

Regularization Certificate for an Unauthorized Colony

From

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

To **Sh. Kaka singh s/o Joginder singh
Kharar.**

No. 1DDLG/ 31

Date 31/5/17

With reference to your online application no. 490690 dated.12-1-2017 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)/ (Individual(s), company, Firm)	Kaka Singh
ii)	Fathers Name (in case of individuals)	Joginder singh
iii)	Name of colony (if any)	Gobind colony, Kharar
iv)	Location (village with H.B.No)	H.B No 33
v)	Total area of colony in acres	3380.11 sq yard (0.70 acre)
vi)	Area sold (Acre-kanal-marla)	1210.00 sq yard (0.25 acre)
vii)	Area under common purpose (Acre-kanal-marla)	1180.11 sq yd. (0.25 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	990.00 sq yd. (0.20 acre)
ix)	No.of plots saleable as per layout plan	20 Residential ,including built up 12
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 registrered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	Attached Annexure A

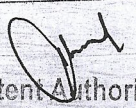
Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached

xiv)	Saleable area with %age c) No. of saleable plots d) No. of commercial plots e) No. of industrial plots f) No. of plots under any other saleable use.	2200.00 sq yard (60.00%) 20 residential - - -
xv)	Area under Public purpose with % age	1080.11 (32.00%)
xvi)	Public facilities provides in the colony, if any g) No. of parks/open . h) No. of schools with area	2 -

	i) No. of community centre with area	-
	j) STP	-
	k) water works and OHSR	-
	l) Dispensary / health centre	-
	m) any other public use.	-
xvii)	Area under roads with %age	946.44 sq yd (26.00%)
xviii)	width of approach road	35'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	35-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.220000.00
xxiii)	In case of payment by	D.D no 506918 dated 12-1-17
xxiv)	Name of Drawee Bank	ICICI bank

D.A/ Approved layout)

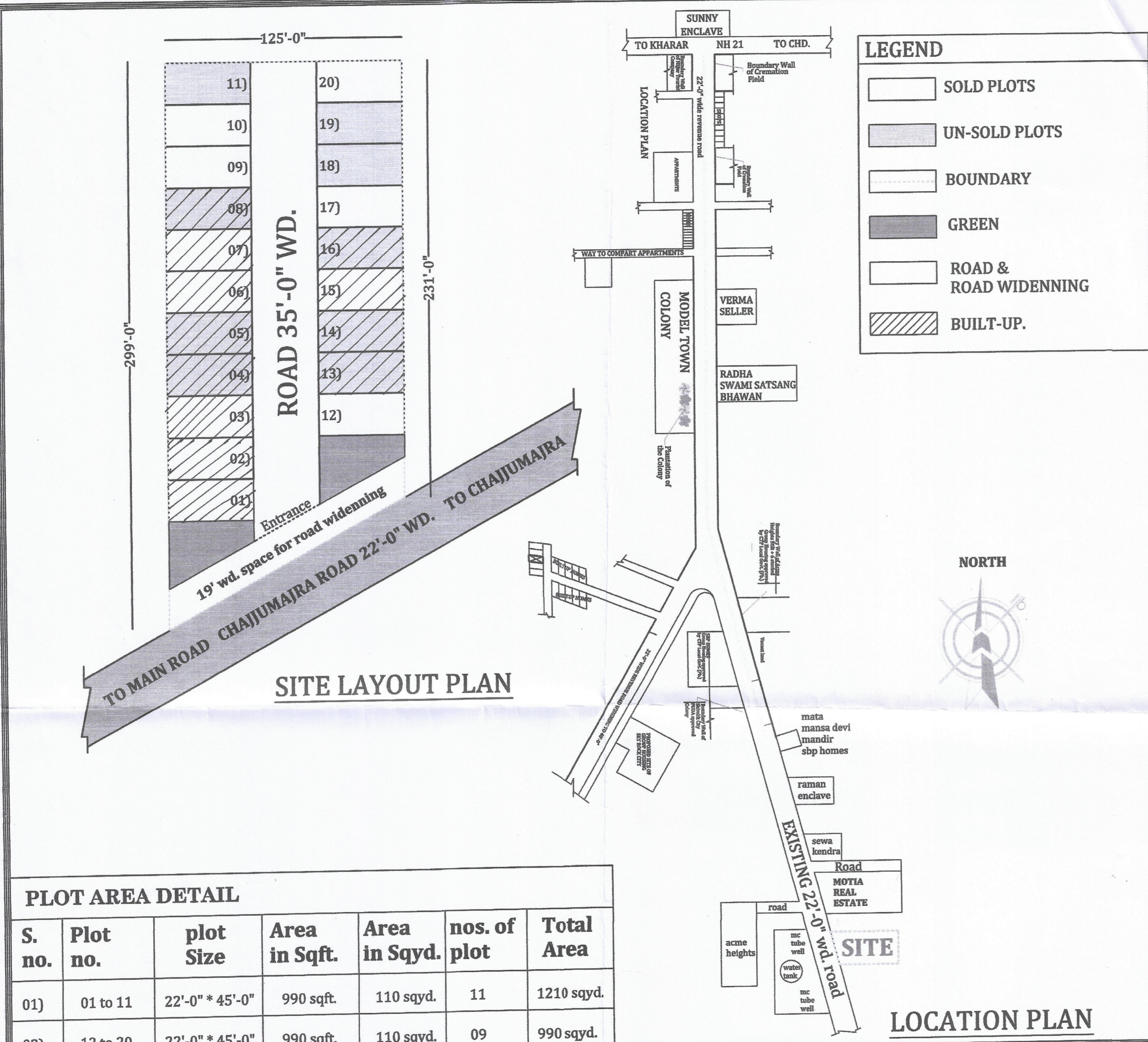

 Competent Authority
 Competent Authority Director
 Local Govt. Patiala.

Residential Fee	3681x4950x4%	Rs 728838.00
25%		Rs. 182210.00
amount paid		Rs. 220000.00
Balance payable		Rs. 508838.00

Payment Schedule 508838.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	169613.00	30530.00	200143.00
2	2nd installment within 360 days from date of approval	169613.00	20354.00	189967.00
3	3rd installment within 540 days from date of approval	169613.00	10177.00	179790.00
	Total	508838.00	61061.00	569900.00

- Note:1) No separate notice shall be issued for the payment of installments.
- 2) Executive officer ,MC Kharar vide letter no. 331 dated 6-4-2017, 415 dated 27-4-17 had informed to this office that 30% 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



PROPOSED LAYOUT PLAN FOR "GOBIND COLONY", AT CHAJJUMAJRA ROAD RAKBA :- CHAJJUMAJRA TEHSIL :-KHARAR DISTT. :- S.A.S. NAGAR

AREA DETAILS

TOTAL PLOT AREA
=33125 SQFT = 3680.55 SQYDS = .76 ACDS.

AREA UNDER ROAD WIDENNING
2704 SQFT. OR 300.44 SQYD. = .06 ACDS.(8%)

NET PLOT AREA
= 30421 SQFT = 3380.11 SQYDS = .70 ACDS.

AREA UNDER PLOTS
19800 SQFT. OR 2200 SQYD. OR (60%)

AREA UNDER SOLD PLOTS
11880 SQFT. OR 1210 SQYD. (OR 55%)

AREA UNDER UNSOLD PLOTS
7920 SQFT. OR 990 SQYD. (OR 45 %)

AREA UNDER GREEN (115.66 YD. + 118.01 YD.)
233.67 SQYD. OR (6%)

AREA UNDER ROAD
8518 SQFT. OR 946.44QYD. OR (26%)

OFFICE USE ONLY

Asst. Municipal Engineer
Municipal Council
Kharar

Municipal Engineer
Municipal Council
Kharar

Executive Officer
MUNICIPAL COUNCIL
KHARAR

PLOT AREA DETAIL

S. no.	Plot no.	plot Size	Area in Sqft.	Area in Sqyd.	nos. of plot	Total Area
01)	01 to 11	22'-0" * 45'-0"	990 sqft.	110 sqyd.	11	1210 sqyd.
02)	12 to 20	22'-0" * 45'-0"	990 sqft.	110 sqyd.	09	990 sqyd.

OWNER
As per field report of Eo M.C.

ARCHITECT
21/11/2011
Competent Authority
Cum-Regional Deputy District
Local Govt. Patiala
Architect
Approved by Eo M.C. Kharar
Licence No. 135,
Ambika Complex, Opp. M.C. Office Kharar
M.: 090-867-33-444, 84-37-96-2434