

364

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(PUDA BHAWAN, SECTOR 62, S.A.S.NAGAR)
(Regulatory Branch)

Regularisation certificate for an un-authorised colony

To

M/S. Ubber buildcon Pvt.Ltd.,
3244, Sector 27-D,
Chandigarh.

No. 032(EDR)/31-7 Dt.

2-7-14

With reference to your application dated 31.12.13 the regularisation certificate for the colony, particulars of which are given below, is hereby issued under section 4 of "The Punjab Laws (Special Provision) Act, 2013.

- | | | |
|-------|---|----------------------------------|
| i) | Name of the promoter(s) (individual(s) Company, firm) | M/S. Ubber buildcon Pvt.Ltd. |
| ii) | Father's Name (in case of individuals) | Golden Palms |
| iii) | Name of Colony (if any) | Mubarakpur, H.B.No.357 |
| iv) | Location (village with H.B.No.) | 34.09 Acres |
| v) | Total area of colony in acres | 42.37% (Residential+ Commercial) |
| vi) | Area sold | 654 (Resi) & 33 (Comm.) |
| vii) | No. of Plots (as per STP report) | Residential & Commercial |
| viii) | Type of colony(Resi/Ind/Comm) | After 2007 |
| ix) | Year of establishment of colony | |
| x) | Detail of purchase of land as per registered sale deed and registered agreement to sell by the promoter as reported by SDM vide letter No. 197/SC, dt. 10.04.2014 | |
| xi) | No. Saleable area or with %age | 43.53% |
| | a) No. of residential plots | 138% |
| | b) No. of commercial plots/shops | Nil |
| | c) No. of industrial plots | 55.09% |
| xii) | Area under public purpose with %age | |
| xiii) | Public facilities provided in the colony, if any | |
| | a) No. of parks/open spaces with area | 2 |
| | b) No. of schools with area | Nil |
| | c) No. of community centre with area | 1 |
| | d) STP, water works and OHSR | Yes |
| | e) Dispensary/health centre | Nil |
| | f) Any other public use | Nil |
| xiv) | Width of approach road | 22'-0" |
| xv) | Width of internal roads | 35'-0", 45'-0" |
| xv) | Mode of payment received | "Instalments" |

Due Payment Schedule

Sr.No.	Instalments Due Date	Principal Amount	Interest	Total amount	Payment to be received	
					DD No. and date	Cash receipt no. & date
1.	02.09.2014	74,33,514/-	13,38,033/-	87,71,547/-		
2.	02.03.2015	74,33,514/-	8,92,022/-	83,25,536/-		
3.	02.09.2015	74,33,514/-	4,46,011/-	78,79,525/-		
		2,23,00,542/-	26,76,065/-	2,49,76,608/-		

Terms & Conditions

1. GMADA has no objection for transfer of plot/building and for obtaining electric connection, water supply & sewerage connection etc. of the applicant as per details mentioned above.
2. However, any new construction/alteration shall be undertaken after getting a building plan sanctioned in accordance with Puda Building rules as amended from time to time.
3. In case of any deficiency in regularisation charges, the applicant shall be liable to pay the same within 15 days from the issue of demand notice.
4. The applicant is fully responsible for any mis representation of his/her application, Regularization Certificate is issue on the basis of information given by the applicant in the application and on the basis of verification of para-6 of the Revenue Deptt.
5. The NOC should not be used for the proof of ownership.
6. The applicant is bound to comply with the conditions laid down as per master plan and as per STP's letter no. 1443, dt.25.03.2014 and also submit the fresh layout plan for approval.
7. As per Notified Master Plan of Derabassi, Mubarakpur- Haibatpur Road has been proposed to 128'-0" (39 mts.) wide with 15mt.Green Buffer Zone. The promoter shall be liable to leave 53'-0" from his side for road widening. The proposed road of 60 meter (PR-10) passes through the colony. The promoter shall be liable to leave 197'-0" from his land wide with 15mt.Green Buffer Zone. The Promoter shall be liable not to sale any plot fall in the area under road. It shall be also marked on the layout plan.
8. The applicant is bound to get the zoning plan approved from the competent Authority after the approval of fresh layout plan before execution of any works at site.
9. In case breach of any above mentioned terms & conditions, the NOC is automatically stands cancelled.

E.O.(R)

for Chief Administrator,
GMADA, SAS Nagar.

Note: This certificate is subject to the verification of the information and the bank draft submitted by the applicant, if any information provided by the applicant is found false/incorrect at any stage, the regularisation of the plot/colony shall stand withdrawn and penal action against the applicant shall be initiated.

Endst. No. GMADA/D.E.(R)/E.O.(R)/2014/

Dt.

Copy of the above is forwarded to the following:-

1. Sr. Town Planner, SAS Nagar.
2. Sr. Assistant (Accounts), Licensing Branch, GMADA, S.A.S.Nagar for information.
3. Distt. Town Planner, S.A.S.Nagar follow up regarding further payment
4. S.D.M., Derabassi

E.O.(R)

for Chief Administrator,
GMADA, SAS Nagar.

Scanned by CamScanner