

ਦਫਤਰ ਨੰਬਰ 1353
 ਫਾਇਲ ਨੰ. 1353
 ਮਿਤੀ 8/10/2020

Regularized Unauthorized Colony Certificate Provisional Certificate

From

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

A.M.E. Sh. Amit Kumar
 7/10/20
 H. up. unit. U. unit
 8/10

To

Promoter 1. Didar Singh S/o Sh. Prem Singh & 2. Kartar Singh S/o Sh. Jagir Singh Self & (Through Consent to Didar Singh) Consent From:- 1. Gurdev Singh S/ Sh. Jagir Singh, 2. Mohinder Singh S/o Sh. Jagir Singh, 3. Kartar Singh S/o Sh. Jagir Singh, 4. Gaganpreet Singh S/o Sh. Gurdev Singh (Virasat Intkal of Gurdev Singh) 5. Manjit Kaur W/o Bhupinder Singh, 6. Charan Kaur D/o Prem Singh, 7. Harnek Singh S/o Prem Singh, 8. Jagtar Singh S/o Harbans Singh, 9. Avtar Singh S/o Harbans Singh, 10. Kanwaljit Kaur W/o Sh. Gujjan Singh, 11. Satwant Kaur W/o Manjit Singh R/o Jandpur Tehsil Kharar District S.A.S. Nagar.

No. SA-1-DDLG-20/

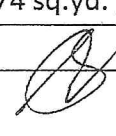
Dated:

With reference to your offline applicant No. 40 dated 03.07.2020 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 of para no. 9(B), the committee members held a meeting on dated 07-07-2020 regarding regularization of unauthorized colony. In meeting, file of Sukh City, Kharar, is discussed. After discussions and removing all discrepancies. Collective report and minutes of meeting are put up by the concerned committee members. 1. Executive Officer, Sh. Sangeet Kumar, 2. Town Planner Smt. Amarpreet Kaur Ball, 3. Tehsildar/Naib Sh. Puneet Bansal, 4. Superintending Engineer Sh. Kuldeep Verma, 5. Fire Officer Sh. Mohan Lal Verma. After following all legal procedures Provisional Regularization Certificate is being issued.

1	Name of the Promoter(s)/Individual(s), Company, Firm	Promoter 1. Didar Singh S/o Sh. Prem Singh & 2. Kartar Singh S/o Sh. Jagir Singh Self & (Through Consent to Didar Singh) Consent From:- 1. Gurdev Singh S/ Sh. Jagir Singh, 2. Mohinder Singh S/o Sh. Jagir Singh, 3. Kartar Singh S/o Sh. Jagir Singh, 4. Gaganpreet Singh S/o Sh. Gurdev Singh (Virasat Intkal of Gurdev Singh) 5. Manjit Kaur W/o Bhupinder Singh, 6. Charan Kaur D/o Prem Singh, 7. Harnek Singh S/o Prem Singh, 8. Jagtar Singh S/o Harbans Singh, 9. Avtar Singh S/o Harbans Singh, 10. Kanwaljit Kaur W/o Sh. Gujjan Singh, 11. Satwant Kaur W/o Manjit Singh R/o Jandpur Tehsil Kharar District S.A.S. Nagar.
2	Father's name (In case of Individuals)	-
3	Name of Colony (If any)	Sukh City, Kharar
4	Location (Village with H.B. No.)	H.B-28 Jandpur Kharar, Distt. SAS Nagar
5	Total Area of colony in Sqaure yards (Acres) Road Widening area After Road Widening area	59229 sq.yd. (12.237 acre) 9242.33 Sq. Yd. (1.909 Acre) 49986.67 Sq. Yd. (10.327 Acre)
6	Total Saleable Area in Sqaure Yards (Acres) Saleable residential Saleable commercial	33249.49 sq.yd (6.869 acre) (56.13%) 26359.32 sq.yd (5.446 acre) (44.50%) 6890.17 sq.yd (1.423 acre) (11.63%)

7	Area Under Common Purpose Square Yds (Acre)	16737.18 sq.yd (3.458 acre) (43.87%)
8	Sold Area Square Yards (Acre)	13454.03 Sq.yd (2.779 Acre) (40.46%)
9	Saleable are still with the promoter Square yards (Acre)	19795.46 Sq.yd (4.089 Acre) (59.54.60%)
10	No of plots saleable as per layout plan Residential = 262 Commercial = 127	389 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential / commercial
13	Year of establishment of the colony	Before 31.03.2013
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 /commercial plots	33249.49 sq.yd (6.869 acre) (56.13%) 26359.32 sq.yd (5.446 acre) (44.50%) 6890.17 sq.yd (1.423 acre) (11.63%) 389 Plot
16	Area under public purpose with % age	16737.18 sq.yd (3.458 acre) (43.87%)
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) Reserve land for future expn. g) Any other public use	Park Area 1816 sq.yd. _____ Nil 154.44 sq.yd. 100 sq.yd. _____ _____
18	Area under roads with %	14666.74 sq.yd. <u>40.37%</u>
19	Width of approach road	100'-0"
20	Width of internal roads (mention rang of width i.e. 30' etc.)	40'-0", 
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	Receipt No. 95/1147 Dated 15/2/2019, Receipt No. 739,740,741 /1147 Dated 03/10/2019 and Receipt No. 4153 Dated 40/05/2020 Rs.14,05,802/-
23	Fee/Charges received	14,05,802/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area	59229 sq.yd
Area under Road widening	9242.33 sq.yd
Net Area =	49986.67 Sq. Yards.
Residential Area	26359.32 sq.yd
Commercial Area	6890.17 sq.yd

Total Fees:

Residential Fee	52338.83 x 2% x 3958	41,43,142/-
Commercial fee	6890.17 x 2% x 8075	11,12,763/-

	Total	52,55,905/-
Amount Fees Paid @25%		13,13,977.00
Amount Paid 25%		14,05,802.00
Balance Payable		38,50,103.00

Payment Schedule of remaining Amount = 38,50,103.00

The balance amount of Rs. 38,50,103/- be paid in 3 equated bi-annual installments along with 12% 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.	Installments	Amount	Interest 12% Per Annum	Total Amount
1	1 st Installment Within 180 Days	1283368/-	231007/-	1514375/-
2	2 nd Installment Within 360 Days From the date of Approval	1283368/-	154005/-	1437373/-
3	3 rd Installment Within 540 Days From the date of Approval	1283367/-	77002/-	1360369/-
		3850103/-	462014/-	4312107/-

Note:-

- No separate notice shall be issued for the payment of installments.
- Executive officer, MC, Kharar vide letter No. 1025 dated 03/07/2020 and Letter no. 982 dated 28/07/2020 Receipt No. 95/1147 Dated 15/2/2019, Receipt No. 739,740,741 /1147 Dated 03/10/2019 and Receipt No. 4153 Dated 40/05/2020 Rs.14,05,802/- had informed to this office that 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.
- If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
- 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.
- 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.
- 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.
- 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 ,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.
- 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.
- 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.

11. This Provisional Certificate is issued subject to the decision of petition No. 34/2019 regarding Khasra No. 6//24/2,6//25 in the court of Assistant Collector Grade-1, Kharar and builder/applicant is bound to execute the decision of Hon'ble Court. If the decision of the court case comes against the builder then Competent Authority could pass the appropriate orders.

This certificate is issued on the basis of the documents produced 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 and penal action against the applicant shall be initiated.


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

Endst. No. ATP-DDLG-20/ 150.

Dated 10/09/2020

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a separate 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.

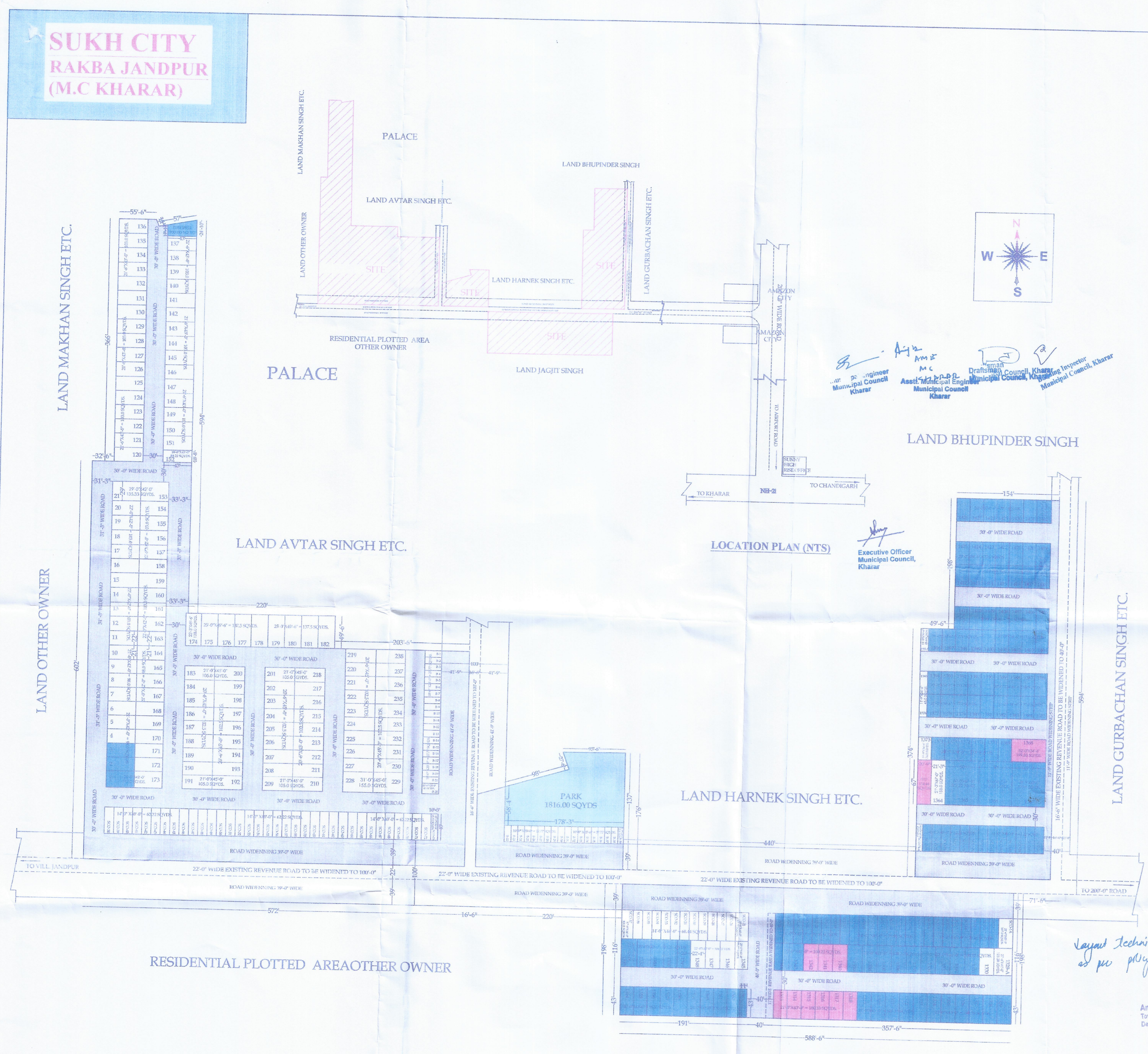
Endst. No. ATP-DDLG-20/

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.

**SUKH CITY
RAKBA JANDPUR
(M.C KHARAR)**



LOCATION PLAN (NTS)
Executive Officer
Municipal Council,
Kharar

AREA STATEMENT:-

TOTAL LAND AREA	= 59229.0 SQ.YDS
= 12.27 ACRE	
AREA LEFT FOR ROAD WIDENNING	= 9242.33 SQ.YDS
NET AREA (59229.00 - 9242.33)	= 49986.67 SQ.YDS
= 10.328 ACRE	
TOTAL SALEABLE AREA (RESL)	= 26359.32 SQ.YDS
= 44.50% (OF TOTAL LAND)	
TOTAL SALEABLE AREA (COMM)	= 6890.17 SQ.YDS
= 11.63% (OF TOTAL LAND)	
NET SALEABLE AREA = 26359.32 + 6890.17 = 33249.49 SQ.YDS	= 56.13% (OF TOTAL LAND)
WATERWORKS	= 100.00 SQ.YDS (1.7%)
STP	= 154.44 SQ.YDS (0.26%)
PARK	= 1816.00 SQ.YDS (3.07%)
(ROADS AREA + ROAD WIDENNING AREA)	= 2396.07 SQ.YDS (4.73%)
SOLD PLOT AREA (RESL)	= 10665.17 SQ.YDS
SOLD PLOT AREA (COMM)	= 2488.86 SQ.YDS
NET SOLD AREA	= 13154.03 SQ.YDS
= 46.46% (OF TOTAL SALEABLE AREA)	
SOLD BUILT UP PLOT AREA (RESL)	= 1202.19 SQ.YDS
= 3.62% (OF TOTAL SALEABLE AREA)	
TOTAL NO. OF PLOTS	= 389 NO.
RESIDENTIAL	= 262 NO.
COMMERCIAL	= 127 NO.
SOLD PLOTS - RESIDENTIAL	= 115 NO.
COMMERCIAL	= 37 NO.
UNSOLD PLOTS - RESIDENTIAL	= 147 NO.
COMMERCIAL	= 90 NO.
SOLD BUILT UP PLOTS - RESIDENTIAL	= 11 NO.
COMMERCIAL	= 0 NO.

LEGEND:-

- SOLD PLOT
- UNSOLD PLOT
- SOLD BUILT UP
- PARK
- TUBEWELL
- STP
- ROAD

RESIDENTIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQ.YDS	PLOT NO.	NO. OF PLOTS	TOTAL SQ.YDS
1	25'-0"X42'-0"	117.00	1	1	117.00
2	21'-0"X42'-0"	98.00	2 TO 10	9	882.00
3	22'-0"X42'-0"	103.00	11 TO 20	10	1030.00
4	29'-0"X42'-0"	135.33	21	1	135.33
5	21'-6"X43'-0"	103.00	120 TO 136	17	1751.00
6	21'-6"X43'-0"	103.00	137 TO 151	15	1545.00
7	22'-6"X43'-0"	89.22	152	1	89.22
8	29'-0"X42'-0"	135.33	153	1	135.33
9	22'-0"X42'-0"	103.00	154 TO 163	10	1030.00
10	21'-0"X42'-0"	98.00	164 TO 172	9	882.00
11	25'-0"X42'-0"	117.00	173	1	117.00
12	23'-3"X49'-6"	128.00	174	1	128.00
13	25'-0"X49'-6"	137.5	175 TO 182	8	1100.00
14	21'-0"X45'-0"	105.00	183	1	105.00
15	20'-6"X49'-0"	102.5	184 TO 190	7	717.5
16	21'-0"X45'-0"	105.00	191 TO 192	2	210.00
17	20'-6"X45'-0"	102.5	193 TO 199	7	717.5
18	21'-0"X45'-0"	105.00	200 TO 201	2	210.00
19	20'-6"X45'-0"	102.5	202 TO 208	7	717.5
20	21'-0"X45'-0"	105.00	209 TO 210	2	210.00
21	20'-6"X45'-0"	102.5	211 TO 217	7	717.5
22	21'-0"X45'-0"	105.00	218	1	105.00
23	20'-6"X45'-0"	102.5	219 TO 227	9	922.5
24	31'-0"X45'-0"	155.00	228 TO 229	2	310.00
25	20'-6"X45'-0"	102.5	230 TO 238	9	922.5
26	21'-0"X45'-0"	105.00	239 TO 238	16	1605.00
27	21'-0"X45'-0"	105.00	1529	1	105.00
28	27'-6"X41'-0"	125.28	1326-A	1	125.28
29	22'-0"X41'-0"	100.22	1380 TO 1344	15	1503.3
30	20'-0"X42'-0"	93.33	1345	1	93.33
31	22'-0"X42'-0"	104.22	1346 TO 1348	3	312.66
32	20'-0"X42'-0"	93.33	1349 TO 1352	4	373.32
33	24'-0"X42'-0"	112.00	1353	1	112.00
34	20'-0"X43'-0"	95.55	1354 TO 1362	9	859.95
35	11'-0"X43'-0"	52.55	1363	1	52.55
36	21'-3"X67'-0"	158.00	1364	1	158.00
37	50'-0"X67'-0"	372.22	1365 TO 1366	2	744.44
38	49'-9"X67'-0"	370.00	1367	1	370.00
39	52'-0"X34'-6"	199.33	1368	1	199.33
40	20'-0"X34'-6"	77.00	1369 TO 1374	6	462.00
41	19'-9"X34'-6"	76.00	1375	1	76.00
42	11'-9"X34'-6"	45.00	1376	1	45.00
43	20'-0"X34'-6"	77.00	1377 TO 1384	8	386.00
44	11'-9"X34'-6"	45.00	1385 TO	2	90.00
45	20'-0"X34'-6"	77.00	1386 TO 1410	15	1155.00
46	22'-3"X34'-6"	85.00	1411	1	85.00
47	20'-0"X34'-6"	77.00	1412 TO 1417	6	462.00
48	22'-3"X34'-6"	85.00	1418 TO 1419	2	170.00
49	20'-0"X34'-6"	77.00	1420 TO 1431	12	924.00
50	22'-3"X34'-6"	85.00	1432	1	85.00

COMMERCIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQ.YDS	PLOT NO.	NO. OF PLOTS	TOTAL SQ.YDS
1	21'-6"X45'-0"	107.5	SCO-1A	1	107.5
2	14'-0"X45'-0"	70.00	SCO-1 TO SCO-24	24	1680.0
3	20'-0"X44'-0"	97.77	SCO-25	1	97.77
4	14'-0"X44'-0"	68.44	SCO-26 TO SCO-32	11	752.84
5	17'-0"X44'-0"	83.11	SCO-33	1	83.11
6	14'-0"X40'-0"	62.22	SCO-34 TO SCO-37	35	2177.7
7	10'-3"X40'-0"	45.55	SCO-38	1	45.55
8	9'-9"X40'-0"	43.33	SCO-74-A	1	43.33
9	14'-0"X40'-0"	62.22	SCO-74 TO SCO-86	13	808.86
10	10'-0"X25'-0"	27.77	B-1 TO B-20	20	555.4
11	15'-0"X25'-0"	43.11	B-21	1	43.11
12	10'-0"X25'-0"	27.77	B-22 TO B-38	17	472.09
13	8'-3"X25'-0"	22.91	B-39	1	22.91

TOTAL = 127 6890.17

SOLD PLOT COMMERCIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQ.YDS	PLOT NO.	NO. OF PLOTS	TOTAL SQ.YDS
1	14'-0"X45'-0"	70.00	SCO-1 TO SCO-24	24	1680.0
2	14'-0"X40'-0"	62.22	SCO-38	13	808.86

TOTAL = 37 2488.86

FOR OFFICE USE:-

Draftsman
Municipal Council, Kharar

Building Inspector
Municipal Council, Kharar

DRG.-01 LAYOUT PLAN, LOCATION PLAN, SITE PLAN

ARCHITECTS:-

OWNER SIGN:-

SOLD PLOT RESIDENTIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQ.YDS	PLOT NO.	NO. OF PLOTS	TOTAL SQ.YDS
1	25'-0"X42'-0"	117.00	1	1	117.00
2	21'-0"X42'-0"	98.00	2 TO 3	2	196.00
3	21'-0"X45'-0"	100.33	1313 TO 1328	16	1605.28
4	21'-6"X45'-0"	103.00	1329	1	103.00
5	22'-0"X41'-0"	100.22	1330 TO 1344	15	1503.3
6	20'-0"X42'-0"	93.33	1349 TO 1352	4	373.32
7	24'-0"X42'-0"	112.00	1353	1	112.00
8	20'-0"X43'-0"	95.55	1354 TO 1362	9	859.95
9	11'-0"X43'-0"	52.55	1363	1	52.55
10	50'-0"X67'-0"	372.22	1365 TO 1366	2	744.44
11	49'-9"X67'-0"	370.00	1367	1	370.00
12	52'-0"X34'-6"	199.33	1368	1	199.33
13	20'-0"X34'-6"	77.00	1369 TO 1374	6	462.00
14	20'-0"X34'-6"	77.00	1377 TO 1384	8	386.00
15	20'-0"X34'-6"	77.00	1386 TO 1410	15	1155.00
16	22'-3"X34'-6"	85.00	1411	1	85.00
17	20'-0"X34'-6"	77.00	1412 TO 1417	6	462.00
18	22'-3"X34'-6"	85.00	1418 TO 1419	2	170.00
19	20'-0"X34'-6"	77.00	1420 TO 1431	12	924.00
20	22'-3"X34'-6"	85.00	1432	1	85.00

TOTAL = 115 10965.17

SOLD BUILT UP PLOT RESIDENTIAL AREA DETAIL

S.NO.	PLOT SIZE	AREA SQ.YDS	PLOT NO.	NO. OF PLOTS	TOTAL SQ.YDS
1	21'-0"X43'-0"	100.33	1313 TO 1316	4	601.98
2	22'-0"X41'-0"	100.22	1389 TO 1342	4	400.88
3	52'-0"X34'-6"	199.33	1368	1	199.33

TOTAL = 11 1202.19