

ER. HARISH CHAND JINDAL

S-10, Agrasen Tower, Central Spine, Vidhyadhar Nagar, Sector-2, Jaipur (Raj.)

Email: harishchandjindal@gmail.com

Govt. Registered Valuer

Phone No. 9549427999, 9799137080

Regd. No. Valuer/CAT-1/334/2022-23/7993

Chartered Engineer No. AM090413-1

Ref. No. HCJ/CERTIFICATE/2025-26/30

Date: 13.06.2025

COMPLETION CERTIFICATE OF RESIDENTIAL SCHEME

SCHEME NAME: - "GREEN VIHAR PHASE-I"

DEVELOPER NAME: - SANJEEVNI BUILDHOME

RERA Registration No. RAJ/P/2024/3344

**ADDRESS OF THE SCHEME: - KHASRA NO. 795/504, SITUATED AT VILLAGE KOT JEWAR,
TEHSIL MOJMABAAD, DISTRICT JAIPUR (RAJASTHAN)-303338**

INTRODUCTION: -

The “**GREEN VIHAR PHASE-I**” is a residential scheme located at **KHASRA NO. 799467 SITUATED AT VILLAGE KOTJEWAR, TEHSIL MOJMABAAD, JAIPUR (RAJ.)** The scheme is proposed over a land area is **9815.57 Sq. Yds.** The area distribution of the land use & The area analysis of the scheme is as follows:

S. No.	Land Use	Area	Percentage (%)
1.	Residential	4225.95 Sq. Yds.	43.05 %
2.	Park	491.92 Sq. Yds.	05.01 %
3.	Road	5097.70 Sq. Yds.	51.94 %
SCHEME AREA		9815.57 Sq. Yds.	100.00%

TOWNSHIP POLICY 2010:

GUIDELINES FOR APPROVAL/COMPLETION OF INTERNAL DEVELOPMENT WORKS.

- In order to ensure quality development certain norms as mentioned below are being laid down. It is necessary that the developer should submit along with application for approval the following details:
 - (i) Layout plan showing details of area to be utilized under plots, built up space, roads, open space for park, garden and play ground and other public utility and amenities, services, and facilities.
 - (ii) Details of nearby development (at least in the vicinity of 100 meters) along with its superimposition on sector plan.
 - (iii) Details of internal development works as per specifications mentioned below
 - (iv) Details of eco-friendly amenities provided;
 - (v) Plan showing HFL of major lakes, water body, if any
- In Residential Schemes and other schemes internal development works such as Construction of roads, laying of power line and Street lighting, Laying of Water lines, Development of Water Sources (Tube well), Ducting for road crossing, Construction and development of Parks and services area, Plantation along roads sides and parks shall be done by the developer only.
- Work for laying of sewer line, storm water drainage, overhead Water tanks shall be done by ULB at a combined level of various adjoining schemes for which necessary charges shall be paid by developer to the ULB as per details below:
 - (i) Laying of sewer lines - Rs.50/- Per Sq m. of total area.
 - (ii) Storm water drains - Rs. 40/- Per Sq m. of total area.
 - (iii) Construction of Overhead tanks (optional for ULB) - Rs. 50/- Per Sqm. of total area
 - I) The above amount is an average amount. However ULB may increase the charges Of above items based on actual cost of the work. The above amount shall be deposited along with EDC at the time of issue of Patta.
 - II) For ensuring internal development of the area , Patta/Lease Deed (Sale Permission) Of 12.5% of the saleable plots will be withheld by the ULB.
 - III) In case of plots for group housing of size more than 2 hectares, 5% area of plots (an independent plots with proper approach)shall be surrendered to the ULB for facilities. For plot size less then 5 acres, amount equivalent to 5% of the area calculated at residential reserve price of that area shall be deposited with ULB.
 - IV) In case of single patta FOR Group Housing land for Sector Commercial Shall not be surrendered to ULB.
- **Construction of Roads**
 - (i) All the internal road networks including draft sector plan / master plan roads within the scheme are to be developed by the developer. The sector roads are to be accommodated.
 - (ii) The internal roads should be minimum 9 meters wide where the length of the road is up to 100 meters and 12 meters wide where road length is more than 100 meters.
 - (iii) However, as far as possible no row of plots should be more than 200 mtrs in length accept the sector plan / zonal plan / main arterial roads having width 18 M & above.

The technical specifications for road construction shall be as follows:

S. No.	Row	Paved width	Berms with (both side)
1.	9meter	5.5 meter	1.5 meter
2.	12meter	5.5 meter	2.5 meter
3.	18meter	5.5 meter (2 lane)	2.5 meter
4.	24meter and above	2 lane each 7.5 meters with divider	2.5 meter

- **Power Supply and Street Lighting**

- a) The development of electrification, power network and power load requirement in any scheme shall be in accordance with the norms, rules & regulations of State electricity agency. After the completion of the electrification work, the developer shall handover the complete system to the concerned electricity distribution company.
- b) Street Lights – All the roads having above 18 meters width shall have divider as well as the street poles fixed on the divider having the provisions of underground cabling. Other roads will have streetlights on electric poles or single light poles erected on either side of the road. The distance between poles should not be more than 30 meters. The illumination levels of the roads shall be as per the standard of local electricity authority / National Building Code.

- **Water Supply**

All the water lines should be underground having a provision of providing connections to the plot. The Sizes of water pipe should be per PHED norms. The complete water supply shall be in accordance with the technical guidelines of the PHED. After the completion of the water supply scheme, the developers may handover the laid distribution and storage system to the PHED/ULB/private operator.

- **Sewerage & Drainage**

All the plots in the scheme should be well connected with the underground sewerage line with proper slope; the sewerage line should normally be located close to the boundary wall of the plots (within about 10 ft.) with a provision for connection of plots.

- **Horticulture & Plantation**

All roads should have plantation tree guards on both sides having minimum of 30 trees per acre of the gross area. Trees of 5 feet or more height should be planted. All the parks should be developed by the developer.

- **Rain water Harvesting and Water recycling**

Community rain water harvesting structures shall be constructed by developers. Similarly, water recycling shall be provided as per Building Regulations and water from all water outlets and drainages should be collected for recycling for gardening, washing etc. by the ULB.

Development Work:

Sl. No.	Heading	As per New Township Policy, 2010	Status	% Of Work Done
1	GSB & WMM (1st & 2nd layer)	Roads are to be constructed by the developer.	1 & 2 Layers complete	100%
	Interlocked paver block Grade M30, (3rd layer)	Roads are to be constructed by the developer.	3 Layers Complete	100%
2	Sewer Line	Lying of sewer line shall be done by ULB for which necessary charges shall be paid by the developer. Sewerage line is prescribed to be located close to the boundary wall of plots (within 10 ft.)	Complete	100%
3	Water supply First phase & Second phase	Construction of tube wells and lying of water pipelines.	Complete	100%
4	Electrification	Lying of power line and Street lighting shall be done by the developers.	Complete	100%
5	Drainage & Water harvesting	Storm Water drainage shall be constructed by the ULB for which necessary charges shall be paid by the developer & Rain water harvesting structures to accommodate collection of water for recycling and gardening, washing etc.	Complete	100%
6	Parks	To be taken up by the developers.	Complete	100%
7	Street light	Electric poles should be provided on the divider of 18m. Wide Road. Prescribed spacing between poles of 30m to be maintained. Internal roads to have street lights on either side of roads.	Complete	100%

8	Plantation	To be undertaken by the developer. There should be 30 trees/acre of the gross area. Minimum Height of trees should be 5ft. or more.	Complete	100%
9	Ducting	Laying of Ducts at road crossing shall be undertaken by the developer.	Complete	100%
10	Overall Development Works	Status of overall development of scheme calculated with weight-age given to different works as per Govt. order dated 01.12.09	Complete	100.00%

PROPOSED LAY OUT PLAN OF
"GREEN VIHAR"
 IN KHASRA NO. - 795/504
 AT VILLAGE - KOTJEWAR, TEH.- MOJMABAAD, JAIPUR.



अन्य प्रारंभिक चर्चा की समान प्रक्रिया की जाती है।

- [illegible]

सुपरीम कोर्टाच्या निर्णयाने

श्रीमानजी
'स्तावित ले आऊए एखान की सीमाएं'
मुताबिक राजस्व निकोई खसरा नमरा एखे
मोके अनुसार सुसंगत हें।
25/10/2019
2020-21 (गुज) इलाका
महाराज गीतमारा

सहस्रीलकर जिलाकाठमाडौं
जिला-जयपुर (राज.)

100 MAE CONSULTANCY PVT. LTD
107-112, Phase Three
100, Panchsheel Park West Quarter,
100, Kirti Khera, New
Delhi, 110016


खसरा मानचित्र

खसरा नं. :- 795/504

क्षेत्रफल :- 0.8207 HECT.

खेतियार का नाम :-

खसरा मानचित्र:-



795/504

योजना का नाम :-
"GREEN VIHAR"

AREA ANALYSIS :-			
S.No.	LAND USED	AREA IN (SQ.YRS.)	(%)
1	RESIDENTIAL	4225.95	43.05 %
2	PARK	491.92	05.01 %
3	ROAD	5097.70	51.94 %
		9815.57	100.00 %
SCHEME AREA		8207.00 SQ.MTR.	

खेतक मालिक :-

खेतक क्षेत्रफल :- $(A+B+C+D+E+F+G+H+I+J)$


दिमाना :-
1" = 50' FEET

दिशा सुचक



आवेदन :- जिलाधीश जयपुर

Consultant :-



Cad max
Consultancy (P) Ltd.
B-10/1, Sector 10, Phase 1, Gurgaon, Haryana
INDIA

COMPLETION CERTIFICATE

Name of the Chartered Engineer	: Mr. Harish Chand Jindal
Name of the Scheme	: “ GREEN VIHAR PHASE-I ” Residential Scheme
Address of Scheme / Colony	: Khasra No. 795/504, Situated at Village Kot Jewar, Tehsil Mojmabaad, District Jaipur (Rajasthan)-303338
Area of scheme	: 9815.57 Sq. Yds.
Scheme Inspection on Dated	: 12/06/2025
Date of issue of completion certificate	: 13/06/2025

Summary of development works completed by the developer till the date of inspections is given in the following heads: -

A. Road work

Status of work:

GSB & WMM (1st & 2nd Layer): 100% Completed

B.T. Road (3rd Layer): 100% Completed

B. Sewer Line

Status of work: 100% Compete.

C. Water Supply

Status of work: 100% Competed

D. Electrification

Status of work: 100% Completed.

E. Drainage & Water Harvesting

Status of work: 100% Completed

F. Development of Parks

Status of work: 100% Completed

G. Street Lighting

Status of work: 100% Completed

H. Plantation

Status of work: 100% Completed

I. Ducting

Status of work: 100% Completed

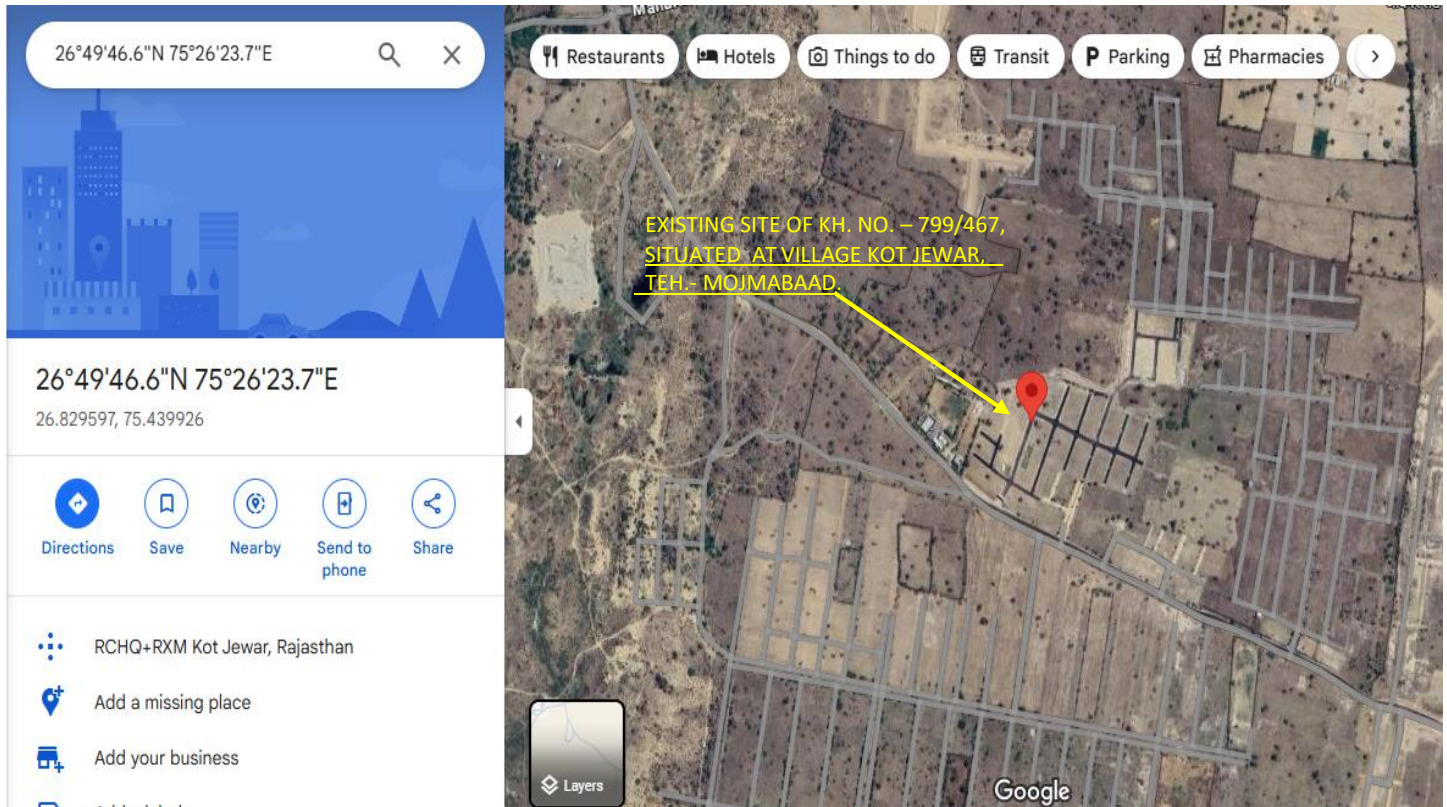
PHOTOGRAPHS OF THE SCHEME







SATELLITE LOCATION OF THE SCHEME



The Institution of Engineers (India)

012323

AM090413-1



By virtue of Professional training, experience and Corporate Membership of this Institution

HARISH CHAND JINDAL

is hereby authorised to use the style and title of

Chartered Engineer [India]

Dated this **Eighteenth**

day of

February

2003

A handwritten signature in dark ink, appearing to be "D. S. S. S.", is written over a faint, circular embossed stamp. The stamp contains text that is mostly illegible but seems to include "President" and "Institution of Engineers (India)".