

To

Deputy Director,
Local Government –Cum-Competent Authority,
Patiala.

U 84322

From

DARPAN GREENS
KHANPUR, M.C. Kharar ,Distt. Mohali (PB.)

No. E.O/ _____

Dated _____

With reference to your application dated 07-10-2013 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of the Punjab laws (special provision) act 2013.


I)	Name of the promoter (s) (individual (s), Company, firm)	SH.BALWINDER SINGH S/O SH. PARMATMA SINGH,SMT. JASVIR KAUR W/O LATE. SH. MANJEETPAL SINGH,SH. AMIT KARAN SINGH S/O SH. MANJEETPAL SINGH
II)	Fathers Name	
III)	Name of the Colony	DARPAN GREENS
IV)	Location (Village with H.B No)	KHANPUR 9872413140
V)	Total area of colony in acres	3.27 Acre or 15837.79 Sq. yds. 142540.13 Sq.ft.
VI)	Area Sold (Acre-Kanal-Marla)	6448 Sq yds. =58032 sq.ft.
VII)	Area under common purpose (Acre-Kanal-Marla)	1448.71 Sq. yds. (2 Kanal 18 Marla)
VIII)	Saleable area still with promoter(Acre-Kanal-Marla)	3256.38 Sq. yds.=29307.43 Sq. ft.
IX)	No of Plots saleable as per layout plan.	99
(X)	Khasra No.	1519/892(3-13),1186/893(5-4),894(4-8),899(4-16), 901(4-5),900(4-16).
XI)	Type of colony (resi./ind./comm.)	Residential
XII)	Year of establishment of the colony	After 2007

Harpreet Kaur
Ar. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A., A.I.V.
Approved Valuer & Architect
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Mobile : 093160-19368

As per Annexure attached (B)

XIV)	Saleable area with % age a) No of residential plots b) No of commercial plots/ shops d) No of plots under any other saleable use	99
XIV)	Area under public purpose with %age	1448.71 Sq. yds 9.14%
XV)	Public facilities provides in the colony if any A) No of parks/ open spaces with area B) No of schools with area C) No of community centre with area D) S.T.P., Water works and OHSR E) Dispensary/ Health centre F) Any other public use	----- 5 nos. 1448.71 Sq. yds 9.14% ----- ----- ----- -----
XVI)	Area under roads with %age	4684.70 sq. yds=42162.24 sq ft. 29.58%
XVII)	Width of approach road	22'-0"
XVIII)	Width of internal roads (mention range of width i.e. 20'-40' etc	30'-0"
XIX)	Mode of payment received	Installment
XX)	Demand Draft/Cash	Demand Draft
	Fee/Charges received In case of payment by	Amount Rs 8,00,000 D.D.No. 049372 Dated 03-02-2016

(D.A/Approved layout/Service plans)


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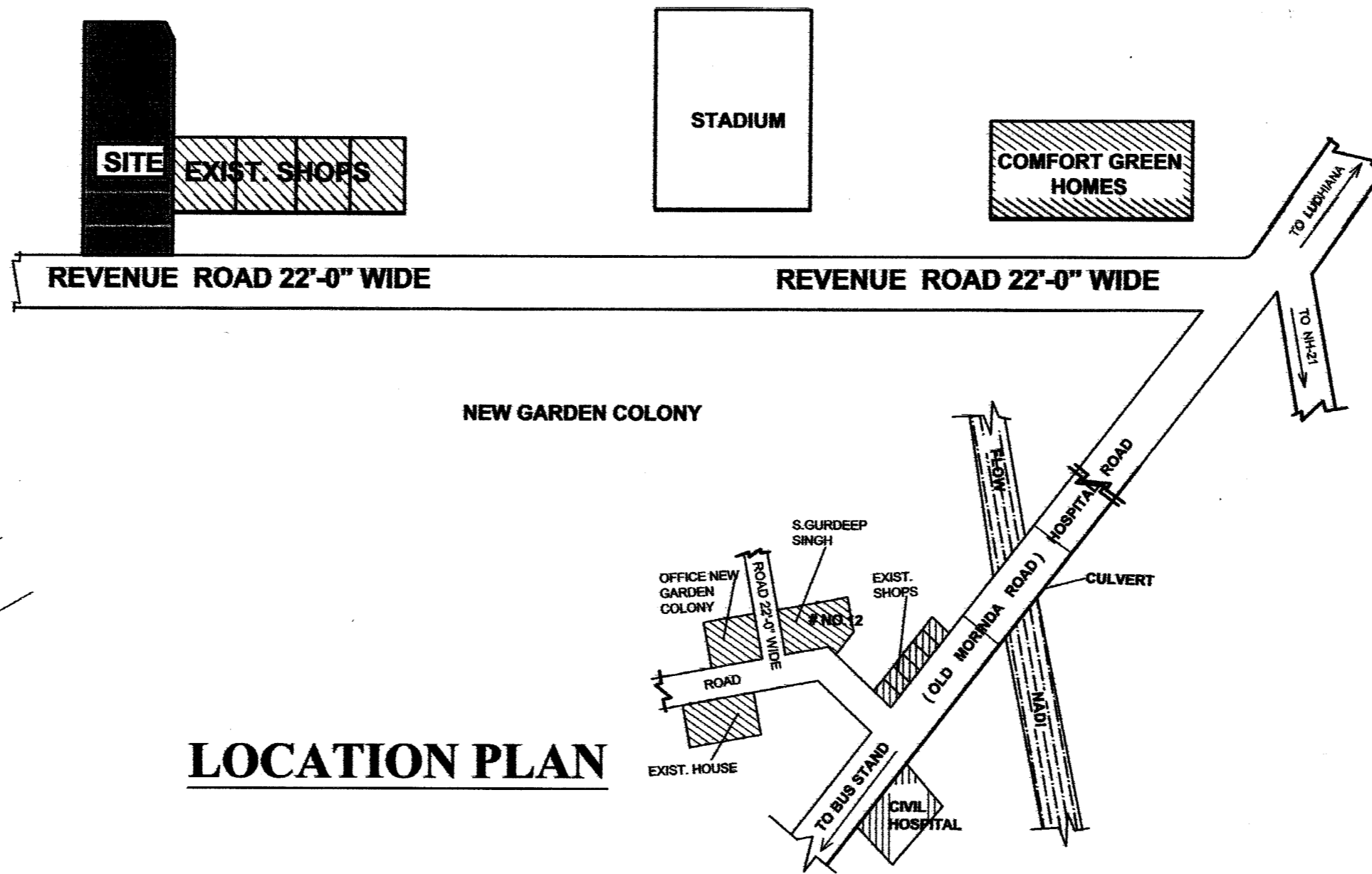
**LAYOUT PLAN FOR
"DARPAN GREENS"
AT RAKBA-KHANPUR
TEHSIL-KHARAR
DISTT. S.A.S.NAGAR**

DETAIL OF AREA

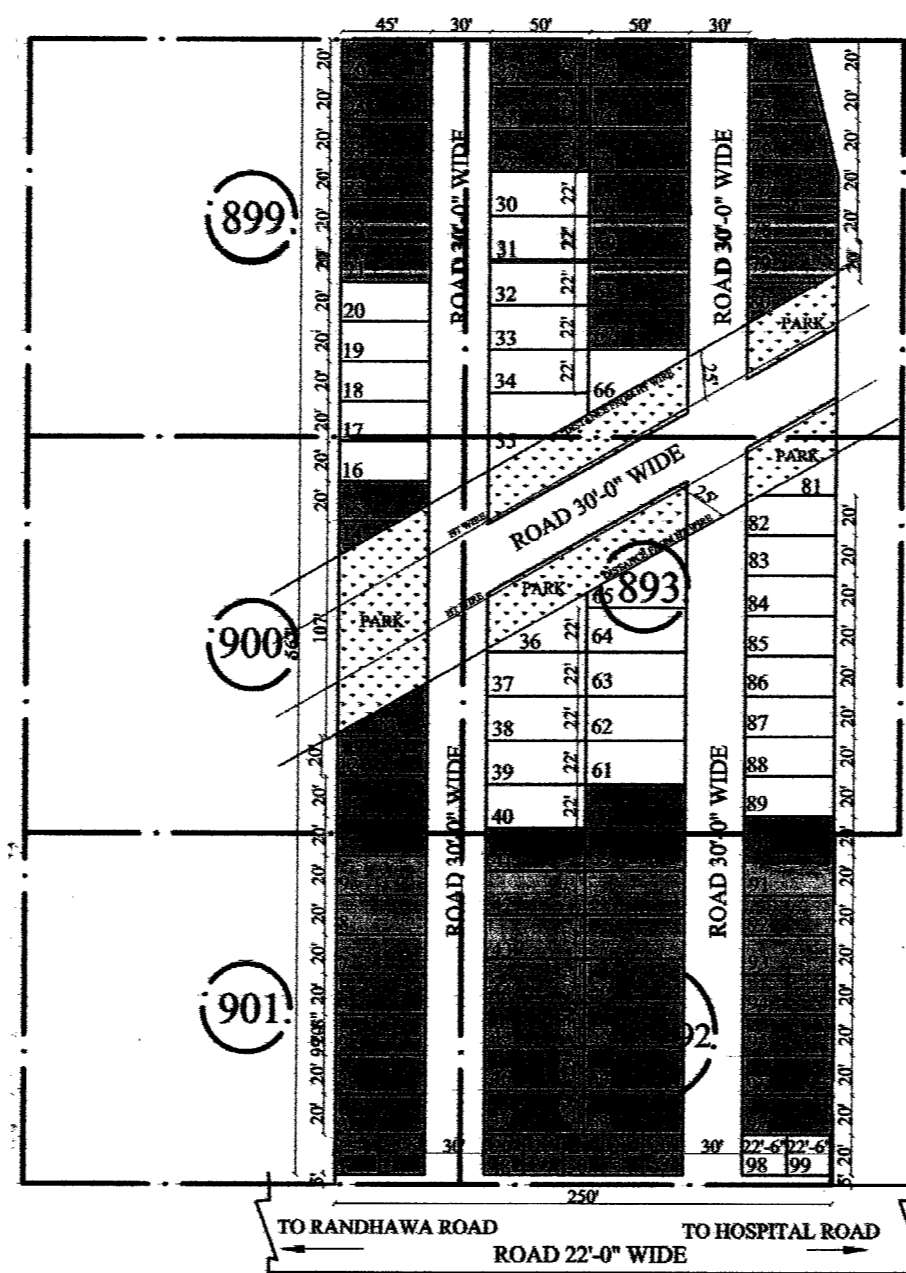
TOTAL LAND AREA=142540.13 SQ.FT.
=15837.79 SQ. YDS. = 3.27 ACRES
AREA UNDER PLOTS =87339.43 SQ.FT.
=9704.38 SQ. YDS.(61.28%)
AREA UNDER ROADS =42162.24 SQFT
= 4684.70 SQ. YDS. (29.58%)
AREA UNDER PARKS = 13038.46 SQFT
=1448.71 SQ. YDS.(9.14%)
AREA UNDER SOLD PLOTS = 58032 SQFT
=6448 SQ. YDS.(66.45%)
AREA UNDER UNSOLD PLOTS = 29307.43 SQFT
=3256.38 SQ. YDS.(33.55%)

TOTAL NOS. OF PLOTS = 99

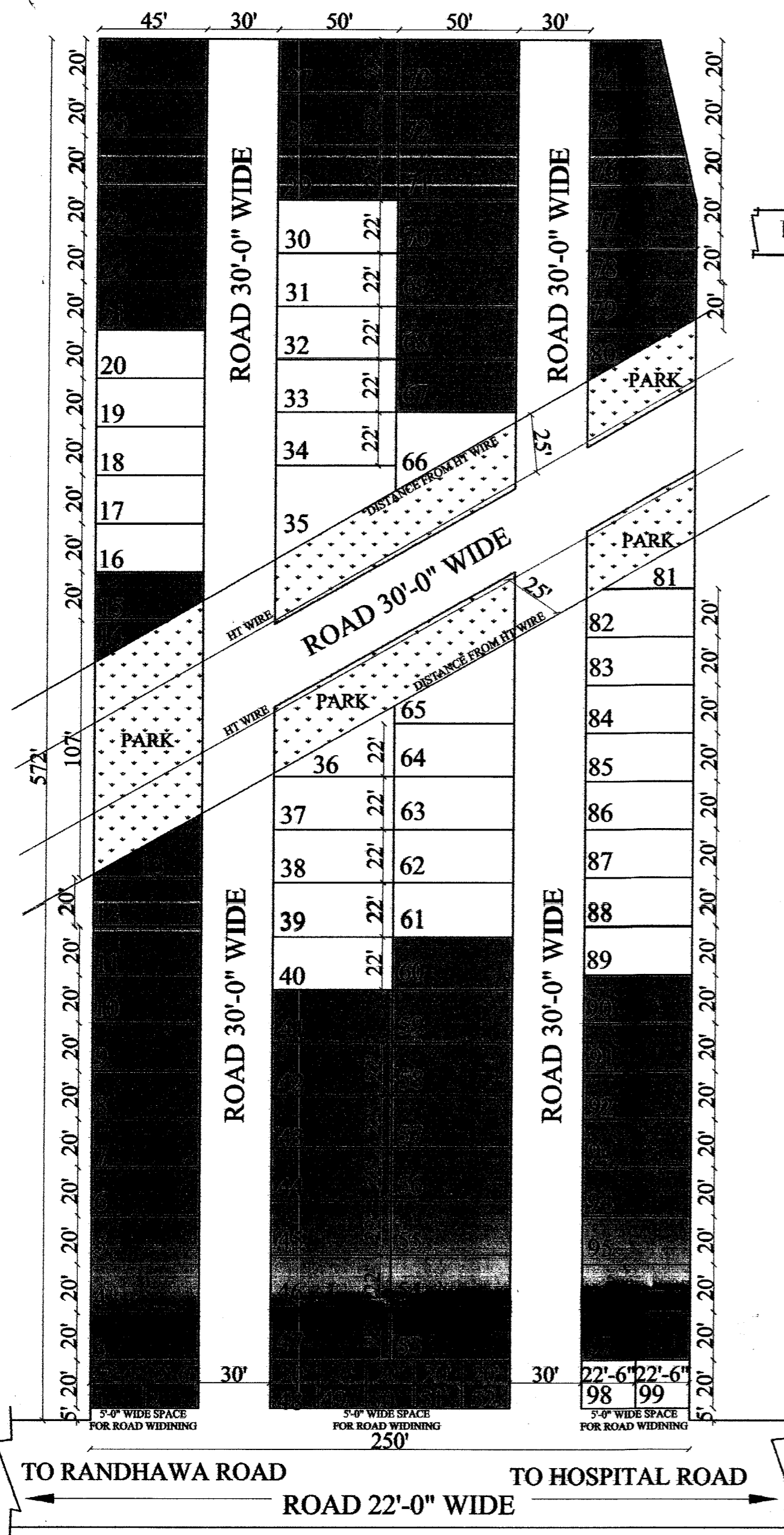
SOLD RESIDENTIAL AREA SHOWN AS 



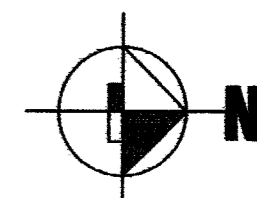
LOCATION PLAN



KHASRA PLAN



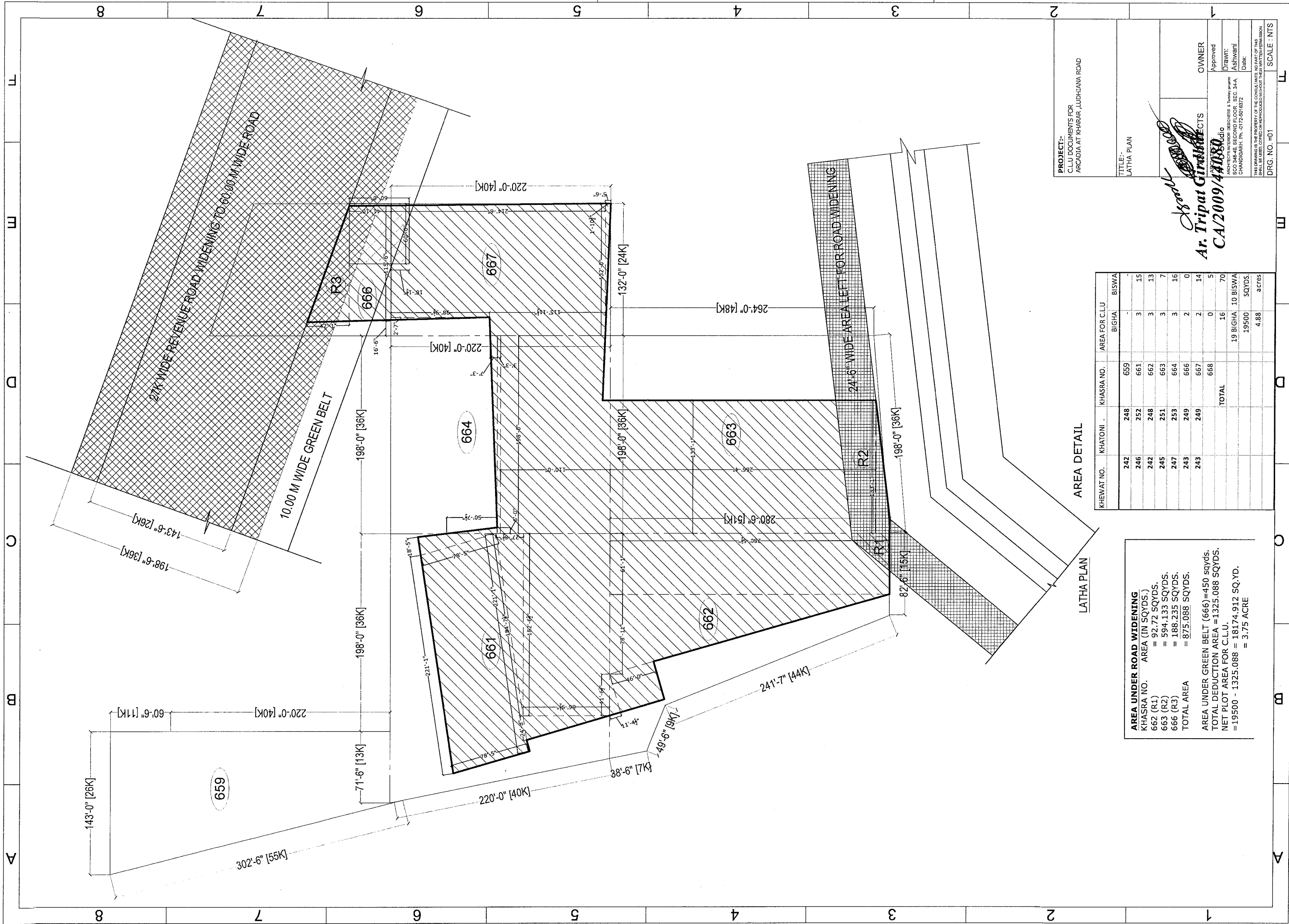
LAYOUT PLAN



 **OWNER**

Ar. Harpreet Kaur
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ARCHITECT



AREA DETAIL

KHEWAT NO.	KHATONI	KHASRA NO.	AREA FOR C.L.U.	
			BIGHA	BISWA
242		248	659	
246		252	661	15
242		248	662	13
245		251	663	7
247		253	664	16
243		249	666	2
243		249	667	14
		668	668	5
TOTAL			16	70
			19 BIGHA	10 BISWA
			19500	SQYDS.
			4.88	ACRES

AREA UNDER ROAD WIDENING
 KHASRA NO. AREA (IN SQYDS.)
 662 (R1) = 92.72 SQYDS.
 663 (R2) = 594.133 SQYDS.
 666 (R3) = 188.235 SQYDS.
 TOTAL AREA = 875.088 SQYDS.
 AREA UNDER GREEN BELT (666)=450 sqyds.
 NET DEDUCTION AREA =1325.088 SQYDS.
 NET PLOT AREA FOR C.L.U.
 =19500 - 1325.088 = 18174.912 SQ.YD.
 = 3.75 ACRE

PROJECT:-
 C.L.U DOCUMENTS FOR
 ARCADIA AT KHARAR, LUDHIANA ROAD

TITLE:-
 LATHA PLAN

Ar. Tripat Girdhar
 ARCHITECTS
 CA/2009/44080

OWNER
 Approved

DRAWN:
 Ashwani

DATE:
 DMR.

SCO 348-48, SECOND FLOOR, SEC. 34A
 CHANDIGARH, PH. -0172-5018372

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SCALE : NTS

LATHA PLAN