

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

TO

Smt. Satnam Kaur Chadha D/o Sh. Charanjeev Singh
R/o House No. 1059, Phase-V,
SAS Nagar (Mohali)

No. ATP-DDLG-20/

Dated:

With reference to your offline applicant No. 10 dated 24-02-2020 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, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018

1	Name of the Promoter(s)/Individual(s), Company, Firm	Smt. Satnam Kaur D/O Sh. Charanjeev Singh, R/o House No. 1059, Phase-V, SAS Nagar (Mohali)
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	S.K. City Village Khanpur Kharar
4	Location (Village with H.B. No.)	H.B. 183 ... Village Khanpur (MC Kharar)
5	Total Area of colony in Sqaure yards (Acres)	6473.83 sq.yd (1.33 Acre)
6	Total Saleable Area in Sqaure Yards (Acres)	3360 Sq.yd (0.69 Acre) (51.90%)
7	Area Under Common Purpose Square Yds (Acre)	3113.83 sq.yd. (0.64 Acr) (48.10%)
8	Sold Area Square Yards (Acre)	1045 Sq.yd (0.22 Acre) (31.10%)
9	Saleable are still with the promoter Square yards (Acre)	2315 sq.yd. (0.48 Acr) (68.90%)
10	No of plots saleable as per layout plan	32 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential
13	Year of establishment of the colony	Before 18.03.2018
14	Detail of Purchase	Attached 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 % ages No. of residential plots	3360 Sq.yd (0.69 Acre) (51.90%) 32 Plots
16	Area under public purpose with % age	3113.83 sq.yd. (0.64 Acr) (48.10%)
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) Any other public use	1 Park Area 326.39 sq.yd NIL Nil 150.38 sq.yd. 100 sq.yd. Nil NIL

18	Area under roads with % age	2387.06 sq.yd. 36.88%
19	Width of approach road	40'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	30'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	MP/1503/2019-20/001412 dated 30-10-2019, MP/1503/2019-20/003084 dated 28-01-2020, MP/1503/2020- 21/004460 dated 17-06-2020
23	Fee/Charges received	Rs.6,15,000/- Rs.5,00,000/- Rs.11,00,000/- Total:Rs.22,15,000/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area 6473.83 sq yard (1.33 acres)

PF Charges

PF (Residential) 6473.83 / 4840 x 225000.00 = 3,00,953.00
5% UDC (300953 x 5%) = 15,048.00
Total PF = 3,16,001.00
PF Paid = 3,16,001.00

CLU Charges

CLU (Residential) 6473.83 / 4840 x 600000 = 8,02,541.00
5% UDC (501588 x 5%) = 40,127.00
Total CLU= =8,42,668.00
CLU Paid =8,42,668.00

EDC Charges

EDC (Residential) 6473.83 / 4840 x 2250000 = 30,09,528.00
5% UDC (3009528 x 5%) = 1,50,476.00
Total EDC = 31,60,004.00
15% of EDC = 4,74,001.00
EDC Paid = 9,26,771.00
Pending 85% EDC amount = 22,33,233.00

SIF

SIF (316001+84,26,68+3160004)= 43,18,673 x 3% = 1,29,560.00
SIF Paid = 1,29,560.00

Payment Schedule of remaining Amount = 22,33,233/-

The balance amount of EDC amounting to Rs. 22,33,233/- 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	223324	111662	334986
2.		IIInd	223324	100496	323820
3.		IIIInd	223324	89330	312654

4		IVth	223323	78163	301486
5.		Vth	223323	66997	290320
6		VIth	223323	55831	279154
7.		VIIth	223323	44665	267988
8.		VIIIth	223323	33499	256822
9.		IXth	223323	22333	245656
10.		Xth	223323	11166	234489
	Total		2233233	614142	2847375

Note:-

1. No separate notice shall be issued for the payment of installments.
1. Executive officer, MC, Kharar vide letter No. 757 dated 19-06-2020 (MP/1503/2019-20/001412 dated 30-10-2019 Rs.6,15,000/-, MP/1503/2019-20/003084 dated 28-01-2020 Rs.5,00,000/-, MP/1503/2020-21/004460 dated 17-06-2020 Rs.11,00,000/-) had informed to this office that 100% PF/UDC, CLU/UDC, SIF and 15% deposited EDC/UDC charges (The total amount Rs. 21,15,000/-) has 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.
2. If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
3. This Regularization Certificate is granted subject to the decision CWP No.4018 of (Gurdeep kaur vs state of Punjab & others) pending in the Hon"ble High Court.
4. 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.
5. 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.
6. 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 maintenance 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.
7. 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.
8. The Building Plan of the Colony will be sanctioned by the MC, Kharar as per Building Bye-Laws.
9. 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. ATP-DDLG-20/ 82

Dated 15/07/2020

A copy of the above is forwarded to the Executive Officer, Municipal 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. ATP-DDLG-20/

Dated

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

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

Endst. No. ATP-DDLG-20/

Dated

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

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

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

DETAIL OF AREA :

TOTAL LAND AREA = 58,264.50 SQ.FT.
= 6,473.83 SQ. YDS. = 1.33 ACRES
AREA UNDER PLOTS = 30,240.00 SQ.FT.
= 3,360.00 SQ. YDS. (51.90%)
AREA UNDER ROADS = 21,483.48 SQ.FT.
= 2,387.06 SQ. YDS. (36.88%)
AREA UNDER PARKS = 2,937.57 SQ.FT.
= 326.39 SQ. YDS. (5.04%)
AREA UNDER S.T.P. = 1,353.45 SQ.FT.
= 150.38 SQ. YDS. (2.32%)
AREA UNDER WATER WORKS = 900.00 SQ.FT.
= 100.00 SQ. YDS. (1.55%)
AREA UNDER VACANT LAND = 1350.00 SQ.FT.
= 150.00 SQ. YDS. (2.31%)
AREA UNDER SOLD PLOTS = 9,405.00 SQ.FT.
= 1,045.00 SQ. YDS. (31.10%)
AREA UNDER UNSOLD PLOTS = 20,835.00 SQ.FT.
= 2,315.00 SQ. YDS (68.90%)

RESIDENTIAL PLOTS

P. NO.	SIZE	AREA	NO. OF PLOTS	TOTAL AREA	
01	25'-0"X45'-0"	125.00 SQ.YDS.	01	125.00 SQ.YDS.	
02 TO 04	23'-0"X45'-0"	115.00 SQ.YDS.	03	345.00 SQ.YDS.	
05 TO 08	20'-0"X45'-0"	100.00 SQ.YDS.	04	400.00 SQ.YDS.	
09 TO 10	24'-0"X45'-0"	120.00 SQ.YDS.	02	240.00 SQ.YDS.	
11 TO 18	20'-0"X45'-0"	100.00 SQ.YDS.	08	800.00 SQ.YDS.	
19 TO 20	25'-0"X45'-0"	125.00 SQ.YDS.	02	250.00 SQ.YDS.	
21 TO 25	20'-0"X45'-0"	100.00 SQ.YDS.	05	500.00 SQ.YDS.	
26 TO 32	20'-0"X45'-0"	100.00 SQ.YDS.	07	700.00 SQ.YDS.	
TOTAL				32	3,360.00 SQ.YDS.

Executive Officer
Municipal Council,
Kharar

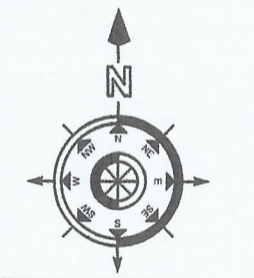
Municipal Engineer
Municipal Council
Kharar

Building Inspector
Municipal Council, Kharar

Draftsman
Municipal Council, Kharar

DETAIL OF PLOTS :

TOTAL NO. OF PLOTS = 32
NO. OF SOLD PLOTS = 10



TITLE - LAYOUT PLAN

SOLD AREA SHOWN AS :

GREEN AREA SHOWN AS :

S.T.P. SHOWN AS :

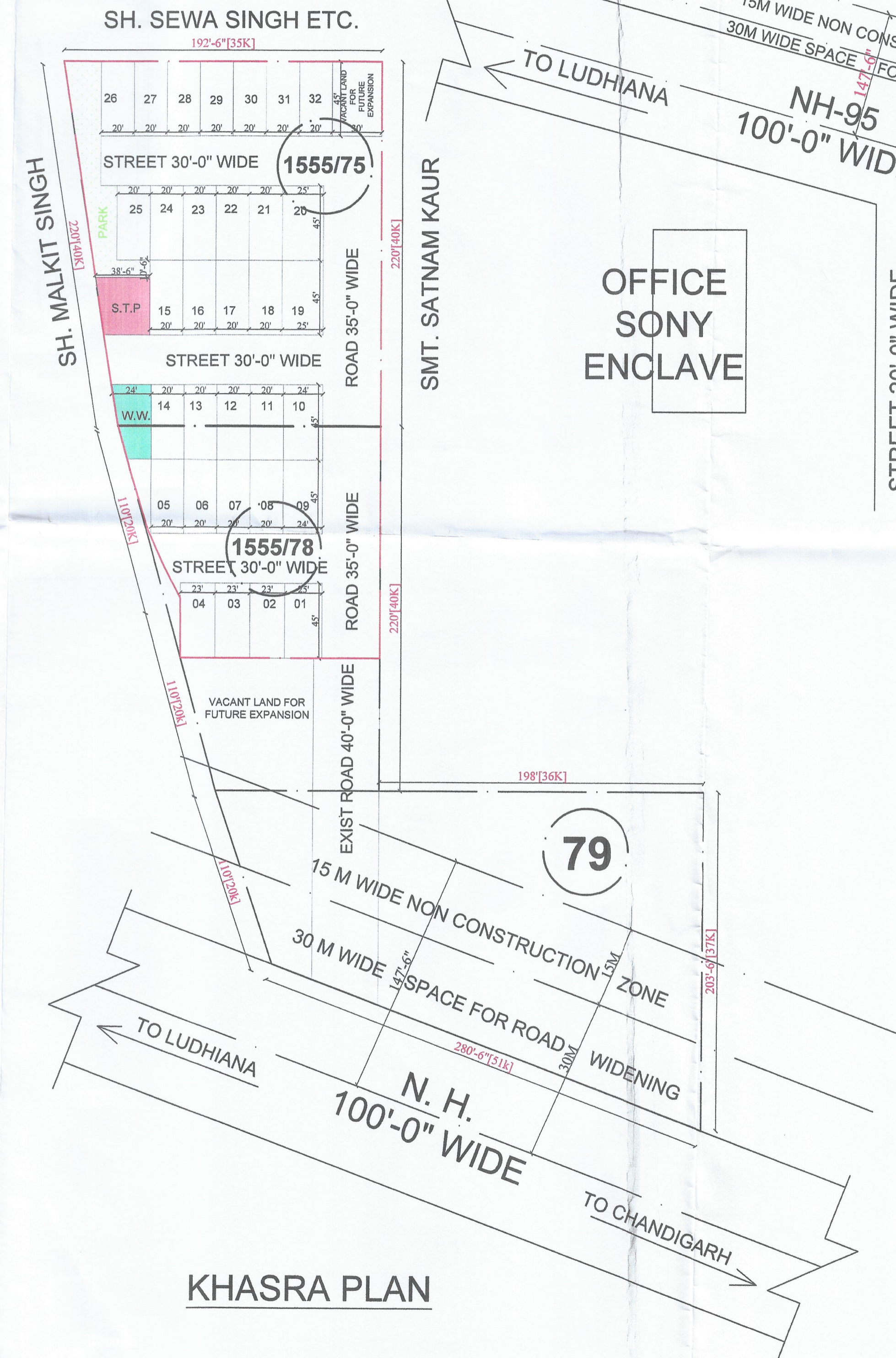
WATER WORKS SHOWN AS :

Satnam Kaur
OWNER

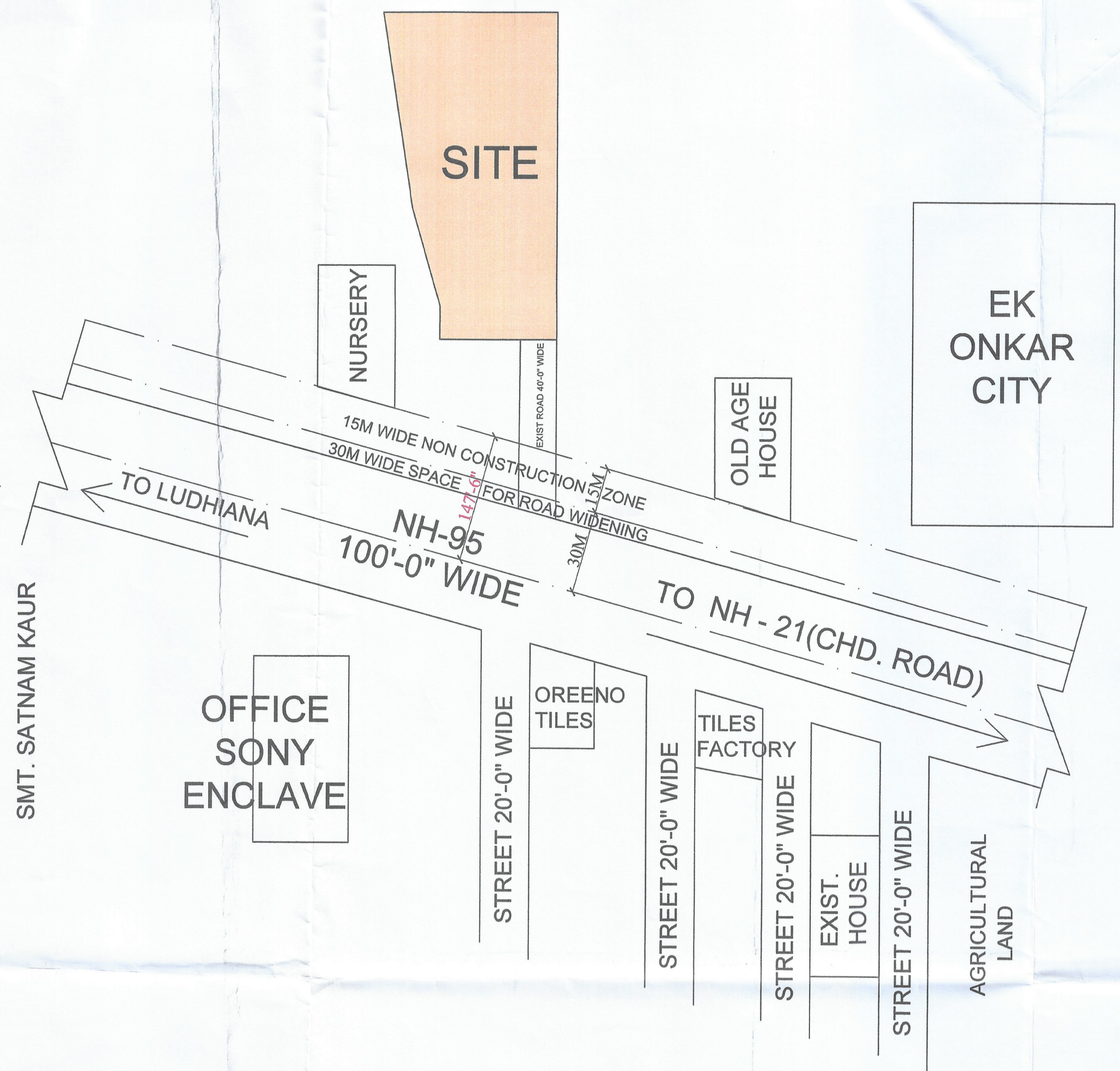
Ar. Harpreet Kaur
B.Arch, A.I.I.A., M.C.A.A
Approved Valuer & Architect
Reg. No. CA/2007/40704
Valuer Regn. No. A-19899
Mobile : 093160-19368
ARCHITECT



LAYOUT PLAN



KHASRA PLAN



LOCATION PLAN

Layang is as per policy provisions so approved

Amarpreet Kaur
Town Planner
Deptt. of Local Government, Punjab

Competent Authority-Cum-
Regional Deputy Director,
Local Govt. Patiala.