Acquiring Department, has been inserted as Para No. 87 and the existing Para No. 87-A has been substituted in Financial Commissioner Standing Order No. 28. Amended Paras No. 87 and 87-A are enclosed.

You are requested to make a strict compliance with the above mentioned amended paras.

Yours faithfully,

Sd/-

Under Secretary Revenue (P)

A copy is forwarded all the F.G. and Principal/ Administrative Secretaries to Govt. of Pb. for information and necessary action.

They are requested to evaluate on the receipt of report mentioned in the new para No. 87-A their respective schemes/ projects for which the land has been acquired under the provisions of the land acquisition Act, 1984 and to disposed of the land in the manner prescribed in para No. 87 now in case they do not required.

Sd/-

Under Secretary Revenue (P)

To

All the Financial Commissioners, Principal Secretaries and,
Administrative Secretaries to the Govt. of Punjab.

I.D. No. : 7/2/2002-LR-1/3829

Chandigarh, dated 29 April, 2003

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

ORDER

In the Financial Commissioners Standing Order 28 (Land Acquisition No. 28) for the existing para 11.1 the following para shall be substituted :-

11.1 Authorities Competent to issue N.O.C.

The State Level Land Acquisition Board (SLLAB) shall be the competent authority for issuance of No Objection Certificate for the following class of cases :-

- (i) All the cases of land acquisition under the Land Acquisition Act, 1894 involving an area of more than 25 acres, except when the land is to be acquired for a Mega Project relating to Agriculture/Horticulture upto 50 acres (for which Deputy Commissioner concerned shall be competent in terms of Para 11.2 of the Standing Order No. 28);
- (ii) Cases of Acquisition of area more than 5 acres in and on the periphery of Municipal Towns, except when the land to be acquired for a Mega Project relating to Agriculture/Horticulture upto 50 acres (for which Deputy Commissioner concerned shall be competent in terms of Para 11.2 of the Standing Order No. 28);
- (iii) All cases of Acquisition under the Land Acquisition Act, 1894 involving an area declared surplus under the Punjab Land Reforms Act, 1972 except when the land to be acquired for a Mega Project relating to Agriculture/Horticulture upto 50 acres (for which Deputy Commissioner concerned shall be competent in terms of Para 11.2 of the Standing Order No. 28);

The cases of acquisition of land under the Land Acquisition Act, 1894 for construction of drains for the purpose of flood control or anti water logging operation are exempted from the requirement of 'No Objection Certificate' from the State Level Land Acquisition Board.

Chandigarh, Dated
07.08.2006

K.K. Bhatnagar,
Financial Commissioner and
Secretary to Government of Punjab
Department of Revenue and Rehabilitation

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To

All the Heads of Departments,
Commissions of Divisions,
Deputy Commissioners and
Sub Divisional Magistrates
in the State of Punjab

Dated, Chandigarh, the : 08.08.2006

Subject : Amendment of Financial Commissioner's Standing Order No. 28 relating to Acquisition of Land.

I am directed to refer to the subject noted above and to enclose herewith Order No. 1/1/2006-LR-I/4870, dated 08.08.2006 for further necessary action.

Yours Sincerely

Sd/-

(Bhag Ram)

Under Secretary Revenue (B)

A copy is forwarded all the Financial Commissioners, Princial Secretaries and Administrative Secretaries to the Government of Punjab, for information and necessary action.

Sd/-

(Bhag Ram)

Under Secretary Revenue (B)

I.D. No. 1/1/06-LR-I/4872

Chandigarh, datd the : 08.08.2006

Endst. No. 1/1/06-LR-I/4873

Chandigarh, datd the : 08.08.2006

A copy is forwarded to the Controller, Printing and Stationery, Punjab, Chandigarh alongwith two copies of Order No. 1/1/06-LR-I/4870, dated 08.08.2006 for printing the 500 copies for official purpose.

Sd/-

(Bhag Ram)

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

No. : 1/67/2006-L.R.1/7674

To

1. The Commissioner of the Division
2. All the Deputy Commissioners in the State

Chandigarh, dated the 7/12/06

Subject : Deduction of income tax from payment of compensation of land acquired of the Land Acquisition Act, 1894.

Sir,

I am directed to refer to the subject noted above and to say that question of making deductions at source while making the payment of the compensation to the persons whose land is acquired under the provisions of Land Acquisition Act, 1894 came under the consideration and the matter has been clarified by the Department of Finance (Tax Planning Cell), Govt. of Punjab which is as under :-

Section 194LA read with Section 2(14)(iii) of Income Tax Act, 1961:

Any person responsible for paying to resident any sum, being in the nature of compensation or the enhanced consideration on account of compulsory acquisition, under any law for the time being in force, of any immovable property (other than agricultural land), shall at the time of payment of such sum in cash or by issue on cheque or draft or by any other mode, whichever is earlier, deduct an amount equal to ten per cent of such sum as income tax thereon.

Provided that no deduction shall be made under this section where the amount of such payment or, as the case may be, the aggregate amount of such payments to a resident during the financial year does not exceed one hundred thousand rupees.

Explanation - For the purpose of this section :-

- (i) "agricultural land" means agriculture land in India including land situate in any area referred to in items (a) and (b) of sub clause (iii) of clause (14) of section 2;
- (ii) "Immovable property" means any land (other than agricultural land) or any building or part of building.

Section 2 (14)(iii) of Income Tax Act, 1961 :

agricultural land in India not being land situated :-

- (a) in any area which is comprised within the jurisdiction of a municipality (whether known as a municipality, municipal corporation, notified area committee, town committee, or by any other name) or a cantonment board and which has a population of not less than ten thousand according to the last proceeding census of which the relevant figures have been published before the first day of the previous year: or
- (b) in any area within such distance, not being more than eight kilometers, from the local limits of municipality or cantonment board referred to in item (a), as the Central Government may, having regard to the extent of, and scope for urbanization of that area and other relevant considerations, specify in this behalf by notification in the Official Gazette."
2. It is, therefore, requested that appropriate action be taken for deduction of income tax according to the above provisions of the Income Tax Act, 1961.
3. Its receipts may be acknowledged.

Yours faithfully,

Sd/-

(Sohan Lal)

Under Secretary to Govt. Punjab,

A copy is forwarded all the Financial Commissions and Administrative Secretaries to the Government of Punjab, for information and necessary action.

2. They are requested to bring it to the notice of all Land Acquisition Collectors under their control for strict compliance of the above provisions of the Income Tax Act, 1961.

Sd/-

Under Secretary to Govt. Punjab

Department of Revenue & Rehabilitation

To

All the Financial Commissioners and
Administrative Secretaries to Government of Punjab.

I.D. No. 1/67/2006-LR-I/7675

Chandigarh, datd the : 7.12.2006

Endst. No. 1/67/2006-LR-I/7676

Chandigarh, datd the : 7.12.2006

A copy is forwarded to the Director, Land Acquisition, Punjab, Kapurthala Road, Jalandhar for information and necessary action.

Sd/-

Under Secretary to Government, Punjab
Department of Revenue & Rehabilitation.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOME AFFAIRS AND JUSTICE**

NOTIFICATION

The 10th June, 1981

No. G.S.R. 55/C.A.4./1872/S. 39-A/Amd. (6) 31.-In exercise of the powers conferred by section 39-A of the Punjab Laws Act, 1872 and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Chaukidara Rules, published with the Punjab Government Notification No. 2778, dated the 15th August, 1876, namely :-

1. (1) These rules may be called the Punjab Chaukidara (Amendment) Rules, 1981.
(2) They shall be deemed to have been come into force with effect from the 1st August, 1980.
2. In the Punjab Chaukidara Rules, for rule 33, the following rule shall be substituted, namely:-
"33 (1) Every village watchman shall receive remuneration in cash at the rate of one hundred rupees per mensem. An extra remuneration to be fixed by the Deputy Commissioner not exceeding five rupees per month shall be paid to each daffidar.
(2) The remuneration payable to village watchman under sub-rule (1) shall be paid every month by the Tehsildar through the Treasury".

PARAMJIT SINGH,

Additional Chief Secretary and Home
Secretary to Government, Punjab.

**(HOME-VI BRANCH)
NOTIFICATION**

The 16th September, 1994

No. G.S.R. 60/P.A.4/1872/S. 39-A (Amd.) (7) 94.-In exercise of the powers conferred by section 39-A of the Punjab Laws Act, 1872 (Punjab Act No. 4 of 1872) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Chaukidara Rules, Published with the Punjab Government, Notification No. 2778, dated the 15th August, 1876, namely :-

RULES

- (1) These rules may be called the Punjab Chaukidara (First Amendment) Rules, 1994.
(2) They shall be deemed to have come into force with effect from the 1st day of April, 1993.
2. In the Punjab Chaukidara Rules, in rule 33, for the words "two hundred rupees", the words "three hundred rupees" shall be substituted.

N. K. ARORA,

Principal Secretary to Government of Punjab,
Department of Home Affairs and Justice.

(HOME-VI-BRANCH)
CORRIGENDUM

The 6th January, 1995

In the Government of Punjab, Department of Home Affairs and Justice, Notification No. G.S.R. 60/P.A.4/1872/S. 39-A (Amd.) (7)/94, dated the 16th September, 1994, published in the Legislative Supplement of the Punjab Government Gazette, dated the 23rd September, 1994,-

- (i) In rule 1, in sub-rule (2), *For* "demand", *Read* "deemed"; and
- (ii) In rule 2, *For* "substituted", *Read* "substituted".

N. K. ARORA,
Principal Secretary to Government of Punjab,
Department of Home Affairs and Justice.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE
(LAND REVENUE BRANCH)**

NOTIFICATION

The 15th May, 1997

No. G.S.R. 23/P.A.4/1872/S.39-A/Amd.(8)/97.-In exercise of the powers conferred by section 39-A of the Punjab Laws Act, 1872 (Punjab Act No. 4 of 1872) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Chowkidara Rules, published with the Punjab Government, Notification No. 2778, dated the 15th August, 1876, namely :-

RULES

1. (1) These Rules may be called the Punjab Chowkidara (First Amendment) Rules, 1997.
(2) They shall be deemed to have come into force on and with effect from the 1st day of April, 1997.
2. In the Punjab Chowkidara Rules, in rule 33, in sub-rule (1), for the words "three hundred rupees", the words "four hundred rupees" shall be substituted.

K.S. JANJUA,

Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION

Correction Slip No. 1 LRM

Chandigarh, dated the 21st April, 2003.

The Punjab Land Record's Manual (Revised Edition 1974)

Chapter 7

In Para 7.4 (iii) of the Punjab Land Record's Manual the words 'as well as the Gram Panchayat' shall be inserted after the word and sign 'only' and before the word 'must' occurring in the 16th line thereof.

Bhagat Singh

Financial Commissioner Punjab and
Secretary to Government Punjab,
Revenue & Rehabilitation Department.

Endst. No. 27/38/02-LR. 4/3536 Chandigarh, dated the 22-4-2003.

A copy is forwarded to the following :-

1. All the Commissioners of Divisions in the State of Punjab;
2. All Deputy Commissioners in the State of Punjab;
3. All the Sub-Divisional Magistrates in the State of Punjab;
4. All the Tehsildars/Naib Tehsildars in the State of Punjab.

Sd/-

Under Secretary to Govt. Punjab,
Revenue Department.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION**

Correction Slip No. 2 LRM

Chandigarh, dated the 21st April, 2003.

The Punjab Land Record's Manual (Revised Edition 1974)

Chapter 9

In Para 9.9(a) of the Punjab Land Record's Manual the words 'and the Gram Sabha' shall be inserted after the word and 'Lambardar' and before the word 'concerned' occurring in the 2nd line thereof.

Bhagat Singh

Financial Commissioner Punjab and
Secretary to Government Punjab,
Revenue & Rehabilitation Department.

Endst. No. 27/38/02-LR. 4/3537 Chandigarh, dated the 22-4-2003.

A copy is forwarded to the following :-

1. All the Commissioners of Divisions in the State of Punjab;
2. All Deputy Commissioners in the State of Punjab;
3. All the Sub-Divisional Magistrates in the State of Punjab;
4. All the Tehsildars/Naib Tehsildars in the State of Punjab.

Sd/-

Under Secretary to Govt. Punjab,
Revenue Department.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION**

Correction Slip No. 3 LRM

Chandigarh, dated the 21st April, 2003.

The Punjab Land Record's Manual (Revised Edition 1974)

Chapter 7

In Para 7.62 of the Punjab Land Record's Manual the words 'after giving an advance notice to the Gram Sabha' shall be inserted after the word 'spot' and before the word 'and' occurring in the 3rd line thereof.

Bhagat Singh

Financial Commissioner Punjab and
Secretary to Government Punjab,
Revenue & Rehabilitation Department.

Endst. No. 27/38/02-LR. 4/3538 Chandigarh, dated the 22-4-2003.

A copy is forwarded to the following :-

1. All the Commissioners of Divisions in the State of Punjab;
2. All Deputy Commissioners in the State of Punjab;
3. All the Sub-Divisional Magistrates in the State of Punjab;
4. All the Tehsildars/Naib Tehsildars in the State of Punjab.

Sd/-

Under Secretary to Govt. Punjab,
Revenue Department.

ANNEXURE-II
GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
NOTIFICATION

The September, 2003.

No. G.S.R. /P.A. 17/1887/S. 17 and 28/Amd. () 2003 - The following draft of rules further to amend the Punjab Land Revenue Rules, 1909, which the Governor of Punjab, proposes to make in exercise of the powers conferred by sections 17 and 28 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling him in this behalf, is published as required by section 156 of the said Act, for the information of the persons likely to be affected thereby.

Notice is hereby given that the draft will be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publications of this notification in the Official Gazette, together with any objection or suggestion, which may be received by the Financial Commissioner, Revenue, from any person before the expiry of the period so specified with respect to the draft namely :-

DRAFT RULES

1. These rules may be called the Punjab Land Revenue (Amendment) Rules, 2003.
2. In the Punjab, Land Revenue Rules, 1909, after rule 19-B, the following rule shall be inserted namely :-

“19-C Notwithstanding anything to the contrary contained elsewhere in these rules, where twenty families from a particular revenue estate are NRIs as determined by the Department of NRIs Affairs from time to time, there shall be appointed one additional honorary headman from amongst the NRIs without any remuneration, subject to the following conditions :-

- (i) In appointing the Headman, regard shall be had among other matters, to :-
 - (a) services rendered to the State by himself or by his family :-
 - (b) his personal influence, character, ability and freedom from indebtedness ;
 - (c) being resident of concerned NRI village and nominee member as opted by the NRIs Sabha in Punjab. Preference would however be given to ex-NRIs who reside in India for a period of more than nine months in a particular calendar year.

Explanation : NRI shall have the same meaning as defined in the Punjab Security of Land Tenures Act, 1953 and shall also include the persons born abroad after attaining the age of majority but would be limited to four generation of the NRI concerned.

- (ii) He shall perform the following duties :-
 - (1) all duties prescribed in rule 20 of these rules except those prescribed in clauses (i) to (iv) thereof ;

- (2) authenticate the pedigree table of NRIs along with their addresses abroad;
- (3) assist the Patwari in preparation, maintenance and up-dation of record of rights including the harvest inspection in respect of NRI right holders;
- (4) any other duty assigned by the State Government by a special order."

GURBINDER CHAHAL

Financial Commissioner Revenue and
Secretary to Government of Punjab,
Department of Revenue & Rehabilitation.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

NOTIFICATION

The 5th February, 2004.

No. G.S.R. 11/P.A. 17/1887/Ss. 17 and 28/Amd. (18)/2004 - With reference to the Government of Punjab, Department of Revenue and Rehabilitation, Notification No. G.S.R. 64/P.A. 17/1887/Ss. 17 and 28/Amd./2003, dated the 16th December, 2003, and in exercise of the powers conferred by Sections 17 and 28 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Land Revenue Rules, 1909, namely:-

RULES

1. These Rules may be called the Punjab Land Revenue (First Amendment) Rules, 2004.
2. In the Punjab Land Revenue Rules, 1909, after rule 19-B, the following rule shall be inserted namely :-

"19-C, Notwithstanding anything to the contrary contained elsewhere in these rules, where twenty families from a particular revenue estate are NRIs as determined by the Department of NRIs Affairs from time to time, there shall be appointed one additional honorary headman from amongst the NRIs without any remuneration, subject to the following conditions :-

- (i) In appointing the headman, regard shall be had among other matters to :-
 - (a) services rendered to the State by himself or by his family;
 - (b) his personal influence, character, ability and freedom from indebtedness ;
 - (c) being resident of concerned NRI village and nominee member as opted by the NRIs Sabha in Punjab. Preference would however be given to ex-NRIs who reside in India for a period of more than nine months in a particular calendar year.

Explanation :- NRI shall have the same meaning as defined in the Punjab Security of Land Tenures Act, 1953 and shall also include the persons born abroad after attaining the age of majority but would be limited to four generation of the NRI concerned.

- (ii) He shall perform the following duties :-
 - (1) all duties prescribed in rule 20 of these rules except those prescribed in clauses (i) to (iv) thereof ;
 - (2) authenticate the pedigree table of NRIs along with their addresses abroad;
 - (3) assist the Patwari in preparation, maintenance and up-dation of record of rights including the harvest inspection in respect of NRI right holders;
 - (4) any other duty assigned by the State Government by a special order."

GURBINDER CHAHAL

Financial Commissioner Revenue and
Secretary to Government of Punjab,
Department of Revenue & Rehabilitation.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਨ : 17/13/98-ਭਮ-4/1971

ਸੇਵਾ ਵਿਖੇ

1. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰਜ਼।
2. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਜ਼ਿਲ੍ਹਿਆਂ ਦੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 5.3.2004

ਵਿਸ਼ਾ : ਪੰਜਾਬ ਰਾਜ ਦੇ ਪਿੰਡਾਂ ਵਿੱਚ ਐਨ.ਆਰ.ਆਈ, ਨੰਬਰਦਾਰ ਨਿਯੁਕਤ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਆਪ ਜੀ ਦਾ ਧਿਆਨ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਪੰਜਾਬ ਲੈਂਡ ਰੈਵੀਨਿਊ ਰੂਲਜ਼, 1909 ਦੀ ਅਧਿਸੂਚਨਾ ਨੰ: ਜੀ. ਐਸ.ਆਰ. 11/ਪੀ.ਏ.17/1887/ਐਸ.ਐਸ.17 ਐਂਡ 28/ਅਮੈਂਡ (18)/2004 ਮਿਤੀ 5.2.2004 (ਕਾਪੀ ਨੱਥੀ ਹੈ) ਦੁਆਰਾ ਸੋਧ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਉਨ੍ਹਾਂ ਪਿੰਡਾਂ ਵਿੱਚ ਇਕ ਵਾਧੂ ਆਨਰੇਰੀ ਐਨ.ਆਰ.ਆਈ. ਨੰਬਰਦਾਰ ਨਿਯੁਕਤ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਪਿੰਡ ਵਿੱਚ 20 ਐਨ.ਆਰ.ਆਈ ਪਰਿਵਾਰ ਮੌਜੂਦ ਹੋਣ। ਇਸ ਮੰਤਵ ਲਈ ਰੈਵੀਨਿਊ ਅਸਟੇਟ ਦੀ ਸਨਾਖਤ ਐਨ.ਆਰ.ਆਈ. ਵਿਭਾਗ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਸਲਾਹ ਨਾਲ ਮੰਡਲ ਕਮਿਸ਼ਨਰਾਂ ਵੱਲੋਂ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਉਸ ਉਪਰੰਤ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਨੰਬਰਦਾਰਾਂ ਦੀ ਵਿਧੀ ਅਨੁਸਾਰ ਨਿਯੁਕਤੀ ਕੀਤੀ ਜਾਵੇ।

2. ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਤੋਂ ਸਰਕਾਰ ਨੂੰ ਵੀ ਜਾਣੂ ਕਰਵਾਇਆ ਜਾਵੇ।
3. ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸ-ਪਾਤਰ

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ ਮਾਲ (ਪ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: 17/13/98-ਭਮ-4/1972

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 5.3.2004

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਅਧਿਸੂਚਨਾ ਨੰ: ਜੀ.ਐਸ.ਆਰ 11/ਪੀ ਏ 17/1887/ਐਸ ਐਸ 17 ਐਂਡ 28/ਅਮੈਂਡ (18)/2004 ਮਿਤੀ 5.2.2004 ਦੀ ਕਾਪੀ ਸਮੇਤ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ : -

1. ਸੰਯੁਕਤ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਐਨ.ਆਰ.ਆਈਜ਼, ਮਾਮਲੇ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ, ਐਨ.ਆਰ.ਆਈ. ਸਭਾ
ਮਾਰਵਤ ਦਫਤਰ ਕਮਿਸ਼ਨਰ, ਜਲੰਧਰ ਮੰਡਲ, ਜਲੰਧਰ।

ਸਹੀ

ਅਧੀਨ ਸਕੱਤਰ, ਮਾਲ (ਪ)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

NOTIFICATION

The 2nd November, 2004

No. G.S.R. 55/P.A. 4/1872/S. 39-A/Amd.(9)/2004 - In exercise of the powers conferred by section 39-A, of the Punjab Laws Act, 1872 (Punjab Act No. 4 of 1872), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Chaukidara Rules, published with the Punjab Government, Notification No. 2778, dated the 15th August, 1876, namely:-

RULES

1. (1) These rules may be called the Punjab Chaukidara (First Amendment) Rules, 2004.
(2) They shall be deemed to have come into force on with effect from the 1st day of January, 2004.
2. In the Punjab Chaukidara Rules, in rule 33, for the words "four hundred rupees" the words "six hundred rupees" shall be substituted.

RUPAN DEOL BAJAJ,
Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To,

The Deputy Commissioner,
Jalandhar, Moga, Faridkot, Bathinda,
Kapurthala and Hoshiarpur.

Memo No. 17/13/98-LR-4/10556
Chandigarh, Dated, the 20-12-2004

Sub. :- Regarding appointment of honorary N.R.I. Nambardars.

Ref :- Your No. 1859/Peshi, dated 14-07-2004.

In this connection your attention is invited to Rule 14 of Punjab Land Revenue Rules, 1909" vide which the Commissioners of Divisions are competent to increase the number of posts of Headman in the village falling under their jurisdiction. You are, therefore, advise to take up the matter with the Commissioner, Jalandhar Division, Faridkot Div., Ferozepur Division for the creation of posts of NRI Nambardars and thereafter to appoint such numberdars as per prescribed procedure.

Sd/-

Under Secretary Revenue (E)

Endst. No. 17/13/98-LR-4/10557 Chandigarh, dated the 20-12-2004

A copy is forwarded to the Commissioner Jalandhar Div., Faridkot Division., and Ferozepur Division for information and necessary action.

Sd/-

Under Secretary Revenue (E)

A copy is forwarded to Principal Secretary, Govt. of Punjab, Department of N.R.I. affairs for information and necessary action.

Sd/-

Under Secretary Revenue (E)

To

Principal Secretary,
Govt. of Punjab,
NRI affairs Department.

UO No. 17/13/88-LR-IV/10558 Dated 20.12.2004

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਜ਼

ਮੀਮੋ ਨੰ: 17/13/98/ਭ.ਮ.4/494

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ : 19.1.05

ਵਿਸ਼ਾ: ਐਨ.ਆਰ.ਆਈ. ਨੰਬਰਦਾਰ ਨਿਯੁਕਤ ਕਰਨ ਬਾਰੇ।

ਪੰਜਾਬ ਲੈਂਡ ਰੈਵੀਨਿਊ ਰੂਲਜ਼, 1909 ਵਿੱਚ ਅਧਿਸੂਚਨਾ ਨੰ: ਜੀ.ਐਸ.ਆਰ.2/ਪੀ.ਏ.17/1887/ਐਸ.ਐਸ.17 ਐਂਡ 28 ਅਮੈਂਡ (18)/2004, ਮਿਤੀ 5.2.2004 ਰਾਹੀਂ ਸੋਧ ਕਰਦੇ ਹੋਏ ਨਵਾਂ ਰੂਲ 19-ਸੀ ਬਣਾਇਆ ਗਿਆ ਹੈ ਜਿਸ ਅਨੁਸਾਰ ਜਿਸ ਪਿੰਡ ਵਿੱਚ 20 ਜਾਂ ਇਸ ਤੋਂ ਵੱਧ ਪਰਿਵਾਰ ਵਿਦੇਸ਼ ਵਿੱਚ ਰਹਿੰਦੇ ਹੋਣ ਅਤੇ ਜਿਨ੍ਹਾਂ ਦਾ ਵਿਦੇਸ਼ੀ ਹੋਣਾ ਐਨ.ਆਰ.ਆਈ. ਵਿਭਾਗ ਵੱਲੋਂ ਸਮੇਂ-ਸਮੇਂ ਸਿਰ ਨਿਰਧਾਰਿਤ ਕੀਤਾ ਜਾਵੇ, ਉਹਨਾਂ ਪਿੰਡਾਂ ਵਿੱਚ ਐਨ.ਆਰ.ਆਈ ਨੂੰ ਆਨਰੇਰੀ ਤੌਰ ਤੇ ਨੰਬਰਦਾਰ, ਬਿਨਾਂ ਕਿਸੇ ਮਿਹਨਤਾਨੇ ਤੋਂ ਨਿਯੁਕਤ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਉਕਤ ਰੂਲਾਂ ਦੇ ਰੂਲ 14 ਅਧੀਨ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ 'ਨੰਬਰਦਾਰਾਂ ਦੀਆਂ ਅਸਾਮੀਆਂ ਦੀ ਗਿਣਤੀ ਵਧਾਉਣ ਲਈ ਸਮੱਰਥ ਹਨ ਅਤੇ ਉਸ ਤੋਂ ਬਾਦ ਜ਼ਿਲ੍ਹਿਆਂ ਦੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਨੰਬਰਦਾਰਾਂ ਦੀ ਨਿਯੁਕਤੀ ਕਰਨ ਲਈ ਸਮੱਰਥ ਹਨ। ਮਾਲ ਵਿਭਾਗ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਉਕਤ ਅਧਿਸੂਚਨਾ ਦੇ ਜਾਰੀ ਹੋਣ ਦੇ ਬਾਵਜੂਦ ਵੀ ਅਜੇ ਤੱਕ ਕਾਰਵਾਈ ਨਹੀਂ ਹੋਈ। ਇਸ ਲਈ ਇਹ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਐਨ.ਆਰ.ਆਈ. ਨੰਬਰਦਾਰਾਂ ਦੀਆਂ ਅਸਾਮੀਆਂ ਦੀ ਗਿਣਤੀ ਤੁਰੰਤ ਨਿਰਧਾਰਿਤ ਕਰਾਉਣ ਉਪਰੰਤ ਨਿਯੁਕਤੀ ਕਰਨ ਬਾਰੇ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਇਸ ਬਾਰੇ ਰਿਪੋਟ ਤੁਰੰਤ ਸਰਕਾਰ ਨੂੰ ਭੇਜੀ ਜਾਵੇ।

2. ਇਸ ਪੱਤਰ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਅ) ਵਿਭਾਗ

ਪਿ.ਅੰ.ਨੰ: 17/13/98/ਭ.ਮ.4/495

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 19-1-2005

ਇਸਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰਾਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਅ) ਵਿਭਾਗ

ਪਿ.ਅੰ.ਨੰ: 17/13/98/ਭ.ਮ.4/495

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 19-1-2005

ਇਸਦਾ ਇਕ ਉਤਾਰਾ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਐਨ.ਆਰ.ਆਈ ਮਾਮਲੇ ਵਿਭਾਗ, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ
ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ (ਅ) ਵਿਭਾਗ

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

No. 13/197/2005-L.R. IV/29

To

All the Commissioners of the Divisions
In the State of Punjab.

Chandigarh, dated the 3-1-2006

Subject : Instructions regarding stay of proceedings during the pendency of a revision filed after the finality of the original order in cases of partition.

Sir,

I am directed to refer to the subject noted above and to say that when an appeal is preferred from an order under sub-section (1) of Section 118 of the Punjab Land Revenue Act, 1887 and the institution thereof has been certified to the Revenue Officer by the authority to whom the appeal has been preferred the Revenue Officer shall stay the proceedings pending the disposal of the appeal. No specific provision has however been made for the stay of the proceedings when a party files a revision against the final order made by the Revenue Officer for partition of the land and which has attained finality. An instance has, however, come to the notice of the State Government that original order passed by the Revenue Officer in a case of partition had attained finality where after no appeal could lie against that order in terms of proviso (i) to Section 13 of the Punjab Land Revenue Act, 1887, but in one of the Divisions the executive instructions have been issued that the proceedings even in the cases where the original order has attained finality would stand stayed on filing a revision petition by a party. These instructions had been issued by virtue of the observations of the then Financial Commissioner Revenue in some particular case. However, it has been found that the said instructions issued in a Division of the State are not supported by any substantive law and are required to be withdrawn. The concerned Commissioner should also withdraw these instructions from the date of its issue. Further, it would not be in accordance with law to deem the proceedings in such cases suspended automatically when a revision is filed but the original order had already attained finality.

2. This may be brought to the notice of all the concerned officers.

Yours faithfully,

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

No. 27/15/06-L.R. IV/4040

To

1. All the Commissioners of Divisions in the State;
2. All the Deputy Commissioners in the State.

Chandigarh, dated the 15-6-2006

Subject : Guidelines for effecting arrest and detention of defaulters in arrears of land revenue.

Sir,

I am directed to refer to the subject noted above and to say that Section 69 of the Punjab Land Revenue Act, 1887 inter-alia provides that after an arrear of land revenue has accrued and a defaulter is brought before the Revenue Officer, the Revenue Officer may cause him to be taken before the Collector, or may keep him under personal restraint for a period not exceeding ten days and then, if the arrear is still unpaid, cause him to be taken before the Collector who may issue an order to the Officer Incharge of the Civil Jail of the district directing him to confine the defaulter in the jail for such period not exceeding one month from the date of the order, as Collector thinks fit.

2. The matter of recovery as arrear of land revenue from the defaulters who were farmers was deliberated by the National Human Rights Commission. The Commission has relied on the decision of the Supreme Court of India in Jolly George Varghese Vs. The Bank of Cochin, AIR 1980-SC-470, which lays down the law for dealing with defaulters who fail to repay the loan and their liability of imprisonment as a mode to enforce the contractual liability. After considering the provisions of Section 51 and Order 21 Rule 37, Civil Procedure Code in the context of Article 11 of the ICCPR, it was held by Justice Krishna Iyer :

“To recover debts by the procedure of putting one in prison is too flagrantly violative of Article 21 unless there is proof of the minimal fairness of his willful failure to pay in spite of his sufficient means and absence of more terribly pressing claims on his means such as medical bills to treat cancer or other grave illness.....”

That judgment proceeds further to say as under :

“The simple default to discharge is not enough. There must be some element of bad faith beyond mere indifference to pay, some deliberate or recusant disposition in the past, or alternatively, current means to pay the decree or a substantial part of it. The provision emphasizes the need to establish not mere omission to pay but an attitude of refusal on demand verging, on dishonest disowning of the obligation under the decree. Here

considerations of the debtor's other pressing needs and strained circumstances will play prominently."

It was, therefore, held by the National Human Rights Commission that unless the conclusion is reached after a fair inquiry that the default in the discharge of the contractual liability to repay the loan has some element of bad faith verging on disowning of the obligation, mere default to repay is not enough to detain the defaulter. The State Government, therefore, advise that all the Revenue Officers in the State be apprised of these proceedings of the National Human Rights Commission and the decision of the Supreme Court of India laying down the law on the point requiring strict compliance thereof in all such cases.

3. Its receipt may be acknowledged.

Yours faithfully,

Sd/-

Under Secretary Revenue (B)

Endst. No. 27/15/06-L.R.-IV/4041

Chandigarh, dated the 15-6-2006

A copy is forwarded to OSD to Chief Secretary to Govt. Punjab for information of Chief Secretary to Govt. Punjab with reference to Endst. No. OSD-CS/2K6/506, dated 28-2-2006.

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

To

1. All the Divisional Commissioners in the State;
2. All the Deputy Commissioners in the State;
3. All the Sub Divisional Magistrates in the State;

Chandigarh, dated the 29-8-2006

Subject : Expeditious disposal of applications for partition of land in the State.

Sir,

I am directed to refer to the subject noted above and to say that the matter of expeditious disposal of applications for partition of land has been engaging the attention of the State Government for some time. It has been observed that although the detailed provisions exist in the Punjab Land Revenue Act, 1887 to dispose of this matter but the proceedings are prolonged on account of following reasons besides other aspects :-

- (1) when there is a question as to title in any of the property of which partition is sought;
- (2) preference of an appeal against the orders of the Revenue Officer by one of the parties.

2. These two aspects have been considered by the State Government and the position is summarised as under :-

- (1) *when there is a question as to title in any of the property of which partition is sought;*

Section 117(1) of the Punjab Land Revenue Act, 1887 inter alia lays down that :-

"When there is a question as to title in any of the property of which partition is sought, the revenue officer may decline to grant the application for partition until the question has been determined by a competent court, or he may himself proceed to determine the question as though he were such a court."

The perusal of these provisions, as reproduced above, clearly show that a revenue officer can himself proceed to determine the question of title to property as he were a civil court. In this context if the question of title has already not been determined by the competent court, the concerned revenue officer should invariably proceed to determine the title by following the procedure of the C.P.C. as laid down therein. The parties to the partition of land are of course free to get the title determined in the Civil Court as per foregoing provisions. In other words the parties to partition will not be compelled by the revenue officer to approach the Civil Court rather he may himself proceed for this purpose.

- (2) *preference of an appeal against the orders of the Revenue Officer by one of the parties.*

It has been observed that the parties to the partition approach the next higher authority in an appeal against the orders of revenue officer passed in the partition proceedings. A close look at the provisions of the Punjab Land Revenue Act, 1887 would show that an appeal lies against the orders of revenue officer at the following stages only:-

- (i) Whether the question of title is involved or not;
- (ii) the orders concerning the mode of partition;
- (iii) orders regarding Naqsha 'Bey';

The above narration makes it clear that the appeal if made are not to be considered against any order except at the above three stages. The attempt of the parties to prefer appeal(s) against the interlocutory orders or interim orders may not be entertained and a suitable order containing the legal provisions be passed so that the real objective of the partition may be achieved in an expeditious manner.

3. The revenue officers will only refer to the legal aspects as contained in the relevant Act and not to these instructions which are only being issued to facilitate the speedy disposal of cases and to avoid the pit fall(s).

4. (a) The revenue officers of different classes have been vested with the powers of review or revision under the provisions of the Punjab Land Revenue Act. While Section 15 of the Act ibid contains provision regarding the powers of review, Section 16 refers to the powers of revision. To summarise, the powers of review are exercised:-

- (i) when an applicant contends that there was certain new and important matter or evidence which, after the exercise of due diligence, was not within his knowledge or could not be produced by him at the time when the order was passed; or
- (ii) that there is some mistake or error apparent on the face of the record; or
- (iii) on any other sufficient ground, for instance, that the notice of appearing before the Revenue Officer on the appointed date was not served upon him.

However, an order against which an appeal has been preferred shall not be reviewed as provided under Clause (d) of Section 15(1) of the Punjab Land Revenue Act. Further review is made by the officer who had decided the matter earlier including his predecessor's order. Therefore, exercise of these powers needs a very conscious approach.

(b) Powers of revision are exercised by the next higher authority wherever the subordinate court appears :-

- (a) to have exercise jurisdiction not vested in it by law; or
- (b) to have failed to exercise jurisdiction so vested; or
- (c) to have acted in exercise of its jurisdiction illegally or with material irregularity.

Therefore, the distinction between the review and revision is quite clear and be kept in mind while considering such cases.

5. This may be brought to the notice of all the revenue officers.

Sd/-

Under Secretary Revenue (B)

Endst. No. 27/45/2000-LR-IV/5160

Chandigarh, dated the 29-8-2006

A copy is forwarded to the Director, Land Records, Punjab Jalandhar for information and necessary action.

Sd/-

Under Secretary Revenue (B)

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE & REHABILITATION
(LAND REVENUE BRANCH)**

To,

All the Deputy Commissioner in the State of Punjab.

Memo No. 17/14/06-LR-4/6252

Chandigarh, dated 9-10-2006

Subject : Grant of Honorarium to Village Headmen (Lambardars)

The Governor of Punjab is pleased to accord sanction to the grant of an honorarium @ Rs. 500/ P.M. to each of the Village Headman w.e.f. 1-4-2006 in the State.

2. The expenditure involved would be met from demand No. 22 from the overall budget and would be credited to the Major Head 2053-District Administration-Sub Major Head -00-Minor Head-800-Other Expenditure Sub-Head-05-Honorarium to Lambardars SOE-50-Other Charges (Voted) during the year 2006-07.

3. The Governor of Punjab is further pleased to declare all the Deputy Commissioners of the State as Drawing and Disbursing Officers in respect of Head of Account as mentioned in Para 2 above, in terms of Para 2 of the Punjab Budget Manual read with rule 1.18 of Punjab Financial Rules, Volume-1.

4. The expenditure will be got provided through revised estimate during the year 2006-2007.

5. This issue with the concurrence of the Department of Finance vide their advice as conveyed vide I.D. No. 16/78/01-2FE-6/3195, dated 12-9-2006.

Sd/-

Under Secretary Revenue (B)

Endst. No. 17/14/06/L.R.-(4)/ 6253.

Chandigarh, dated 9-10-2006

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

1. Accountant General, Punjab (A & E and Audit), Punjab, Chandigarh .
2. All Divisional Commissioners in the Punjab State.
3. Director, Land Record, Punjab, Kapurthala Road, Jalandhar.
4. All District Treasury Officers in the Punjab State.

Sd/-

Under Secretary Revenue (B)

A copy is forwarded to the Principal Secretary, Finance w.r.t. his I.D. No. 16/78/01-2 FE6/3195, dated 12-9-2006 for information and necessary action.

Sd/-

Under Secretary Revenue (B)

To,

Principal Secretary, Finance,
Government of Punjab

I.D. No. 17/14/06/6264

Chandigarh, dated 9-10-2006

A copy is forwarded to Under Secretary, Revenue (N) in Accounts Branch).

He is requested to provide the amount sanctioned in the revised estimates for the year 2006-2007 as desired by Department of Finance. A copy of advice bearing I.D. No. 16/78/01-2FF6/3195, dated 12-9-2006 is also enclosed for necessary action.

Sd/-

Under Secretary Revenue (B)

To,

Under Secretary Revenue (N)
(in Accounts Branch)

I.D. No. 17/14/06/L.R.(4)/6255

Chandigarh, dated 9-10-2006.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)**

NOTIFICATION

The 1st December, 2006

No. G.S.R. 55/P.A. 4/1872/S. 39-A/Amd.(10)/2006 - In exercise of the powers conferred by section 39-A, of the Punjab Laws Act, 1872 (Punjab Act No. 4 of 1872), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Chowkidara Rules, published with the Punjab Government Notification No. 2778, dated the 15th August, 1876, namely :-

RULES

1. (1) These rules may be called the Punjab Chowkidara (First Amendment) Rules, 2006.
(2) They shall be deemed to have come into force on and with effect from the first day of January, 2005.
2. In the Punjab Chowkidara Rules, in rule 33, for the words "six hundred rupees", the words "seven hundred rupees" shall be substituted.

K. K. BHATNAGAR,
Financial Commissioner, Revenue and
Secretary to Government of Punjab,
Department of Revenue and Rehabilitation.

GOVERNMENT OF PUNJAB
DEPARTMENT OF REVENUE AND REHABILITATION
(LAND REVENUE BRANCH)

NOTIFICATION

The 7th December, 2006.

No. G.S.R. 61/P.A. 17/1887/Ss. 17 and 28/Amd. ()/2006 - The following draft of rules further to amend the Punjab Land Revenue Rules, 1909, which the Governor of Punjab, proposes to make in exercise of the powers conferred by sections 17 and 28 of the Punjab Land Revenue Act, 1887 (Punjab Act No. XVII of 1887), and all other powers enabling him in this behalf, is published as required by section 156 of the said Act, for the information of the persons likely to be affected thereby.

Notice is hereby given that the draft will be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in the Official Gazette, together with any objection or suggestion, which may be received by the Financial Commissioner, Revenue, from any person before the expiry of the period so specified with respect to the draft namely :-

DRAFT RULES

1. (1) These rules may be called the Punjab Land Revenue (Amendment) Rules, 2006.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Land Revenue Rules, 1909, after rule 19-B, the following rule shall be inserted, namely :-
"19-C. (1) Notwithstanding anything to the contrary contained elsewhere in these rules, where twenty families from a particular revenue estate are NRIs as determined by the Department of NRIs Affairs from time to time, there shall be appointed one additional honorary headman from amongst the local residents of the NRIs family, comprising son, daughter or wife of the NRIs of the village concerned without any remuneration, subject to the following conditions, namely :-
(2) In appointing the headman, regard shall be had among other matters, to :-
(a) the services rendered to the State by himself or by his family;
(b) his personal influence, character, ability and freedom from indebtedness ; and
(c) being a resident of concerned NRIs village and nominated member from amongst the NRIs family comprising son, daughter or wife of the NRI, preference would however be given to ex-NRI's, who reside in India for a period of more than nine months in a particular calendar year.

Explanation : The expression 'NRI' shall have the same meaning as assigned to it in the Punjab Security of Land Tenure Act, 1953 and shall also include the persons born abroad after attaining the age of majority, but benefit would be limited to four generations of the NRI concerned.

- (3) The headmen shall perform the following duties, namely :-
- (a) all duties prescribed in rule 20 of these rules, except those prescribed in clause (i) to (iv) thereof ;
 - (b) authenticate the pedigree table of NRIs along with their addresses abroad;
 - (c) assist the Patwari in preparation, maintenance and up-dation of record of rights including the harvest inspection in respect of NRI right holders; and
 - (d) any other duty, assigned by the State Government by a special order."

Sd/-

K. K. BHATNAGAR

Financial Commissioner Revenue and
Secretary to Government of Punjab,
Department of Revenue & Rehabilitation.

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ
(ਭੋਂ ਮਾਲੀਆ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ।

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 26 ਸਤੰਬਰ, 2007

ਵਿਸ਼ਾ:- ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਭੋਂ ਨਿਰੰਤਰ ਕਾਬਜ਼ਕਾਰੀ ਕਬਜ਼ੇ ਦੇ ਆਧਾਰ ਤੇ ਇਸ ਦੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਾਬਜ਼ਕਾਰਾਂ ਨੂੰ ਤਬਦੀਲ ਕਰਕੇ ਨਿਪਟਾਉਣ ਦੀ ਪਾਲਿਸੀ ਬਾਰੇ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਮੈਨੂੰ ਹਦਾਇਤ ਹੋਈ ਹੈ ਕਿ ਮੈਂ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਆਪ ਜੀ ਦਾ ਧਿਆਨ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: 3/3/97-ਭ.ਮ.3/6585-89, ਮਿਤੀ 14-10-2003 ਵੱਲ ਦਿਵਾਵਾਂ ਅਤੇ ਇਹ ਸੂਚਿਤ ਕਰਾਂ ਕਿ ਰਾਜ ਸਰਕਾਰ ਵਲੋਂ ਦਿਹਾਤੀ ਨਿਕਾਸੀ ਭੋਂ ਦੀ ਤਬਦੀਲੀ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਐਕਟ, 1976 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣਾਏ ਗਏ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਨਿਯਮਾਂ, 1976 ਅਧੀਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਉਨ੍ਹਾਂ ਨਿਯਮਾਂ ਦੇ ਨਿਯਮ 3 ਅਧੀਨ ਦਿਹਾਤੀ ਖੇਤਰ ਵਿੱਚ ਪੈਂਦੀ ਭੋਂ ਲਈ ਬਿਨੇਪੱਤਰ ਮੰਗਣ ਦੀ ਮਿਤੀ ਸਮੇਂ-ਸਮੇਂ ਸਿਰ ਅਧਿਸੂਚਿਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

2. ਉਪਰੋਕਤ ਪਿਛੋਕੜ ਵਿੱਚ ਇਹ ਮਾਮਲਾ ਅੱਗੋਂ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਇਸ ਸਬੰਧੀ ਨਵੀਂ ਪਾਲਿਸੀ ਬਣਾਈ ਗਈ ਹੈ ਜੋ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

- (1) ਨਜਾਇਜ਼ ਕਾਬਜ਼ਕਾਰਾਂ ਦੀ ਯੋਗਤਾ ਖਾਸ ਤੌਰ ਤੇ (strictly) ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਐਕਟ, 1976 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣਾਏ ਗਏ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਨਿਯਮਾਂ, 1976 ਅਧੀਨ ਨਿਰਧਾਰਤ ਕੀਤੀ ਜਾਵੇਗੀ।
- (2) ਭੋਂ ਦੀ ਤਬਦੀਲੀ ਲਈ ਬਿਨੇਪੱਤਰ ਦੇਣ ਲਈ ਪਾਤਰ ਵਿਅਕਤੀਆਂ ਦਾ ਝਗੜਾ ਰਹਿਤ ਨਿਰੰਤਰ ਕਾਬਜ਼ ਕਬਜ਼ਾ ਖਰੀਫ 2000 ਦੀ ਫਸਲ ਤੋਂ ਮਾਲ ਰਿਕਾਰਡ ਦੇ ਇੰਦਰਾਜ਼ਾਂ ਮੁਤਾਬਿਕ ਸਥਾਪਿਤ ਹੁੰਦਾ ਹੋਵੇ। ਸ਼ੱਕੀ ਅਤੇ ਭੰਨ-ਤੋੜ ਕੀਤੇ ਖਸਰਾ ਗਿਰਦਾਵਰੀ ਦੇ ਇੰਦਰਾਜ਼ ਅਵੱਸ਼ ਹੀ ਨਜ਼ਰਅੰਦਾਜ਼ ਕੀਤੇ ਜਾਣਗੇ।

- (3) ਕਬਜ਼ੇ ਦੇ ਆਧਾਰ ਤੇ ਜ਼ਮੀਨ ਦੀ ਤਬਦੀਲੀ ਕਰਾਉਣ ਦੇ ਮੰਤਵ ਲਈ ਯੋਗ ਵਿਅਕਤੀਆਂ ਦੇ ਬਿਨੇਪੱਤਰ ਅਖਬਾਰ ਵਿੱਚ ਇਸ਼ਤਿਹਾਰ ਛਪਣ ਦੀ ਮਿਤੀ ਤੋਂ 3 ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਸਬੰਧਤ ਉਪ ਮੰਡਲ ਮੈਜਿਸਟ੍ਰੇਟ ਪਾਸ ਪੁੱਜਣੇ ਚਾਹੀਦੇ ਹਨ।
- (4) ਜਿਹੜੇ ਬਿਨੇਪੱਤਰ ਨਿਰਧਾਰਤ ਮਿਤੀ ਤੋਂ ਪਹਿਲਾਂ ਪ੍ਰਾਪਤ ਹੋਏ ਹੋਣ, ਪਰ ਵਿਚਾਰ ਲਈ ਲੰਬਿਤ ਹੋਣ, ਉਨ੍ਹਾਂ ਦਾ ਨਿਪਟਾਰਾ ਉਹ ਬਿਨੇਪੱਤਰ ਦੇਣ ਦੀ ਮਿਤੀ ਸਮੇਂ ਲਾਗੂ ਸਕੀਮ ਅਧੀਨ ਪਹਿਲਾਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਮੰਤਵ ਲਈ ਬਿਨੇਪੱਤਰਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਇੱਕ ਮਹੀਨੇ ਦਾ ਨੋਟਿਸ ਦਿੱਤਾ ਜਾਵੇਗਾ।
- (5) ਹੱਕਦਾਰ ਵਿਅਕਤੀ ਵਲੋਂ ਜ਼ਮੀਨ ਦੇ ਕਬਜ਼ੇ ਦੇ ਸਮੇਂ ਲਈ 250/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਪ੍ਰਤੀ ਫਸਲ ਕਿਰਾਏ ਦੇ ਤੌਰ ਤੇ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾਣਗੇ।
- (6) ਆਮ ਵਰਗ ਦੇ ਕਿਸਾਨਾਂ ਪਾਸੋਂ 15,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਅਤੇ ਅਨੁਸੂਚਿਤ ਜਾਤੀਆਂ ਅਤੇ ਪਛੜੀਆਂ ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਵਰਗ ਦੇ ਮੈਂਬਰ, ਜੋ ਅਜਿਹੀ ਭਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਯੋਗ ਹੋਣ, ਪਾਸੋਂ 12,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਕੀਮਤ ਵਜੋਂ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਹ ਰਕਮ 6 ਛਿਮਾਹੀ ਬਰਾਬਰ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ।
- (7) ਦੋ ਲਗਾਤਾਰ ਕਿਸ਼ਤਾਂ ਦੀ ਅਦਾਇਗੀ ਦੀ ਉਕਾਈ ਦੀ ਹਾਲਤ ਵਿੱਚ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਵਲੋਂ ਉਕਾਈਕਾਰਾਂ ਨੂੰ ਇੱਕ ਮਹੀਨੇ ਦਾ ਨੋਟਿਸ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਜੇਕਰ ਅਜਿਹੀਆਂ ਡਿਊ ਕਿਸ਼ਤਾਂ ਉਸ ਸਮੇਂ ਵਿੱਚ ਵੀ ਅਦਾ ਨਾ ਹੋਣ ਤਾਂ ਜ਼ਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਪੇਸ਼ਕਸ਼ ਮਨਸੂਖ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
- (8) ਹੋਰ ਸ਼ਰਤਾਂ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਐਕਟ, 1976 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣਾਏ ਗਏ ਪੰਜਾਬ ਪੈਕੇਜ ਡੀਲ ਪ੍ਰਾਪਰਟੀਜ਼ (ਡਿਸਪੋਜ਼ਲ) ਨਿਯਮਾਂ, 1976 ਅਨੁਸਾਰ ਲਾਗੂ ਰਹਿਣਗੀਆਂ।

3. ਇਸ ਪਾਲਿਸੀ ਦੀ ਵਿਆਖਿਆ ਸਬੰਧੀ ਸੰਦੇਹ ਪੈਦਾ ਹੋਣ ਦੀ ਹਾਲਤ ਵਿੱਚ ਮੁਆਮਲਾ ਮਾਲ ਅਤੇ ਪੁਨਰਵਾਸ ਦੇ ਵਿਚਾਰਨ ਲਈ ਭੇਜਿਆ ਜਾਵੇਗਾ।

4. ਇਸ ਦੀ ਪਹੁੰਚ ਰਸੀਦ ਭੇਜੀ ਜਾਵੇ।

ਵਿਸ਼ਵਾਸਪਾਤਰ

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 14/1/06-ਭ.ਮ.3/5625 ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ: 26 ਸਤੰਬਰ, 2007

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਮੰਡਲਾਂ ਦੇ ਕਮਿਸ਼ਨਰ;
2. ਡਾਇਰੈਕਟਰ, ਲੈਂਡ ਰਿਕਾਰਡ, ਪੰਜਾਬ ਕਪੂਰਥਲਾ ਰੋਡ, ਜਲੰਧਰ;
3. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਉਪ ਮੰਡਲ ਅਫਸਰ ਮੈਜਿਸਟ੍ਰੇਟ;
4. ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਮੂਹ ਤਹਿਸੀਲਦਾਰ, ਮਾਹਲ-ਕਮ-ਸੇਲਜ਼ ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ।

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਅਧੀਨ ਸਕੱਤਰ, ਤਾਲਮੇਲ, ਪੰਜਾਬ ਸਰਕਾਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ) ਨੂੰ ਉਹਨਾਂ ਦੇ ਆੰ:ਵਿ:ਪੱ: ਨੰ: 1/122/2007-1-ਕੈਬਨਿਟ/3046, ਮਿਤੀ 24.9.2007 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,

ਅਧੀਨ ਸਕੱਤਰ, ਤਾਲਮੇਲ, ਪੰਜਾਬ ਸਰਕਾਰ
ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ,
(ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਸ਼ਾਖਾ)

ਆੰ:ਵਿ:ਪੱ:ਨੰ: 14/1/06-ਭ.ਮ.3/5626 ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 26 ਸਤੰਬਰ, 2007

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰਾਂ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰਾਂ/ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰਾਂ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ ।

ਸੇਵਾ ਵਿਖੇ,

ਸਮੂਹ ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/
ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ।

ਆੰ:ਵਿ:ਪੱ:ਨੰ: 14/1/06-ਭ.ਮ.3/5627 ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 26 ਸਤੰਬਰ, 2007

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸਕੱਤਰ/ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ ਜੀ ਦੀ ਜਾਣਕਾਰੀ
ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-

ਅਧੀਨ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਵਿਭਾਗ।

ਸੇਵਾ ਵਿਖੇ,

ਸਕੱਤਰ,
ਮਾਲ ਤੇ ਪੁਨਰਵਾਸ ਮੰਤਰੀ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ: 14/1/06-ਭ.ਮ.3/5628

ਚੰਡੀਗੜ੍ਹ, ਮਿਤੀ 26 ਸਤੰਬਰ, 2007
