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")	BOOTH FAR 1 (10'X 22'-6")
Sizes	Max. Plots	500	250	125	200	100	75	50	25
1 acre 8 Kanal	4	1 plot of 500 + 2 plots of 250 Or 4 plots of 250			1	X	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	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	X
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	1
0.5 acre 4 Kanal	2	1 plot of 500 Or 2 plots of 250			X	1	X	X	X
0.375 acre 3 Kanal	2	1 plot of 250 + 1 plot of 125			X	X	1	x	X
0.25 acre 2 Kanal	1	1 plot of 250			X	X	X	1	X
0.125 acre 1 Kanal	1	1 plot of 125			X	X	X	X	1

(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 wil 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.

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

Date:25.07.2025
Place: Chandigarh

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