

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

Notification

The 23 October, 2012

No. 18/30/2009-5HG2/4725 In exercise of powers vested under Section 2(m) of the Punjab Regional and Town Planning and Development Act 1995, the Governor of Punjab is pleased to appoint Commissioners of Municipal Corporations within the boundaries of the respective Municipal Corporations, and Regional Deputy Directors, Local Government within the limits of the Municipal Committees under their jurisdiction as Competent Authority to exercise and perform the powers and functions of the Competent Authority under Section 81 of the Chapter XI of the aforesaid Act and rules framed there under. This notification is issued in supersession of this department's earlier notification issued vide no. 18/30/2009-5HG2/4655 dated 19th October, 2012.

The above mentioned authorities will ensure:-

- i. That the Change of Land Use is allowed in conformation with the Master Plans, wherever applicable, and the instructions issued by the Government of Punjab in this regard from time to time.
- ii. That the Change of Land Use charges are received as fixed by the Department of Housing and Urban Development, Government of Punjab from time to time.
- iii. That the charges for Change of Land Use are got deposited in the relevant head of the Treasury of Government of Punjab.
- iv. That the time lines fixed under the Right to Service Act in this regard are strictly adhered to.
- v. That a monthly report containing the names of the applicants, area for which CLU is issued alongwith the category whether residential, commercial or industrial etc., amount of CLU charges and the date of deposit in the treasury be compiled by the Director, Local Government and sent to Director, Town and Country Planning, Department of Housing and Urban Development, Government of Punjab by 15th day of every month.

Dated Chandigarh
10-10-2012

S.K. Sandhu, IAS
Principal Secretary to Government of Punjab,
Department of Housing and Urban Development

Endst No. 18/30/2009-5HG2/

Dated, Chandigarh, the

A copy with a spare copy is forwarded to the Controller, Printing and Stationary Department, Punjab, Ajitgarh with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this department for official use.

Special Secretary

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

1. Financial Commissioner, Revenue and Rehabilitation, Punjab.
2. Financial Commissioner, Forest and Wild Life, Punjab.
3. Principal Secretary/Deputy Chief Minister for kind information of the Hon'ble Deputy Chief Minister, Punjab.
4. Principal Secretary to Government of Punjab, Department of Local Government for onward transmission to all concerned.
5. Principal Secretary to Government of Punjab, Department of Industries & Commerce.
6. Principal Secretary to Government of Punjab, Department of Finance.
7. Principal Secretary to Government of Punjab, Department of Governance Reforms.
8. Director, Local Government, Punjab, Chandigarh.
9. Commissioners, Municipal Corporations of all Municipal Corporations in the State of Punjab.
10. Chief Administrator, PUDA/GMADA/PDA/GLADA/BDA/JDA/ADA.
11. Director, Town and Country Planning, Punjab, Mohali.
12. Regional, Deputy Directors of Local Govt. with in the State of Punjab.
13. Director, Treasury and Accounts, Govt. of Punjab, Chandigarh
14. Chief Town Planner, Punjab, Mohali for information and for transmission to all STPs/DTPs in the State of Punjab.
15. Secretary, Right to Service Commission, MGSIPA, Sector 26, Chandigarh.
16. PS/PSHUD, PA/SSHUUD.
17. IWDMS Cell, Room No. 8, 7th Floor, Punjab Civil Sectt.

Sd/-
Superintendent

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ
ਐਟ ਪੁੱਡਾ ਭਵਨ, ਬਲਾਕ-ਏ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵੱਲ

- 1) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ।
- 2) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ਪਟਿਆਲਾ/ ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ਪੰਜਾਬ ਬਿਓਰੇ ਆਫ ਇੰਨਵੈਸਟਮੈਂਟ ਪ੍ਰਮੋਸ਼ਨ।
- 3) ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ /ਲੁਧਿਆਣਾ/ ਪਟਿਆਲਾ/ ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ/ ਰੋਪੜ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਗੁਰਦਾਸਪੁਰ/ ਹੁਸ਼ਿਆਰਪੁਰ/ ਸੰਗਰੂਰ/ ਫਿਰੋਜ਼ਪੁਰ/ਫਰੀਦਕੋਟ/ਬਠਿੰਡਾ/ਕਪੂਰਥਲਾ।
 ਪਤਰ ਨੰ: 1723-43 ਸੀਟੀਪੀ(ਪਬ)/ SP-432-Gen
 ਮਿਤੀ 11-06-2020

Subject: ਸਾਂਝੇ ਖਾਤੇ ਵਾਲੇ ਰਕਬੇ ਦੀ ਭੌਂ ਵਰਤੋਂ ਤਬਦੀਲੀ ਦੇ ਕੇਸਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਨ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਸਰਕਾਰ ਦੇ ਮੀਮੋ ਨੰ: 18/0219-5ਮਉ2/414558/1 ਮਿਤੀ 08.02.2019 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ Covid Pandemic ਦੇ ਕਾਰਨ ਪੈਦਾ ਹੋਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਸਰਕਾਰ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਪ੍ਰਵਾਨਗੀ ਮਿਤੀ 30.05.2020 ਦੇ ਅਨੁਸਾਰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਦਾ ਹੈ ਕਿ ਵਿਭਾਗ ਵਿੱਚ ਮਿਤੀ 08.10.2018 ਤੋਂ ਪਹਿਲਾਂ ਭੌਂ ਵਰਤੋਂ ਤਬਦੀਲੀ ਦੇ ਕੇਸਾਂ ਨੂੰ ਵਿਚਾਰਦੇ ਸਮੇਂ ਮੁਸ਼ਤਰਕੇ ਖਾਤੇ ਵਿੱਚ ਪੈਂਦੇ ਮਾਲਕੀ ਦੇ ਹਿੱਸੇ ਸਬੰਧੀ ਪ੍ਰਚਲਤ ਪ੍ਰਥਾ (ਸਬੰਧਤ ਸਰਕਲ ਰੈਵੀਨਿਊ ਅਫਸਰ ਪਾਸੋਂ ਕਬਜ਼ਾ ਤਸਦੀਕ ਕਰਵਾਉਂਦੇ ਹੋਏ) ਅਨੁਸਾਰ ਹੀ ਹਾਲ ਦੀ ਘੜੀ ਸੀ.ਐਲ.ਯੂ ਕੇਸਾਂ ਨੂੰ ਵਿਚਾਰਦੇ ਸਮੇਂ ਹੇਠ ਲਿਖੀ ਸ਼ਰਤ ਤੇ ਅਗਲੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

- 1) ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ ਇੱਕ ਅੰਡਰਟੇਕਿੰਗ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ਕਿ ਭਵਿੱਖ ਵਿੱਚ ਜੇਕਰ ਰਕਬੇ ਦੀ ਮਾਲਕੀ/ Possession ਸਬੰਧੀ ਕੋ-ਸ਼ੇਅਰਰ ਵੱਲੋਂ ਕੋਈ ਲਿਟੀਗੇਸ਼ਨ ਹੁੰਦੀ ਹੈ ਤਾਂ ਉਸ ਸਬੰਧੀ ਨਿਰੋਲ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਆਪਣੀ ਹੋਵੇਗੀ ਅਤੇ ਵਿਭਾਗ ਦੀ ਇਸ ਸਬੰਧੀ ਜ਼ਿੰਮੇਵਾਰੀ ਨਹੀਂ ਹੋਵੇਗੀ।

ਮੁੱਖ ਨਗਰ-ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1744 ਸੀਟੀਪੀ(ਪਬ)/ SP-432-Gen ਮਿਤੀ 11-06-2020
 ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਪੀ.ਐਸ. ਟੂ ਐਚ.ਯੂ.ਡੀ.ਐਮ ਨੂੰ ਮਾਨਯੋਗ ਮੰਤਰੀ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1745 ਸੀਟੀਪੀ(ਪਬ)/ SP-432-Gen ਮਿਤੀ 11-06-2020
 ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਪੀ.ਐਸ. ਟੂ ਪੀ.ਐਸ.ਐਚ.ਯੂ.ਡੀ. ਨੂੰ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1746 ਸੀਟੀਪੀ(ਪਬ)/ SP-432-Gen ਮਿਤੀ 11-06-2020
 ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ CEO, Invest Punjab ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1747 ਸੀਟੀਪੀ(ਪਬ)/ SP-432-Gen ਮਿਤੀ 11-06-2020
 ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ PA to DTCP, ਨੂੰ ਡਾਇਰੈਕਟਰ, ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

DEPARTMENT OF TOWN AND COUNTRY, PUNJAB
6th Floor PUDA Bhawan.

To,

1. Chief Town Planner (PUDA)
2. All Senior Town Planners
3. All District Town Planners

Letter No. 1757-78 CTP (Pb)/SP-432-Gen Dated 12-6-2020

Subject: - CLU IN CASE OF JOINTLY OWNED LAND NUMBERS.

In suppression of letter No. 18/02/19-5Hg2/414558/1 dated 8.2.2019, CLUs may be issued in case of jointly owned land numbers subject to following conditions:

1. There is applicant's share in ownership to the extent CLU is applied for.
2. Applicant's possession on the particular portion of land for which CLU is applied is verified by concerned Circle Revenue Officer/ Tehsildar.
3. Applicant shall give an undertaking that he will be solely responsible for any litigation that may arise with other co-owners or anybody else after the change of land use.
4. The following condition shall be mentioned in the CLU letter :-
"CLU has been issued for jointly owned land which has not been partitioned and that Government will not be liable for any dispute/ litigation between applicant and other co-owners or consequent issues arising with any other person/s."

This letter replaces the letter no 1723-43 CTP(Pb)/SP432- Gen dated 11-6-2020.

This issues with the approval of competent authority.


Chief Town Planner
Punjab

Endst No.

CTP(Pb)

Dated 12.6.2020

A copy is forwarded to the following for information Please:-

1. PS to HUDM for information of Housing and Urban Development Minister, Punjab.
2. PS to PSHUD for information of Principal Secretary Housing and Urban Development, Punjab.
3. PS to CEO, Invest Punjab for information of CEO Invest Punjab.
4. PS to DTCP, for information of Director Town and Country Planning, Punjab.

- 81 -
Chief Town Planner
Punjab

Time Limits for Processing of CLU Applications

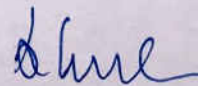
Step	Office	Action	Time Limit (Working Days)	Cumulative Time Limit
1	DTP	Objections/ queries to be conveyed on email to applicant, together in one go.	7	
2	Applicant	Time to respond to objections (Maximum 21 days)	T	
3	DTP	Forwarding complete case to STP for total area or less area mentioning reasons for it or issuing approval	7	14+T
4	STP	For issuing approval or forwarding to CTP	7	21+T
5	CTP	Forwarding	7	28+T
6	Authority	Approval	5	33+T

Above timelines shall be strictly adhered to at all levels. Decision shall be conveyed to applicant within the Cumulative Time Limit.

Decision/ Recommendation at each level will be made based on the information made available within the given timelines. In no case an application will be withheld at any level beyond the stipulated time limit of that level.

All queries shall be conveyed to applicant together in one go only. Decision will be taken based on information provided by applicant in response to the queries. There will be no back and forth communication with applicant or between offices.

In case documents are clear for say 47 acres out of 50 acres, recommendation for issuance of CLU will be made for 47 acres rather than rejecting the whole case.



Principal Secretary, Housing and Urban Development

Copy to : All DTPs/ STPs/ CTPs/ DTCP

ਡਾਇਰੈਕਟੋਰੇਟ ਆਫ ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

(ਪੁੱਡਾ ਭਵਨ, 6^{ਵੀਂ} ਮੰਜਿਲ, ਬਲਾਕ-ਏ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)

ਵੱਲ

1. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੀ.ਬੀ.ਆਈ.ਪੀ./ਐਸ.ਏ.ਐਸ.ਨਗਰ/ਅੰਮ੍ਰਿਤਸਰ/ਜਲੰਧਰ/ਪਟਿਆਲਾ/ਬਠਿੰਡਾ
ਅਤੇ ਲੁਧਿਆਣਾ।
3. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਅੰਮ੍ਰਿਤਸਰ/ ਐਸ.ਏ.ਐਸ.ਨਗਰ/ ਜਲੰਧਰ/ ਪਟਿਆਲਾ/ਫਿਰੋਜਪੁਰ/
ਲੁਧਿਆਣਾ/ਸੰਗਰੂਰ/ਬਠਿੰਡਾ/ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸ਼ਿਆਰਪੁਰ/ਫਰੀਦਕੋਟ/
ਕਪੂਰਥਲਾ/ਰੂਪਨਗਰ/ਮੋਗਾ/ਸ਼੍ਰੀ ਮੁਕਤਸਰ ਸਾਹਿਬ/ਫਾਜ਼ਿਲਕਾ/ਬਰਨਾਲਾ/ਤਰਨਤਾਰਨ/
ਪਠਾਨਕੋਟ/ਨਵਾਂਸ਼ਹਿਰ/ਮਾਨਸਾ।

ਯਾਦ ਪੱਤਰ ਨੰ: 5561-89 -ਸੀਟੀਪੀ(ਪਬ)/ SP-544

ਮਿਤੀ: 17-09-2021

ਵਿਸ਼ਾ:- ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤਿਆਂ ਤੇ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਨੂੰ ਭੇਂ ਵਰਤੋਂ ਤਬਦੀਲੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ
ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਵਿਚਾਰਦੇ ਹੋਏ ਉਦਯੋਗਿਕ ਇਕਾਈਆਂ ਨੂੰ (ਜੇਕਰ ਸਾਈਟ
ਬਾਕੀ ਵਿਭਾਗੀ ਗਾਈਡ ਲਾਈਨ ਦੀ ਪੂਰਤੀ ਕਰਦੀ ਹੋਵੇ) ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤਿਆਂ ਉੱਪਰ ਭੇਂ ਵਰਤੋਂ ਤਬਦੀਲੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ
ਹੇਠ ਲਿੱਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਵਿਚਾਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ:-

1. ਸਬੰਧਤ ਸੀ.ਆਰ.ਓ. ਦੀ ਰਿਪੋਰਟ ਵਿੱਚ ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤੇ ਮੌਕੇ ਤੇ ਚੱਲਦੇ ਹੋਣ ਸਬੰਧੀ ਸਪੱਸ਼ਟ ਤੌਰ ਤੇ ਇੰਦਰਾਜ
ਕੀਤਾ ਗਿਆ ਹੋਵੇ।
2. ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤੇ ਦੀ ਚੌੜਾਈ ਘੱਟੋ-ਘੱਟ 6 ਕਰਮ ਹੋਵੇ ਅਤੇ ਮੌਕੇ ਤੇ ਰਸਤਾ ਪੱਕਾ ਹੋਵੇ ਜਿਸ ਨੂੰ ਰੂਲਾਂ/ਮਾਸਟਰ
ਪਲੈਨ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਸਾਈਟ ਅੱਗੋਂ ਚੌੜਾ ਕਰਨ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਭੇਂ ਛੱਡਣੀ ਲਾਜ਼ਮੀ ਹੋਵੇਗੀ। ਰੋਡ ਵਾਈਡਨਿੰਗ
ਵਾਲਾ ਰਕਬਾ free of cost ਸਰਕਾਰ/ ਪਬਲਿਕ ਅਥਾਰਟੀ ਨੂੰ ਟਰਾਂਸਫਰ ਕੀਤਾ ਜਾਵੇਗਾ। ਕੱਚੇ ਰਸਤੇ ਤੇ ਪ੍ਰਵਾਨਗੀ
ਜਾਰੀ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
3. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਦੀ ਰਿਪੋਰਟ ਵਿੱਚ ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤੇ ਦੀ ਚੌੜਾਈ ਅਤੇ ਰਸਤੇ ਦੇ Metalled ਹੋਣ ਸਬੰਧੀ
ਸਪੱਸ਼ਟ ਇੰਦਰਾਜ ਹੋਵੇ।
4. ਸੀ.ਐਲ.ਯੂ. ਦੇ ਪ੍ਰਵਾਨਗੀ ਪੱਤਰ ਵਿੱਚ ਸਪੱਸ਼ਟ ਤੌਰ ਤੇ ਦਰਜ ਕੀਤਾ ਜਾਵੇਗਾ ਕਿ ਪ੍ਰਾਰਥੀ ਨੂੰ ਭੇਂ ਮੰਤਵ ਤਬਦੀਲੀ ਗੈਰ-
ਮੁਮਕਿਨ ਰਸਤੇ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਭਵਿੱਖ ਵਿੱਚ ਰਸਤੇ ਕਾਰਨ ਜੇਕਰ ਕੋਈ ਲਿਟੀਗੇਸ਼ਨ ਹੁੰਦੀ ਹੈ ਜਾਂ
ਰਸਤਾ ਬੰਦ ਹੋ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸ ਦੀ ਨਿਰੋਲ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ। ਇਸ ਸਬੰਧੀ ਪ੍ਰਾਰਥੀ ਕਿਸੇ ਵੀ ਕਿਸਮ ਦੇ
ਮੁਆਵਜ਼ੇ ਦਾ ਹੱਕਦਾਰ ਨਹੀਂ ਹੋਵੇਗਾ।

ਉਕਤ ਭੇਂ ਇਲਾਵਾ ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਲਫੀਆ ਬਿਆਨ ਵੀ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਵੇ:-

"ਇਨ੍ਹਾਂ ਗੈਰ-ਮੁਮਕਿਨ ਰਸਤਿਆਂ ਨੂੰ ਭਵਿੱਖ ਵਿੱਚ ਆਮ ਜਨਤਾ ਦੀ ਆਵਾਜਾਈ ਲਈ ਜਿਉਂ ਦਾ ਤਿਉਂ ਰੱਖਿਆ
ਜਾਵੇਗਾ ਅਤੇ ਜੇਕਰ ਕਿਸੇ ਕਾਰਨ ਕਰਕੇ ਰਸਤਾ ਬੰਦ ਹੋ ਜਾਂਦਾ ਹੈ ਜਾਂ ਭਵਿੱਖ ਵਿੱਚ ਰਸਤੇ ਸਬੰਧੀ ਕੋਈ
ਲਿਟੀਗੇਸ਼ਨ ਹੁੰਦੀ ਹੈ ਤਾਂ ਉਸ ਦੀ ਨਿਰੋਲ ਜ਼ਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ ਅਤੇ ਇਸ ਵਿੱਚ ਵਿਭਾਗ ਦੀ ਕੋਈ
ਜ਼ਿੰਮੇਵਾਰੀ ਨਹੀਂ ਹੋਵੇਗੀ ਅਤੇ ਪ੍ਰਾਰਥੀ ਕਿਸੇ ਵੀ ਕਿਸਮ ਦੇ ਕੋਈ ਵੀ ਮੁਆਵਜ਼ੇ ਦਾ ਹੱਕਦਾਰ ਨਹੀਂ ਹੋਵੇਗਾ।"

✓ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:

-ਸੀਟੀਪੀ(ਪਬ)/

ਮਿਤੀ:

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ PA to DTCP ਨੂੰ ਡਾਇਰੈਕਟਰ, ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ
ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

-ਸ਼ਹੀ -

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,

ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

(ਗਸ)

**Directorate of Town and Country Planning
Punjab, PUDA Bhawan, SAS Nagar.**

To,

1. All Chief Administrators
Special Development Authority.
2. Chief Town Planner PUDA
3. All Senior Town Planners
4. All District Town Planners

No. 6816-42 CTP(PD)/SP-432-Gan Date: 03-11-2021

Subject: - Allowing standalone industrial projects on 4 karam Rastas.

In reference to the subject cited above, in order to boost industrial development in the state of Punjab, the standalone industries can be considered for approval subject to fulfillment of siting guidelines on 4 Karam rasta instead of 6 karam provided: -

- 1) Area upto 30 feet from the centre of the road or upto the width of the road indicated in the Master plan shall be left outside the boundary wall and shall be transferred free of cost to Government for widening of road whenever required.
- 2) In case of National Highway (NH)/ State Highway land width from the centre of the road upto the width of the road, as per the notification of a particular road or as indicated in the Master plan shall be left outside the boundary wall and shall be transferred free of cost to Government for widening of road whenever required.

This issues with the approval of the Government.


Director Town and Country Planning,
Punjab.

**Directorate of Town and Country Planning
Punjab, PUDA Bhawan, SAS Nagar.**

To,

1. All Chief Administrators
Special Development Authority.
2. Chief Town Planner Punjab.
3. Chief Town Planner PUDA
4. All Senior Town Planners
5. All District Town Planners

Memo No 6887-6923 CTP(Pb) SF 432 (Gen) dated 9/11/2021

Subject: - Procedure for transfer of CLU for Colonies as well as Standalone Projects.

In order to boost the real estate sector and to allow free flow trade for all the sectors in public interest, the transfer of CLU permission may be allowed in case of colonies as well as standalone projects subject to following conditions: -

1. CLU of a land for which license has not been granted, may be transferred to an applicant, provided: -
 - The ownership of total or a part of land owned by the holder of original CLU has been transferred to him.
 - Consents given by land owners to the holder of CLU, have been withdrawn and issued afresh his name.
 - Fee @ Rs. 5000/- Acre is deposited.
 - Applicant may add more area to the application for CLU to fulfil requirement of minimum area for CLU or otherwise.
2. Usage and siting norms should be in conformity with the current master plan and rules.
3. Application must be accompanied by undertaking by the transferee to take on any liabilities attached to the land.
4. A 15 day notice in press will be given to invite objections.


Director Town and Country Planning,
Punjab.

Government of Punjab
Department of Housing and Urban Development
(Housing -2 Branch)
Notification

No: PS/ PSHUD 206

Dated: 12.11.2021

CLU FOR INDUSTRIAL UNITS BASED ON SELF DECLARATION
IN APPLICATION FOR APPROVAL OF BUILDING PLAN

With a view to facilitate setting up of industry in the state of Punjab, there shall be no requirement for CLU for setting up of standalone industries subject to following conditions :

- 1) Site has minimum clear approach road of 4 karam upto the main road.
- 2) Area upto 30 feet from the centre of the road or upto the width of the road indicated in the Master plan shall be left outside the boundary wall and shall be transferred free of cost to Government for widening of road whenever required.
- 3) In case of National Highway (NH)/ State Highway land width from the centre of the road upto the width of the road, as per the notification of a particular road or as indicated in the Master plan shall be left outside the boundary wall and shall be transferred free of cost to Government for widening of road whenever required.
- 4) The site does not fall in any prohibited area/restricted area under any Act.
- 5) The site should fulfil siting guidelines and Building Bylaws.
- 6) CLU, EDC and other statutory charges as applicable shall be payable at the time of building plan approval.


12-11-21

7) CLU for Green Category Industries will be given in following zones of master plans

1. Industrial zone

2. Mixed land use zone

3. Industrial mix zone,

provided in above cases distance from the nearby abadi and institutions is as prescribed by Punjab Pollution Control Board

4. Rural and Agriculture Zones provided distance from nearby abadi of 15 pucca houses is at least 100 meter.

8) CLU for Orange Category Industry will be given in following zones of master plans

1. Industrial zone

2. Mixed land use zones beyond 4 kilometers from the municipal limits of Amritsar, Jalandhar and Ludhiana Corporation, 3 kilometers from the limits of other Corporation and Class-A town limits, and 2 kilometers from other towns

provided further in both above cases distance from the nearby abadi and institutions is as prescribed by Punjab Pollution Control Board

3. Rural and Agriculture zones provided distance from abadi of minimum 50 pucca houses is 250 meters and distance from abadi of 15 pucca houses is at least 100 meters.

9) CLU for Red Category Industries will be given in following zones of master plans

1. Designated Industrial zones provided distance from nearby abadi and institutions is as prescribed by Punjab Pollution Control Board.

(For cases not mentioned explicitly above, siting guidelines already issued will apply)

18

dhruv

12.11.21

Endst. No. 12/05/16-5hg2/1412

Dated: 12/11/21

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

Kalia 12/11
Superintendent

Endst. No. 12/05/2016-5Hg2/1413-1421 Dated, Chandigarh: 12/11/21

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

1. Principal Secretary, Industries and Commerce, Punjab.
2. CEO, Punjab Investment Bureau, Chandigarh.
3. Director, Town and Country Planning, Punjab.
4. Chief Administrator, PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar
6. Chief Administrator, GLADA, Ludhiana.
7. Additional Chief Administrator, (F&A), PUDA.
8. Chief Town Planner, Punjab.
9. G.M. (I.T.), PUDA, SAS Nagar.

Kalia 12/11
Superintendent

Government of Punjab
Department of Housing and Urban Development
(Housing -2 Branch)
Notification

Dated: The 24 March 2023

No. 18/02/2023-5Hg2/524 To promote ease of doing business in the State of Punjab and to reduce the time-line for issuance of permission of CLU, approval of Building Plans/Layout Plans/License to colonies, the Governor of Punjab is pleased to notify that Change of Land use permission for all activities is hereby merged with Layout Plan approval/ Building Plan approval/ License to Colonies subject to the following conditions: -

1. That applicant shall submit all the requisite documents as per Annexure 'B' at the time of submission of application of layout plans/ Building Plan/ Licenses to the Competent authority and the Competent Authority shall scrutinized all the mandatory requirements w.r.t. provisions of Master Plan, Regional Plan, siting guidelines, rules/regulations of the concerned Department etc. which are required for conversion of land before granting approval of building plans / layout plans and licenses to the colonies.

2. The conversion charges shall be collected in lump sum by the concerned Competent Authority before approval of building plans / layout plans and licenses to the colonies along with the other requisite charges. The conversion charges shall be deposited to the Government treasury by the concerned Competent Authority of HUD in case the project site is under the jurisdiction of HUD and these charges shall be retained by the ULB within their jurisdiction.

Further, the required documents shall be directly taken by concerned Department (HUD/LG) from the promoter at the time of applications along with other required documents for license. The file with the requisite documents shall be forwarded to the concerned Department by the Competent Authority to grant NOCs within 15 days' time. If the NOC are not received within 15 days, then the Competent Authority shall convene a meeting of the concerned Departments immediately for NOC/ comments of their Departments to avoid any further delay. The Competent Authority shall dispose of the application for grant of license as per the provisions of the PAPR Act after scrutinizing all the documents and NOCs/ comments of all the Departments within 45-60 days.

Dated: 17-03-2023
Chandigarh

Ajoy Kumar Sinha, IAS
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development

Endst. No. 18/02/2023-5Hg2/525 Dated: 24. 03. 2023

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


Special Secretary

DOCUMENTS REQUIRED FOR GRANTING LAYOUT PLAN AND BUILDING PLAN APPROVAL

Standalone Building Plans:

1. Fard/Jamabandi (Not older than three months) for the Khasra Numbers applied for approval showing the ownership/lease deed.
2. Copy of registered ownership deed or registered lease deed (for minimum 15 years) entered in Jamabandi.
3. Location Plan showing features in immediate surroundings (i.e. water body, house, school, factory, Gurdwara etc.), name and width of approach road, distance of site from junction or any other land mark.
4. CRO report (not older than 3 months)
5. Aks Shajara Plan Showing dimensions, area of individual Khasra numbers and width of abutting revenue road/rasta:
6. If Ownership/lease is individual: Aks Shajra Plan signed by concerned Patwari.
7. If Ownership/lease is in Mustarka Khata (Joint Ownership): Kabja (possession) marked on duly dimensioned Aks Shajra Plan as per the Kabja on site, verified by concerned CRO.
8. List of Khasra Numbers showing area of individual Khasra specifically.
9. NOC from Concerned Bank/Financial Institution, if land has encumbrance.
10. Detailed Project Report giving project purpose, process flow, number of workers/employees.
11. Provisional/Final NOC along with the approved drawing from NHAI for access to site from National Highway (if applicable).
12. Letter declaring Authorized Signatory on behalf of company/firm/promoters duly signed by all or minimum 2/3rd members/directors.
13. NOC from Gas Authority of India Limited, if Gas/Fuel pipe line passes through/within 150-meter radius of site.
14. NOC from National Monument Authority of India or Archeological Survey of India, if historical site/heritage monument is located within 100 m radius of site.
15. Undertaking regarding road widening, clearance zone beneath HT/LT line, green buffer, no construction zone, khaal, revenue rasta if applicable (attached).
16. NOC from Department of Water resources (drainage/irrigation) if khaal/water bodies are passing through/near the site for making culvert and for no construction zone.
17. Prior NOC from Department of Forest is required in case the site falls within District S.A.S Nagar.
18. Prior NOC from Department of Fire is required.

19. Prior NOC/Clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
20. Processing fee: Rs. 5000/- for first acre and Rs. 1000/- for every consecutive acre or part thereof or any other fee as applicable as specified by Department of Local Government/HUD.
21. Fully dimensioned and readable Zoning Plan, Site Plan, Floor Plans, Elevation, Section etc. on prescribed scale as per Building Rules, 2021 or as amended from time to time and as per the Punjab Municipal Building Bye-Laws.
22. No permission shall be granted within the radius of 900 meter from the Ammunition Depot/dump or as per the notification of Ministry of Defence, Government of India.

Note: - Any other document(s) as required as per the guidelines of Department of Local Government/HUD may also be sought.

Additional requirements for License/Colonies

1. Site earmarked on Approved Revenue Superimposed Layout Plan.
2. Irrevocable Consent, along with Collaborated Agreement, Development Agreements, Joint Development Agreement or any other Agreement as per the provisions of PAPRA, 1995 duly verified by the concerned CRO.
Note: Min. 25% area is required to be under the ownership of the applicant/company/promoter (Registered lease deed as mentioned above is not applicable in case of colony).
3. Promoter Registration Certificate under PAPRA, 1995.

Note: Any other documents as required under PAPRA, 1995 while processing the case shall be intimated to the applicant by the Competent Authority.

Endst. No. 18/02/23-5Hg2 526-535

Dated: 24/3/2023

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

1. Principal Secretary, Department of Local Govt., Punjab.
2. Principal Secretary, Industries and Commerce, Punjab.
3. CEO, Punjab Investment Bureau, Chandigarh.
4. Director, Town and Country Planning, Punjab.
5. Chief Administrator, PUDA, SAS Nagar.
6. Chief Administrator, GMADA, SAS Nagar
7. Chief Administrator, GLADA, Ludhiana.
8. Chief Town Planner, Punjab.
9. Chief Town Planner, PUDA
10. G.M. (I.T.), PUDA, SAS Nagar.


Superintendent



Government of Punjab
Department of Housing and Urban Development
(Housing -1 Branch)

Notification

No.H-U-H1/45/2025-6H1/I/1161132/2025

Date:-25.07.2025

Whereas, the Government of Punjab in the Department of Housing and Urban Development is committed to creating well-planned urban estates that meet the needs of growing population by consolidating fragmented land parcels and ensuring equitable and sustainable development. In order to give a boost to planned urban development, to ease the complexities of compulsory land acquisition, to make the Land Owners as stake holders in urban development and to share with them the benefits of such developments, 'Land Pooling Policy 2025' was notified on 04.06.2025. In this context, various stakeholders have conveyed suggestions with respect to amendment in the Land Pooling Policy 2025. Keeping in view all the suggestions and for the welfare of the land owners, the following amendments are made in the existing Land Pooling Policy:-

(A) Land Pooling Policy For Residential Sectors:-

Authorities will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the provisions regarding allotment of developed residential plot and commercial site to the land owners under Land Pooling Policy shall be as under:-

Breakup of Plot Sizes to be given to Landowners Opting for Land Pooling								
Category	Residential				Commercial (In sq.yds.)			
Land Area	Plot Area in Sq.Yds.				SCO FAR 3 (24' X 75')	SCO FAR 3 (18'X 50")	SHOP FAR 2 (15' X 45')	SHOP FAR 2 (12'X 37'-6")
Sizes	Max. Plots	500	250	125	200	100	75	50
1 acre 8 Kanal	4	1 plot of 500 + 2 plots of 250 Or 4 plots of 250			1	X	X	X
0.875 acre 7 Kanal	3	1 plot of 500 + 1 plot of 250 + 1 plot of 125			X	1	1	X
0.75 acre 6 Kanal	3	1 plot of 500 + 1 plot of 250 Or 3 plots of 250 Or 1 plot of 500 + 2 plots of 125			X	1	X	1
0.625 acre 5 Kanal	3	1 plot of 500 + 1 plot of 125 Or 2 plots of 250 + 1 plot of 125			X	1	X	X
0.5 acre 4 Kanal	2	1 plot of 500 Or 2 plots of 250			X	1	X	X
0.375 acre 3 Kanal	2	1 plot of 250 + 1 plot of 125			X	X	1	x
0.25 acre 2 Kanal	1	1 plot of 250			X	X	X	1
0.125 acre 1 Kanal	1	1 plot of 125			X	X	X	X

Any

(B) **Stamp Duty Exemption:-**

The case for stamp duty exemption can be availed by land owners and farmers by choosing either option from the given below:-

Option 1- No stamp duty shall be charged from the original land owner at the time of registration / conveyance deed of developed plots allotted under Land Pooling Scheme to the original landowner. This benefit can only be given on the amount of land transferred from the landowner and calculated on the basis of collector rate of the particular area at the time of transfer of land to Authority.

Option 2- This benefit can be extended or availed by landowner for stamp duty exemption or sahuliyat certificate, if he/she purchases land any where in the state subject to final amount of the land transferred to authority calculated against the prevailing collector rates at the time of transfer.

(C) **Loan against LOI from Banks:-**

Landowners have an option to avail loan from any Bank as hypothecation/mortgage of LOI, subject to the consent of the bank.

(D) **Subsistence Allowance and proposal for additional 1.00 Lakhs:-**

Landowner shall be provided subsistence allowance in respect of land being acquired under the Land Pooling Policy. The subsistence allowance will be divided into two categories i.e. Rs. 50,000/- per acre at the time of issuance of LOI and further 1,00,000/- per acre per annum with 10% increase per year from the date of taking of possession of the land from the land owner to the date of offer of the developed land to the land owners as demanded.

(E) **No charges other than External Development Charges (EDC) in case of 50 Acre land pooling:-**

As per Land Pooling Policy 2025, the necessary services for the land owner's area i.e. STP, road access to the site, public health services outside the site etc. will be provided by the concerned Authority and in return for which land owners will be charged External Development Charges (EDC) as per the prevailing rates as applicable on all Authorities. No charges other than EDC will be levied on the land owners.

(F) **No Charges for construction of Zonal Roads within 30 acres:-**

The construction of zonal roads adjacent to the area returned to the land owner will be carried out by the Authority, the cost of land acquisition and construction of these roads will be recovered from the land owner on a pro rata basis of [60 (land owner) : 40 (Authority)] based on the area as the same are to be used by the Land owner/transferees.

(G) **Returning three times Residential Area in lieu of Commercial Area:-**

The landowners will have an option either to get commercial or complete residential land in lieu of the land acquired by the Department and in the event of opting for the Residential land then three times/triple residential area will be allotted in lieu of the entitlement of the Commercial Area.

The remaining provisions of the policy shall remain the same.

This issues in the continuation of Land Pooling Policy 2025 notified with No. H-U-H1/45/2025-6H1/759 and date 04.06.2025 and corrigendum notified with letter number: H-U-H1/45/2025-6H1/I/1132500/2 and date 26.06.2025 and letter number: H-U-H1/45/2025-6H1/I/1143687/25(1) and date 04.07. 2025.

Date:25.07.2025
Place: Chandigarh


Vikas Garg
Principal Secretary, Govt. of Punjab
Department of Housing and Urban Development

Endst No. H-U-H1/45/2025-6H1/ I/1161132/2025(1)

Date; Chandigarh 25.07.2025

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


Special Secretary



Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)

Notification No:H-U-H1/45/2025-6H1/ 759

Date: 04/6/2025

Whereas, the Punjab Government in the Department of Housing and Urban Development is committed to create well-planned urban estates that meet the needs of growing population by consolidating fragmented land parcels and ensuring equitable and sustainable development. With a view to boost the planned Urban Development, to ease the complicacies of compulsory land acquisition, to make the Land Owners as stake holders in Urban Development and to share with them the benefits of such developments, the following Land Pooling Policy for acquisition of land under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR, 2013) and purchase of land by Authorities through direct negotiations with the land owners for Punjab state is issued as under :-

Land Pooling Policy, 2025

- (1) This policy shall be applicable in all Special Development Authorities under the Department of Housing and Urban Planning and Development (Except Low/High Density Land Pooling Policy, which is only Meant for New Chandigarh area of GMADA), from the date of its issuance.
- (2) This policy supersedes the earlier Land Pooling Policies. Further, this Land Pooling Policy shall cover Land Pooling for various land use sectors like residential, commercial/mixed use, Industrial, Institutional Urban Estates and Integrated Industrial parks, etc.
- (3) This land pooling policy shall be applicable to land acquisitions in which the award for acquisition is yet to be passed or direct negotiations are made after the date of notification of this policy.
- (4) This policy provides issuance of Sahuliyat Certificates to the land owners.

(I) Land Pooling Policy for the smaller Land Holders:-

(A) Land Pooling Policy For Residential Sectors:-

Authorities will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed residential plot and commercial site

to the land owners under Land Pooling Policy shall be as under:-

Residential Sectors						
(GREEN / AMENITIES / SERVICES / ROADS)						
Category	Residential				Commercial (In sq.yds.)	
AGRICULTURAL LAND POOLED	Plot Area in sq.yds.				SCO (FAR 1:3.0)	SCO (FAR 1:3.0)
	500	450	300	150	200	100
1 KANAL	X	X	X	1	X	X
2 KANAL	X	X	1	X	X	X
3 KANAL	X	1	X	x	X	X
4 KANAL	1	X	X	X	X	1
5 KANAL	1	X	X	1	X	1
6 KANAL	1	X	1	X	X	1
7 KANAL	1	1	X	X	X	1
8 KANAL	2	X	X	X	1	X
SCOs (18' X 50' , 24' x 75'-0") leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.						

(B) Land Pooling Policy For Industrial Sectors:-

Authorities will give 1600 Sq. Yds. Developed Industrial site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The breakup of industrial site to be returned to the land owner shall be as per table given below:-

Industrial							
Category	Industrial Plots						
	Plot Area in sq.yds.						
AGRICULTURAL LAND POOLED	1600	1400	1200	1000	800	600	400
2 KANAL	X	X	X	X	X	X	1
3 KANAL	X	X	X	X	X	1	X
4 KANAL	X	X	X	X	1	X	X
5 KANAL	X	X	X	1	X	X	X
6 KANAL	X	X	1	X	X	X	X
7 KANAL	X	1	X	X	X	X	X
8 KANAL	1	X	X	X	X	X	X

(C) Land Pooling Policy For Institutional Sectors:-

Authorities will give 1600 Sq. Yds. Developed Institutional site in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. The

breakup of Institutional site to be returned to the land owner shall be as per table given below:-

Institutional				
Category	Industrial Plots			
	Plot Area in sq.yds.			
AGRICULTURAL LAND POOLED	1600	1400	1200	1000
5 KANAL	X	X	X	1
6 KANAL	X	X	1	X
7 KANAL	X	1	X	X
8 KANAL	1	X	X	X

(D) Land Pooling Policy For Commercial/Mixed Land Sectors :-

Authorities will give 800 Sq. Yds. developed commercial plots (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed commercial plot to the land owners under Land Pooling Policy shall be as under:-

Commercial/Mixed Land			
Category	Commercial		
	Plot Area in sq.yds.		
AGRICULTURAL LAND POOLED	SCO (FAR 1:3.0) 300 sq.yds.	SCO (FAR 1:3.0) 200 sq.yds.	SCO (FAR 1:3.0) 100 sq.yds.
1 KANAL	X	X	1
2 KANAL	X	1	X
3 KANAL	1	X	X
4 KANAL	X	2	X
5 KANAL	1	1	X
6 KANAL	X	3	X
7 KANAL	1	2	X
8 KANAL	2	1	X
SCOs (18' X 50' , 24' x 75'-0" and 30'-0"x 90'-0") Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.			

(E) Land Pooling Policy For Integrated Industrial Parks:-

Authorities will give 1000 Sq. Yds. developed Industrial site, 300 Sq. Yds. developed residential plot and 100 Sq. Yds. developed commercial plot (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme.The breakup of Industrial site, Residential and Commercial plot to

be returned to the land owner shall be as per table given below:-

Integrated Industrial										
Category	Industrial Plots							Residential Plots	Commercial Plots	
AGRICULTURAL LAND POOLED	Plot Area in sq.yds.							Plot Area in sq.yds.	SCO (FAR 1:3.0) 100 sq.yds.	
	1100	1000	900	700	600	500	400	300	200	100
2 KANAL	X	X	X	X	X	X	1	X	X	X
3 KANAL	X	X	X	X	1	X	X	X	X	X
4 KANAL	X	X	X	X	X	1	X	X	1	X
5 KANAL	X	X	X	1	X	X	X	X	1	X
6 KANAL	X	X	1	X	X	X	X	X	1	X
7 KANAL	1	X	X	X	X	X	X	X	1	X
8 KANAL	X	1	X	X	X	X	X	1	X	1

SCOs (18' X 50') Leave corridor as per Building Rules 2021 and as amended from time to time. Basement is allowed in all cases as per Building Rules.

(F) **Land Pooling for Low Density/ High Density, New Chandigarh:-**

Land Pooling for Low Density / High Density Area shall be given as under:

Table

Breakup of Plot Sizes to be given to landowners opting for land pooling					
	Residential (Villa*)				Commercial SCO FAR 1:3
Size	1000	800	600	400	200
1 acre (8 Kanal)	1	X	X	X	1
0.875 acre (7 Kanal)	X	1	1	X	X
0.75 acre (6 Kanal)	X	X	2	X	X
0.625 acre (5 Kanal)	X	X	1	1	X
0.5 acre (4 Kanal)	X	1	X	X	X
0.375 acre (3 Kanal)	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	X

"villa" means a single-family house with one kitchen only; As defined in Punjab Urban Planning and Development Building Rules, 2021 issued vide notification No. No. G.S.R. 144/P.A.11/1995/Ss.180 and 43/2021 dated 31-08-2021.

Note:-

- (1) An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
- (2) The Land owner can opt for standard size of plots only as per the breakup given in the Table, above. The land owner can opt for the bigger size plot if

available in the layout plan of the scheme, but its total area shall not increase.

- (3) Special LOI will be given to the land owner, if land is less than one kanal in residential, less than 2 Kanal in industrial area and less than 2 kanal in Integrated Industrial Parks, etc. 'Special LOI' of any land owner can be clubbed only once with 'special LOI' of other land owner. 'Special LOI holder' can club his 'special LOI' with his own 'LOI' to claim a bigger plot as per availability. For the calculation of entitlement for 'special LOI' the calculation would be done proportionate to the entitlement for minimum entitlement in different land uses as illustrated below:-

a) for residential sector if a land owner has land measuring 1 Kanal 4 Marla, entitlement will be as follows:-

Residential	
For 1 Kanal (20 Marla)	LOI of 150 Sq. Yard
For 4 Marla	30 sq. yard. 'special LOI' (150/20 X 4 = 30)

b) for Industrial sector if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

c) for institutional sector, If a land owner has land measuring 5 Kanal 4 Marla, his entitlement will be as follows:-

Institutional	
For 5 Kanal (100 Marla)	LOI of 1000 Sq. Yard
For 4 Marla	40 sq. yard. 'special LOI' (1000/100 X 4 = 40 Sq. yds.)

d) for Integrated Industrial Parks if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Area	Industry	Residential	Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL	NIL

e) for commercial/mixed land sector area, If a land owner has land measuring 1 Kanal 4 Marla, his entitlement will be as follows:-

Commercial	
For 1 Kanal (20 Marla)	SCO of 100 Sq. Yard
For 4 Marla	20 sq. yard. 'special LOI' (100/20 X 4 = 20 Sq. yds.)

f) for Low/High Density sector area, if a land owner has land measuring 2 Kanal 4 Marla, entitlement will be as follows:-

Residential (villa)		Commercial
For 2 Kanal (40 Marla)	LOI of 400 Sq. Yard	NIL
For 4 Marla	40 sq. yard. 'special LOI' (400/40 X 4 = 40)	NIL

- (4) The Landowners have an option either to get commercial or complete residential land in lieu of the land acquired by the Department and in the event of opting for the Residential land then the double residential area will be allotted in lieu of the entitlement of the Commercial Area.
- (5) A person can get the cash compensation after a period of three years from the launch of scheme at 'original scheme rate' by surrendering his 'Special LOI'.
- (6) The compensation for structures, fruit bearing and Non fruit bearing trees falling in the land to be acquired under Land Pooling Policy shall be given as per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Departments of the State Government.
- (7) The land owner shall not be permitted to subdivide the allotted plots into smaller plots.
- (8) Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2021, as amended from time to time.
- (9) Land Pooling plots shall be allotted/ given in the same scheme from where land is taken, if possible.

(G) Sahuliyat certificate:-

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

(H) Preferential Location Charges (Not in case of commercial plots):-

Upto 50% Preferential Location Plots available in the Layout Plan of the scheme shall be included in the draw of lots to be held for allotment to land pooling beneficiaries. No preferential location charges shall be charged from the original land owners towards allotment of such plots. However, subsequent transferees of LOI/Allotment Letters shall be liable to pay PLC Charges.

(I) Subsistence Allowance:-

The land owners shall be given subsistence allowance @ Rs. 30,000/- per acre per annum from the date of taking possession of the land by the Authority up to a maximum period of 3 years or till the possession of developed share of land is handed over to him/her, whichever is earlier.

(II) Land Pooling Policy for Bigger Land Holders:-

Punjab Government in the Department of Housing and Urban Development Department is intending to establish new Urban Estates for which land will be acquired for various purposes. With the aim of making the land acquisitions more effective, making land owners a part of development and increasing interest in land pooling, land pooling policies are being formulated for various purposes. Land owners have bigger land holdings have also expressed their desire to take advantage of these land pooling schemes and to be a part of the development of the State. To implement the master plan more effectively and to attract Land owners having bigger land holdings, the land pooling policy is issued as under:-

Breakup of land to be given to landowners opting for land pooling		
Sr. No.	Area/Agricultural Land pooled	Area and Usage
1	9 acre	3.00 Acres for Group Housing For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as prevailing policy. For other Aspects Building Rules 2021 as amended from time to time shall be applicable.
2	50 acre	30.00 Acres for plotted development
The above usages shall be scalable to equivalent areas i.e. further 9 / 50 acres.		

Usage of area returned to Land owner (For Plotted Development for above Sr. No. 2):-

Sr. No.	Usage	Percentage of Area to be used
1	Internal Roads Minimum Road Width 12 Mts.	20% Approx
2	Green	10% (Minimum)
3	SCO/Commercial	5% (Maximum)
4	Plotted Housing including Group Housing (Group Housing Shall be 20% maximum and shall be part of 65%). For Group Housing basic FAR will be 1:2.5. FAR Above 1:2.5 shall be further purchasable in accordance with building byelaws and as per prevailing policy.	65% (Maximum)

Terms and Conditions for the usage of land for plotted development for 50 acres sites:-

1. The above land will be utilized as per the Master Plan of the concerned area. It will be necessary to check the feasibility and sitting guidelines of the land to be acquired.

2. Sector continuity will be taken into account by the land owner while planning sites and services.
3. If possible, the developed chunk will be given to the landowner at the location where his land holding is greater.
4. The necessary services for the land owner's area i.e. STP, road access to the site, public health services outside the site etc. will be provided by the Authority concerned and in return for which Rs. 1.00 Crore per acre or prevailing EDC, whichever is higher, will be charged from the landowner for the GMADA area and for other Special Development Authorities the land owner shall pay the double amount of the prevailing EDC.
5. Although the construction of zonal roads adjacent to the area returned to the land owner will be carried out by the Authority, the cost of land acquisition and construction of these roads will be recovered from the land owner on a pro rata basis of [60 (land owner) : 40 (Authority)] based on the area.
6. To avoid excessive burden on operational services to be provided by the Authority, landowners will be prohibited from developing Residential Plots below 150Sq. Yds.on their land.

Dated:04.06.2025
Place:Chandigarh

Vikas Garg
Principal Secretary, Government of Punjab
Department of Housing and Urban development

Endst No. H-U-H1/45/2025-6H1/ 760

Date; Chandigarh 04/06/2025

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


Additional Secretary