

Regularization Certificate for an Unauthorized Colony

From

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

To **Sh. Mehar singh, Kehar singh s/o Kartar singh
Kharar.**

No. 1DDLG/ 33

Date 31/5/17

With reference to your online application no. 489475 dated.11-1-2017 the Regularization certificate for the colony, particular of which are given below, is hereby issued under section 4 of " The Punjab Laws (special provision) Act 2014" .

i)	Name of the Promoter(s)/ (Individual(s), company, Firm)	Sh. Mehar singh and Kehar singh
ii)	Fathers Name (in case of individuals)	Sh. Kartar singh
iii)	Name of colony (if any)	G.T.B Nagar, Kharar
iv)	Location (village with H.B.No)	H.B No 184
v)	Total area of colony in acres	6006.30 sq yard (1.24 acre)
vi)	Area sold (Acre-kanal-marla)	2692.66 sq yard (0.55 acre)
vii)	Area under common purpose (Acre-kanal-marla)	1952.19 sq yd. (0.40 acres)
viii)	Saleable area still with the promoter (Acre-Kanal-marla)	3116.98 sq yd. (0.64 acre)
ix)	No. of plots saleable as per layout plan	40 Residential ,including built up 27
x)	Khasra Nos.	Attached annexure A
xi)	Type of colony (Resi/comm/ind)	Residential
xii)	Year of establishment of colony	After 17-8-2007
xiii)	Detail of purchase of land as per registrered sale deed and registered agreement to sell by the Promoter B) Detail of the land purchased by the promoter.	Attached Annexure A

Detail of land sold through sale deed/Agreement to sell by the promoter.

As per Annexure B attached

xiv)	Saleable area with %age c) No. of saleable plots d) No. of commercial plots e) No. of industrial plots f) No. of plots under any other saleable use.	5809.64 sq yard (66.96%) 40 residential - - -
xv)	Area under Public purpose with % age	1952.19 (33.04%)
xvi)	Public facilities provides in the colony, if any g) No. of parks/open . h) No. of schools with area	 1 -

	i) No. of community centre with area j) STP k) water works and OHSR l) Dispensary / health centre m) any other public use.	- - -
xvii)	Area under roads with %age	1952.19 sq yd (33.04%)
xviii)	width of approach road	30'-0
xix)	width of internal road(mention range of width i.e 20'-40' etc)	30-0
xx)	Mode of payment received	By installment
xxi)	Demand draft/Cash	Demand draft
xxii)	Fees / charges received	Rs.1033125.00
xxiii)	In case of payment by	D.D no 892669 dated 9-1-17,
xxiv)	Name of Drawee Bank	yes Bank bank

D.A/ Approved layout)

Competent Authority
 Competent Authority
 Municipal Deputy Director
 Local Govt. Patiala.


Residential Fee	6007x4950x4%	Rs 1189386.00
25%		Rs. 297347.00
amount paid		Rs. 1033125.00
Balance payable		Rs. 156261.00

Payment Schedule 156261.00

Sr.no	Installments	Amount	Interest 12% P.A	Total amount
1	1st installment within 180 days from date of approval	52087.00	9376.00	61463.00
2	2nd installment within 360 days from date of approval	52087.00	6250.00	58337.00
3	3rd installment within 540 days from date of approval	52087.00	3125.00	55212.00
	Total	156261.00	18751.00	175012.00

- Note: 1) No separate notice shall be issued for the payment of installments.
 2) Executive officer ,MC Kharar vide letter no. 286 dated 30-3-2017, 412 dated 27-4-17 had informed to this office that 90% fee 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 of C.W.P No 4018 of 2012 (Gurdeep Kaur vs state of punjab & others) pending in the Hon'ble High Court.
 5) That the certificate is issued as per the recommdation of Executive officer and STP Municipal Corporation Patiala

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.

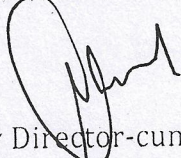

Competent Authority
Cum-Deputy Director
Local Govt. Patiala.

This certificate is subject to the verification of the information and the bank draft submitted 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 and penal action against the applicant shall be initiated.

Endst. No. 1DDLG/34

Dated: 31/5/17

A copy of the above is forwarded to the Executive officer, Municipal Council Kharar with the direction 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


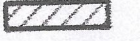
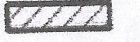
**LAYOUT PLAN FOR
"G.T.B. NAGAR"
RAKBA-KHARAR
TEHSIL-KHARAR
DISTT. S.A.S.NAGAR**

(67)

DETAIL OF AREA

TOTAL LAND AREA = 54056.75 SQ.FT.
= 6006.30 SQ. YDS. = 1.24 ACRES
ROAD WIDENING = 1770.00 SQ. YDS. (2.94% of 5899.64 Acres or 120 Acres)
AREA UNDER PLOTS = 35014 SQ.FT.
= 3890.44 SQ. YDS. (66.96%)
AREA UNDER ROADS = 14564.13 SQFT
= 1618.23 SQ. YDS. (27.86%)
AREA UNDER PARK = 2708.62 SQFT
= 300.96 SQ. YDS. (5.18%)
AREA UNDER SOLD PLOTS = 24234 SQFT
= 2692.66 SQ. YDS. (69.21%)
AREA UNDER UNSOLD PLOTS = 10780 SQFT
= 1197.77 SQ. YDS. (30.79%)

TOTAL NOS. OF PLOTS = 40

SOLD RESIDENTIAL AREA SHOWN AS 
BUILT UP AREA SHOWN AS 
REVENUE ROAD SHOWN AS 

Asstt. Municipal Engineer
Municipal Council
Kharar
Municipal Engineer
Municipal Council
Kharar

As per field report of some
to
S.B.

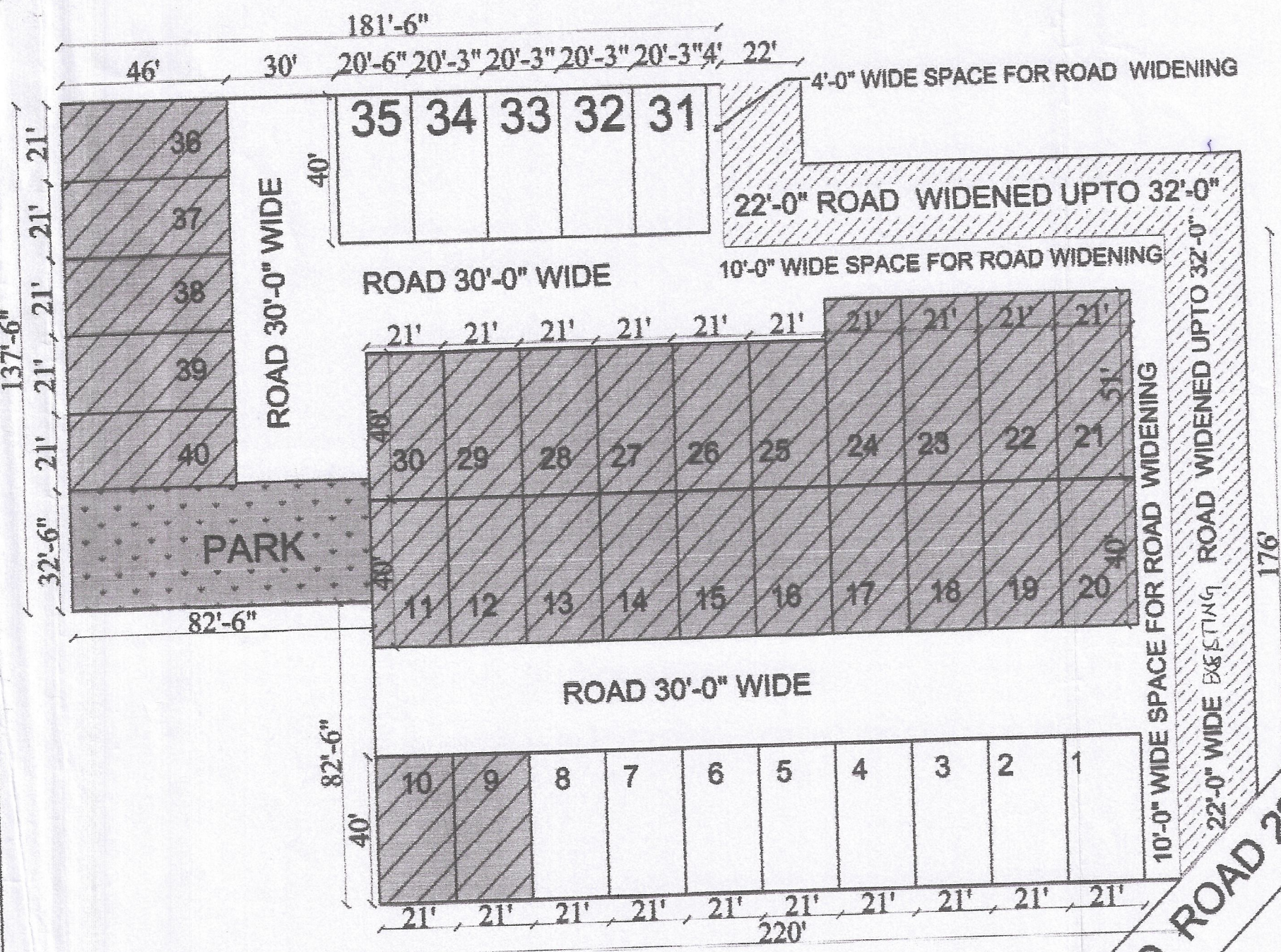
Committee Authority
Cum Project Deputy Director
Local Govt. Patiala

Ketan S.S.
Mehar Singh

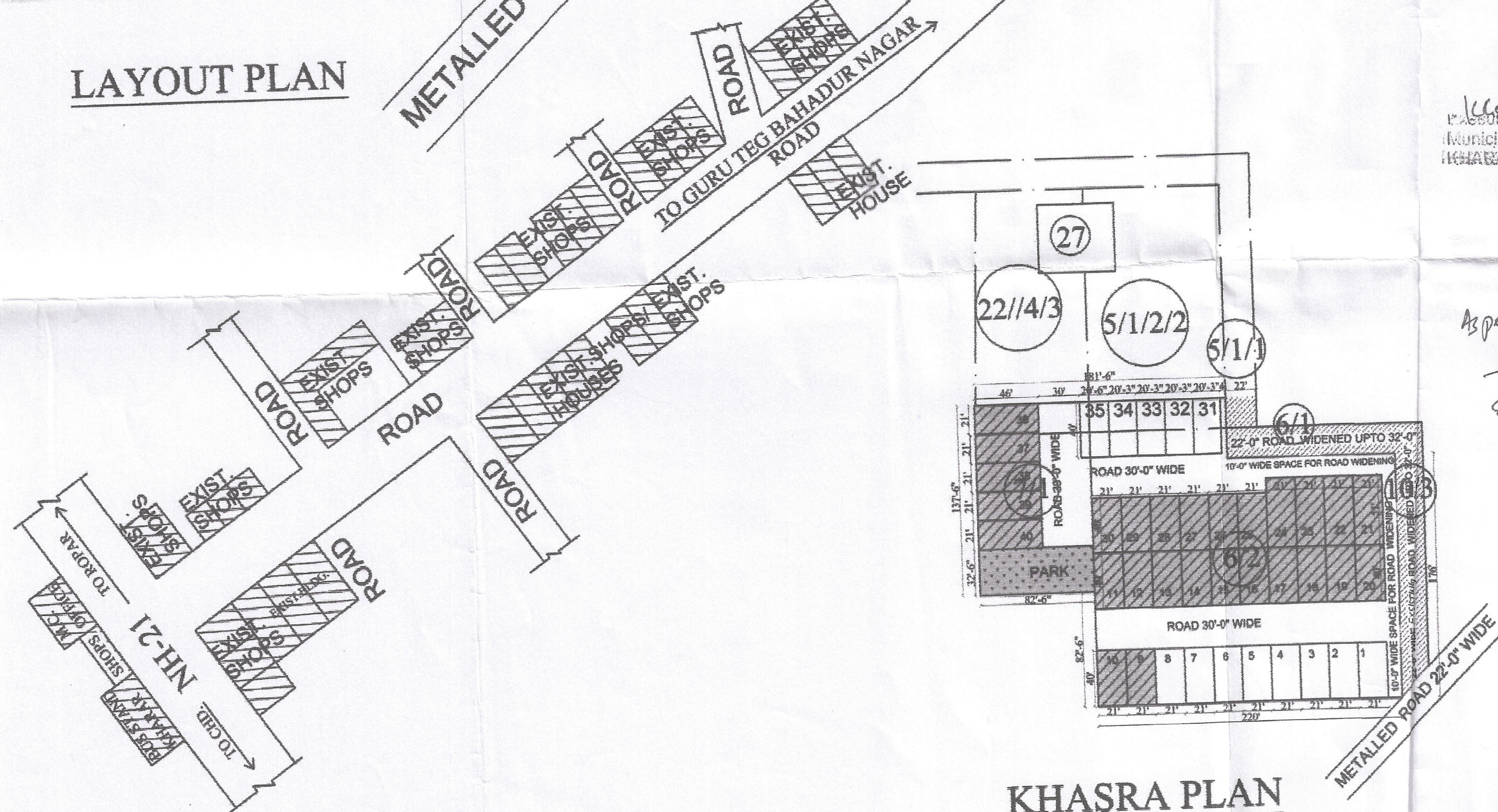
OWNER

A. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A., A.I.V.
Approved Valuer & Architect
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Mobile: 993160-19368

ARCHITECT



LAYOUT PLAN



KHASRA PLAN

LOCATION PLAN