

# **COMPLETION CERTIFICATE**

of Development Works in

## **BHUMIJA ALANKAR RESIDENTIAL SCHEME**

IN KHASRA NO. 273 (PART), 274/1221, AT VILLAGE SIWAR, TEHSIL  
JAIPUR, DISTRICT JAIPUR (RAJASTHAN)

DEVELOPER NAME: - M/S BHUMIJA EMPIRE LLP



**KRASSOCIATE (ER. RAHUL KUMAR)**  
**Chartered Engineer (Civil) & Approved Valuer**  
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## 1. INTRODUCTION

The “**BHUMIJA ALANKAR**” is a Residential Plotted Development Project Located at Khasra No. 273 (Part), 274/1221, at Village Siwar, Tehsil Jaipur, District Jaipur (Rajasthan). It falls in Zone 12 of JDA Planning Zone. The scheme is proposed over a land area is 22297.12 Sqm. Total area as per 90A (Khasra No 273 Part, 3922 Sq. Mtr + Khasra No 274/1221 = 19349 Sq. Mtr.) Developer Have Submitted File for Registration 22297.12 Sq. Mtr. Remaining Area 973.88 Sq. Mtr. Area Land Lose as per Revenue Sheet mention in JDA Map. As per Township Policy 2010, 06 Plots (Plot No. 5,6,15,16,27 and 28) having total area of 1492.06 Sqm. equaling to 12.5% have been kept mortgage by JDA. These plots would be released after the Internal development work of project will be completed. The area distribution of the land use & The area analysis of the scheme is as follows:

S. No.	Land Use	Area (In Sqm.)	Percentage (%)
1.	Residential	10520.84	47.19%
2.	Commercial	1023.45	04.59%
3.	Retail Commercial	306.20	01.37%
<b>A. SUB TOTAL (1+2+3)</b>		<b>11850.49</b>	<b>53.15%</b>
4.	Park	1311.04	5.88%
5.	Zonal Road (Facility area-1 and EWS LIG)	4089.81	18.34%
6.	Facility Area-2	392.20	01.76%
7.	Public Utility Area	13.50	0.06%
8.	SWM	50.00	0.22%
9.	Mobile Tower	10.00	0.05%
10.	Road	4580.08	20.54%
<b>B. SUB TOTAL (4 To 10)</b>		<b>10446.63</b>	<b>46.85%</b>
<b>SCHEME AREA (A+B)</b>		<b>22297.12</b>	<b>100.00%</b>
1.	JDA Approved Scheme Shyam Vatika Phase-II Future Extension Area	3922.00	
2.	Land Loss as Per Revenue Sheet	973.88 Sqm.	
<b>TOTAL AREA OF ALLOTTED LAND FOR PROPOSED SCHEME</b>		<b>19349.00 SQM. (1.9349 Hectare)</b>	





## 2. BRIEF DESCRIPTION OF THE TOWNSHIP POLICY:

The scheme is categorized as residential / Commercial township which is envisaged under the Rajasthan Township Policy, 2010. The guidelines for approval / completion of internal development works as per the policy are as follow:

- 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 / Commercial 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
- **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



- a) Level and the specifications shall be finalized by the ULB keeping the specifications laid down by IRC.
- b) Gradient shall be as per Indian Road Congress / CRRI.
- c) Granular Sub-base (200mm compacted)
- d) 1st layer WBM/WMM Base (230mm compacted)
- e) 2nd layer Sand Bed (20-30mm compacted)
- f) 3rd layer Interlocked paver block (60-70mm Grade M30)

- **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.

- **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





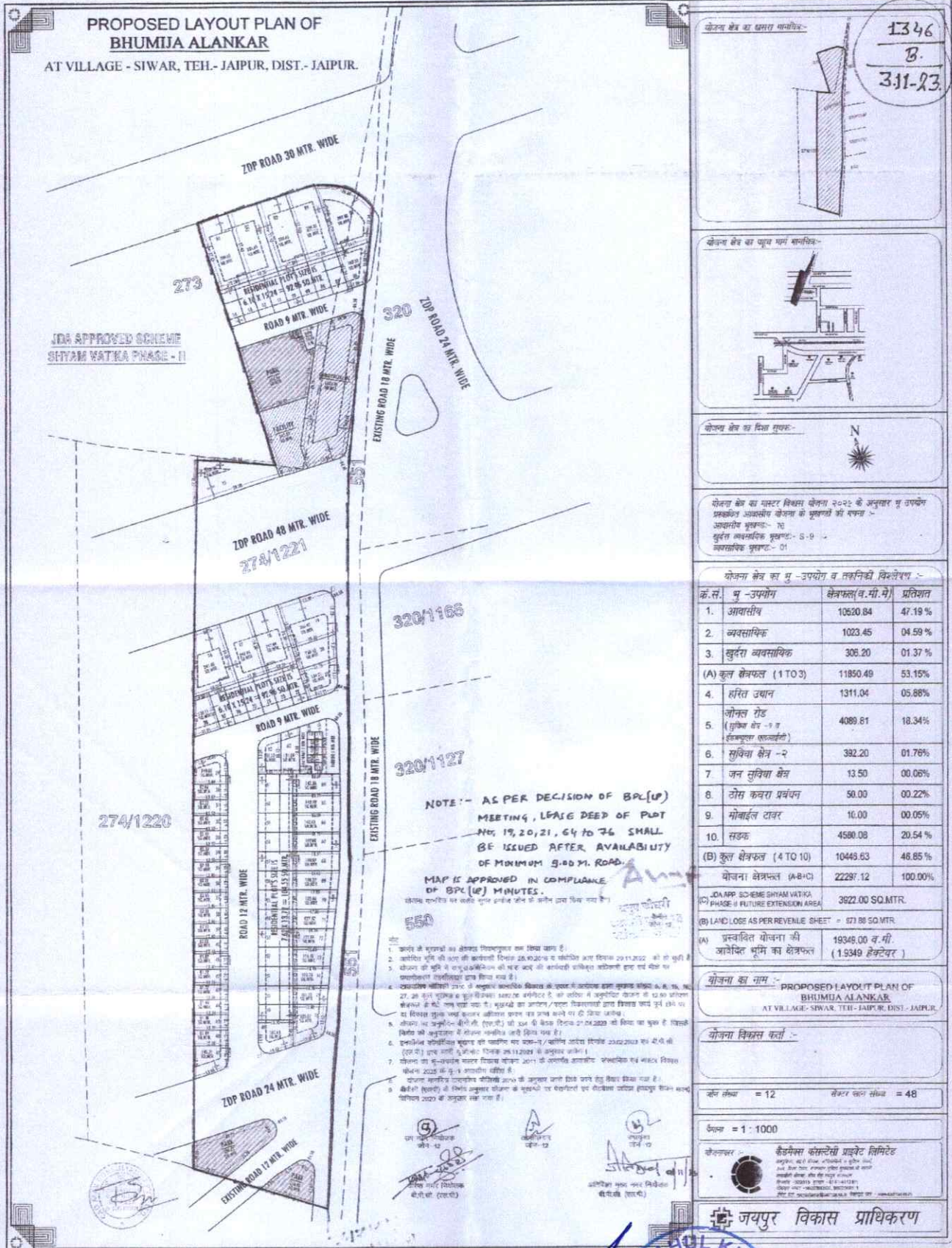
### 3.) DEVELOPMENT WORK IN "BHUMIJA ALANKAR" RESIDENTIAL SCHEME

S. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1 <sup>st</sup> & 2 <sup>nd</sup> layer)	1 & 2 Layers complete	100%
	Interlocked paver block (3rd Layer)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply First phase (Construction of tube wells and lying of water pipelines)	Completed	100%
	Water supply Second phase (Construction of overhead tank and underground storage tank)	Completed	100%
4	Electrification	Completed	100%
5	Drainage & Water harvesting work	Completed	100%
6	Parks & facilities development	Completed	100%
7	Street light	Completed	100%
8	Tree plantation work	Completed	100%
9	Service duct pipe line in roads	Completed	100%
OVER ALL DEVELOPMENT WORK DONE IN PERCENTAGE			100.0%



## 4.) SCHEME PLAN OF "BHUMIJA ALANKAR" RESIDENTIAL SCHEME

1135837

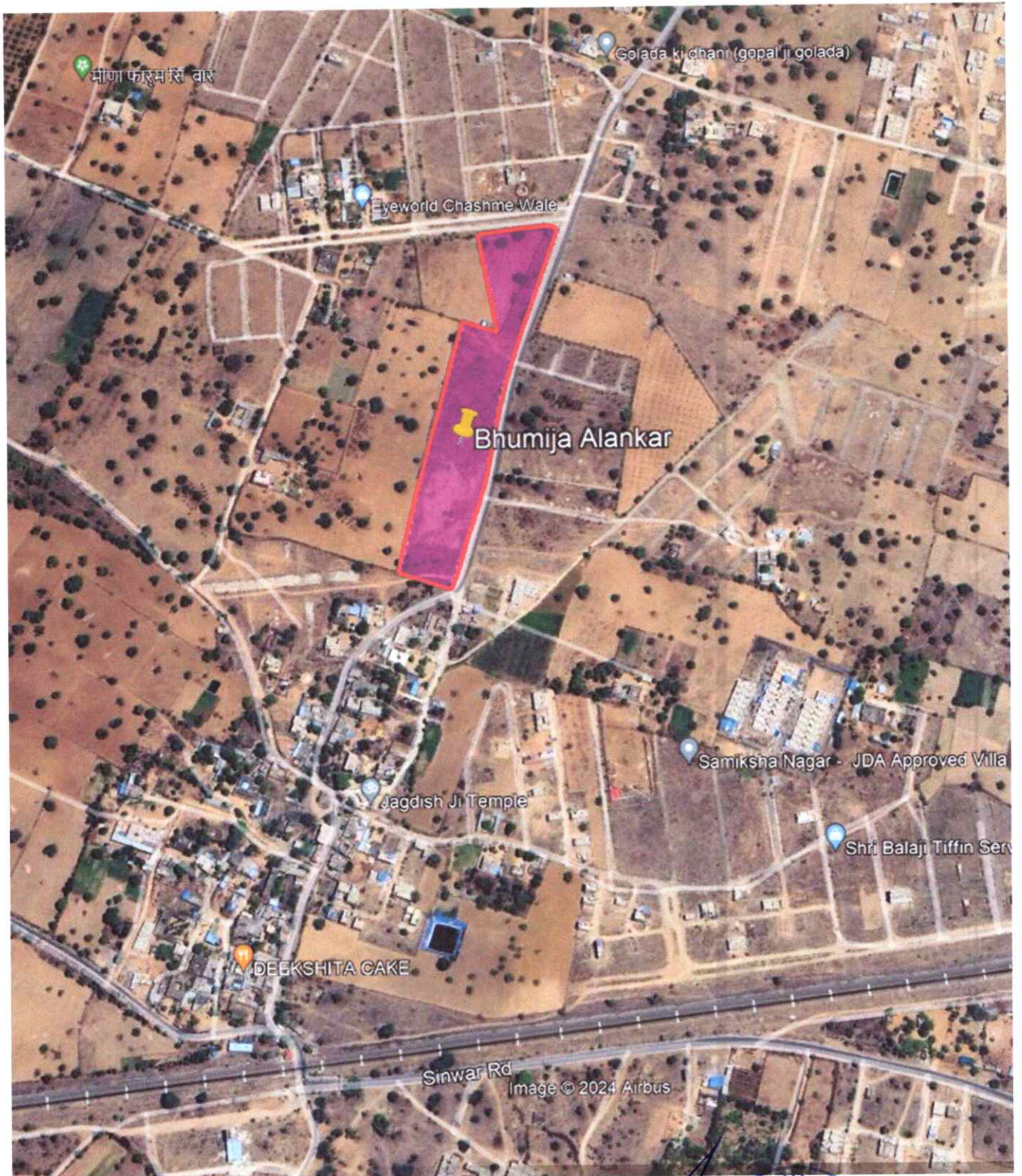




## 5) SATELLITE IMAGE OF "BHUMIJA ALANKAR" RESIDENTIAL SCHEME

Co-Ordinates: -

1. Latitude 26.925290° Longitude 75.634501°, 2. Latitude 26.925426° Longitude 75.634065°
3. Latitude 26.927444° Longitude 75.634629° 4. Latitude 26.928393°, Longitude 75.635376°



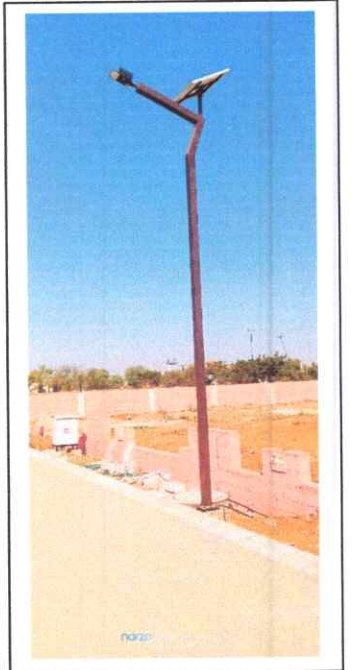
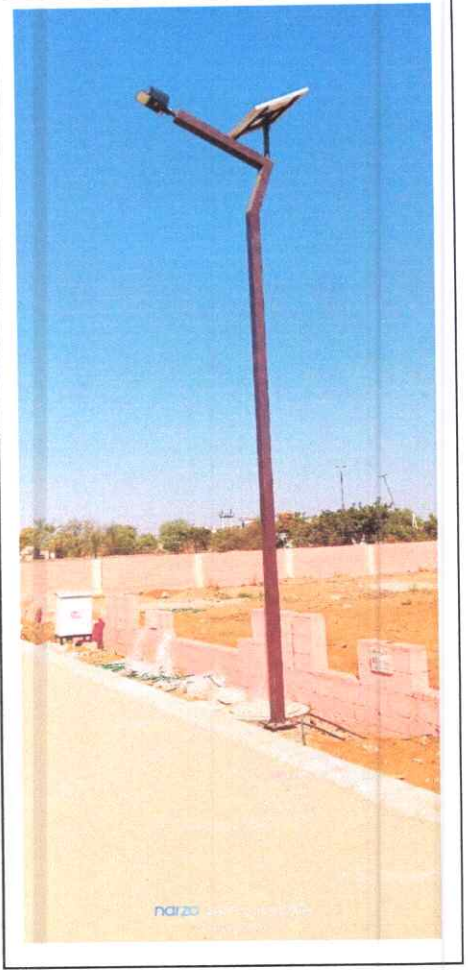
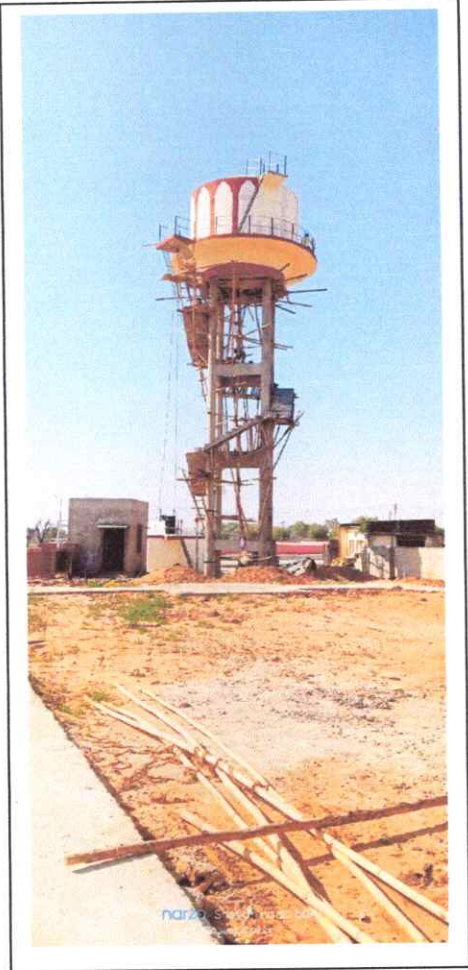
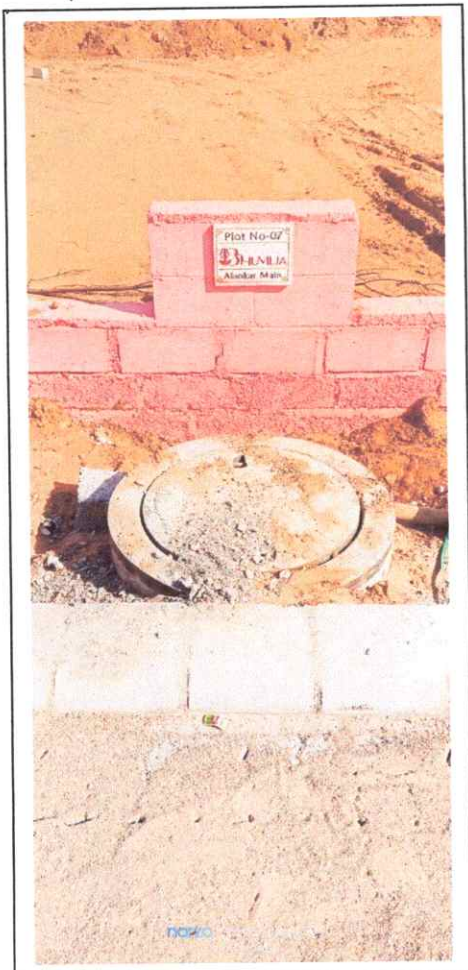


6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN “BHUMIJA ALANKAR” RESIDENTIAL SCHEME



*Rahul Kumar*  
RAHUL KUMAR  
Membership  
Number  
AM-3029436  
Chartered Engineer





*Rahul Kumar*

★ ER RAHUL KUMAR ★  
Membership  
Number  
AM-3029436  
★ Chartered Engineer ★



## 7.0) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	Er. RAHUL KUMAR
Name of the Scheme	:	"BHUMIJA ALANKAR" RESIDENTIAL SCHEME
Name of the Developer/Promoter	:	M/S BHUMIJA EMPIRE LLP
RERA Registration & date	:	RAJ/P/2023/2808 (09/11/2023)
Address of the scheme	:	Khasra No. 273 (Part), 274/1221, at Village Siwar, Tehsil Jaipur, District Jaipur (Rajasthan)
Area of scheme	:	22297.12 Sqm.
Saleable area of scheme	:	11850.49 Sqm.
Scheme Inspection on Dated	:	19/03/2024
Date of issue of completion certificate	:	20/03/2024
Contact No.	:	+91 9799801708, 8955829798

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 (1<sup>st</sup> & 2<sup>nd</sup> Layer): Work is completed.

Interlocked paver block (3<sup>rd</sup> Layer): Work is completed.

**B. Sewer Line**

Status of work: Work is completed.

**C. Water Supply**

Status of work: Phase-1<sup>st</sup> Work is completed

Phase-2<sup>nd</sup>: - Work is completed

**D. Electrification**

Status of work: Work is completed

**E. Drainage & Water Harvesting**

Status of work: Work is completed.

**F. Development of Parks**

Status of work: Work is completed.

**G. Street Lighting**

Status of work: Work is completed.

**H. Plantation**

Status of work: Work is completed.

**I. Ducting**

Status of work: Work is completed



**8.0) Summary of development charges against which various works have been completed by the developer in the scheme BHUMIJA ALANKAR RESIDENTIAL SCHEME**

S. No.	Type of Development Work	Phase/ Description	Charges/ weightage as per Govt. orders	Work Done on site (in %)	Work Done at the time of visit in amount/ Sqm.	Percentage of each development work
1	Road work	1st & 2nd Layer GSB & WMM	25	100.00%	25.0	10.0%
		Interlocked paver block (3rd Layer)	35	100.00%	35.0	14.0%
2	Sewer Line	Work is completed	30	100.00%	30.0	12.0%
3	Water Supply	Phase I (Work is completed)	21	100.00%	21.0	8.40%
		Phase II (Work is completed.)	35	100.00%	35.0	14.0%
4	Electrification	Work is completed	45	100.00%	45.0	18.0%
5	Drainage & Water Harvesting	Work is completed.	25	100.00%	25.0	10.0%
6	Development of Parks	Work is completed	20	100.00%	20.0	8.0%
7	Street Lighting	Work is completed	5	100.00%	5.0	2.0%
8	Plantation	Work is completed	4.5	100.00%	4.5	1.8%
9	Ducting	Work is completed	4.5	100.00%	4.5	1.8%
<b>Total</b>			<b>250</b>		<b>250.0</b>	<b>100.0%</b>

*Rahul Kumar*

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