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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -1 Branch)

NOTIFICATION

The 6th July, 2026

No.H-U-H1/45/2025-6H1/939.- Whereas, the Government of Punjab 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. 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 2020' was notified on 05.01.2021 which was subsequently amended vide Notification dated 21.11.2025. In this context, various requests were received from farmers/Landowners for enhancement of the existing benefits under said Policy.

Therefore, keeping in view all the suggestions of various Land owners/farmers and for the welfare of general public, the Governor of Punjab is pleased to amend the Land Pooling Policy dated 05.01.2021 and the subsequent notification dated 21.11.2025 as under:-

- (1) This policy shall be applicable in GMADA Area, from the date of its issuance.
- (2) GMADA shall return Developed land to the land owner under land pooling scheme, as under:-

Category	Entitlement	Alternative
(A) Residential	Residential 1000 Sq. Yard per Acre Commercial increased from 210 Sq. Yard per Acre	Increased from 1600 Sq. Yd to 1630 Sq. Yard per Acre
(B) Commercial	Increased from 800 Sq. Yd. to 840 Sq. Yard per Acre	
Note: The increase prescribed above shall be applicable to acquired landholdings measuring one acre and above, in integer multiples of one acre, in the form of Special LOI.		

- (3) Special LOIs shall be issued to landowners holding fractional land parcels where the landholding is not in exact integer multiples of the prescribed landholding standard under the scheme. The entitlement under a “Special LOI” shall be calculated proportionately with reference to the minimum prescribed standard under the scheme.

Special LOIs shall be tradable. Once a person acquires Special LOIs equivalent to a particular plot size under the scheme, he/she shall become entitled to the issuance of an LOI for a plot of that size after surrendering the special LOI's.

Illustration: In a residential sector, where a landowner owns land measuring 2Kanal 4 Marlas, the entitlement shall be calculated proportionately.

Residential	
For 2Kanal (40 Marla)	LOI of 400 Sq. Yard
For 4 Marla	40 sq. yard. 'special LOI'
	(200/20 X 4 = 40)

Note: 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 'remaining Special LOI'. Special LOIs shall also be applicable to Eco-City 3 and Low Density and High Density.

- (4) **Sahuliyat certificate:-**

A Sahuliyat Certificate is a document issued to a landowner in respect of the land acquired under the Land Pooling Policy. The Sahuliyat Certificate shall be issued by the concerned Land Acquisition Collector. The certificate will provide the following benefits:

1. **Exemption of Stamp Duty and other charges:**

Option-1:- No stamp duty or other charges shall be charged from the original land owner (Not Transferees of LOI) at the time of registration/conveyance deed of the developed plots allotted under the land pooling scheme to the original land owner.

or

Option-2:- The benefit can be availed by landowner for Stamp duty exemption, if he/she purchases land anywhere in Punjab State to the extent of amount calculated on the basis of collector rate of land acquired by the Authority.

2. The validity of Sahuliyat Certificate shall be 04 years from the date of payment of award amount or date of allotment of plot under land pooling policy, as the case may be.
3. The landowner shall be eligible for one electricity connection for a tubewell on a priority basis. The validity period for availing the tubewell connection shall be four years, i.e. the validity period of the Sahuliyat Certificate. The concerned department (PSPCL) shall ensure installation of the tubewell connection immediately and on a priority basis upon submission of the application along with the Sahuliyat Certificate.

- (5) **Preferential Location Charges:-**

All plots including Preferential Location Plots shall be included in the draw of lots to ensure equitable opportunity for farmers. This clause shall also be applicable for Aerotropolis Pocket A,B,C,D, Eco-City 3 and Low Density and High Density.

The remaining provisions of the policy shall remain the same according to the Notification dated 05.01.2021 and 21.11.2025.

This issues with the approval accorded by the Council of Ministers in the meeting held on 01.07.2026 as conveyed by the Department of General Administration (Cabinet Affairs branch) vide letter bearing number :1/113/2026-1Cab/2493 and date 01.07.2026.

Sd/-

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Department of Housing and Urban Development

Chandigarh
The 6th July, 2026

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