

(To be substituted with the Same No. and date)

ਮੁਕਾਬਲੇ ਸੰਬੰਧਿਤ
ਸਰਕਾਰੀ ਜ਼ਮੀਨਾਂ ਵਿਕਾਸ ਵਿਭਾਗ
(ਨੋਟੀਫਿਕੇਸ਼ਨ) ਖ਼ਾਸੀ-੧੧੫੧

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ਮਿਤੀ 25/5/2011

ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ ਫੁੱਲ ਬੈਂਚ ਵੱਲੋਂ ਵੱਖ ਵੱਖ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨਾਂ ਵਿਚ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਤਹਿਤ ਔਸਟੀ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕਰਨ ਲਈ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਿਸ਼ਾਂ ਦੇ ਅਧਾਰ ਤੇ ਔਸਟੀ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਸੀ ਜਿਸਨੂੰ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਵਿਚਾਰਨ ਉਪਰੰਤ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਨੇ ਬਤੌਰ ਮੰਤਰੀ ਇੰਚਾਰਜ ਪ੍ਰਵਾਨਗੀ ਦੇ ਦਿੱਤੀ ਹੈ। ਮਾਨਯੋਗ ਰਾਜਪਾਲ ਪੰਜਾਬ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਇਸ ਪਾਲਿਸੀ ਨੂੰ ਨਿਮਨ ਲਿਖਤ ਅਨੁਸਾਰ ਲਾਗੂ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹਨ:-

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land use Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.
- 2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority.:-

Sr.	Quantum of land acquired	Approximate Size of plot for which eligible
a	From ½ acre to 1 acre	83 sq. meters (100 Sq.Yds.)
b	Above 1 acre and upto 2 acres	167 sq. meters(200 Sq.Yds.)
c	Above 2 acres and upto 3 acres	250 sq. meters(300 Sq.Yds.)
d	Above 3 acres and upto 4 acres	334 sq. meters(400 Sq.Yds.)
e	Above 4 acres	418 sq. meters(500 Sq.Yds.)

2.2 Where half an acre or more land of several joint owners has been each landowner of the land held under joint khaata shall be eligible for allotment of a separate plot or house, as the case may be, on preferential basis subject to his eligibility which shall be determined in view of his share in the land acquired. However, all the land owners or some of the land owners may jointly apply for a plot/house of bigger size subject to their eligibility, which shall be determined on the basis of their joint ownership.

Illustrations:-

a) A, B & C are joint owners of 0.6 acre of land in equal shares. They can only apply jointly for an 83 sq. meters plot.

b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.

2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built-up house in a Group Housing Scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

Sr.	Covered area of the dwelling unit acquired	Approximate Size/ category of plot/flat for which eligible
a)	20sq meters- 40sq meters	EWS flat in not less than 40sq meters super area
b)	Above 40sq meters- 80sq meters	LIG flat in not less than 60sq meters super area
c)	Above 80sq meters- 150sq meters	83 sq meters plot
d)	Above 150sq meters- 250sq meters	167 sq meters plot
e)	Above 250sq meters or above	250 sq meters plot

An oustee who is eligible for allotment under Para 2.1 as well as under Para 2.3, may take the benefit either under Para 2.1 or under Para 2.3, but not under both.

Explanation :

(i) "Dwelling unit" means a functional residential premises in a "Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.

(ii) "Family" means husband, wife and minor children, whether living together or separately.

2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.

3.1 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.

3.2 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate to be developed in future in the vicinity of the land acquired.

3.3 Not more than 10% of the total residential plotted area in any Residential Estate shall be allotted to the oustees. In case the requirement of space for oustees is more than 10%, the left out oustees will be considered for allotment in the estates to be set up in the vicinity in future by the concerned

Authority/Developer. However, the State Government may, for reasons to be recorded in writing, allow any Authority to allot more than 10% of the total residential plotted area in any estate to adjust the oustees of that estate or any other estate, subject to the limitation that total reservation shall not exceed 50%.

- 3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.
- 3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.
- 4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.
- 4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.
- 4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.
- 4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.

5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.
6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.
7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of notification of this policy.
11. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of this policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.

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12. In view of the changes in existing policy for Oustees of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.

Dated: 3-6-2012

S. K. Sandhu
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