

Untitled Map

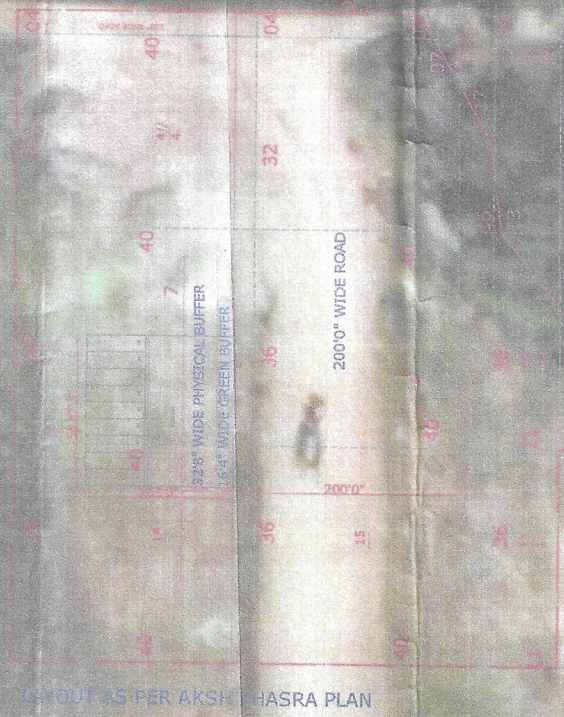
Write a description for your map.

6°40'35.04"

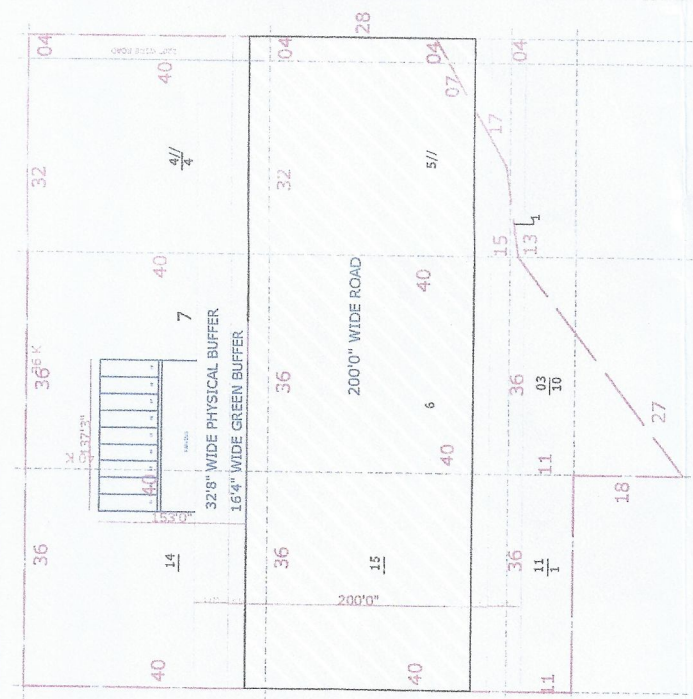
Google Earth

©2019 Google  
Image © 2018 Maxar Technologies

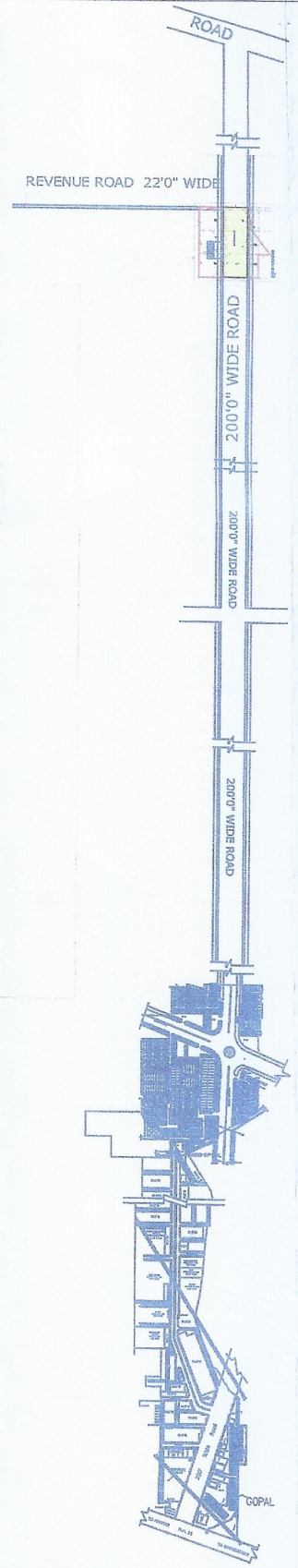
Legend



LAYOUT AS PER AKSHI KHASRA PLAN



LAYOUT AS PER AKSHI KHASRA PLAN



LOCATION PLAN N.T.S

PROPOSED LAYOUT PLAN OF  
( PR-7 SQUARE MARKET )  
SH. SARVMEET SINGH S/O  
SH. SURINDER SINGH &  
SH. ASHENDRA KOHLI  
S/O SH. MADAN LAL &  
SH. BHEM RAI SHARMA  
S/O SH. GORI SHANKER &  
SH. JASPAL SINGH S/O  
SH. MOHINDER SINGH &  
SH. GURMEET SINGH S/O  
SH. SEWA SINGH &  
SH. GULSHAN KUMAR S/O  
SH. SWTANTER KUMAR &  
SH. NAVEEN JINDEL S/O  
SH. SULEP JINDEL  
AT ADJOINING SUNNY ENCLAVE  
RAKBA JANDPUR  
TEHSIL KHARAR DISTT. S.A.S.  
NAGAR ( P.B.)

AREA STATEMENT

TOTAL AREA OF SCHEME  
= 20999.25SQFT.  
OR  
= 2333.25 SQYARD  
OR  
= (0.48 ACRE )  
TOTAL COMMERCIAL AREA UNDER PLOT:  
= 915.00 SQYARD ( 39.21 % )  
AREA UNDER SOLD PLOTS  
=406.67 SQYARD ( 44.44 % )  
AREA UNDER UN SOLD PLOTS  
=508.33 SQYARD ( 55.55 % )  
AREA UNDER THE ROADS,PARKING  
PAVEMENTS AND OTHERAREAS  
= 1418.25SQYARD ( 60.79% )

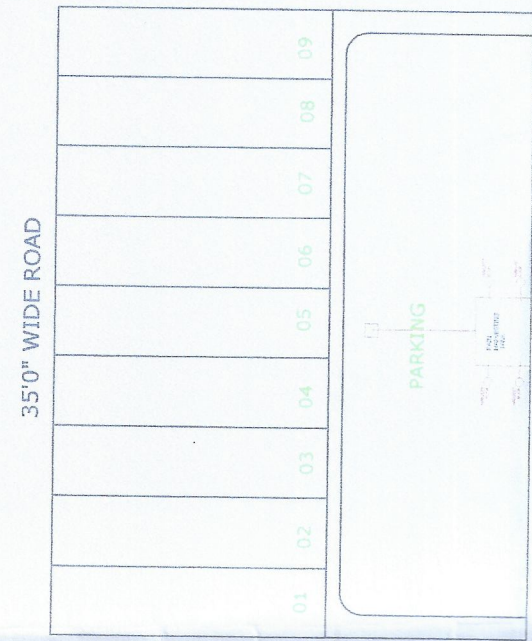
SYMBLE



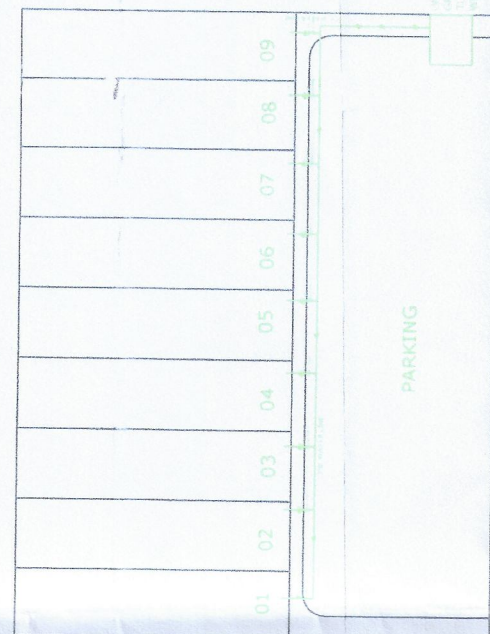
TITLE :-

1. LAYOUT PLAN
2. KHASRA PLAN
3. ELECTRICAL PLAN
4. SEWER LINE PLAN
5. RAIN HARVESTING PLAN
6. WATER SUPPLY PLAN
7. GOGGLE MAP

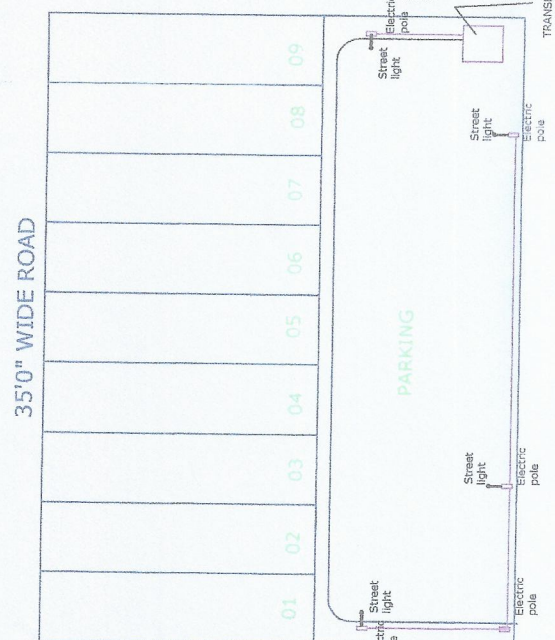
GOOGLE IMAGE



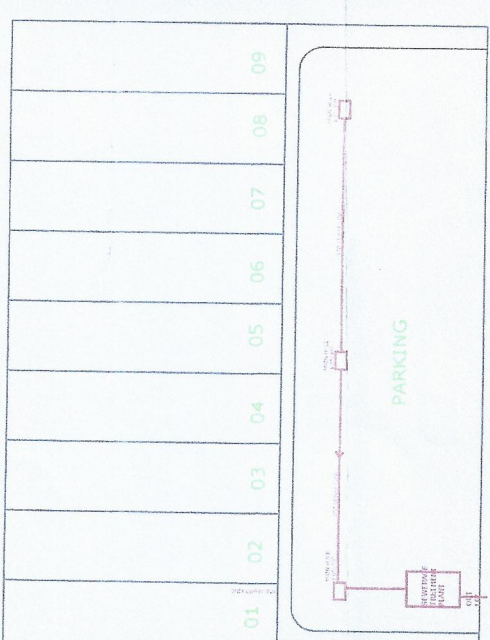
LAYOUT RAIN PLAN



WATER SUPLAY LAYOUT



LAYOUT ELECTRICITY PLAN



SEWERAGE LAYOUT

Handwritten notes and signatures:  
Dm MC KHARAR  
AME, MC KHARAR  
ME, MC KHARAR  
EO MC KHARAR  
17/12/20

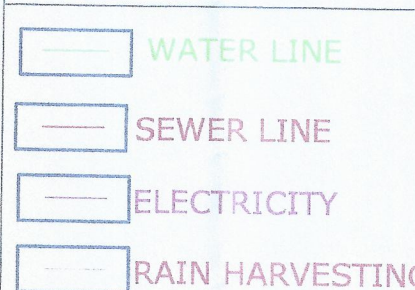
Layout is as per policy provisions so approved

Competent Authority-Cum-  
Regional Deputy Director,  
Local Govt. Patiala.



LAYOUT WITH DIMENSION PLAN

SYMBLE



S.C.O. PLOT NUMBERS

| PLLOT NO.   | SIZE     | AREA IN SQFT./ SQYARD. | UNIT. | TOTAL AREA IN SQFT./SQYARD |
|-------------|----------|------------------------|-------|----------------------------|
| 1. 01 TO 09 | 15'3\"/> |                        |       |                            |

| NO.    | F.A.R. | PER PLOT COVD AREA IN SQFT. | TOTAL AREA SQFT. |
|--------|--------|-----------------------------|------------------|
| 1 TO 9 | 3.00   | 2646.74                     | 23820.00         |

TABLE ( ECS)

| SNO. | PARTICULAR         | SQFT.    | SQYARD. | ECS   |
|------|--------------------|----------|---------|-------|
| 1.   | FRONT OPEN PARKING | 10522.96 | 1169.22 | 44.11 |

DRG. NO. 01

DATE:- 15-01-2019

Handwritten signatures and names of the project team.

OWNER

DALEJ SINGH  
Shubh Karm Associates  
Architect, Vastu, Interiors, Interior Designer  
License No. PUN/1888/2018, S.A.S. Nagar, Mohali  
(M) : 98720-94007

ARCHITECT



## Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

To

Promoter : Sh. Sarvmeet Singh S/O Sh. Surinder Singh, Sh. Ashinder Kohli S/O Sh. Madan Lal, Sh. Bhim Rai Sharma S/O Sh. Gori Shankar, Sh. Jaspal Singh S/O Sh. Mohinder Singh, Sh. Gurmeet Singh S/O Sh. Mewa Singh, Sh. Gulshan Kumar S/O Sh. Sawtanter Kumar, Sh. Naveen Jindal S/O Sh. Sulekh Jindal Village Jandpur Kharar

No. ATP-DDLG-20/  
Dated:

With reference to your offline applicant No. 130 dated 17/07/2019 for the provisional regularization of the colony, particular of which are given below, is hereby issued the provisional regularization certificate under section 4 of "The Punjab Laws (Special provision) Act, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018 of para no. 9(B), the committee members held a meeting on dated 05-03-2020 regarding regularization of unauthorized colony. In meeting file no. PR-7, Square Market, Kharar is discussed. After doing correction of different error in file. A collection report is put up by the concerned committee members. 1. E.O. Sh. Sangeet Kumar, 2. Town Planner Smt. Amarpreet Kaur Ball, 3. Tehsildar/Naib Sh. Puneet Bansal, 4. Superintending Engineer Sh. Kuldeep Verma, 5. Fire Officer Sh. Mohan Lal Verma. After above whole procedure regularization certificate is being issued.

|    |  |  |
|----|--|--|
| 1  | Name of the Promoter(s)/Individual(s), Company, Firm     | Promoter : Sh. Sarvmeet Singh S/O Sh. Surinder Singh, Sh. Ashinder Kohli S/O Sh. Madan Lal, Sh. Bhim Rai Sharma S/O Sh. Gori Shankar, Sh. Jaspal Singh S/O Sh. Mohinder Singh, Sh. Gurmeet Singh S/O Sh. Mewa Singh, Sh. Gulshan Kumar S/O Sh. Sawtanter Kumar, Sh. Naveen Jindal S/O Sh. Sulekh Jindal Village Jandpur Kharar |
| 2  | Father's name (In case of Individuals)                   | -  |
| 3  | Name of Colony (If any)                                  | PR-7 Squire Market Kharar  |
| 4  | Location (Village with H.B. No.)                         | H.B. 28 Tehsil Kharar  |
| 5  | Total Area of colony in Sqaure yards (Acres)             | 2333.25 sq.yd (0.48 Acre)  |
| 6  | Total Saleable Area in Sqaure Yards (Acres)              | 915 sq.yd (0.189acre) (39.21%)   |
| 7  | Area Under Common Purpose Square Yds (Acre)              | 1418.25 sq.yd (0.293 acre) (60.79%)  |
| 8  | Sold Area Square Yards (Acre)                            | 406.67 Sq.yd (0.084 Acre) (44.44%)   |
| 9  | Saleable are still with the promoter Square yards (Acre) | 508.33 Sq.yd (0.105 Acre) (55.56%)   |
| 10 | No of plots saleable as per layout plan                  | Commercial 9 plots   |
| 11 | Khasra No.   | Attached as per Annexure "A"   |
| 12 | Type of colony (Resi/Comm/Ind)                           | Commercial   |
| 13 | Year of establishment of the colony                      | Before 1.04.2013   |
| 14 | Detail of Purchase                                       | Attached as per Annexure "B"   |

**Detail of land sold through sale deed / agreement to sell by the promoter  
As per annexure-B attached.**

|    |  |  |
|----|--|--|
| 15 | Saleable area with % ages<br>No. of residential /commercial plots  | 915 sq.yd (0.189acre) (39.21%)<br>09 Plot                                  |
| 16 | Area under public purpose with % age   | 1418.25 sq.yd (0.293 acre) (60.79%)  |
| 17 | Public facilities provides in the colony, if any<br>a) No. of parks/open space with area<br>b) Parking/road<br>c) No. of community center with area<br>d) STP<br>e) Water works and OHSR | NIL<br>1418.25 sq.yd.<br>NIL<br>As per Layout -plan<br>As per Layout -plan |

|    |  |  |
|----|--|--|
|    | f) Dispensary / Health centre<br>g) Any other public use         | Nil<br>NIL   |
| 18 | Area under roads/parking with %                                  | 1418.25 sq.yd.(0.293 acre) 60.79%  |
| 19 | Width of approach road   | 200'   |
| 20 | Width of internal roads<br>(mention rang of width i.e. 30' etc.) | -  |
| 21 | Mode of payment received   | Installment  |
| 22 | Demand Draft/Cash/MC receipt                                     | G-8 49/1147 dated 11.02.2019, Receipt No. 4207, 4208 dated 02/06/2020, Receipt No. 5277, 5282, 5283, 5289 dated 22/07/2020 |
| 23 | Fee/Charges received   | 32,90,530/-  |
| 24 | In case of payment by  | -  |
| 25 | Name of Drawer Bank  | -  |

(D.A./Approved layout)

|   |                              |               |
|---|------------------------------|---------------|
|   | <b>Total Fees:</b>           |               |
| Total Area  | 2333.25 sq yard (0.48 acres) |               |
|   | <b>PF Charges</b>            |               |
| PF (Commercial)                                     | 2333.25 / 4840 x 3000000.00  | = 1446229.00  |
| PF Paid   |                              | = 1446229.00  |
|   | <b>CLU Charges</b>           |               |
| CLU (Commercial)                                    | 2333.25 / 4840 x 1875000     | = 903893.00   |
| CLU Paid  |                              | = 903893.00   |
|   | <b>EDC Charges</b>           |               |
| EDC (Commercial)                                    | 2333.25 / 4840 x 5625000     | = 2711680.00  |
| 15% of EDC  |                              | = 406752.00   |
| EDC Paid  |                              | = 68,73,18.00 |
| EDC 85% Pending                                     |                              | = 2024362.00  |
|   | <b>UDC</b>                   |               |
| UDC (1446229.00+903893.00+2711680.00)= 5061802 x 5% |                              | =253090.00    |
| UDC Paid  |                              | =253090.00    |

**Payment Schedule of remaining Amount = 2024362.00**

The balance amount of EDC amounting to Rs. 2024362/- be paid in 10 equated bi-annual installments along with 10% compound interest as under. The due date of installment shall be reckoned after six months from the date of issue of this provisional certificate:-

| Sr. no | Due Date of Payment | No. of installment of EDC | Amount of EDC Principal | Interest @ 10% | Total Payment |
|--------|---------------------|---------------------------|-------------------------|----------------|---------------|
| 1.     |                     | Ist                       | 202437                  | 101218         | 303655        |
| 2.     |                     | IInd                      | 202437                  | 91097          | 293534        |
| 3.     |                     | IIIInd                    | 202436                  | 80974          | 283410        |
| 4.     |                     | IVth                      | 202436                  | 70853          | 273289        |
| 5.     |                     | Vth                       | 202436                  | 60731          | 263167        |
| 6.     |                     | VIth                      | 202436                  | 50609          | 253045        |
| 7.     |                     | VIIth                     | 202436                  | 40487          | 242923        |
| 8.     |                     | VIIIth                    | 202436                  | 30365          | 232801        |
| 9.     |                     | IXth                      | 202436                  | 20244          | 222680        |
| 10.    |                     | Xth                       | 202436                  | 10122          | 212558        |
|        | Total               |                           | 2024362                 | 556700         | 2581062       |


Note:-

- No separate notice shall be issued for the payment of installments.
- Executive officer, MC Kharar vide letter No. 1164 dated 17.09..2019. G-8 49/1147 dated 11.02.2019, Receipt No. 4207, 4208 dated 02/06/2020, Receipt No. 5277, 5282, 5283, 5289 dated 22/07/2020 (Total Amount of Rs 32,90,530/-).had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 32,90,530/-) has 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 be liable to be cancelled.
4. This Regularization Certificate is granted subject to the decision CWP No.4018 of (Gurdeep kaur vs state of Punjab & others) pending in the Hon"ble High Court.
5. That if subsequently any defect is found in ownership. Any other document or any encroachment will found, owner/developer shall be liable for the same.
6. This provisional certificate for regularization is valid for one year from the day of issue of this certificate. The colonizer is bound to be paid full and final payment as well as the colonizer is bound to submit registered sale deeds of these deeds sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
7. Condition for regularization of colony.(1) The area under roads, open spaces, parks and other utilities shall be transferred in the name of Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the Area under roads under roads ,open spaces, parks and other utilities shall be transferred in the name of the concerned urban developments / local authority as the case may be which will ultimately be transferred to the name of residents welfare Association when formed. The maintenance of these areas shall be responsibility of the Residents Welfare Association or developer till the time Residents Welfare Association come in operation.
- (ii) The concerned urban development authority/ urban local body/ gram panchayat shall not be responsible to maintain common areas.
8. The colonies which will be regularized under this policy shall have to get them self registered under the Real Estate (Regulation and Development) Act,2016 (Central Act of 2016) with the Real Estate Regulatory Authority" if applicable.
9. The Building Plan of the Colony will be sanctioned by the MC Kharar as per Building Bye-Laws.
10. Pursuant to regularization, the colony may be classified as a "Regularized unauthorized colony". In no case will such colony be called a Punjab Urban Planning and Development Authority approved colony.


This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.

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

Endst. No. S1-DDLG-20/ 118

Dated 28/07/2020


A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a separate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic services and External Development to the residents of that colony only and 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.

Endst. No. S1-DDLG-20/

Dated


A copy of the above is forwarded to RERA, Punjab for information and necessary action.

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

Endst. No. S1-DDLG-20/

Dated

A copy of the above is forwarded to the Chief Town Planner, Local Government , Punjab Chandigarh for information and necessary action.

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