

# Regularization Certificate for an Unauthorized Colony

From

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

To

**Sh. Mehar singh, Kehar singh s/o Kartar singh  
Kharar.**

No. 1DDLG/ 33

Date 31/5/17

With reference to your online application no. 489475 dated.11-1-2017 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)/<br>(Individual(s), company, Firm  | <b>Sh. Mehar singh and Kehar singh</b> |
| ii)   | Fathers Name (in case of<br>individuals)   | <b>Sh. Kartar singh</b>                |
| iii)  | Name of colony (if any)  | G.T.B Nagar, Kharar                    |
| iv)   | Location (village with H.B.No)   | H.B No 184                             |
| v)    | Total area of colony in acres  | 6006.30 sq yard (1.24 acre)            |
| vi)   | Area sold (Acre-kanal-marla)   | 2692.66 sq yard (0.55 acre)            |
| vii)  | Area under common purpose<br>(Acre-kanal-marla)  | 1952.19 sq yd. (0.40 acres)            |
| viii) | Saleable area still with the<br>promoter (Acre-Kanal-marla)  | 3116.98 sq yd. (0.64 acre)             |
| ix)   | No. of plots saleable as per<br>layout plan  | 40 Residential , including built up 27 |
| x)    | Khasra Nos.  | Attached annexure A                    |
| xi)   | Type of colony (Resi/comm/ind)   | Residential                            |
| xii)  | Year of establishment of colony  | After 17-8-2007                        |
| xiii) | Detail of purchase of land as per<br>registrered sale deed and<br>registered agreement to sell by<br>the Promoter<br>B) Detail of the land purchased<br>by the promoter. | Attached Annexure A                    |


Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached

|      |   |   |
|------|---|---|
| xiv) | Saleable area with %age<br>c) No. of saleable plots<br>d) No. of commercial plots<br>e) No. of industrial plots<br>f) No. of plots under any other saleable<br>use. | 5809.64 sq yard (66.96%)<br>40 residential<br>-<br>-<br>- |
| xv)  | Area under Public purpose with % age  | 1952.19 (33.04%)  |
| xvi) | Public facilities provides in the colony, if<br>any<br>g) No. of parks/open<br>h) No. of schools with area  | 1<br>-  |

|        |  |                             |
|--------|--|-----------------------------|
|        | i) No. of community centre with area<br>j) STP<br>k) water works and OHSR<br>l) Dispensary / health centre<br>m) any other public use. | -<br>-<br>-<br>-            |
| xvii)  | Area under roads with %age   | 1952.19 sq yd (33.04%)      |
| xviii) | width of approach road   | 30'-0                       |
| xix)   | width of internal road(mention range of width i.e 20'-40' etc)   | 30-0                        |
| xx)    | Mode of payment received   | By installment              |
| xxi)   | Demand draft/Cash  | Demand draft                |
| xxii)  | Fees / charges received  | Rs.1033125.00               |
| xxiii) | In case of payment by  | D.D no 892669 dated 9-1-17, |
| xxiv)  | Name of Drawee Bank  | yes Bank bank               |

D.A/ Approved layout)

  
 Competent Authority  
 Municipal Corporation Patiala  
 Local Govt. Patiala.

|                 |              |                |
|-----------------|--------------|----------------|
| Residential Fee | 6007x4950x4% | Rs 1189386.00  |
| 25%             |              | Rs. 297347.00  |
| amount paid     |              | Rs. 1033125.00 |
| Balance payable |              | Rs. 156261.00  |


Payment Schedule 156261.00

| Sr.no | Installments  | Amount    | Interest 12% P.A | Total amount |
|-------|---|-----------|------------------|--------------|
| 1     | 1st installment within 180 days from date of approval | 52087.00  | 9376.00          | 61463.00     |
| 2     | 2nd installment within 360 days from date of approval | 52087.00  | 6250.00          | 58337.00     |
| 3     | 3rd installment within 540 days from date of approval | 52087.00  | 3125.00          | 55212.00     |
|       | Total   | 156261.00 | 18751.00         | 175012.00    |

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer ,MC Kharar vide letter no. 286 dated 30-3-2017, 412 dated 27-4-17 had. informed to this office that 90% fee had been deposited by the colonizer. 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 Regularization Certificate is granted subject to the decision of C.W.P No 4018 of 2012 ( Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.
- 5) That the certificate is issued as per the recommdation of Executive officer and STP Municipal Corporation Patiala



That if subsequently any defect is found in ownership. Any other documents or any encroachment will found,owner/developer shall be liable for the same.

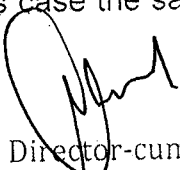
  
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Cum-Municipal Deputy Director  
Local Govt. Patiala.

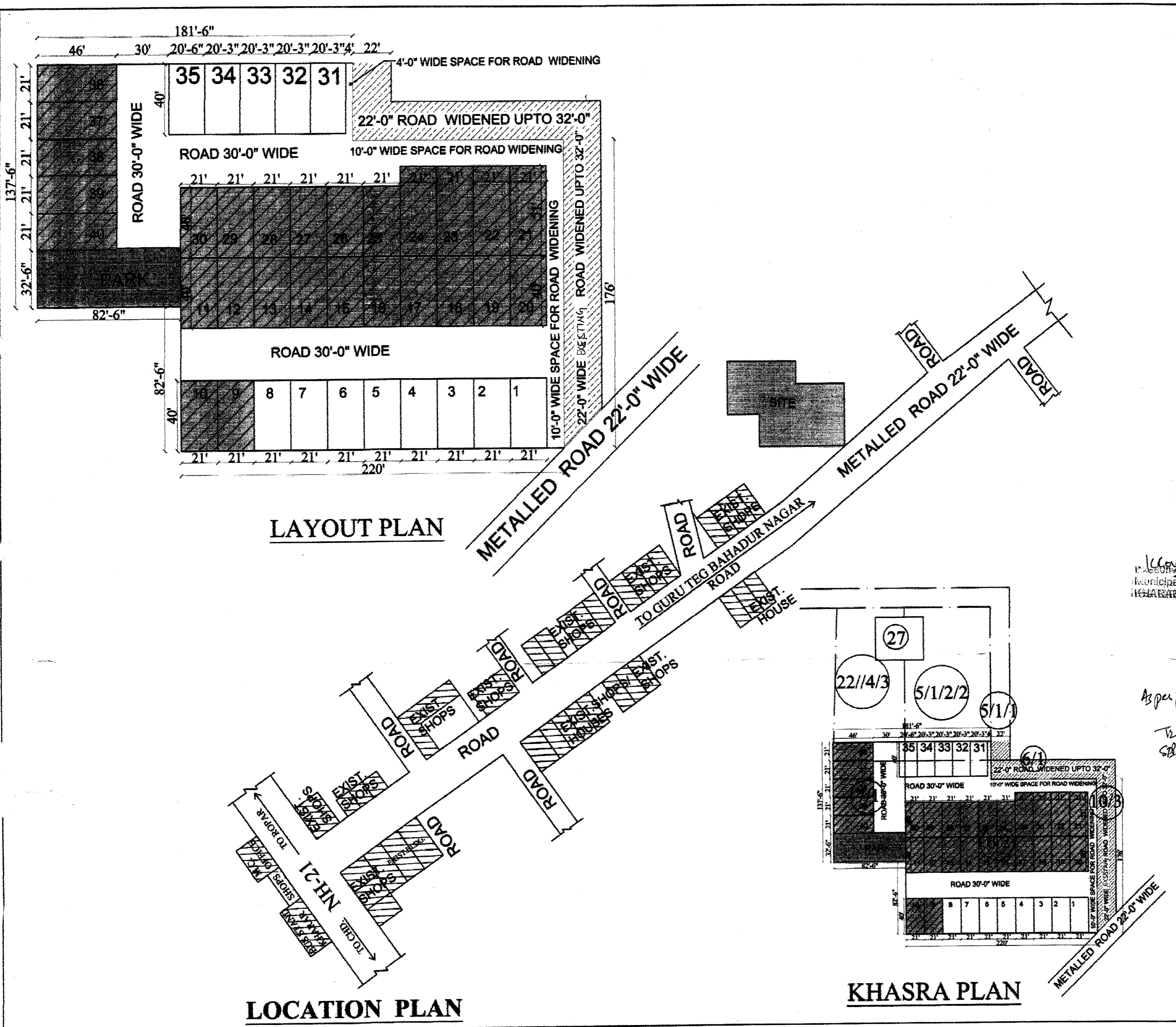
This certificate is subject to the verification of the information and the bank draft submitted by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn and penal action against the applicant shall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

Endst. No. 1DDLG/34

Dated: 31/5/17

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar 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 FOR  
"G.T.B. NAGAR"  
RAKBA-KHARAR  
TEHSIL-KHARAR  
DISTT. S.A.S.NAGAR**

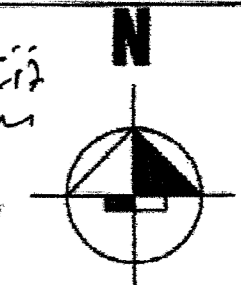
**DETAIL OF AREA**

TOTAL LAND AREA = 54056.75 SQ.FT.  
 = 6006.30 SQ. YDS. = 1.24 ACRES  
ROAD WIDENING : 1770.00 SQ. METRE AREA = 52286.75 SQ. FT. or 5809.61 Sq Yds or 1.20 Acres  
 AREA UNDER PLOTS = 35014 SQ.FT.  
 = 3890.44 SQ. YDS. (66.96%)  
 AREA UNDER ROADS = 14564.13 SQFT  
 = 1618.23 SQ. YDS. (27.86%)  
 AREA UNDER PARK = 2708.62 SQFT  
 = 300.96 SQ. YDS. (5.18%)  
 AREA UNDER SOLD PLOTS = 24234 SQFT  
 = 2692.66 SQ. YDS. (69.21%)  
 AREA UNDER UNSOLD PLOTS = 10780 SQFT  
 = 1197.77 SQ. YDS. (30.79%)

TOTAL NOS. OF PLOTS = 40  
 SOLD RESIDENTIAL AREA SHOWN AS [Hatched Box]  
 BUILT UP AREA SHOWN AS [Diagonal Lines Box]  
 REVENUE ROAD SHOWN AS [Dotted Box]

Asst. Municipal Engineer  
 Municipal Council  
 Kharar  
 Municipal Engineer  
 Municipal Council  
 KHARAR

As per field report of E.O.M.C.  
 To S.B.  
 [Signature]  
 Deputy Director  
 Local Govt. Institute



Kharar Srs  
 Mehar Singh

**OWNER**

A. Harpreet Raur  
 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**