

# **COMPLETION CERTIFICATE**

of Development Works in

## **“EMPIRE-1<sup>ST</sup>” RESIDENTIAL SCHEME (PLOTTED)**

**SITUATED IN KHASRA NO. 1927/593, 594, AT VILLAGE KHORA  
SHYAMDAS, TEHSIL RAMPURA DABRI, DISTRICT JAIPUR (RAJASTHAN).**

**DEVELOPER NAME: - M/S BHUMIJA REALSQUARE LLP.**

**KGR ENGINEERS AND APPRAISERS  
(PROP. ER. RAHUL KUMAR)  
Chartered Engineer (Civil) & Approved Valuer  
Membership No. AM3029436  
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## I. INTRODUCTION

The "EMPIRE-1<sup>ST</sup>" is a residential plotted development project located at Khasra No. 1927/593, 594 at Village Khora Shyamdas, Tehsil Rampura Dabri, District Jaipur (Rajasthan). The scheme falls in Zone No. 13 of JDA Planning Zone. It is a residential scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2010. The scheme is proposed over a land area is **19300.00 Sqm.** As per Township Policy 2010, Total 13 Nos Plots (i.e. Plot No. 19, 20, 22, 72, 92, 93, 100, 101, 102, 107, 108, 109, 110) having total area of 1440.18 Sqm. equaling to 12.5% have been kept mortgage by JDA Jaipur against the internal development work of the project. The area distribution of the land use & area analysis of the scheme is as follows:

AREA ANALYSIS: -			
S. No.	Land Use	Area (In Sqm.)	Percentage (%)
1.	Residential	11223.15	58.15%
2.	Informal	267.36	01.39%
A.) TOTAL (1 + 2)		<b>11490.51</b>	<b>59.54%</b>
3.	Park	965.03	05.00%
4.	S.W.M.	67.12	0.35%
5.	Mobile Tower	20.04	0.10%
6.	Road	6757.30	35.01%
B.) TOTAL (3 to 6)		<b>7809.49</b>	<b>40.46%</b>
SCHEME AREA (A+B)		<b>19300.00 SQM.</b>	<b>100.00%</b>
		<b>1.93 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 except 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 "EMPIRE-1<sup>ST</sup>" 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 road (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	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			100.00%

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5) SATELLITE IMAGE OF "EMPIRE-1<sup>ST</sup>" RESIDENTIAL SCHEME.

GPS CO-ORDINATES: -

1. LATITUDE 27.084624° LONGITUDE 75.799040°
2. LATITUDE 27.083671° LONGITUDE 75.798686°
3. LATITUDE 27.083526° LONGITUDE 75.800044°
4. LATITUDE 27.084248° LONGITUDE 75.800640°

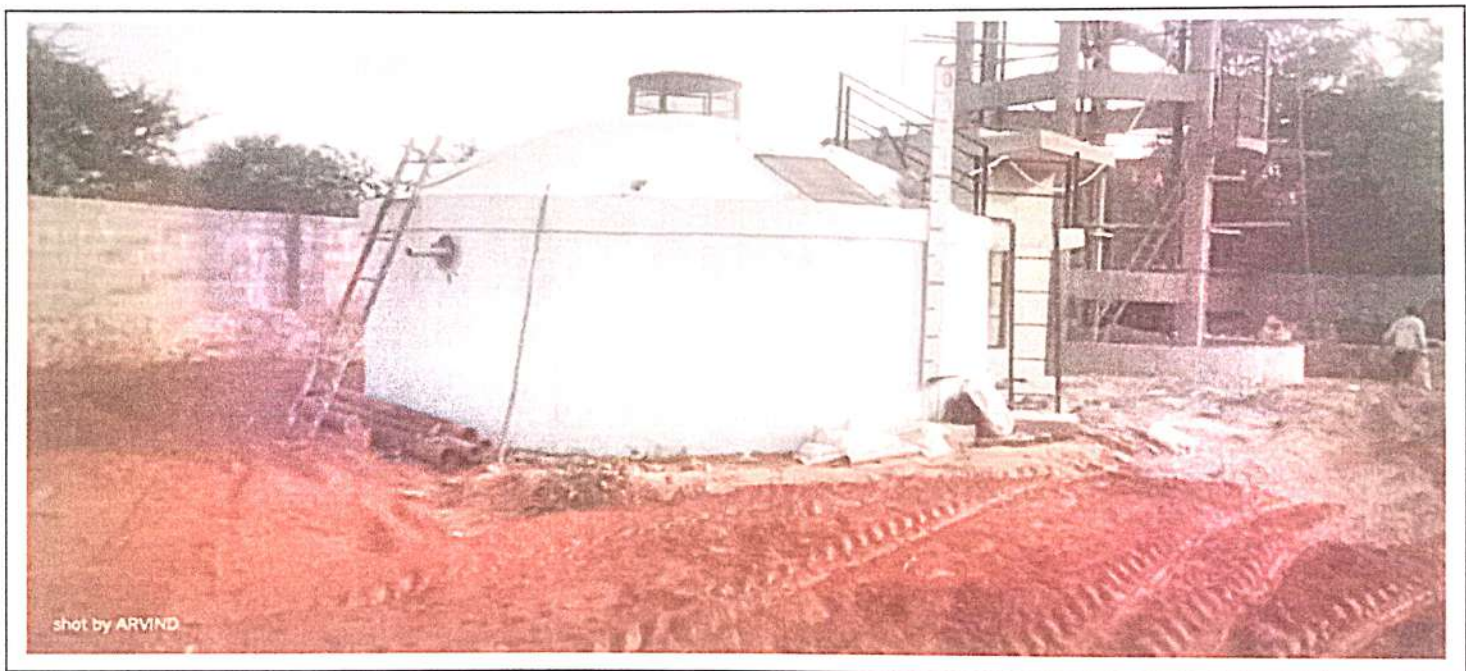
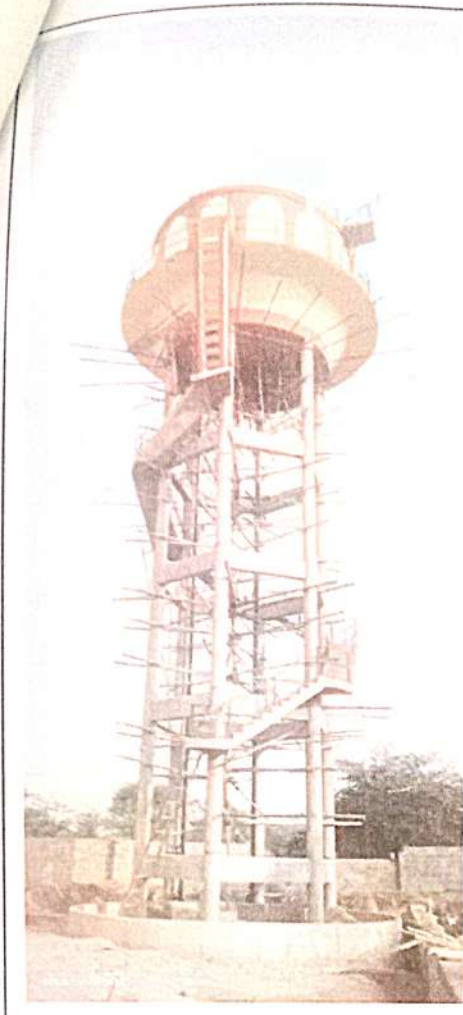




6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN "EMPIRE-1ST" RESIDENTIAL SCHEME.









**COMPLETION CERTIFICATE**

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Name of the Scheme	:	"EMPIRE-1 <sup>ST</sup> " Residential Scheme
Name of the Developer/Promoter	:	M/S BHUMIJA REALSQUARE LLP.
RERA Registration & date	:	RAJ/P/2025/3912 (17/06/2025)
Address of the scheme	:	Khasra No. 1927/593, 594 at Village Khora Shyamdas, Tehsil Rampura Dabri, District Jaipur (Rajasthan).
Area of scheme	:	19300.00 Sqm.
Saleable area of scheme	:	11490.51 Sqm.
Scheme Inspection on Dated	:	20/11/2025
Date of issue of completion certificate	:	21/11/2025

I hereby certify that the residential plotted scheme named "EMPIRE-1<sup>ST</sup>" situated on Khasra No. 1927/593, 594 at Village Khora Shyamdas, Tehsil Rampura Dabri, District Jaipur (Rajasthan) area admeasuring 19300.00 Sqm. owned and developed by M/S BHUMIJA REALSQUARE LLP was inspected by the undersigned. It is certified that all development works (i.e. interlocked block road work, Sewer line lying work, Water Supply Work, Boring, Water Tank, Tree Plantation, Rain water harvesting work, Electrification work) are completed as per requirement of Rajasthan Township Policy-2010.

Hence the Completion Certificate is issued by the undersigned.

Note:

- Any dues and fees for obtaining the Completion Certificate to be deposited in the concerned Urban Local Authority by the Colonizers / Builder / Developer / Owner if applicable.
- Any legal /Financial issues/ Deviation related to above project like land title, lease, Ownership rights, approval & availability of amenities, Sale-Purchase of the project or any other is sole responsibility of Colonizers / Builder / Developer / Owner if applicable.

Place: - Jaipur  
Dated: 21/11/2025

**ER. RAHUL KUMAR**  
Chartered Engineer (Civil)  
Membership No. AM3029436

Summary of development charges against which various works have been completed by the developer in the scheme "EMPIRE-1<sup>ST</sup>" 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%
		3rd Layer (Interlocked paver block)	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%
Total			250		250.0	100.00%