

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

No.18/12/24-5Hg2/1829

Dated: 25/11/2024

- 1.0 Whereas the Punjab Apartment and Property Regulation Act, 1995 was legislated to regulate colonies in the State of Punjab. Further, the Punjab Apartment and Property Regulation (Amendment) Act, 2024 has been amended vide Notification No. 11-Leg./2024 dated 25th October 2024 wherein Sub-Section 5 under Section 20 has been introduced with an aim to give relief to the plot holders for registration of their plots situated in an unauthorized colony.
- 2.0 In pursuance to the said amendment of The Punjab Apartment and Property Regulation Act, 1995, the Governor of Punjab exercising the power vested under section 20 (5) of The Punjab Apartment and Property Regulation Act, 1995 and all other powers enabling him in this behalf is pleased to announce that any person who upto 31st July, 2024, for an area upto 500 sq. yds. situated in an un-authorized colony has entered into a power of attorney or agreement to sell on stamp paper or having any registered document w.r.t title of land shall be entitled to get registration of such plot executed before a Registrar or Sub-Registrar or Joint Sub-Registrar from 01st December 2024 to 28th February 2025 without obtaining No Objection Certificate from the Competent Authority of Department of Housing and Urban Development, Punjab and Department of Local Government, Punjab as the case may be.
- 3.0 Further, the plot holder shall furnish the following undertaking to the Registrar or Sub-Registrar or Joint Sub-Registrar along with application for registration of sale deed of such plots.
 - a) That the plot does not fall in unauthorized development raised on land falling in restricted areas along Scheduled Roads and National Highways or any other restricted area declared under any other Central or State law;
 - b) That the registration and use of this plot does not contravene the provisions of respective Regional Plan/Master Plan and other mandatory restrictions as applicable on registration of such plots.
- 4.0 It is clarified that Registrar/Sub-Registrar/Joint Sub-Registrar while registering such plots will ensure that such plots do not fall in the following categories:-
 - a) encroachment on public land;
 - b) unauthorized development raised on area, which is notified under the Land Acquisition Act, 1894, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Forest (Conservation) Act, 1980, the Punjab Land Preservation Act, 1900, ECO

Sensitive Zone (ESZ) as per the Wild Life (Protection) Act, 1972 and the Works of Defence Act, 1903 or an area covered under any other Central or State Act;

- c) any other type of land or building as may be decided by the Government or on land restricted for registration of sale deed by any Competent Authority.
- 5.0 Registrar or Sub-Registrar or Joint Sub-Registrar shall intimate regarding registration of such sale deed to the concerned Competent Authority of Department of Housing and Urban Development and Department of Local Government as the case may be.
- 6.0 Once such plots are registered then conditions entailed in Section 20(5) of The Punjab Apartment and Property Regulation Act, 1995, shall apply on such plots. Meaning thereby, the Registrar or Sub-Registrar or Joint Sub-Registrar shall register subsequent sale deeds in respect of such property, if it has not been divided, even after the date of exemption i.e. 28th February 2025, under intimation to the Competent Authority of Department of Housing and Urban Development, Punjab and Department of Local Government, Punjab as the case may be.
- Further the provisions of Sub-Sections (1), (2) and (3) of Section 20 of the Punjab Apartment and Property Regulation Act, 1995 shall not be applicable on such plot(s) of such individual(s) who have got their plots registered before a Registrar or Sub- Registrar under Section 20(5).
- 7.0 This shall not provide any immunity to the Promoter who has developed unauthorized colony in the State meaning thereby all the regulatory provisions of the Punjab Regional and Town Planning and Development Act, 1995 and The Punjab Apartment and Property Regulation Act, 1995 shall be applicable in toto and punitive actions shall be taken as per the provisions of the said Act. Further strict action shall also be taken by the Competent Authority against the Promoter who shall develop unauthorized colony in the State.

Dated: 22.11.2024
Chandigarh

Endst. No. 18/12/24-5HG2/1830

Rahul Tewari
Administrative Secretary
Housing and Urban Development, Punjab

Dated: 25/11/2024

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).


Special Secretary

Endst. No. 18/12/24-5HG2/1831-40

Dated: 25/11/2024

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

1. Chief Secretary to Government of Punjab.
2. Financial Commissioner, Revenue, Punjab.
3. Administrative Secretary, Local Government, Punjab.
4. CEO, PBIP
5. Director, Town and Country Planning, Punjab.
6. Chief Administrators of all Development Authorities.
7. All Deputy Commissioners of the State of Punjab.
8. Chief Town Planner, Punjab.
9. Chief Town Planner, PUDA.
10. AM (IT), PUDA.


Special Secretary