

TABLE:- AREA UNDER COMMERCIAL COVD.

S.C.O. PLOT					
NO.	F.A.R.	1 UNIT AREA	TOTAL UNIT AREA	TOTAL AREA SQFT.	TOTAL AREA SQMT.
1-A	3	2880.00	1	2880.00	267.66
1 TO 22	3	2880.00	22	63360.00	5888.47
SHOP PLOT					
01 TO 10	3	1260.00	10	12600.00	1171.00
TOTAL			33	78840.00	7092.93
				TOTAL AREA SQFT.	TOTAL AREA SQMT.

TABLE (ECS)

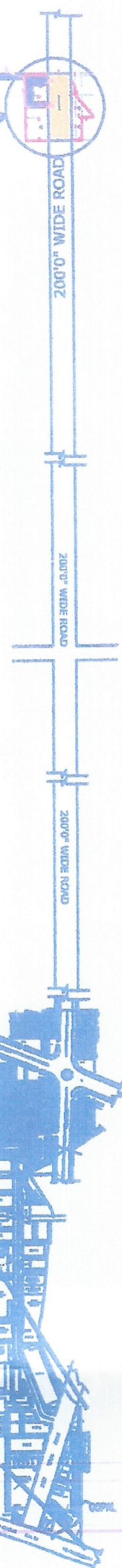
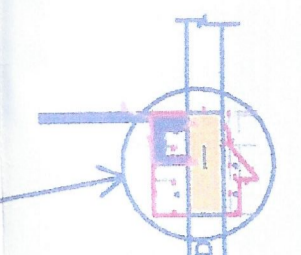
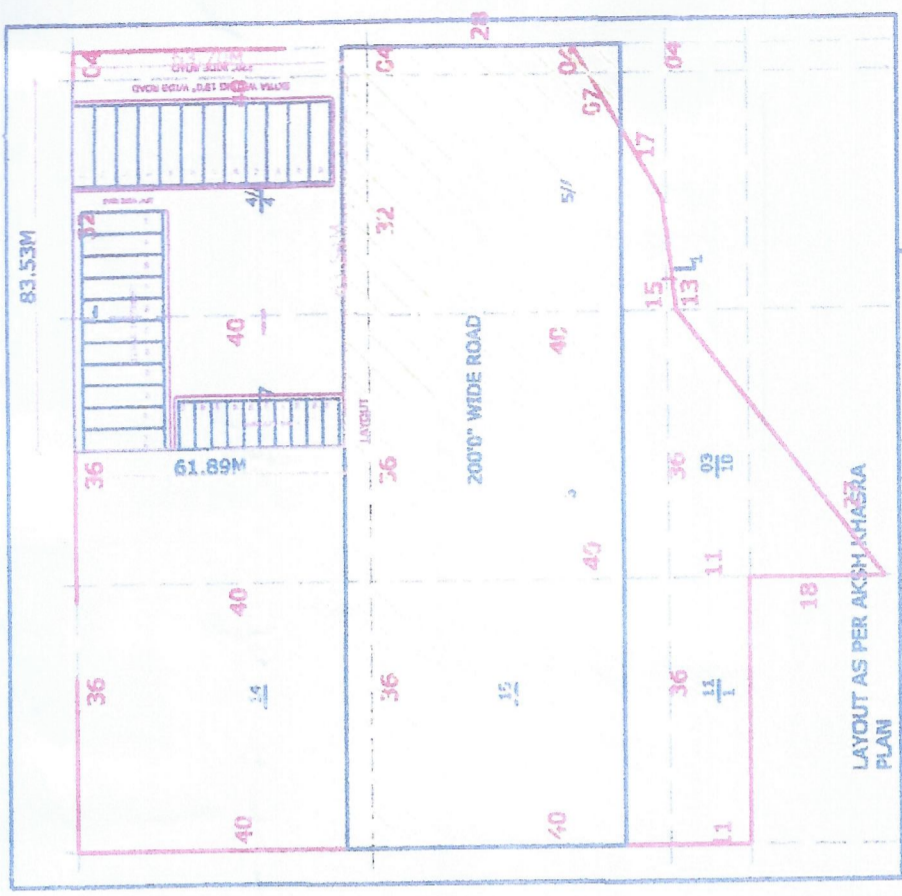
SNO.	PARTICULAR	SQFT.	SQMT.	SQYARD.	ECS
1.	FRONT OPEN PARKING	302971.97	2878.43	3441.33	129.83
CAR SPACE REQUIRED FOR PARKING = 146.00ECS		78840.00			
CAR SPACE PROVIDE FOR PARKING = 129.83ECS		70108.20			

S.C.O. PLOT NUMBERS

PLOT NO.	SIZE	AREA IN SQ.YARD	NO.	TOTAL AREA IN SQYARD	% AREA
1. 1 TO 22	16'0"X60'0"	106.67	22	2346.74	
2. 1-A	16'0"X60'0"	106.67	01	106.67	
TOTAL PLOT NO.			23	2363.41	37.68%

SHOPS PLOT NUMBERS

PLOT NO.	SIZE	AREA IN SQ.YARD	NO.	TOTAL AREA IN SQYARD	% AREA
1. 1 TO 10	12'0"X35'0"	46.67	10	466.67	7.44%



PROPOSED PLAN OF "AERO SQUARES" SHOPPING COMPLEX AT ADJOINING SUNNY ENCLAVE TEHSIL KHARAR DISTT. S.A.S. NAGAR (P.B.)

DEVELOPERS:-
M/S P.R. DEVELOPERS
ADJOINING SUNNY ENCLAVE
RAKBA JANDPUR
TEHSIL KHARAR
DISTT. S.A.S. NAGAR

AREA STATEMENT
TOTAL AREA OF SCHEME AREA
= 56442.74 SQFT.
OR = 5245.89 SQMT.
OR = 6271.41 SQYARD
OR = (1.29 ACRES)
TOTAL COMMERCIAL AREA UNDER PLOTS
= 2830.08 SQYARD (45.16 %)
AREA UNDER SOLD PLOTS
= 1693.32 SQYARD (59.83%)
AREA UNDER UNSOLD PLOTS
= 1136.76 SQYARD (40.17%)
AREA UNDER THE ROADS, PARKING
PAVEMENTS AND OTHER AREAS
= 3441.33 SQYARD (54.87%)

SYMBLE
 SOLD PLOT
 UN SOLD PLOT

Air View
Wid

PROJECT:-
" AERO SQUARES " SHOPPING COMPLEX AT ADJOINING SUNNY ENCLAVE
TITLE :- LAYOUT PLAN

DRG. NO. 1/4
NORTH AS PER LOCATION PLAN
DEALT BY KIRPAL SINGH
DATE:- 15-01-2018

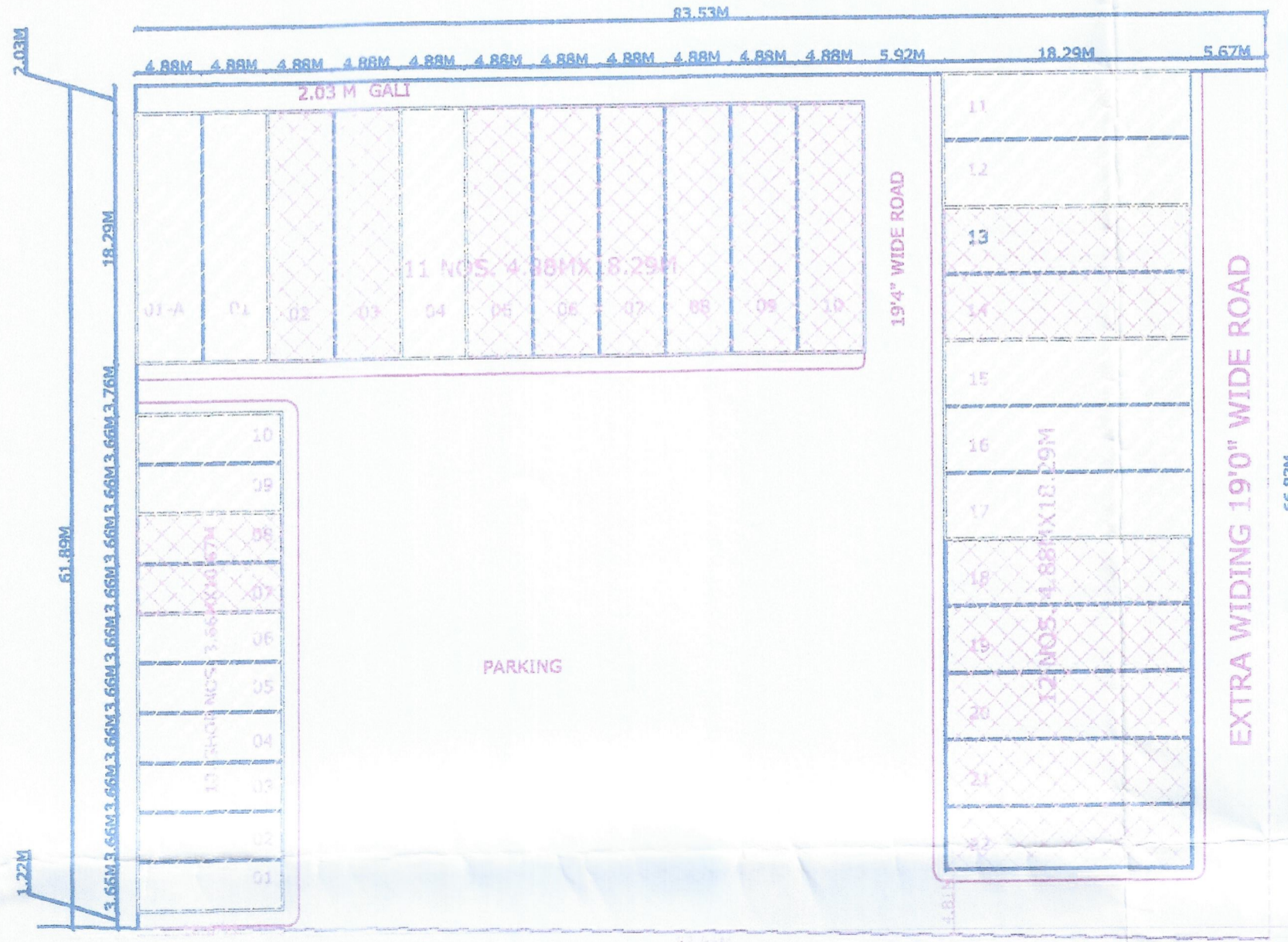
OWNER
Ravinder

ARCHITECT
AK

Layout technically examined & approved
Wd

Competent Authority
Cum-Deputy Director
Local Authorities

LOCATION PLAN N.T.S



200'0" WIDE ROAD

LAYOUT

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Sh.Harbans Singh & Kuldeep Singh
S/O Sh. Bachan Singh
M/s P.R. Developers (Ravinder Pal Singh)
Booth No. 29, Sunny Enclave Desumajra
Teh. Kharar Distt. S.A.S. Nagar

No. ATP-DDLG-19/

Dated:

With reference to your offline applicant No. 496 dated 06.02.2019 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

1	Name of the Promoter(s)/Individual(s), Company, Firm	Sh.Harbans Singh & Kuldeep Singh M/s P.R. Developers (Ravinder Pal Singh)
2	Father's name (In case of Individuals)	Sh. Bachan Singh
3	Name of Colony (If any)	AERO SQUARES MC Kharar
4	Location (Village with H.B. No.)	H.B-28 Village Jandpur Tehsil Kharar District S.A.S. Nagar MC Kharar
5	Total Area of colony in Sqaure yards (Acres) After road widening	6271.41 sq.yd. (1.29 Acre)
6	Total Saleable Area in Sqaure Yards (Acres)	2830.08 Sq.yd (0.584 Acr) (45.16%)
7	Area Under Common Purpose Square Yds (Acre)	3441.33 Sq.yd (0.711 Acr) (54.84%)
8	Sold Area Square Yards (Acre)	1693.32 Sq.yd (0.349 Acr) (59.83%)
9	Saleable are still with the promoter Square yards (Acre)	1136.76 Sq.yd (0.234 Acr) (40.17%)
10	No of plots saleable as per layout plan	33 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 31.03.2013
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 No. of residential plots	2830.08 Sq.yd (0.584 Acr) (45.16%) 33 commercial Plots
16	Area under public purpose with % age	NIL
17	Public facilities provides in the colony, if any a) No. of parks/open space with area b) Parking c) No. of community center with area	NIL NIL Nil

	d) STP e) Water works and OHSR f) Dispensary / Health centre g) Any other public use	NIL NIL Nil NIL
18	Area under roads with % age	3441.33 sq.yd. 54.87%
19	Width of approach road	200'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	Under progress
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No 13/1147 dated 06.12.2018 G-8 No 18/1147 dated 21.12.2018 G-8 No 23/1147 dated 02.01.2019 G-8 No 84/1242 dated 18.07.2019 G-8 No 69/1165 dated 06.12.2018 G-8 No 11/1200 dated 17.12.2018 G-8 No 66/1216 dated 10.01.2019 G-8 No 66/1220 dated 11.01.2019 G-8 No 43/1220 dated 11.01.2019 G-8 No 60/1225 dated 27.02.2019 G-8 No 88/1304 dated 31.07.2019 G-8 No 89/1304 dated 31.07.2019
23	Fee/Charges received	9289294/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area 6271.41 sq yard (1.29 acres)

PF Charges

PF (Commercial) 6271.41 / 4840 x 3000000 = 38,87,238.00
5% UDC (3887237 x 5%) = 1,94,362.00
Total PF = 40,81,600.00
PF Paid = 40,81,600.00

CLU Charges

CLU (Commercial) 6271.41 / 4840 x 1875000 = 24,29,524.00
5% UDC (2429524 x 5%) = 1,21,477.00
Total CLU= = 25,51,001.00
CLU Paid = 25,51,001.00

EDC Charges

EDC (Commercial) 6271.41 / 4840 x 5625000 = 72,88,571.00
5% UDC (7288571 x 5%) = 3,64,429.00
Total EDC = 76,53,000.00
15% of EDC = 11,47,950.00
EDC Paid = 22,28,125.00
Pending 85% EDC = 54,24,875.00

SIF

SIF (4081600+2551001+7653000)= 14285601 x 3% = 4,28,568.00
SIF Paid = 4,28,568.00

The balance amount of EDC amounting to Rs. 2433643/- to be paid in 10 equated bi-annual installement along with 10% compound interest as under. The due date of installement shall be reckoned after six months from the date of issue of this provisional certificate.

Payment Schedule of remaining Amount = 54,24,875/-

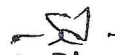
Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	542488	271244	813732
2.		IIInd	542488	244120	786608
3.		IIIInd	542488	216995	759483
4.		IVth	542488	189871	732359
5.		Vth	542488	162746	705234

6		VIth	542487	135622	678109
7.		VIIth	542487	108497	650984
8.		VIIIth	542487	81373	623860
9.		IXth	542487	54249	596736
10.		Xth	542487	27124	569611
	Total		5424875	1491841	6916716

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC, Kharar vide letter No. 137 dated 31.01.2019 & 1619 dated 17.12.2019 G-8 No 13/1147 dated 06.12.2018, G-8 No 18/1147 dated 21.12.2018, G-8 No 23/1147 dated 02.01.2019, G-8 No 84/1242 dated 18.07.2019, G-8 No 69/1165 dated 06.12.2018, G-8 No 11/1200 dated 17.12.2018, G-8 No 66/1216 dated 10.01.2019, G-8 No 66/1220 dated 11.01.2019, G-8 No 43/1220 dated 11.01.2019, G-8 No 60/1225 dated 27.02.2019, G-8 No 88/1304 dated 31.07.2019, G-8 No 89/1304 dated 31.07.2019 Rs. 9289294/- had informed to this office that 100% PF / UDC, CLU / UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 9289294) 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.

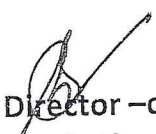
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. S1-DDLG-19/ 302

Dated 24/12/2019


A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a seprate 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-19/

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-19/

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.