

REGULARIZED UNAUTHORIZED COLONY CERTIFICATE
PROVISIONAL CERTIFICATE

From

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

To

Sh. Sukhwinder Singh S/o Sh. Upkar Singh,
Sh. Jugraj Singh S/o Sh. Puran Singh,
R o Village Bhago Majra, Kharar,
Tehsil Kharar. Distt. SAS Nagar

No.ATP-DDI.G-19/ 173

Date 09/08/2019

With reference to your offline application no. 70 dated 16.04.2019 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 of Dated 18/10/2018.

1.	Name of the Promoter(s)/ Individual(s).company, Firm	Sh. Sukhwinder Singh S/o Sh. Upkar Singh, Sh. Jugraj Singh S/o Sh. Puran Singh, R/o Village Bhago Majra, Kharar, Tehsil Kharar, Distt. SAS Nagar
2.	Fathers Name (in Case of individuals)	-
3.	Name of Colony(if any)	EK ONKAR CITY
4.	Location (village With H.B.no.)	Village Khanpur, Kharar, H.B.no.183
5.	Total area of colony in Square yards (Acre)	17095.63 (3.5322 Acres)
6.	Total Salable Area in Square Yards (Acre)	9781.98 (2.0211 Acres)
7.	Area under common purpose Square Yards (Acre)	7313.65 (1.5111 Acres)
8.	Sold Area Square Yards (Acre)	2000.48 (0.4133 Acres)
9.	Saleable area still with the promoter Square Yards (Acre)	7781.50 (1.6078 Acres)
10.	No. of plots saleable as per layout plan	89 Residential Plots
11.	Khasra Nos.	as per Annexure-A
12.	Type of colony(Resi/Comm/Ind)	Residential
13.	Year of establishment of colony	Before 19.03.2018
14.	Detail of Plot Sold	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 % age a) No. of saleable Resi. plots b) No. of commercial plots	9781.98 Sq. Yards - 57.22% 88 - (9781.98 Sq. Yards)-57.22%
16.	Area under Public purpose with % age	7313.65 Sq. Yards - 42.78%
17.	Public facilities provides in the colony. if any a) Parks/open spaces. b) Tubewell c) STP	882.44 Sq. Yards (5.16%) 100.00 Sq. Yards (0.58%) 150.00 Sq. Yards (0.88%)

18.	Area under roads with % age	6181.21 Sq. Yards (36.16%)
19.	width of approach road	45'-9"
20.	width of internal road (maintain range of width i.e. 30',35', 36', 45'-9" etc)	30',35', 36', 45'-9"
21.	Mode of payment received	E.M.I.s
22.	Demand Draft/Cash/MC Receipt	
23.	Fees/charges received	Rs.58,37,551/- paid by Colonizer as per EO, MC, Kharar Letter No. 868 dated 24.07.2019
24.	In case of payment by	
25.	Name of Drawer Bank	

D.A/Approved layout

Total Fees

Total Area

17095.63 Sq. Yards. (3.5322 Acres)

PF Charges

PF (Residential)	=	3.5322 x 225000	=	Rs. 7,94,745/-
5% UDC (794745 x 5%)	=		=	Rs. 39,737/-
Total PF	=		=	Rs.8,34,482/-
PF Paid				Rs.8,34,482/-

CLU Charges

CLU (Residential)	=	3.5322 x 600000	=	Rs. 21,19,320/-
5% UDC (1324575 x 5%)	=		=	Rs. 1,05,966/-
Total CLU	=		=	Rs.22,25,286/-
CLU Paid				Rs.22,25,286/-

EDC Charges

EDC (Residential)	=	3.5322 x 2250000	=	Rs. 79,47,450/-
5% UDC (7947450 x 5%)	=		=	Rs. 3,97,373/-
Total EDC	=		=	Rs.83,44,823/-
15% of EDC	=		=	Rs.12,51,723/-
EDC Paid	=		=	Rs.24,35,645/-
Balance	=		=	Rs.59,09,178/-

SIF

SIF (834482+2225286+8344823)= 11404591 x 3%	=	Rs.3,42,138/-
SIF Paid	=	Rs.3,42,138/-


The balance amount of EDC amounting to Rs.59,09,178/- 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.	2.	3.	4	5.	6.
1.		Ist	590918	295459	886377
2.		IIInd	590918	265913	856831
3.		IIIInd	590918	236367	827285
4		IVth	590918	206821	797739
5.		Vth	590918	177276	768194
6		VIth	590918	147730	738648
7.		VIIth	590918	118184	709102
8.		VIIIth	590918	88638	679556
9.		IXth	590917	59092	650009
10.		Xth	590917	29546	620463
	Total		5909178	1625026	7534204

Note:

- 1) No separate notice shall be issued for the payment of installments.
- 2) EO, MC, Kharar vide his letter no. 868 dated 24.07.2019 had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% of EDC/UDC Charges (Total Amount Rs.58,37,551/-) 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 C.W.P. no. 4018 of 2012 (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 documents 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 date 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 sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
- 7) Condition for regularization of colony, (i) The area under roads, open spaces, parks and other utilities shall be transferred in the name of the Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the area under roads, open spaces, parks and other utilities shall be transferred in the name of the concerned urban development/local authority as the case may be which will ultimately be transferred to the name of residents Welfare Association when formed. The maintainance of these areas shall be the 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.

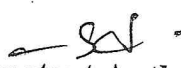
This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. ATP-DDLG-19/

Date


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.


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

Date

Endst. No. ATP-DDLG-19/

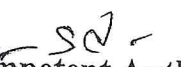
A copy of the above is forwarded to the RERA, Punjab for information and necessary action.


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

Date

Endst. No. ATP-DDLG-19/

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


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

**LAYOUT PLAN FOR
"EK ONKAR CITY"
VILLAGE - KHANPUR
TEHSIL - KHARAR
DISTT. S.A.S. NAGAR (PB)**

DETAIL OF AREA :

TOTAL LAND AREA = 1,53,860.75 SQ.FT.
= 17,095.63 SQ.YDS. = 3.53 ACRES
AREA UNDER PLOTS = 88,037.73 SQ.FT.
= 9,781.98 SQ. YDS. (57.21%)
AREA UNDER ROADS = 55,631.02 SQ.FT.
= 6,181.22 SQ. YDS.(36.15%)
AREA UNDER PARKS = 7942.00 SQ.FT.
= 882.44 SQ. YDS. (5.16%)
AREA UNDER S.T.P.= 1350.00 SQ.FT.
= 150.00 SQ. YDS. (0.89%)
AREA UNDER WATER WORKS = 900.00 SQ.FT.
= 100.00 SQ. YDS. (0.59%)
AREA UNDER SOLD PLOTS = 18,004.32 SQ.FT.
= 2000.48 SQ. YDS. (20.45%)
AREA UNDER UNSOLD PLOTS = 70,033.50 SQ.FT.
= 7781.50 SQ. YDS (79.55%)

LEGEND

S. NO.	SIZE	AREA	NO.OF PLOTS	TOTAL AREA
1 TO 12	21'-11"X61'-6"	120.88 SQ.YDS.	12	1450.58 SQ.YDS.
13 TO 22	25'-0"X50'-0"	138.88 SQ.YDS.	10	1388.88 SQ.YDS.
23 TO 27	26'-0"X48'-0"	141.55 SQ.YDS.	05	707.77 SQ.YDS.
28 TO 33	20'-6"X40'-0"	91.11 SQ.YDS.	06	546.66 SQ.YDS.
34 TO 57	20'-6"X48'-0"	104.77 SQ.YDS.	24	2514.86 SQ.YDS.
58 TO 67	23'-11"X40'-0"	106.26 SQ.YDS.	10	1062.66 SQ.YDS.
68	26'-9"X 50'-0"	148.11 SQ.YDS.	01	148.11 SQ.YDS.
69 TO 72	25'-0"X50'-0"	138.88 SQ.YDS.	04	555.55 SQ.YDS.
73	26'-9"X 50'-0"	148.11 SQ.YDS.	01	148.11 SQ.YDS.
74	AS PER SITE	229.76 SQ.YDS.	01	229.76 SQ.YDS.
75	16'-2"X40'-9"	73.16 SQ.YDS.	01	73.16 SQ.YDS.
76 TO 87	16'-3"X40'-9"	73.57 SQ.YDS.	12	882.91 SQ.YDS.
88	16'-2"X40'-9"	73.16 SQ.YDS.	01	73.16 SQ.YDS.
TOTAL AREA				89 9,781.97 SQ.YDS.

DETAIL OF PLOTS :

TOTAL NO. OF PLOTS = 88
NO. OF SOLD PLOTS = 16
NO. OF BUILT UP PLOTS = 16



TITLE - LAYOUT PLAN

SOLD AREA SHOWN AS :

BUILT UP SHOWN AS :

GREEN AREA SHOWN AS :

S.T.P. SHOWN AS :

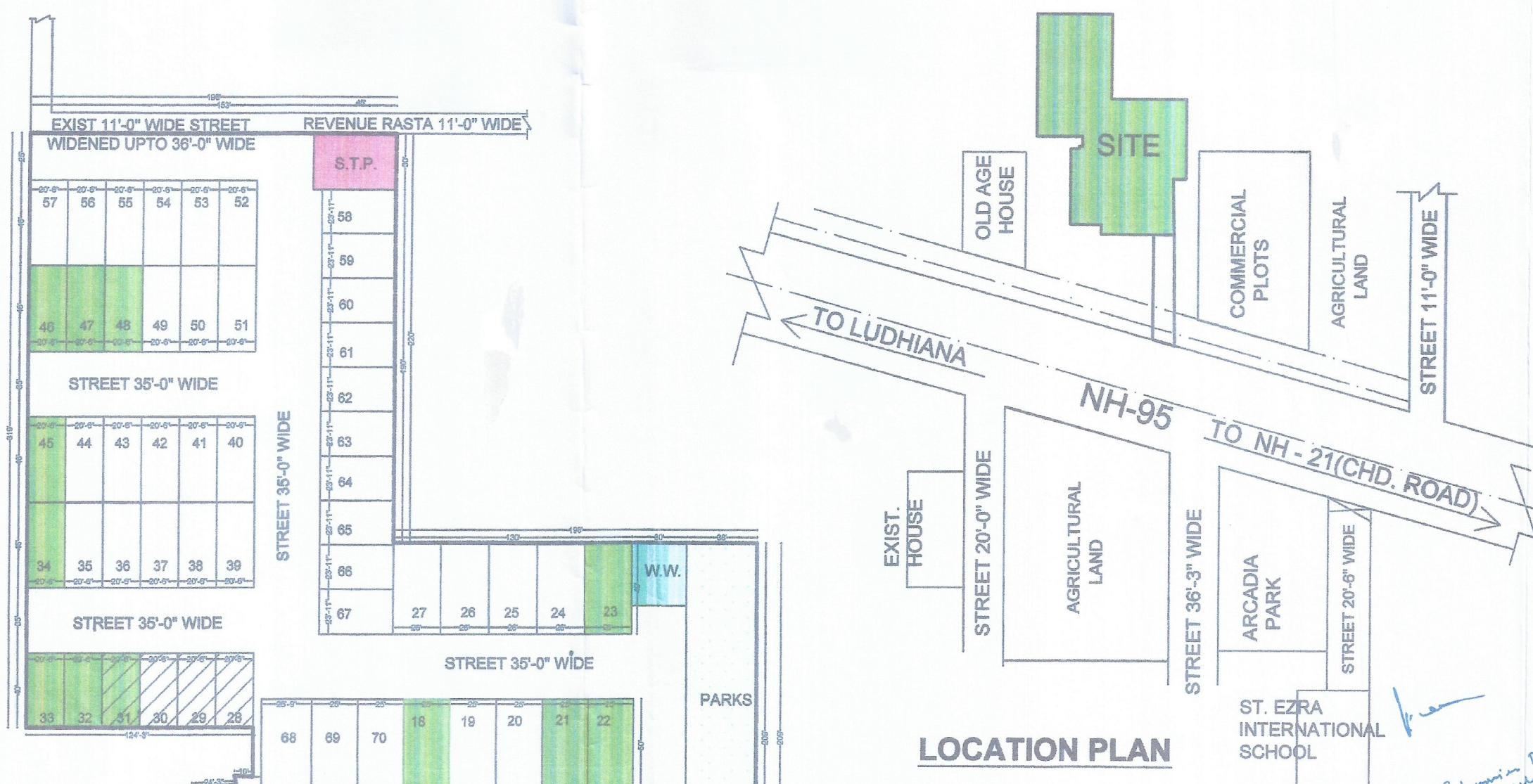
WATER WORKS SHOWN AS :

OWNER

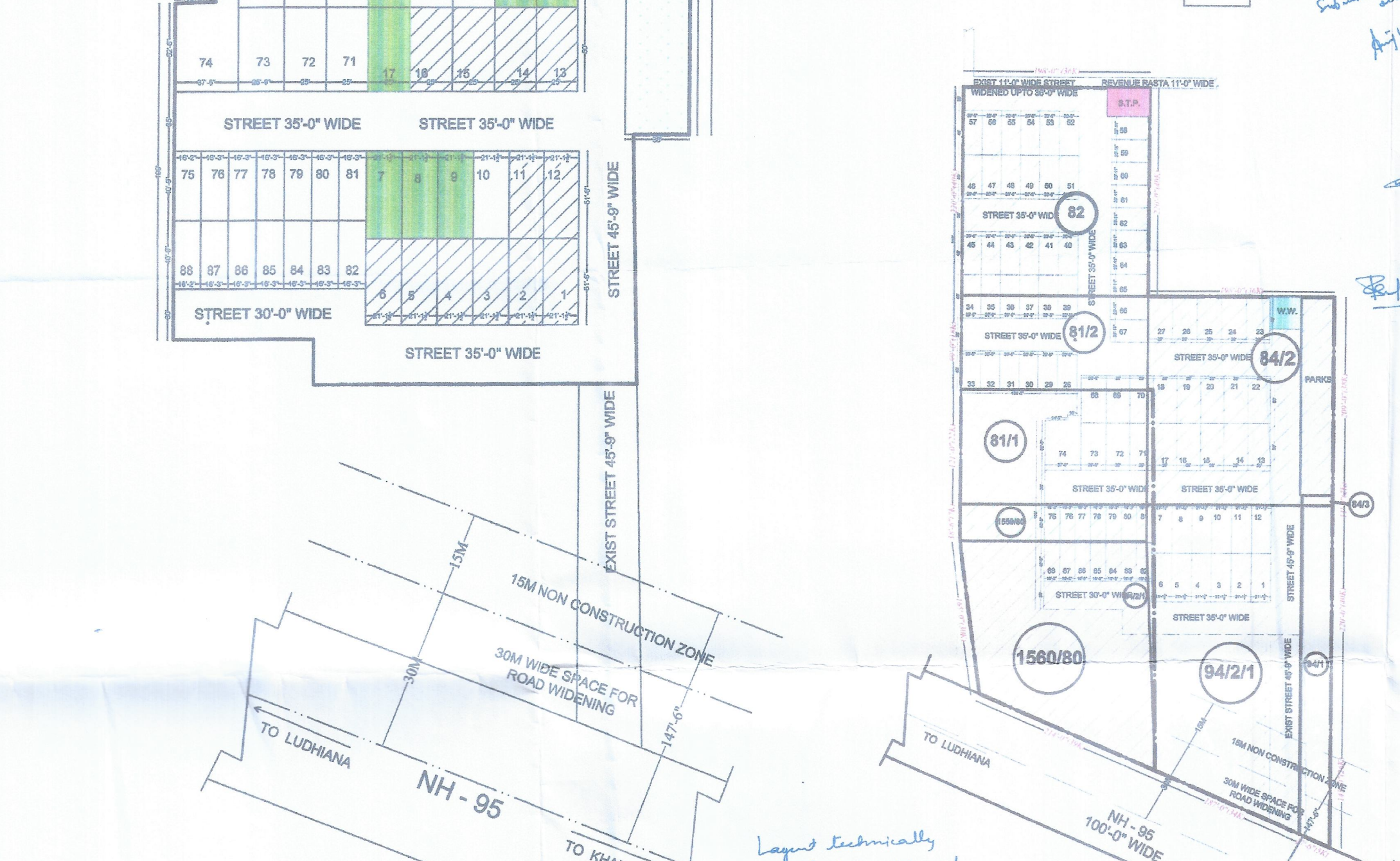
Handwritten signature

ARCHITECT
As. Harpreet Kaur
B.Arch. A.I.I.A., P.E.C. P.E.A. I.N.E.
Approved Architect & Architect
Reg. No. CA/2007/40704
Village Regn. No. A-15699
Mob: 99160-19368

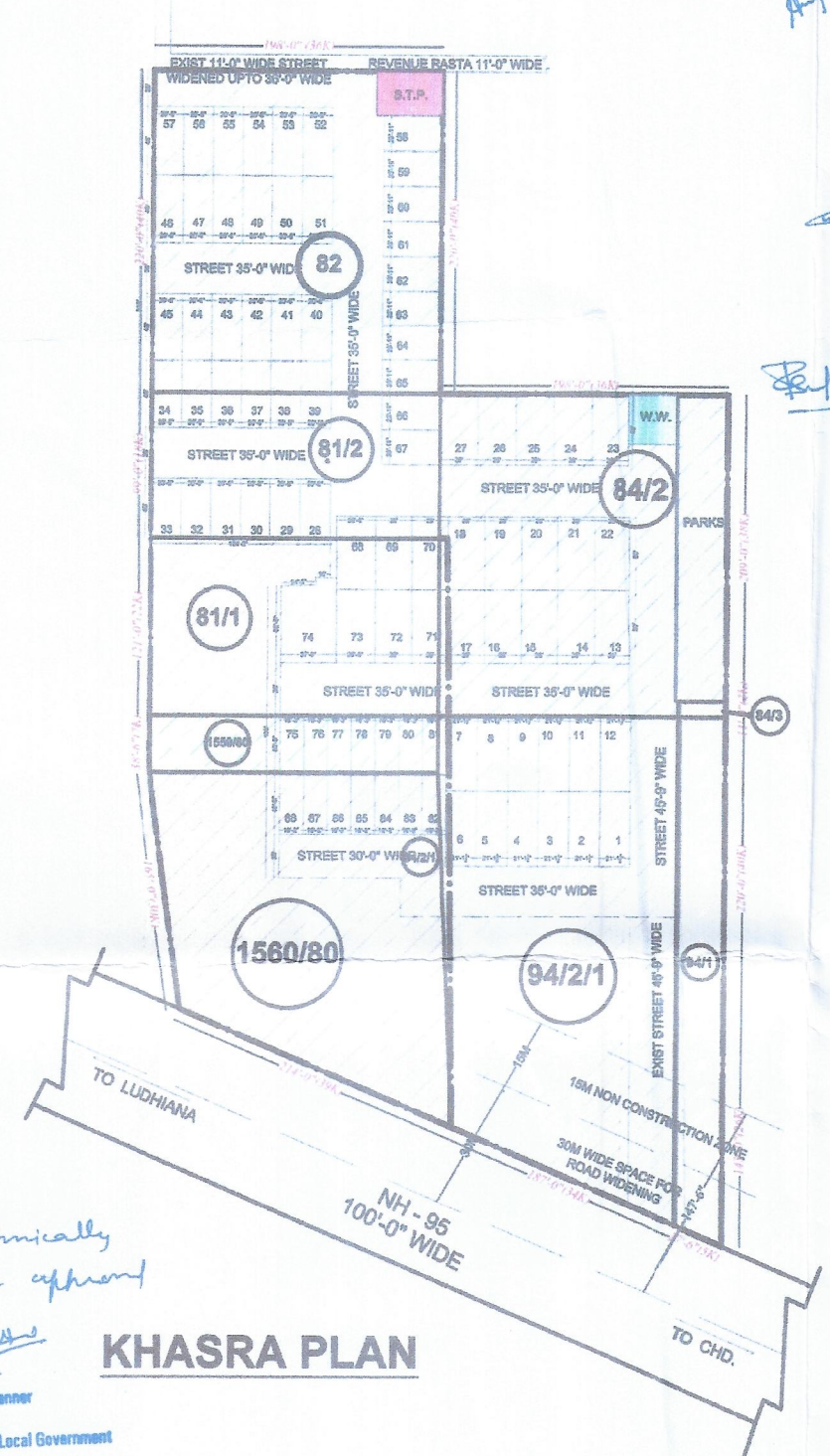
ARCHITECT



LOCATION PLAN



LAYOUT PLAN



KHASRA PLAN

Layout technically examined & approved

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala

Senior Town Planner
Patiala Region
Department of Local Government
Punjab