


- 2) MC, Zirakpur vide G-8 No. 80/296 dated 15.02.2019 Rs.5,00,000/- and Receipt No. MP/1507/2019-20/000185 dated 25.09.2019 Rs.22,00,000/- (Total Amount Rs.27,00,000/-) had informed to this office that 100% of PF/UDC, CLU/UDC, SIF and 15% of EDC/UDC Charges 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 C.W.P. no. 4018 of 2012 (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 documents 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 date 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 sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
- 7) Condition for regularization of colony, (i) The area under roads, open spaces, parks and other utilities shall be transferred in the name of the 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 development/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 the 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, Zirakpur 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 the applicant is found false/ incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.


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

Endst. No. ATP-DDLG-19/

Date

A copy of the above is forwarded to the Executive officer, Municipal Council, Zirakpur 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. You are also directed to recover the entire balance amount (i.e. installments) as mentioned in above schedule from the concerned applicant from time to time at your own level.

-sd-

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

Endst. No. ATP-DDLG-19/

Date

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

-sd-

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

Endst. No. ATP-DDLG-19/

Date

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

-sd-

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

**Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Village Ramgarh
Bhuda, Zirakpur, Distt. SAS Nagar (Pb.)**

Through

**Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram, R/o 383, B-1, Nalagarh Road, Pinjore,
Sh. Mohit Jain S/o Sh. Pawan Kumar, R/o 193-B, Ward No. 1, Bareta, Distt. Mansa.**

**Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh, Village Barnala, Ambala City
Oak Dale, Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar.**

Annexure-A

S. No.	Name	Khasra No.	Consent	Date
1	Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Khewatdar Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar (Pb.)	31ਮਿਨ(3-0), 32ਮਿਨ(1-18), 34(4-0), 35(1-13), 36ਮਿਨ(1-0), 32ਮਿਨ(2-2), 33(4-0), 36ਮਿਨ(4-4), 939/873/615(0-2), 42ਮਿਨ(0-17), 43ਮਿਨ(1-3), 913/82/2(0-2), 1097/40(1-2), 1099/41(1-2), 38ਮਿਨ(1-0), 39ਮਿਨ(1-0), 1098/40ਮਿਨ(2-18), 1100/41(2-12), 31ਮਿਨ(1-0), 38ਮਿਨ(3-5), 39ਮਿਨ(3-0), 875/37ਮਿਨ(4-7), 912/82/1(0-2), 874/37(0-8), 873/615(0-6), 872/615(0-3), 913/82/1(0-2), 1056/617(0-6), 912/82/2(0-2), 939/873/615/2(0-6), 936/873/615(0-1), 937/873/615(0-6), 938/873/615(0-4), 1055/617(0-6), 42ਮਿਨ(1-17), 43ਮਿਨ(2-5), ਕਿਤੇ 36 ਰਕਬਾ 52 ਬਿੱਘੇ 1 ਬਿਸਵੇ ਦਾ 147/1041 ਹਿੱਸਾ ਬਕਦਰ 7 ਬਿੱਘਾ 7 ਬਿਸਵੇ	Y 860125	26.11.17
	Total Land	7 Bigha 7 Biswa		

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

**Sh. Subhash Chand & Sh. Narinder Kumar SS/o Sh. Balram, Village Ramgarh
Bhuda, Zirakpur, Distt. SAS Nagar (Pb.)**

Through

**Sh. Inder Raj Dhiman S/o Sh. Bhanga Ram, R/o 383, B-1, Nalagarh Road, Pinjore,
Sh. Mohit Jain S/o Sh. Pawan Kumar, R/o 193-B, Ward No. 1, Bareta, Distt. Mansa.**

**Sh. Sukhwinder Singh S/o Sh. Gurbachan Singh, Village Barnala, Ambala City
Oak Dale, Village Ramgarh Bhuda, Zirakpur, Distt. SAS Nagar.**

Annexure-B

S. No.	Name	Plot No.	Total Land in Sq. Yards	Agreement No.	Dated
1	Sh. Deepak Garg S/o Sh. Pawan Kumar Garg, R/o Near Agarsain Bhawan, Ward No. 10, Mansa	8, 9, 16	444.33	Y 860124	26.11.2017
2	Smt. . Pooja Garg W/o Sh. Jagdish Rai Garg, R/o House No. 151-A, Green City, Dhakoli, Zirakpur	2, 3, 17	444.33	Y 860126	27.11.2017
		Total	888.66 Sq. Yards		

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