

Regularization Certificate for an Unauthorized Colony

From

Competent Authority,
Cum -Deputy Director
Local Government
Patiala,

To

Devinder Singh , Gurinder Pal Singh S/o Karnail Singh ,
Mahima Singh S/o Maghi Singh
Devinder Singh S/o Bhupinder Singh
Mahima Singh S/o Maghi Singh
Jatinder Kaur W/o Gurinder Pal Singh
Baljeet Kaur W/o Jaswinder Singh
Gurmeet kaur w/o Karnail Singh ,
Paramjeet Kaur w/o Ranjeet Singh
Kulwinder Kaur W/o devinder Singh ,
Paramjeet Kaur W/o Ranbir Singh
Karnail Singh S/o Sucha Singh
GURU NANAK ENCLAVE, Kharar

No 1DDLG/ 75

Date 30-3-16

With reference to your on line application no 239975 dated 20.11.2013 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	S/o Devinder Singh-, Gurinder Pal Singh Karnail Singh , Mahima Singh S/o Maghi Singh Devinder Singh S/o Bhupinder Singh Mahima Singh S/o Maghi Singh Jatinder Kaur W/o Gurinder Pal Singh Baljeet Kaur W/o Jaswinder Singh Gurmeet kaur w/o Karnail Singh , Paramjeet Kaur w/o Ranjeet Singh Kulwinder Kaur W/o devinder Singh , Paramjeet Kaur W/o Ranbir Singh Karnail Singh S/o Sucha Singh
ii)	Father's Name (in Case of individuals)	-
iii)	Name of Colony (if any)	GURU NANAK ENCLAVE
iv)	Location (Village with H.B No)	Vill. Badala Naya Shehar H.B no 188
v)	Total area of Colony in acres	40934.77sq yd (8.45 Acre)
vi)	Area Sold (acre- kanal- Marla)	21696.31 Sq.yds(4.48 Acre)
vii)	Area under common purpose (acre- kanal- Marla)	9942.77 Sq.yds (2.05Acre)
viii)	Saleable area still with the promoter (Acre- Kanal - Marla)	9295.69Sq yd (1.92 Acre)
ix)	No. of plots saleable as per layout plan.	239(Residential and Commercial)
	Plots sold	162, 47 plots Built up.
x)	Khasra No's	Khewat Khatauni no. 116/118 , 120/122 khasra no.1066/393(2-7),1054/388(1-1),158/1004/390(0-9),1060/1005/391(3-7), 1062/391(5-6),1064/1007/392(1-16),1056/389(3-16),1061/1005/390(0-5),262/285 400(3-8),1080/401/2(0-7),1075/1009/395(1-4), 1006/392(2-0),394(3-4), 398(1-14),399/2(2-5),116/118,1053/388/2(2-14),1072/1009/395(1-

		2),1073/1011/396(0-9), 1075/1011/396(1-14), 1053/388/2(2-14), 1078/397/2(1-16)
xi)	Type of colony (Resi / Indl / Comm.)	Residential and Commercial
xii)	Year of establishment of the colony	After 17.08.2007

xiii) Detail of Purchase of Land as per registered sale deed and registered agreement to sell by the promoter

Detail of the Land Purchased By the Promoter
As per annexure A Attached

Detail of Land Sold Through sale deed / Agreement to sell by the Promoter.
As per annexure B Attached

xiv)	Saleable area with % age No. of residential Plots No. of Commercial Plots / shops No. of industrial plots No. of plots under any other saleable use	9295.69Sq yd (29.99%) 211 28 NIL NIL
xv)	Area under Public Purpose with %	9942.77 Sq.yds (24.29%)
xvi)	Public facilities provides in the colony, if any No. of parks / open spaces with area No. of schools with area STP water works and OHSR Dispensary/ health centre Any other Public use	Nil NIL - NIL Nil Nil
xvii)	Area under roads and parking with % age	9942.77 Sq.yds
xviii)	Width of approach road	45'
xix)	Width of Internal roads (Mention range of width i.e. 20' - 40' etc)	30'
xx)	Mode of Payment Received	In <input type="checkbox"/> Lump Sum <input type="checkbox"/>
xxi)	Demand Draft / Cash	Demand Draft
xxii)	Fees / Charges Received	Rs 74448/- Rs 1200000/- Rs 75000/-
xxiii)	In case of Payment by`	Deposited by DD. 736235 Dt. 7.9.2013 D.D no 203737 dt 11.4.2014 Ddno 203741 Dt 11.4.2014
xxiv)	Name of Drawee Bank	Yes Bank, Chd

(D.A / Approved Layout)

TOTAL FEE

Residential fee 38923.85 X 4400 X2%
Commercial fee 2022.15 X 4400 X6%
Total Fee
25% Fee
Amount Paid

= Rs 34,25,299/-
= Rs 5,33,848/-
= Rs 39,59,147/-
= Rs 9,89,787/-
= Rs 13,49,448/-/-

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
Competent Authority
ਕਮਿਸ਼ਨਰ ਆਫ਼ ਆਰਡਰਿੰਗ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

Balance Payable

= Rs 26,09,699/-

Payment Schedule of remaining amount i.e Rs 26,09,699/-

Sr. No	Installments	Amount	Interest 12 % Per Annum	Total Amount
1	1 st Installment Within 180 Days From the date of Approval	8,69,900	156582	1026482/-
2	2 nd Installment Within 360 Days From the date of Approval	8,69,900	104388/-	974288/-
3	3 rd Instalment With in 540 Days From the date of Approval	8,69,899	52194/-	922093/-
	Total	26,09,699	313164/-	29,22,863/-

- Note :- 1) No Separate notice shall be issued for the payment of installments.
- 2) If the payment of installments not deposited within the stipulated period and 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 Regularisation Certificate is granted subject to the decision of C.W.P No 4018 of 2012 (Gurdeep Kaur V/S State of Punjab & others) pending in the Hon'ble High Court.
- 5) As per the report of Senior Town Planner , Municipal Corporation, Patiala on dated 14.12.2015 that no H.T/L.T transmission lines is passing through the site. However this Regularization Certificate is granted to the colonizer with the condition that colonizer shall not make any construction under H.T/L.T transmission lines, if any passing through the site or shall get the lines shifted as per I.E rules 1956 otherwise the Certificate granted shall liable to be cancelled.

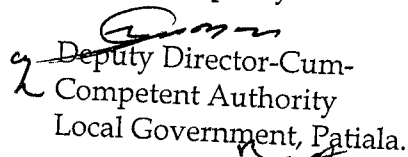

Competent Authority

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/ 76

Dated 30-3-16

A copy of the above is forwarded to the Executive officer, Municipal Council, Kharar in continuation of its office letter no 1002 dated 17.11.15 no 1273 dated 14.1.2016, no1571 dated 17.3.2016 and the field report submitted by Sh Vinay Mahajan, Municipal Engineer , (Municipal Council , Zirakpur) vide its office letter no 3201 dated 17.12.2015 with the direction if any discrepancy is noticed in this case the same will be informed to this office immediately. Building fees of the built up plots be deposited as per byelaws/ policy.


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

**LAYOUT PLAN FOR
" GURU NANAK ENCLAVE"
AT BADALA ROAD, RAKBA-
BADALA - NAYA SHEHAR
TEHSIL - KHARAR
DISTT. S.A.S.NAGAR**

DETAIL OF AREA

TOTAL LAND AREA = 368413 SQFT = 40934.77 SQYDS
 AREA OF RESIDENTIAL PLOTS/HOUSES
 = 260728.63 SQFT = 28969.85 SQYDS (70.77%)
 AREA OF COMMERCIAL PLOTS/SHOPS
 = 18199.35 SQFT = 2022.15 SQYDS (4.94%)
 AREA OF ROADS = 89483 SQFT = 9942.77 SQYDS (24.29%)
 AREA OF RESI. UNSOLD PLOTS = 76387.86 SQFT
 = 8487.54 SQYDS (29.30%)
 AREA OF RESI. SOLD PLOTS = 184340.79 SQFT
 = 20482.31 SQYDS (70.70%)
 AREA OF COM. UNSOLD PLOTS = 7273.35 SQFT
 = 808.15 SQYDS (39.96%)
 AREA OF COM. SOLD PLOTS = 10926.00 SQFT
 = 1214 SQYDS (60.04%)

TOTAL NO. OF PLOT = 239
 NO. OF RESI. PLOT = 211
 NO. OF COMM. PLOT = 28

[Signature]
 Jullandhar Municipal Council
 KHARAR

[Signature]
 Asstt. Municipal Engineer
 Municipal Council
 Kharar


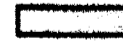
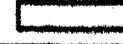
[Signature]
 Municipal Engineer
 Municipal Council
 KHARAR

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 Executive Officer
 Municipal Council
 Kharar

As per field report of Eo MC

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 STP

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 14.11.15
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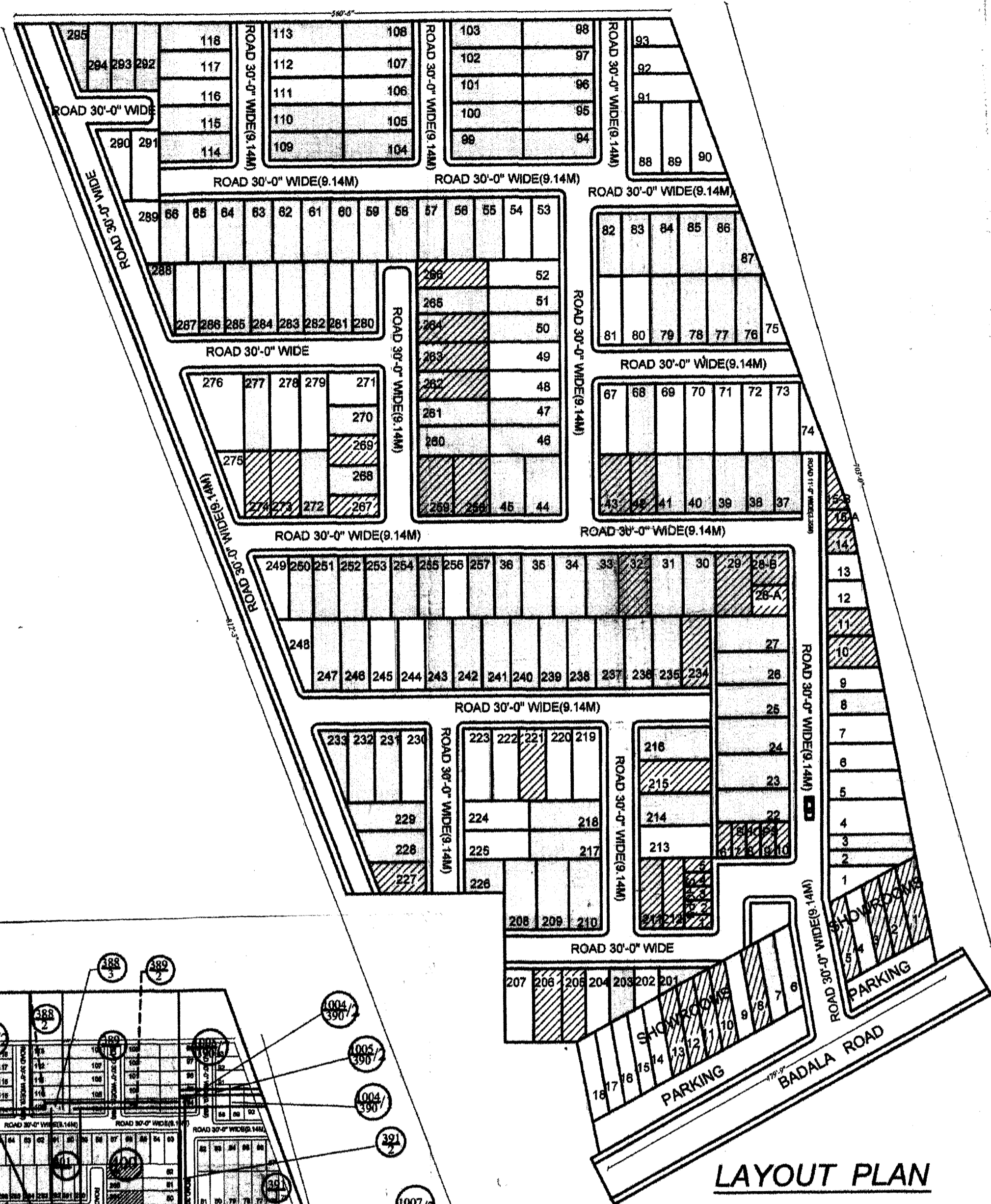
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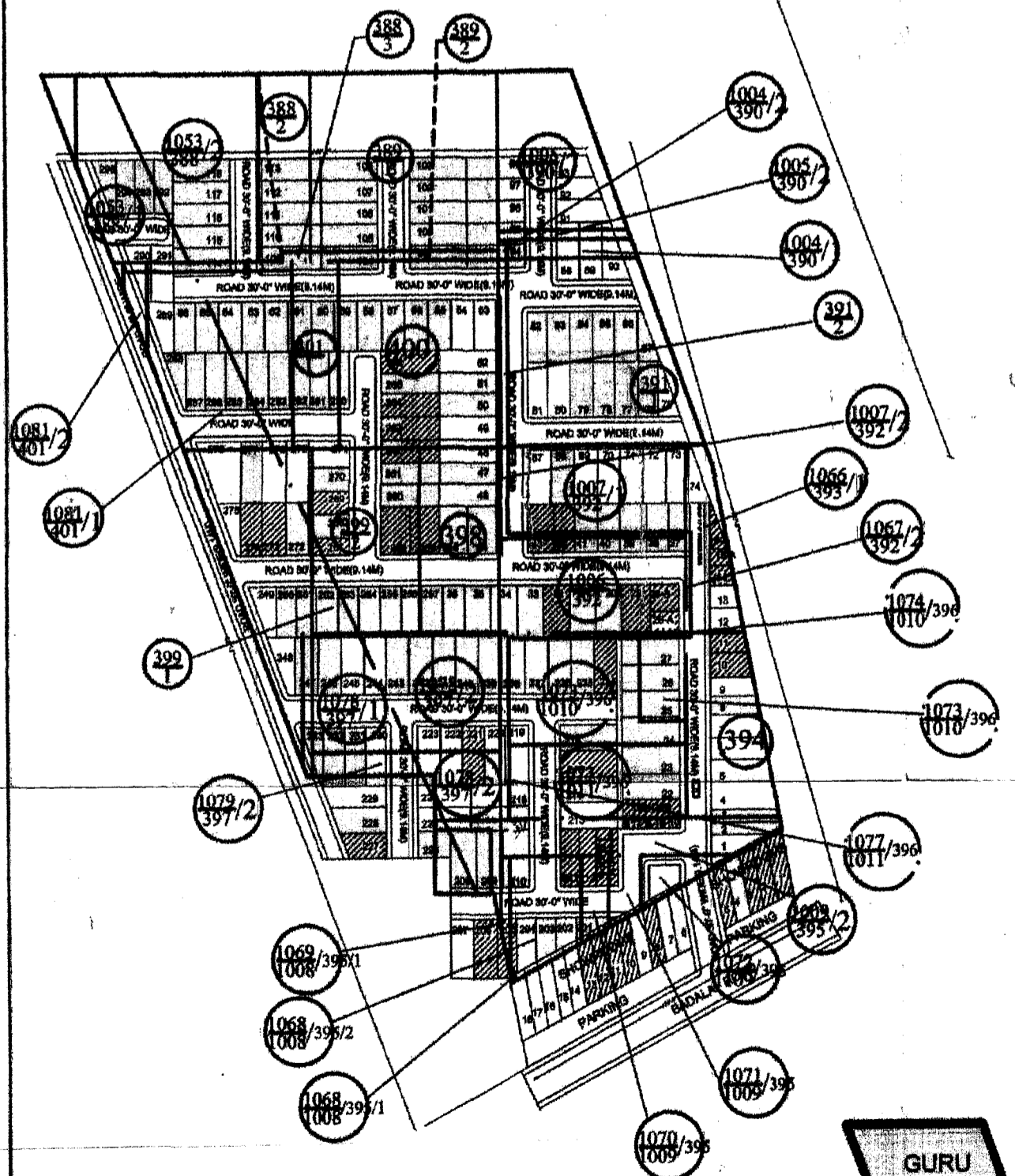
OWNER

[Signature]
 An Harpreet Kaur
 B.Arch, A.I.A., M.C.A.A
 Approved Valuer & Architect
 Reg. No. CA/2007/10793
 Valuer Regn. No. A-11/100
 Mobile: 995100-1

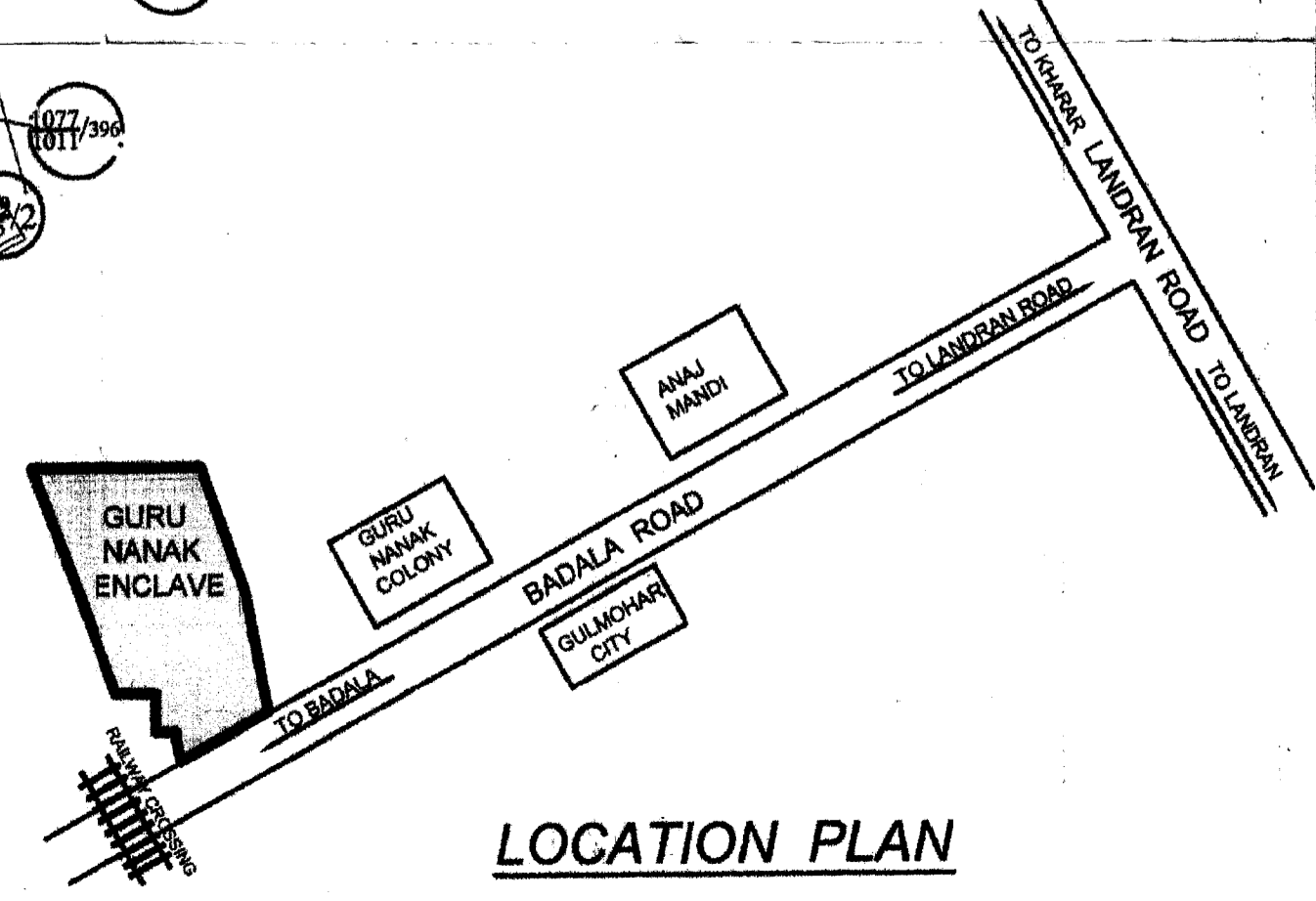
ARCHITECT



LAYOUT PLAN



KHASRA PLAN



LOCATION PLAN

[Signature]
 ਡਿਪਟੀ ਇੰਜੀਨੀਅਰ
 ਕਮ-ਕੋਮੀਟੇਟ ਅਥਾਰਿਟੀ,
 ਸ਼ਹਿਰੀ ਸਮਾਜਕ ਵਿਸਥਾਰ, ਪਟਿਆਲਾ।