

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

✓ Sh. Gurmail Singh S/O Sh. Magha Singh
House No. 2686 Phase-11 Sector-65
SAS Nagar Pb.

No. ATP-DDLG-19/ 261

Dated: 8/11/2019

With reference to your offline applicant No. 103 dated 31.07.2019 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, 2014" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.18

1	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. Gurmail Singh
2	Father's name (In case of Individuals)	Sh. Magha Singh
3	Name of Colony (If any)	Dream Homes Chhaju Majra Kharar
4	Location (Village with H.B. No.)	H.B- 33 (Chhaju-Majra) M.C. Kharar
5	Total Area of colony in Sqaure yards (Acres)	12115.12 sq.yds (2.50 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Residential Area 6288.27 sq.yd Commercial Area 66.66 sq.yd.	6354.93 Sq.yds (1.31300 Acre) (52.15%)
7	Area Under Common Purpose Square Yds (Acre)	5760.19 Sq. Yds (1.19012 Acre) (47.85%)
8	Sold Area Square Yards (Acre)	872.28 Sq.yds (0.18022 Acre) (13.73%)
9	Saleable are still with the promoter Square yards (Acre)	5482.65 Sq.yds (1.13277 Acre) (86.27%)
10	No of plots saleable as per layout plan Residential Area 54 No. Commercial Area 3 No.	57 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential / Commercial
13	Year of establishment of the colony	Before 18-03-2018
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 54 + Comm Plot 3	6354.93 Sq.yds (1.31300 Acre) (52.15%) 57 Plots
16	Area under public purpose with % age	5760.19 Sq. Yds (1.19012 Acre) (47.85%)
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 d) STP e) Water works and OHSR f) Dispensary / Health centre g) Any other public use	1188.57 sq.yd. Nil 204.11 sq.yd. 111.69 sq.yd. Nil NIL
18	Area under roads with % age	4255.81 sq. yards
19	Width of approach road	40'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	36'-0" or 35'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No. 37/1147 dated 24.01.2019, 86/1242 dated 23.07.2019, 1458 dated 04.11.2019, 10/1054 dated 26.09.2018, 4-5/1073 dated 03.10.2018
23	Fee/Charges received	3039896/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Deputy Director –cum-
Competent Authority
Local Government, Patiala

Total Fees:

Residential 12048.46 Sq. Yards. (4.489 Acres)
Commercial 66.66 sq. yard
Total Area 12115.12 sq yard (4.718 acres)

PF Charges

PF (Residential) = $12048.46/4840 \times 225000.00$ = 560105.00
commercial = $66.66/4840 \times 3000000.00$ = 41319.00
Total = 601424.00
5% UDC = $(300712 \times 5\%)$ = 30072.00
Total PF = 631496.00
PF Paid = 631496.00

CLU Charges

CLU (Residential) = $12048.46/4840 \times 375000$ = 933507.00
commercial = $66.66/4840 \times 1875000$ = 25824.00
Total = 959331.00
5% UDC ($1191731 \times 5\%$) = 47967.00
Total CLU = 1007298.00
CLU Paid = 1007298.00

EDC Charges

EDC (Residential) = $12048.46/4840 \times 2250000$ = 5601041.00
Commercial = $66.66/4840 \times 5625000$ = 77472.00
Total = 5678513.00
5% UDC ($5678513 \times 5\%$) = 283926.00
Total EDC = 5962439.00
15% of EDC = 894366.00
EDC Paid = 1173065.00
Pending = 4789374.00

SIF

SIF ($631496+1007298+5962439$) = $7601233.00 \times 3\%$ = 228037.00
SIF Paid = 208037.00

Installment Detail


Sr. no	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	478938	239469	718407
2.		IIInd	478938	215522	694460
3.		IIIInd	478938	191575	670513
4.		IVth	478938	167628	646566
5.		Vth	478937	143681	622618
6.		VIth	478937	119734	598671
7.		VIIth	478937	95787	574724
8.		VIIIth	478937	71841	550778
9.		IXth	478937	47894	526831
10.		Xth	478937	23947	502884
	Total		4789374	1317078	6106452

Note:-

1. No separate notice shall be issued for the payment of installments.
 2. Executive officer, MC, Kharar vide letter No. 146 dated 25.09.2019 & letter No. 1381 dated 05.11.2019 (Rs. 3039896/-) G-8 No. 37/1147 dated 24.01.2019, 86/1242 dated 23.07.2019, 1458 dated 04.11.2019, 10/1054 dated 26.09.2018, 4-5/1073 dated 03.10.2018 had informed to this office that 100% of PF / UDC, CLU / UDC SIF and 15% deposited EDC/UDC charges (The Total amount Rs. 3039896) 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.

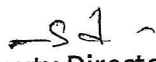
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. S1-DDLG-19/

Dated


A copy of the above is forwarded to the Executive Officer, Municipal Nagar 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.


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Dated

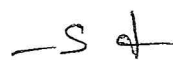
A copy of the above is forwarded to RERA, Punjab for information nad necessary action.


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.

LAYOUT PLAN FOR THE RESIDENTIAL COLONY "DREAM HOMES MOHALI" AT RAKBA CHHAJUMAJRA, TEHSIL KHARAR, DISTT. S.A.S. NAGAR (PB)

DETAIL OF AREA

TOTAL LAND
= 109036 SQ.FT. OR 12115.12 SQ.YDS. (2.50 ACRES) OR 10129.69 SQ.M

AREA UNDER RESIDENTIAL PLOTS
= 56594.43 SQ.FT. OR 628827 SQ.YDS. OR 5257.78 SQ.M. (51.90%)

AREA UNDER COMMERCIAL PLOTS
= 600 SQ.FT. OR 66.66 SQ.YDS. OR 55.74 SQ.M. (0.55%)

AREA UNDER PARK
= 11697.11 SQ.FT. OR 1188.37 SQ.YDS. OR 993.78 SQ.M. (9.81%)

AREA UNDER ROAD
= 24302.26 SQ.FT. OR 4255.81 SQ.YDS. OR 3556.37 SQ.M. (35.13%)

AREA UNDER S.T.P.
= 1826.98 SQ.FT. OR 204.11 SQ.YDS. OR 170.72 SQ.M. (1.68%)

AREA UNDER TUBEWELL
= 1005.22 SQ.FT. OR 111.69 SQ.YDS. OR 93.42 SQ.M. (0.92%)

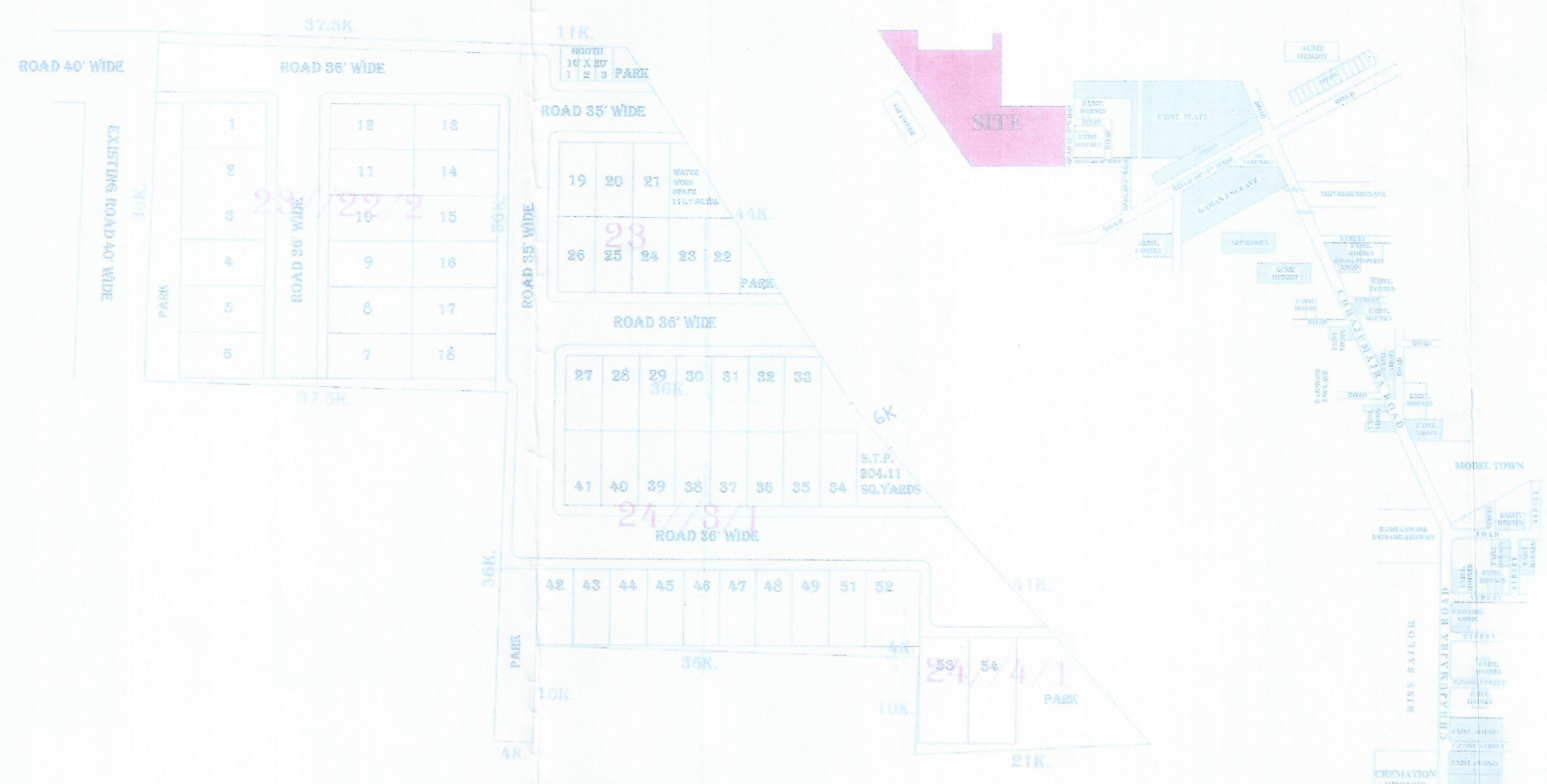
AREA OF SOLID PLOTS
= 7800.22 SQ.FT. OR 872.28 SQ.YDS. OR 729.33 SQ.M. (7.73%)

AREA OF UNSOLID PLOTS
= 49343.85 SQ.FT. OR 5482.65 SQ.YDS. OR 4264.12 SQ.M. (36.27%)

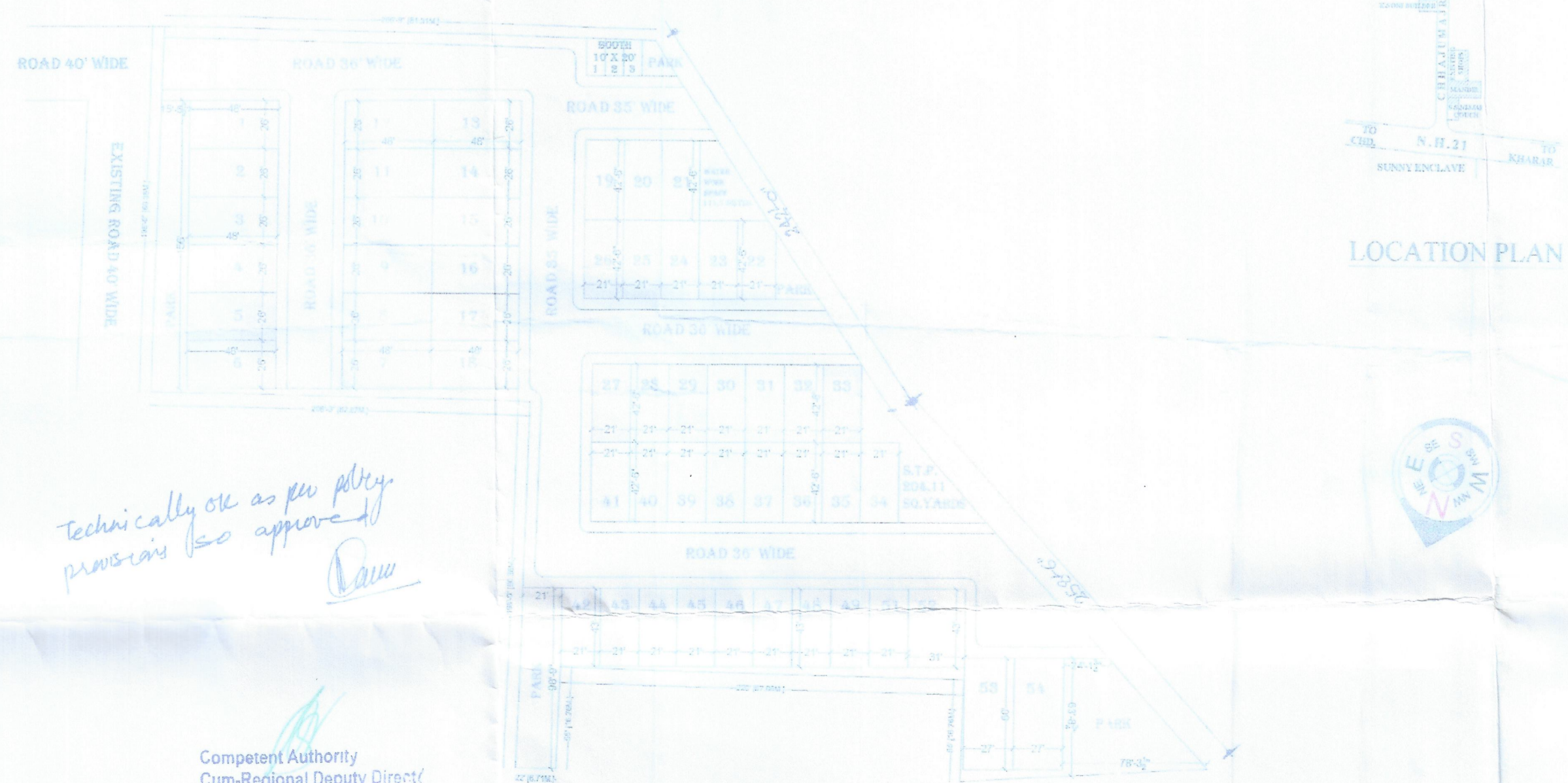
NO. OF RESIDENTIAL PLOTS - 54 NOS.
BUILTUP PLOTS - 4
SOLID PLOTS - 8

AREA STATEMENT

RESIDENTIAL PLOT		PLT NO.	AREA (SQ. FT.)	AREA (SQ. YDS.)	TOTAL AREA (SQ. YDS.)
1-10	10	2000' x 400'	140000	14000	20000
11-20	10	2000' x 400'	140000	14000	20000
21-30	10	2000' x 400'	140000	14000	20000
31-40	10	2000' x 400'	140000	14000	20000
41-50	10	2000' x 400'	140000	14000	20000
51-60	10	2000' x 400'	140000	14000	20000
61-70	10	2000' x 400'	140000	14000	20000
71-80	10	2000' x 400'	140000	14000	20000
81-90	10	2000' x 400'	140000	14000	20000
91-100	10	2000' x 400'	140000	14000	20000
COMMERCIAL PLOT		PLT NO.	AREA (SQ. FT.)	AREA (SQ. YDS.)	TOTAL AREA (SQ. YDS.)
1-1	1	600' x 111.66'	66996	66.66	66.66



KHASRA PLAN



LAYOUT PLAN

LOCATION PLAN

Asst. Municipal Engineer
Municipal Council
Kharar

Draftsman
Municipal Council, Kharar

Executive Officer
Municipal Council,
Kharar

Building Inspector
Municipal Council, Kharar

Technically ok as per policy provisions so approved
Daw

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala

OWNER

[Signature]

ARCHITECT

[Signature]
Architect
Municipal Council, Kharar