

Subject: Land Pooling Policy-Industry.

1.0 The Council of Ministers in its meeting held on 21 August, 2008 decided to frame the Land Pooling Policy, which provided, inter alia, that compensation per acre of land offered for land pooling shall be half of developed residential land and half of developed commercial land. Land Pooling Policy for the state of Punjab was thereafter framed and notified on 19-06-2013. The policy did not cover acquisition of land for industrial purpose.

1.1 To promote Industrial development, Housing and Urban Planning Department, Punjab intends to establish new Industrial Estates at various locations in Punjab. A need was felt to formulate "**Land Pooling Policy-Industry**", for which an in-house committee of the following officers of PUDA/GMADA was formed:-

- A. Addl. Chief Administrator, PUDA
- B. Land Acquisition Collector, GMADA
- C. Senior Town Planner, GMADA.
- D. Senior Law Officer, PUDA.
- E. Chief Accounts Officer, GMADA.

1.2 After detailed discussion, the committee recommended **Land Pooling Policy-Industry** to facilitate aggregation of land for Industrial purpose in the State of Punjab as under:-

- (a) The compensation per acre of land offered for land pooling shall be as in the table given at (e) below.
- (b) Land owners can either opt for the compensation as per *The Right to Fair Compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013* or can opt the package under this Policy.
- (c) The package approved under this Policy Scheme shall be applicable prospectively.
- (d) This Policy shall be applicable to all the development authorities under the Housing & Urban Development Department viz PUDA and all Special Development Authorities.

(e) **Return of Developed Industrial and Commercial Land to land owners under the Scheme-**

The Land Owners shall be returned developed land as per table below:-

Sr. No.	Land to be acquired	Developed area to be returned (in sq yard)		Remarks
		Industrial	Commercial	
1	8 kanals (1 Acre)	One unit of 1000 Sq. Yds.	One SCO of 121 Sq.Yds.	FAR for SCO is to be 1:3.0
		OR		
		Two units of 500 Sq. Yds.		
2	12 kanals (1.5 Acre)	One unit of 1500 Sq. Yds.	One SCO of 121 Sq.Yds.	FAR for SCO is to be 1:3.0
		OR		
		One unit of 1000 Sq. Yds. and one unit of 500 Sq. Yds.		
		OR		
		Three units of 500 Sq. Yds.		
4	16 kanals (2.0 Acre)	One unit of 2000 Sq. Yds.	Two SCO's of 121 Sq.Yds.	FAR for SCO is to be 1:3.0
		OR		
		Two units of 1000 Sq. Yds.		
		OR		
		Four units of 500 Sq. Yds.		

Note:

- 1 An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
- 2 The Land owners can opt for maximum three standard plots per acre of land offered for the scheme. This option of the landowner shall be as per the layout plan of the scheme.
- 3 The land owners shall be allowed to have two standard size Industrial plots for an area of 1 acre (8 Kanals) acquired.
- 4 The developed industrial plots to the land owner (s) shall be allotted through open draw of lots under this policy.
- 5 Where the land owner is to be allotted two or more plots of the same size, he shall have the option to club these plots. In this case the allotment of first plot shall be through draw of lot and the rest of the plots shall be clubbed as per availability in the layout plan. For these plots the continuity factor shall be applied. thus if a land owner owns (say) 4 acres of land, best efforts will be

made to allot 4000 Sq. Yds. Industrial plot & 4 SCO's at one location, if opted, subject to layout plan.

- 6 The common share holders in a khewat can separately or jointly apply under this scheme.
- 7 In case the land owners wish, they can club their land to avail land pooling under this scheme. In case the land owner owns less than one acre he is at liberty to either opt for the compensation as per *The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013* or can club his land with another land owner and have land upto 1.00 acre and they both as a single land owner can avail the packages under Land Pooling Policy-Industry as per their eligibility.
- 8 The compensation for structures falling in the land to be acquired for land Pooling shall be allowed as per provisions of *The Right to Fair Compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*.
- 9 In case the possession of the structure (House) of the land owner is taken by the Authority then this possession shall not ordinarily be made effective for a period of one year so as to enable him/her to construct a new house.
- 10 In case the possession of the structure (House) of the land owner is taken by the Authority before one year, then the authority is liable to pay rent of remaining period as **subsistence allowance** as per the norms and assessment done by P.W.D.(B&R). No Subsistence Allowance shall in any case be payable to any other land owner.
- 11 The land owner will not be permitted to subdivide the plots into smaller plots.
- 12 Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2018 and as amended from time to time.
- 13 **Subsistence Allowance:**
The land owners shall be given subsistence allowance @ Rs. 25,000/- per acre upto maximum 3 years or till the possession of developed share of land is not handed over to him/her whichever is earlier.