

**Government of Punjab**  
**Department of Revenue, Rehabilitation and Disaster Management**  
**(Stamp & Registration Branch)**

**To**

1. Commissioners of all Divisions in the State of Punjab;
2. All Deputy Commissioners in the State of Punjab;
3. All the Sub Registrars & Joint Sub Registrars of the State of Punjab;
4. Inspector General of State of Punjab;

No. 24/33/2021/Stamp/ST-1/ 8493

Dated: Chandigarh, 13.06.2022

**Subject: Instructions regarding Registration of Plots in illegal/unauthorized colonies.**

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Hon'ble Chief Minister, Punjab had formed a committee of Additional Chief Secretary-cum-Financial Commissioner Revenue with Principal Secretary Housing & Urban Development and Principal Secretary Local Government as its members. As per recommendations of the committee following instructions are hereby issued with respect to registration of sale deeds in the State of Punjab.

II. The Department of Housing & Urban Development and Local Government will:

- 1) Publish list of licensed / authorized colonies / schemes along with area details, Khasra numbers and approved Layout Plan so that the area is clearly defined where NOCs are not required for registration of sale deed / transfer of rights.
- 2) For all other cases of sale deeds / transfer of rights, prior NOC from the Competent Authority\*\* will be required except:
  - (i) Area of abadi deh of a village falling inside its Lal Lakir.
  - (ii) Land divided or proposed to be divided;
    - a) for the purpose of agriculture;

Provided that area proposed to be divided is not less than 500 square meters;


Note: - In case of sale deeds of agriculture land, it is clarified that no NOC is required for sale deed for agriculture land of 500 square meters and above. However, if the total ownership of the farmer is upto 500 sq meter then subdivision will not be allowed and no NOC is required for the sale deed of total ownership of the farmer for agriculture purpose.

- b) In cases where registration is required as a result of family partition, inheritance, succession or partition of joint holdings not with the motive of earning profit.
- c) If first sale deed of the property/ plot is prior to 9<sup>th</sup> August 1995, then no NOC is required for subsequent sale deed of the plot, provided the property has not been subdivided further.
- d) For the properties /plots for which NOC has already been obtained at the time of earlier sale deed, no NOC is required for subsequent sale deeds, provided that the area included in the NOC remain same as the area in the sale deed.
- e) NOC issued earlier by the relevant authority shall remain valid.

**\*\* COMPETENT AUTHORITY: -**

<b>A. WITHIN MUNICIPAL LIMITS</b>	
For Municipal Corporations	Commissioner of Concerned Municipal Corporation.
For other Urban Local Bodies (Municipal Committees / Councils / Nagar Panchayats)	Additional Deputy Commissioner Urban Development of Concerned District.
<b>B. OUTSIDE MUNICIPAL LIMITS (AREA UNDER THE JURISDICTION OF HOUSING AND URBAN DEVELOPMENT)</b>	
<b>For Districts</b>	
i. SAS Nagar	i. Additional Chief Administrator GMADA, Mohali.
ii. Ludhiana	ii. Additional Chief Administrator GLADA, Ludhiana.
iii. Patiala	iii. Additional Chief Administrator PDA, Patiala.
iv. Bathinda	iv. Additional Chief Administrator BDA, Bathinda.
v. Jalandhar	v. Additional Chief Administrator JDA, Jalandhar.
vi. Amritsar	vi. Additional Chief Administrator ADA, Amritsar.
For all other Districts	Additional Deputy Commissioner (Urban Development) of Concerned District.

III. Any clarification if required w.r.t. the above instructions the same can be sought from the office of the undersigned.

  
Under Secretary Revenue  
Chandigarh, Dated: 13.06.2022

Endst. No. No. 24/33/2021/Stamp/ST-1/ 8494

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

1. Principal Secretary, Housing & Urban Development, Punjab;

2. Principal Secretary, Local Government Punjab;
3. Secretary to Additional Chief Secretary/Chief Minister, Punjab;
4. Secretary to Revenue Minister;
5. Private Secretary to Chief Secretary;
6. Private Secretary to ACS/FCR
7. Private Secretary to Secretary Revenue;
8. Project Manager, PLRS.

*Tamim Qureshi*

**Under Secretary Revenue**

*PJ/D*  
*13.06.2022*