

## Regularization Certificate for an Unauthorized Colony

From

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

TO Sh. Harminderpal Singh residence of H. No. 46, Sector-8 A, Chandigarh.

No. ATP-DDLG-19/

Dated:

With reference to your applicant 35 dated 06.02.2019 Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of "The Punjab Laws (Special provision) Act, 2013".

1	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. Harminderpal Singh
2	Father's name (In case of Individuals)	Sh. Pyaara Singh
3	Name of Colony (If any)	FATEH ENCLAVE
4	Location (Village with H.B. No.)	H.No. 46 SECTOR - 8 A CHANDIGARH
5	Total Area of colony in acres Area after road widening	30451.85 SQ.YDS (6.2917045 ACRE) 29669.68 sq.yds (6.130102 Acre)
6	Area sold (Acre-Kanal-Marla) RESI	5503.44 Sq.yds (28.55%) (1.1370744 ACRE)
7	Area under Common purpose (Acre-Kanal-Marla)	10399.83 Sq.yds (2.1487252 ACRE) (35.05%)
8	Saleable area still with the promoter (Acre-Kanal-Marla)	13766.41 Sq.Yds (2.8442996 ACRE) (46.40%)
9	No. of plots saleable as per layout plan	165 plots
10	Khasra No's	Attached as per Annexure "A"
11	Type of Colony (Resi/Indl/Comm)	RESIDENTIAL
12	Year of establishment of the colony	Before 01-4-2013

As per annexure-B attached.

13	Saleable area with % ages a) No. of residential plots	19269.85 sq.yds (Acre 3.9813740) (64.95%) 165 plots
14	Area under public purpose with % age	10399.83 Sq.yds (2.1487252 ACRE) (35.05%)
15	Public facilities provides in the colony, if any a) No. of parks/open space with area b) No. schools with area c) No. of community center with area d) STP e) Water works and OHSR f) Dispensary / Health centre g) Any other public use	One 1536.11 Sq.yds Nil Nil 150.00 Sq.yds 110 Sq.yds Nil Nil
16	Area under roads and parking with % age	8603.72 Sq.yds (Acre 1.7776281) (29.00%)
17	Width of approach road	60'-0''
18	Width of internal roads (mention rang of width i.e. 30' etc.)	30'-0''

19	Mode of payment received	Installment
20	Demand Draft/Cash/MC receipt	G8. No. 13/141 dated 23.01.2019 & 28,29/1147 dated 11/1/19, 38,39/1147 dated 28-1-19, 73,74 & 81 dated 12-9-19, 150 dated 16-9-19, 462,464,465,466,473 dated 25-9-19
21	Fee/Charges received	6800000.00
22	In case of payment by cash	-
23	Name of Drawer Bank	-

(D.A./Approved layout)

PF Charges - A			
PF (Residential)	6.2917045	2,25,000.00	14,15,634.00
5% UDC (14,15,634 @ 5%)			70,782.00
<b>Total PF</b>			<b>14,86,416.00</b>
<b>PF Paid</b>			<b>14,86,416.00</b>
CLU Charges - B			
(Residential)	6.2917045	3,75,000.00	23,59,389.00
5% UDC (14,15,634 @ 5%)			1,17,969.00
<b>Total PF</b>			<b>24,77,358.00</b>
<b>PF Paid</b>			<b>24,77,358.00</b>
EDC Charges - C			
PF (Residential)	6.2917045	22,50,000.00	1,41,56,335.00
5% UDC (14,15,634 @ 5%)			7,07,817.00
<b>Total EDC</b>			<b>1,48,64,152.00</b>
15% EDC			<b>2229623.00</b>
<b>EDC Paid</b>			<b>2271388.00</b>
<b>EDC Balance</b>			<b>1,25,92,764.00</b>
SIF			
PF Charges - A	14,86,416.00	3%	<b>5,64,838.00</b>
CLU Charges - B	24,77,358.00		
EDC Charges - C	1,48,64,152.00		
<b>Total</b>	<b>1,88,27,926.00</b>		

The balance amount of EDC amounting to Rs. 1,25,92,764/- 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	1259277.00	629638.00	1888915
2		IIInd	1259277.00	566675.00	1825952
3		IIIInd	1259277.00	503711.00	1762988
4		IVth	1259277.00	440747.00	1700024
5		Vth	1259276.00	377783.00	1637059
6		VIth	1259276.00	314819.00	1574095
7		VIIth	1259276.00	251855.00	1511131

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.

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

Endst. No. S1-DDLG-19/ 202

Dated 26/09/2019

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.

*PAB*  
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 nad necessary action.

*-sd-*  
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 nad necessary action.

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

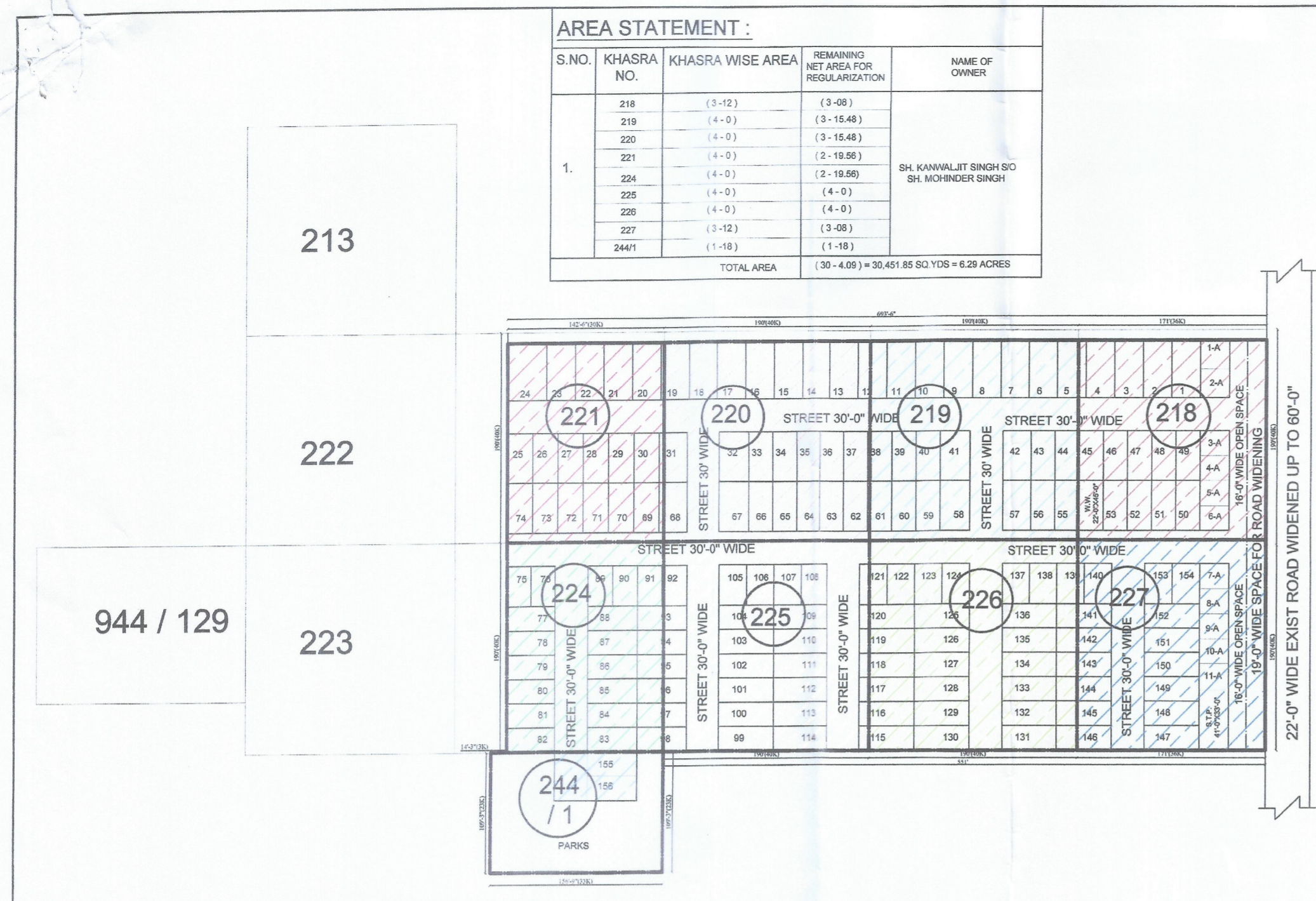
# LAYOUT PLAN FOR "FATEH ENCLAVE" WARD NO. 27 BADALA NIAN SHEHAR TEHSIL - KHARAR DISTT. S.A.S.NAGAR (PB.)

### DETAIL OF AREA :

TOTAL LAND AREA = 2,74,066.68 SQ.FT. = 30,451.85 SQ.YDS. = 6.29 ACRES  
 AREA UNDER ROAD WIDENING SPACE = 7,039.50 SQ.FT. = 782.16 SQ.YDS.  
**NET LAND AREA = 2,67,027.18 SQ.FT. = 29,669.68 SQ.YDS. = 6.13 ACRES**  
 AREA UNDER PLOTS = 1,73,428.65 SQ.FT. = 19,269.85 SQ. YDS. (64.94%)  
 AREA UNDER ROADS/OPEN SPACE = 77,433.53 SQ.FT. = 8,603.72 SQ. YDS.(28.99%)  
 AREA UNDER PARKS = 13,825.00 SQ.FT. = 1536.11 SQ. YDS. (5.20%)  
 AREA UNDER S.T.P. = 1,350.00 SQ.FT. = 150.00 SQ. YDS. (0.50%)  
 AREA UNDER WATER WORKS = 990.00 SQ.FT. = 110.00 SQ. YDS. (0.37%)  
 AREA UNDER SOLD PLOTS = 49,530.96 SQ.FT. = 5,503.44 SQ. YDS. (28.55%)  
 AREA UNDER UNSOLD PLOTS = 1,23,897.69 SQ.FT. = 13,766.41 SQ. YDS (71.45%)

### AREA STATEMENT :

S.NO.	KHASRA NO.	KHASRA WISE AREA	REMAINING NET AREA FOR REGULARIZATION	NAME OF OWNER
1.	218	(3-12)	(3-08)	SH. KHANWALIT SINGH S/O SH. MOHINDER SINGH
	219	(4-0)	(3-15.48)	
	220	(4-0)	(3-15.48)	
	221	(4-0)	(2-19.56)	
	224	(4-0)	(2-19.56)	
	225	(4-0)	(4-0)	
	226	(4-0)	(4-0)	
	227	(3-12)	(3-08)	
	244/1	(1-18)	(1-18)	
	TOTAL AREA			



KHASRA PLAN



LOCATION PLAN



LAYOUT PLAN

### DETAIL OF RESIDENTIAL PLOTS :

S.NO.	PLOT NO.	NO OF PLOTS	PLOT SIZE	AREA OF PLOT	TOTAL AREA
1	1-A TO 2-A	2	26'-0" X 25'-0"	72.22 SQ. YDS.	144.44 SQ. YDS.
2	3-A TO 6-A	4	22'-6" X 25'-0"	62.80 SQ. YDS.	250.00 SQ. YDS.
3	7-A	1	24'-6" X 25'-0"	68.05 SQ. YDS.	68.05 SQ. YDS.
4	8-A TO 11-A	4	22'-6" X 25'-0"	62.80 SQ. YDS.	250.00 SQ. YDS.
5	1 TO 23	23	26'-0" X 52'-0"	150.22 SQ. YDS.	3455.11 SQ. YDS.
6	24	1	35'-6" X 52'-0"	205.11 SQ. YDS.	205.11 SQ. YDS.
7	25 TO 30	6	23'-0" X 45'-0"	115.00 SQ. YDS.	690.00 SQ. YDS.
8	31	1	25'-6" X 45'-0"	127.50 SQ. YDS.	127.50 SQ. YDS.
9	32	1	27'-0" X 45'-0"	135.00 SQ. YDS.	135.00 SQ. YDS.
10	33 TO 40	8	22'-0" X 45'-0"	110.00 SQ. YDS.	880.00 SQ. YDS.
11	41	1	27'-0" X 45'-0"	135.00 SQ. YDS.	135.00 SQ. YDS.
12	42	1	26'-0" X 45'-0"	130.00 SQ. YDS.	130.00 SQ. YDS.
13	43 TO 56	13	22'-0" X 45'-0"	110.00 SQ. YDS.	1430.00 SQ. YDS.
14	57	1	26'-0" X 45'-0"	130.00 SQ. YDS.	130.00 SQ. YDS.
15	58	1	27'-0" X 45'-0"	135.00 SQ. YDS.	135.00 SQ. YDS.
16	59 TO 66	8	22'-0" X 45'-0"	110.00 SQ. YDS.	880.00 SQ. YDS.
17	67	1	27'-0" X 45'-0"	135.00 SQ. YDS.	135.00 SQ. YDS.
18	68	1	25'-6" X 45'-0"	127.50 SQ. YDS.	127.50 SQ. YDS.
19	69 TO 74	6	23'-0" X 45'-0"	115.00 SQ. YDS.	690.00 SQ. YDS.
20	75 TO 76	2	21'-9" X 36'-6"	88.20 SQ. YDS.	176.41 SQ. YDS.
21	77 TO 82	6	22'-0" X 43'-6"	106.33 SQ. YDS.	638.00 SQ. YDS.
22	83 TO 88	6	22'-0" X 45'-0"	110.00 SQ. YDS.	660.00 SQ. YDS.
23	89 TO 92	4	22'-6" X 36'-6"	91.25 SQ. YDS.	365.00 SQ. YDS.
24	93 TO 98	6	22'-0" X 45'-0"	110.00 SQ. YDS.	660.00 SQ. YDS.
25	99 TO 104	6	22'-0" X 50'-0"	122.22 SQ. YDS.	733.33 SQ. YDS.
26	105 TO 108	4	25'-0" X 36'-6"	101.38 SQ. YDS.	405.55 SQ. YDS.
27	109 TO 120	12	22'-0" X 50'-0"	122.22 SQ. YDS.	1466.66 SQ. YDS.
28	121 TO 124	4	25'-0" X 36'-6"	101.38 SQ. YDS.	405.55 SQ. YDS.
29	125 TO 136	12	22'-0" X 50'-0"	122.22 SQ. YDS.	1466.66 SQ. YDS.
30	137 TO 140	4	25'-0" X 36'-6"	101.38 SQ. YDS.	405.55 SQ. YDS.
31	141 TO 152	12	22'-0" X 50'-0"	122.22 SQ. YDS.	1466.66 SQ. YDS.
32	153 TO 154	2	25'-0" X 36'-6"	101.38 SQ. YDS.	202.77 SQ. YDS.
33	155 TO 156	2	22'-0" X 45'-0"	110.00 SQ. YDS.	220.00 SQ. YDS.
TOTAL AREA		166			19,269.85 SQ. YDS.

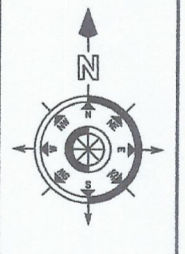
Layout technically examined & approved

Senior Town Planner  
Patiala Region  
Department of Local Government  
Punjab

Competent Authority  
Cum-Regional Deputy Director  
Local Govt. Patiala

### TITLE - LAYOUT PLAN

- SOLD AREA SHOWN AS :
- BUILT UP PLOTS SHOWN AS :
- PARK SHOWN AS :
- S.T.P. SHOWN AS :
- WATER WORKS SHOWN AS :



### DETAIL OF PLOTS :

TOTAL NO. OF PLOTS : 166  
 NO. OF SOLD PLOTS : 48  
 NO. OF BUILT UP PLOTS : 07  
 PLOT NO. 54 IS RESERVED FOR WATER WORKS

**OWNER**

Ar. Harpreet Kaur  
B.Arch, A.I.T.A., M.I.C.A., A.L.V.  
Approved Valuer & Architect  
Reg. No. CA/2007/40704  
Valuer Regn. No. A-13885  
Mobile: 093160-19368

**ARCHITECT**