

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

Smt.Bant Kaur,W/o Sucha Singh,
Sh.Fateh Singh,S/o Sucha Singh,
Vill Sante Majra M.C.Kharar.

No 1DDLG/ 31

Date 15/7/15

With reference to your on line application no 415459 dated 2.12.2014 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, 2014".

i)	Name of the Promoter(s) / (Individual(s), Company, Firm)	Smt.Bant Kaur,W/o Sucha Singh, Sh.Fateh Singh,S/o Sucha Singh, Vill Sante Majra M.C.Kharar.
ii)	Father's Name (in Case of individuals)	-
iii)	Name of Colony (if any)	Panorama Floors (Resi)
iv)	Location (Village with H.B No)	Santa Majar H.B.No.186
v)	Total area of Colony in acres	2914.68 Sq.yds (0.60 Acre)
vi)	Area Sold (acre- kanal- Marla)	1322.22 Sq.yds (0.28Acre)
vii)	Area under common purpose (acre- kanal- Marla)	931.35 Sq.yds (0.19Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	661.11 Sq yd (0.13Acre)
ix)	No. of plots saleable as per layout plan.	15 Resi .
	Plots sold	10 (10 Built up)
x)	Khasra No's	Khawat /Khatoni No. 386/400, Khasra No.30//14(2-10),15(8-0),16(2-0),17/1(0-5) 31//11(7-18)
xi)	Type of colony (Resi / Indl / Comm.)	Resi .
xii)	Year of establishment of the colony	After 17.08.2007

xiii) Detail of Purchase of Land as per registered sale deed and registered agreement to sell by the promoter

B) Detail of the Land Purchased By the Promoter

As per annexure A Attached

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.

As per annexure B Attached

xiv)	Saleable area with % age e) No. of residential Plots f) No. of Commercial Plots / shops g) No. of industrial plots h) No. of plots under any other saleable use	1983.33 Sq.yds (68.04 %) 15 NIL NIL NIL
xv)	Area under Public Purpose with %	931.35 Sq.yds (31.96 %)
xvi)	Public facilities provides in the colony, if any h) No. of parks / open spaces with area i) No. of schools with area j) No. community centre with area k) STP l) water works and OHSR m) Dispensary/ health centre n) Any other Public use	01 NIL NIL NIL Nil Nil
xvii)	Area under roads and parking with % age	931.35 Sq.yds (31.96 %)
xviii)	Width of approach road	22'
xix)	Width of Internal roads (Mention rang of width i.e. 20' - 40' etc)	22'
xx)	Mode of Payment Received	Inst <input type="text"/> Lump Sum <input type="text"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 1,44,300/-
xxiii)	In case of Payment by`	Deposited by D.D no 597824 dated 21.11.2014
xxiv)	Name of Drawee Bank	IOB Bank SantemajraKharar.

(D.A / Approved Layout)


Competent Authority

TOTAL FEE

Resi. Fee	2915X 4950 X04%	=	Rs 57,7170/-
25%Fees		=	Rs 1,44,292/-
Amount Paid		=	Rs 1,44,300/-
Balance Payable		=	Rs 4,32,870/-

Payment Schedule of remaining amount i.e Rs 4,32,870/-

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	1,44,290/-	25,972/-	1,70,262/-
2	2 nd Installment Within 360 Days From the date of Approval	1,44,290/-	17,315/-	1,61,605/-
3	3 rd Installment Within 540 Days From the date of Approval	1,44,290/-	8,657/-	1,52,947/-
	Total	4,32,870/-	51,944/-	4,84,814/-

- Note :-
- 1) No Separate notice shall be issued for the payment of installments.
 - 2) If the payment of installments not deposited within the stipulated period and consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same
 - 3) If any of the conditions of the policy of the government found violated the Regularization Certificate granted shall liable to be cancelled.
 - 4) This Regularisation Certificate is granted subject to the decision of C.W.P No 4018 of 2012 (Gurdeep Kaur V/S State of Punjab & others) pending in the Hon'ble High Court.

Competent Authority

This Certificate is Subject to the Verification of the information and the bank draft submitted by the applicant . In case the information provided by the applicant is found false / incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall be initiated.

Endst No -1DDLG/

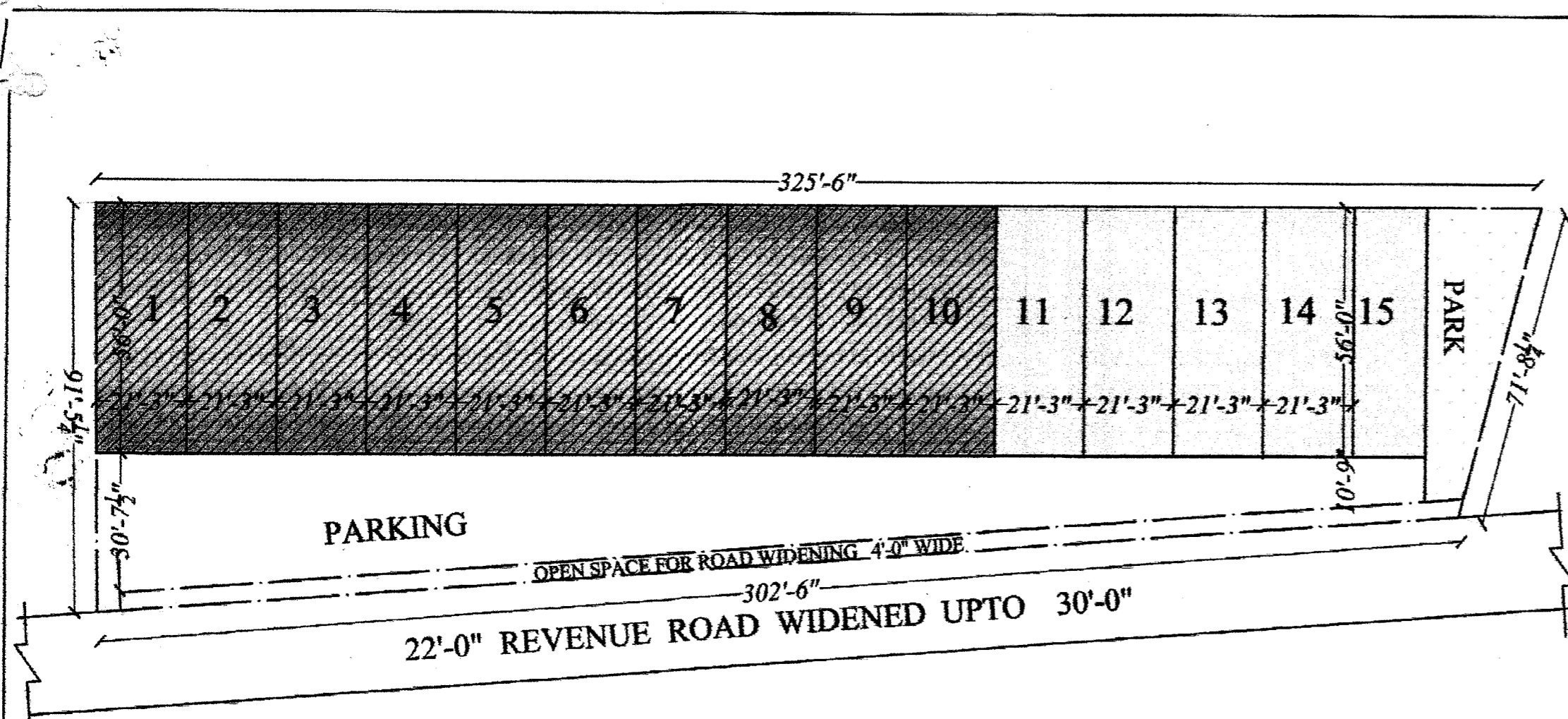
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Dated

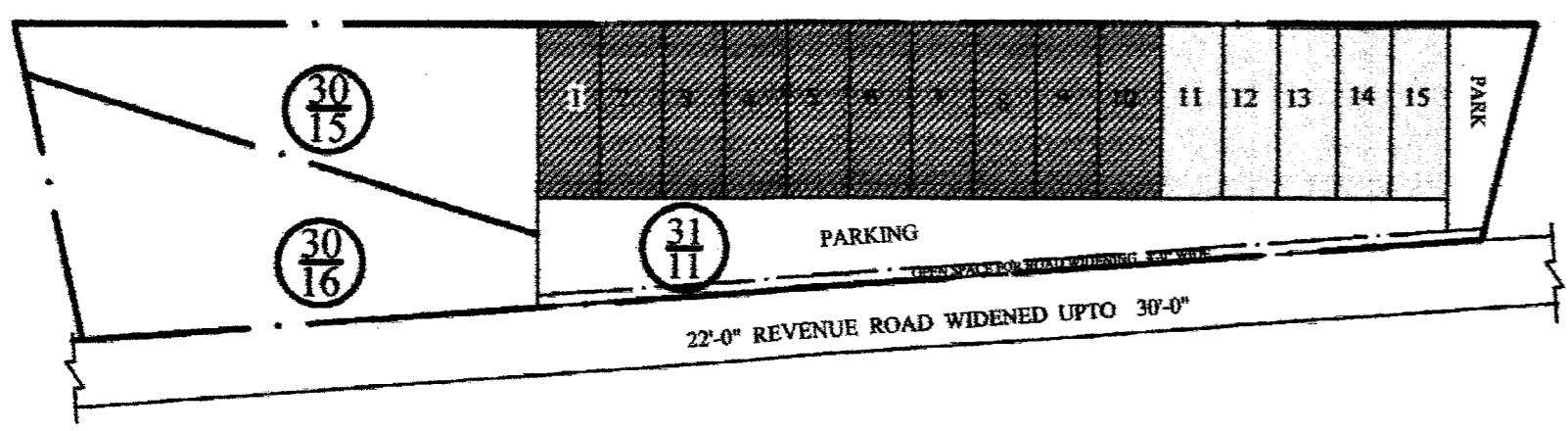
15-7-15

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 174 dated 8.5.15 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 2206 dated 10.7.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately.

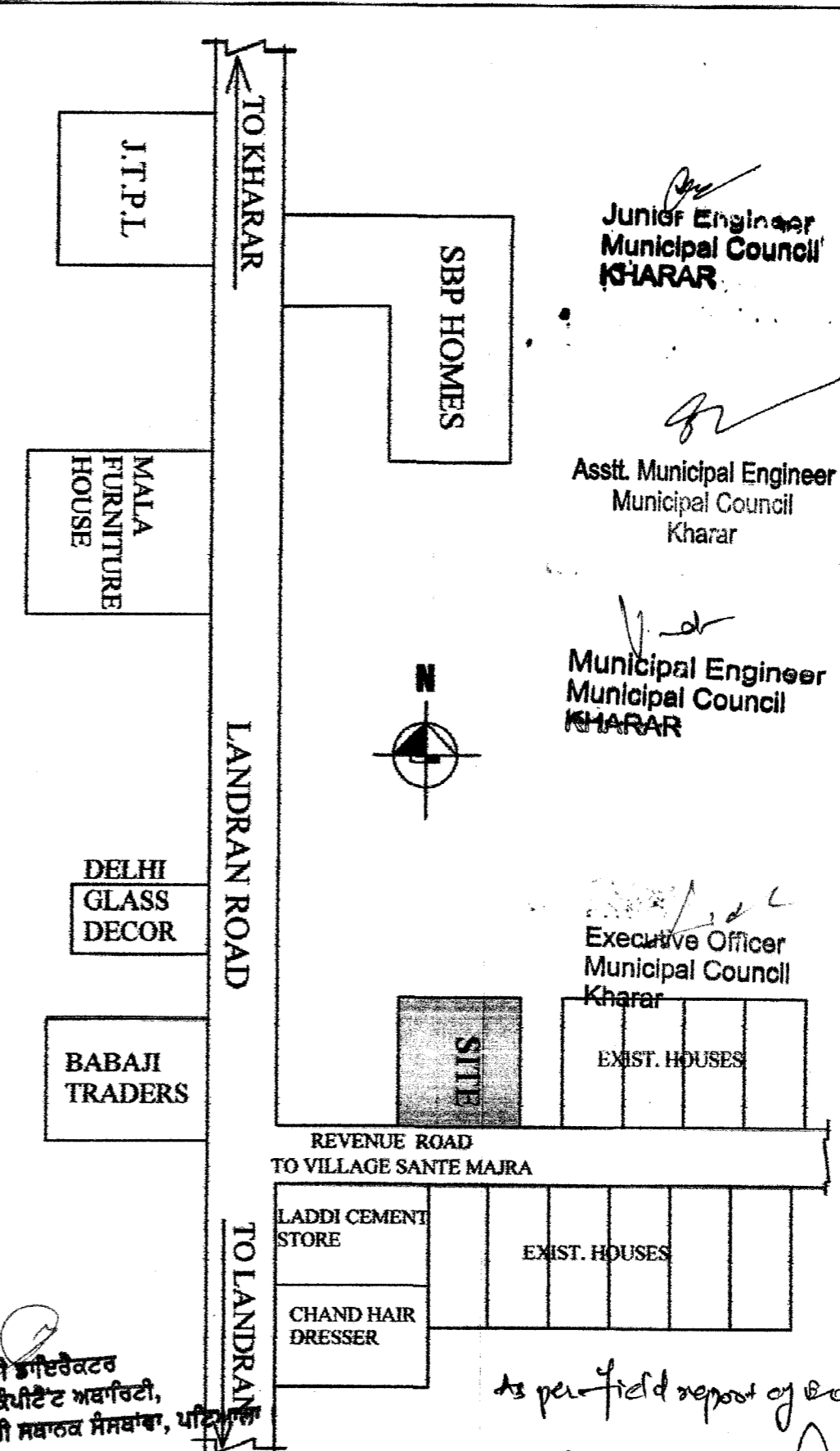
Deputy Director-Cum-
Competent Authority
Local Government, Patiala.



LAYOUT PLAN



KHASHA PLAN



LOCATION PLAN

LAYOUT PLAN FOR "PANORAMA FLOORS" AT RAKBA-SANTE MAJRA TEHSIL-KHARAR DISTT. S.A.S.NAGAR

DETAIL OF AREA

TOTAL LAND AREA=26232.16 SQFT = 2914.68 SQYDS= 0.60 ACRES
AREA UNDER RESIDENTIAL PLOTS =17850 SQFT =1983.33 SQYDS (68.04%)
AREA UNDER PARKS = 1401.11 SQFT =155.68 SQYDS (5.34%)
AREA UNDER ROADS/PARKING =6981.05 SQFT =775.67 SQYDS (26.62%)
AREA UNDER SOLD RESIDENTIAL PLOTS = 11900.00 SQFT =1322.22 SQYDS (66.67%)
AREA OF UNSOLD RESIDENTIAL PLOTS = 5950 SQFT =661.11 SQYDS (33.33%)

TOTAL NOS. OF PLOTS = 15

[Signature]

SOLD RESI. AREA SHOWN AS

UNSOLD RESI. AREA SHOWN AS

BUILTUP AREA SHOWN AS

[Signature]

OWNER

Junior Engineer
Municipal Council
KHARAR

Asstt. Municipal Engineer
Municipal Council
Kharar

Municipal Engineer
Municipal Council
KHARAR

Executive Officer
Municipal Council
Kharar

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਕਮ-ਕੰਪੀਟੈਂਟ ਅਥਾਰਿਟੀ,
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾ, ਪਟਿਆਲਾ

As per field report of E.O. MC

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

ARCHITECT