

**AREA STATEMENT**

TOTAL AREA = 17.42 ACRE (84311.59 SQYARD)

(A) RESIDENTIAL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQFT.	TOTAL AREA IN SQFT.	SQ.YD.	ACRE	%	
1	1-8	8	24.25	53	1285.25	10282.00	1142.44	0.276	
2	9	1	25	53	1376.00	1376.00	153.11	0.032	
3	10,11,21	3	24	53	1272.00	3816.00	424.00	0.088	
4	12,20,22-25	13	24	53	1272.00	16536.00	1837.33	0.390	
5	26A	1	22.5	53	1192.50	1192.50	132.50	0.027	
6	26	1	24	53	1272.00	1272.00	142.44	0.032	
7	27	1	25.5	53	1376.00	1376.00	153.11	0.032	
8	28-37	10	25.5	53	1351.50	13515.00	1501.67	0.310	
9	38-48,74-79	17	25.5	50	1275.00	21675.00	2425.33	0.498	
10	69-73	5	25.5	50	1275.00	6375.00	703.33	0.146	
11	49-68	2	26	50	1300.00	2600.00	288.89	0.060	
12	50,69,67	3	25.25	50	1262.50	3787.50	420.83	0.087	
13	51-57,60-66	11	24	50	1200.00	13200.00	1466.67	0.303	
14	58	1	25.25	50	1262.50	1262.50	140.28	0.029	
15	60-62	3	24	50	1200.00	3600.00	400.00	0.083	
16	60-69	10	24.75	50	1237.50	12375.00	1375.00	0.286	
17	100-105	6	23	51	1178.00	7068.00	782.00	0.162	
18	106-130	25	23.75	51	1212.25	30306.25	3384.58	0.695	
19	131-143	13	23.75	51	1212.25	15759.25	1727.78	0.359	
20	134-140	7	23.42	49	1167.58	8173.06	906.33	0.191	
21	141-147	7	23.42	39.75	931.50	6516.82	724.27	0.151	
22	148-154	7	23.42	44.375	1039.36	7274.84	808.33	0.167	
23	155-160	6	23.42	44.375	1039.36	6236.58	692.84	0.143	
24	161	1	23.42	44.375	1039.36	1039.36	115.47	0.024	
25	162-171,173-182	10	24.5	51	1260.50	12605.00	1400.00	0.291	
26	183-193,197,200	12	24.5	51	1260.50	15126.00	1680.00	0.344	
27	194-200	7	24.5	51	1260.50	8823.50	978.11	0.201	
28	201	1	24.5	51	1260.50	1260.50	140.28	0.029	
29	202,210	2	23.33	49	1197.25	2394.50	274.84	0.057	
30	203-209	7	24	49	1176.00	8232.00	914.67	0.189	
31	212,220	2	30	50	1500.00	3000.00	333.33	0.069	
32	213-218,221-246	13	28	50	1400.00	18200.00	2022.22	0.421	
33	219-246	28	27.22	50	1361.00	38068.00	4218.78	0.882	
34	247-250,252-266	15	24	48	1152.00	17280.00	1900.00	0.395	
35	251	1	21.52	48	1032.96	1032.96	115.81	0.024	
36	267-271	5	22	48	1056.00	5280.00	582.22	0.116	
37	272	1	27.5	51	1402.50	1402.50	155.83	0.032	
38	273-287	15	24.5	51	1260.50	18907.50	2098.50	0.438	
39	288-298	11	23.42	49	1167.58	12843.38	1414.81	0.291	
40	299-309	5	23.42	49	1167.58	5837.90	648.55	0.137	
41	311	1	27.5	48	1320.00	1320.00	146.67	0.030	
42	312-344	15	24.5	45	1102.50	16537.50	1827.50	0.380	
43	345-382	16	18	44	1012.00	16192.00	1799.11	0.372	
44	383-393	11	27	44	1188.00	13068.00	1452.00	0.303	
45	394-402	9	23	44	1012.00	9108.00	1010.00	0.211	
46	403	1	23	44	1012.00	1012.00	112.44	0.023	
TOTAL	246				84529.59	434466.78	48091.88	9.815	94.82

(B) COMMERCIAL

S.NO.	BOOTH	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQFT.	TOTAL AREA IN SQFT.	SQ.YD.	ACRE	%
1	1-16	16	12.83	45	977.3000	977.30	109.64	0.21
2	17	1	13.17	45	592.6500	592.65	65.85	0.01
TOTAL					1570.0000	1570.25	175.49	0.32

TOTAL SALEABLE AREA (RES+COMM)=16.32 ACRE (82446.11 SQYARD)  
 (C) SCHOOL AREA=884.00 SQYARD  
 (v) TOTAL SALEABLE AREA(A+B+C)=48028.11 sqyard(9.92 ACRE)

(vi) PARK AREA

PARK	L	B	AREA (SQFT)	AREA (SQYD)	ACRE	%
PARK-1	100	75	7500	833.33	0.1722	
PARK-2	121.5	138	15767	1861.00	0.3949	
PARK-3	93.25	102	9511.5	1058.83	0.2184	
PARK-4	65	53	3645.25	407.78	0.0860	
PARK-5	57	43	2439	276.67	0.0590	
TOTAL			37862.00	4244.61	0.8994	5.00

(vii) PUBLIC BUILDINGS

DESCRIPTION	No.	AREA (SQYD)	%
BUILTUP	23	3170.16	6.60 %
UNBUILT	190+17	26107.85	30.96 %
PARK	5	4220.94	5 %
S.T.P	1	300.00	0.36 %
WATER WORKS	1	107.56	0.13 %
SCHOOL (UNSOLD)	1	884.00	1.05 %
ROADS, PAVEMENTS, OPEN SPACE		31654.98	37.54 %
TOTAL %		84311.59	100 %

(viii) PARKING DETAIL

SPACE REQUIRED FOR PARKING  
 COMMERCIAL AREA=13.59 sqm; 2100=18.27 = 18 ECS  
 REQUIRED PARKING SPACE = 18x23 = 414 SQ YDS  
 PROVIDED PARKING SPACE = 2100x23=48300 SQ YDS = 22.91 ECS OR 23 ECS

(ix) DETAIL

S.NO.	DESCRIPTION	%	AREA IN ACRES
1	AREA UNDER PLOTS & BOOTHS	56.97	9.820
2	AREA UNDER PARKS	5.00	0.8800
3	AREA UNDER PUBLIC BUILDINGS	0.490	0.800
4	AREA UNDER PAVEMENTS, PARKING, ROADS & OPEN SPACE	37.540	6.54
TOTAL NET PLANNED AREA		100.00	17.42

PROPOSED LAYOUT PLAN FOR  
**"PALM CITY"**  
 RESIDENTIAL COLONY  
 SECTOR-127, SHIVALIK CITY,  
 NH-LANDRA-KHARAR ROAD  
 MOHALI(PUNJAB)

PROMOTERS:-  
 SHIWALIK PALM  
 S.C.O-22,SHIWALIK SHOPPING CENTRE  
 SECTOR-127, MOHALI

LEGEND:-

- 1. SCHEME BOUNDARY
- 2. ROADS
- 3. PARKS
- 4. PAVEMENTS

Municipal Engineer  
 Municipal Council  
 Kharar

Asstt. Municipal Engineer  
 Kharar

Executive Officer  
 Municipal Council  
 Kharar

OWNER:-  
 For SHIWALIK PALM  
 Kharar

ARCHITECT:-

NORTH

DATE :- 08-08-2017  
 DRAWING NO :- CPPA/LP/01  
 DEALT BY :- KAVITA  
 SCALE:- 1/4"=1'  
 TITLE:- LAYOUT PLAN  
**DHAM CONSULTANTS**  
 ARCHITECTS & PLANNERS,  
 OFFICE -1253, SECTOR 82,  
 MOHALI  
 PHONE NO.- 01722970917

BUILTUP AREA

DESCRIPTION	No.	AREA(SQYARD)	%
BUILTUP	23	3170.16	6.60 %

PROPERTY DESCRIPTION

DESCRIPTION	No.	AREA(SQYARD)	%
SOLD	156	21037.06	24.96 %
UNSOLD (RESI-COMM.)	190+17	26107.85	30.96 %
PARK	5	4220.94	5 %
S.T.P	1	300.00	0.36 %
WATER WORKS	1	107.56	0.13 %
SCHOOL (UNSOLD)	1	884.00	1.05 %
ROADS, PAVEMENTS, OPEN SPACE		31654.98	37.54 %
TOTAL %		84311.59	100 %

Layout technically examined & approved

Senior Town Planner  
 Patiala Region  
 Department of Local Government  
 Punjab

Competent Authority  
 Cmm-Regional Deputy, District  
 Local Govt. Patiala

## Regularization Certificate for an Unauthorized Colony

From

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

TO Sh Baljinder Singh # 220-A, Shivalik City, Kharar

No. ATP-DDLG-19/

Dated:

With reference to your applicant 137 dated 31.01.2019 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. Sh Baljinder Singh# 220-A, Shivalik City, Kharar.
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Palm City
4	Location (Village with H.B. No.)	SAS Nagar HB No.
5	Total Area of colony in Sqaure yards (Acres)	84311.59 sq.yds (17.41975 Acre)
6	Total Saleable Area in Sqaure Yards (Acres)	48028.11 Sq.yds (9.92311 Acres) (56.97%)
7	Area Under Common Purpose Square Yard (Acre)	36283.48 sq. yds (7.49658 Acres) (43.03 %)
8	Sold Area Square Yards (Acre)	21037.06 Sq.Yds. (4.3465 Acre ) (43.80%)
9	Saleable are still with the promoter Square yards (Acre)	26991.05 (5.57666 Acre) (56.20%)
10	No of plots saleable as per layout plan	364 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential and commercial
13	Year of establishment of the colony	Before 01-4-2013
14	Detail of Purchase	Attached as per Annexure "B"

s.

As per annexure-B attached.

15	Saleable area with % ages a) No. of residential plots b) No. of commercial plots.	26991.05 (5.57666 Acre) (56.20%) 347 plots 17 plots
16	Area under public purpose with % age	36283.48 sq yard
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) school	One 4220.94 Sq.yds nil Nil 300.00 Sq.yds 107.56 Sq.yds Nil 884.00 sq yard
18	Area under roads with % age	30770.98 sq yard

19	Width of approach road	45'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	35'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	ਜੀ-8 01/1147 ਮਿਤੀ 31/10/18 ਅਤੇ ਜੀ-8 ਨੰ: 16/1147 ਮਿਤੀ 19/12/18 ਅਤੇ 81/1242 ਮਿਤੀ 10/7/19
23	Fee/Charges received	9350000.00
24	In case of payment by cash	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

<b>Total Area</b>	<b>84311.59 sq.yds (17.41975 Acre)</b>
<b>Residential Area</b>	<b>83219.34 Sq.yds (17.1940785 Acres)</b>
<b>Commercial Area</b>	<b>1092.25 Sq.yds (0.225671 Acres)</b>

<b>Residential - A</b>		
Residential	=83219.34*6*3990/100 =	19922710.00
Commercial	=1092.25*6*8075/100 =	5,29,195.00
<b>Total Fee</b>		<b>20451905.00</b>
<b>Amount Fees @ 25%</b>		<b>5112976.00</b>
<b>Amount Paid</b>		<b>9350000.00</b>
<b>Balance Payable</b>		<b>11101905.00</b>

Payment Schedule of remaining Amount of Rs.11101905.00


Sr No.	Installments	Amount	Interest 12% Per Annum	Total Amount
1	1 <sup>st</sup> Installment Within 180 Days	3700635.00	666114.00	4366749.00
2	2 <sup>nd</sup> Installment Within 360 Days From the date of Approval	3700635.00	444076.00	4144711.00
3	3 <sup>rd</sup> Installment Within 540 Days From the date of Approval	3700635.00	222038.00	3922673.00
	<b>Total</b>	<b>11101905.00</b>	<b>1332228.00</b>	<b>12434133.00</b>

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC, Kharar informed vide letter no.137 dated 31.01.2019 & 1201 dated 25/9/2019 that by G-8 No 01/1147 Dated 31.10.2018 & G-8 No.16/1147 Dated 19/12/18 & 81/1242 dated 10.07.2019 (Total Amount of Rs. 9350000.00) promoter has deposited 25% of Composition fees 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 be liable to be cancelled.

4. This Regularization Certificate is granted subject to the decision c.w.p. 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 maintainance 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/ 206**

**Dated 26/09/2019**

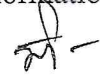
A copy of the above is forwarded to the Executive Officer, Municipal Nagar Council, Kharar with the direction a seprate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic services 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.

  
**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.



**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.



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