Ref No. 21-A/Completion Certificate/2020-21

Date: - 01/ 03/2021

# **COMPLETION CERTIFICATE**

# of Development Works in

# "ABHIMANYU RESIDENCY" RESIDENTIAL SCHEME

Khasra No. 642/623, Village Mandau, Tehsil Sanganer, District Jaipur

Developer Name: - M/s Gokul Kripa Build Tech Private Limited (Director:- Mr. Ganga Singh Tanwar)

VINOD CHANDAK Chartered Engineer Membership No. AM1842717

Email Id:- krassociate.07@gmail.com Phone No.+91 9799801708

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### , INTRODUCTION

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. The "Abhimanyu Residency" is a Residential Scheme located At Village Mandau, Khasra No. 642/623, Tehsil Sanganer, District Jaipur, Rajasthan. It falls in Zone 11 of JDA Planning Zone. The scheme is proposed over a land of 17635.0 Square Meter. The area distribution of the land use & The area analysis of the scheme is as follows:

S. No.	Use	Area (In Sqm.)	Percentage (%)
A 1. Residential		9163.94	
2.	Future Planning (SP-1)	79.63	56.43%
3.	Retail	498.60	0.49%
4.	Park	829.82	3.07%
5.	ZDP Road 18.0m		5.11%
6.	Road	1990.89	12.26%
		3677.08	22.64%
	Scheme Area	16239.96	100.00%
D 1	Total (4+5+6)	6497.79	40.01%
B 1	Khatedar Commercial (Plot No. C-1 To C-4)	348.76	25.00%
2.	JDA Commercial (Plot No. C-5)	20.89	01.50%
3.	Sector Road (24.0m Wide)	1025.39	73.50%
Applied Area		1395.04	100.00%
1	Total Scheme Area (A+B)	17635.00	

# **TOWNSHIP POLICY 2010:**

The scheme is categorized as residential 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:
  - 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

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- 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) Lying 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 Over head tanks (optional for ULB) Rs. 50/- Per Sqm. of total area

### Note:

- 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 plot for group housing of size more than 2 hectares, 5% area of plot (an independent plot with proper approach) shall be surrendered to the ULB for facilities. For plot size less than 5 acres, amount equivalent to5% 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 for 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.

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

The technical specifications for road construction shall be as follows:

a) Level and the specifications shall be finalized by the ULB keeping the specifications laid down by IRC.

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- b) Gradient shall be as per Indian Road Congress / CRRI.
- c) 1st layer GSB (150mm compacted)
- d) 2nd layer WMM (100mm compacted)
- e) 3rd layer Interlocked paver block (80mm 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. After the completion of the street light work, the developer shall handover the complete system to the ULB / Maintenance Agency.

### 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 scheme should have underground water tank as well as over head water tank as 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 developer may hand over 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 and maintained by the developer till the scheme is completed and handed over to ULB or to the Resident Welfare Society.

## 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

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DEVELOPMENT WORK OF THE "ABHIMANYU RESIDENCY" RESIDENTIAL SCHEME

1.00

Sl. No.	Heading	As per New Township Policy, 2010	Status	% Of Work Done
1	WBM Roads (1 <sup>st</sup> & 2 <sup>nd</sup> 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 developer	Complete	100%
3	Water supply First phase	Construction of tube wells and lying of water pipelines shall be done by the developer	Complete	100%
Water supply Second phase		Construction of over head tank and underground storage tank shall be done by the developer	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 developer & Rain water harvesting structures to accommodate collection of water for recycling and gardening, washing etc.	Complete	100%
6	Parks	Development of the park shall be done by the developer.	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 shall be done by the developer. Internal roads to have street lights on either side of roads also.	Complete	100%

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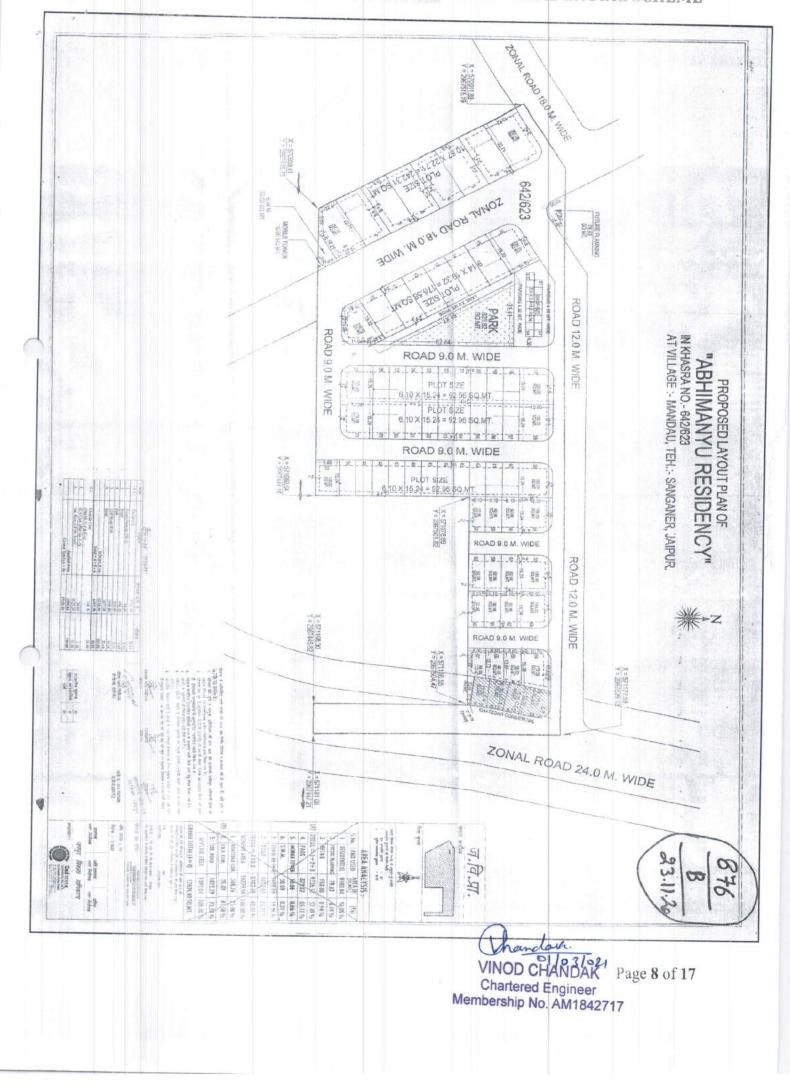
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8	Plantation	Plantation work shall be done by the developer. There should be 30 trees/acre of the gross area. Minimum Height of trees should be 5ft. or more.	Complete	100%
9	Ducting	Laying of Ducts at road crossing shall be done by the developer.	Complete	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%

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# SATELLITE IMAGE OF THE "ABHIMANYU RESIDENCY" RESIDENTIAL SCHEME

Co-Ordinates:- Latitude 571078.59 m E, Longitude 2967497.74 m N Latitude 570962.02 m E, Longitude 2967516.05 m N



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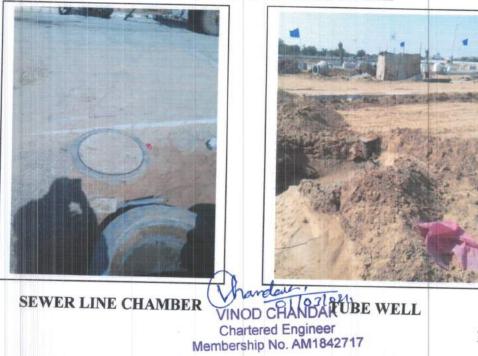
# **ANNEXURE:**

C

Images showing the status of development works on site at "Abhimanyu Residency" Residential Scheme



MAIN ENTRANCE OF THE SCHEME



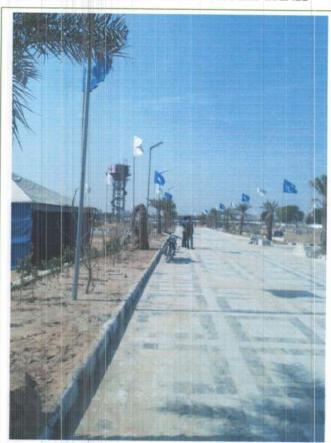
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**OVERHEAD & GROUND WATER TANK** 

**ROAD WORK** 



**LIGHT POLE & PLANTATION WORK** 



PARK

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### COMPLETION CERTIFICATE

Name of the Chartered Engineer	Er. Vinod Chandak
Name of the Scheme	* "Abhimanyu Residency" Residential Scheme
Address	Khasra No. 642/623, Village Mandau, Tehsil Sangane District Jaipur
RERA NO.	: RAJ/P/2020/1401
Area of scheme	: 17635.0 Sqm.
Scheme Inspection on Dated	: 01/03/2021
Contact No.	+91 9799801708

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): 100% Completed Interlocked paver block (3<sup>rd</sup> Layer): 100% Completed

### B. Sewer Line

Status of work: 100% Compete

### C. Water Supply

Status of work: Phase-1<sup>st</sup> 100% Completed Phase-2<sup>nd</sup> 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: 100.0% Completed

#### G. Street Lighting

Status of work: 100.00% Completed

### H. Plantation

Status of work: 100% Completed

I. Ducting

Status of work: 100% Completed

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Summary of development charges against which various works have been completed by the developer

S. No.	Type of Development Work	Phase/ Description	Charges/ weightage as per Govt. orders	Work Done (in %)
1	Road work	lst & 2nd Layer GSB & WMM	25	100.00%
		3rd Layer Interlocked paver block, Grade M30	35	100.00%
2	Sewer Line		30	100.00%
3	Water Supply	Phase I	21	100.00%
	water Suppry	Phase II	35	100.00%
4	Electrification		45	100.00%
5	Drainage & Water Harvesting		25	100.00%
6	Development of Parks		20	100.00%
7	Street Lighting		5	100.00%
3	Plantation		4.5	100.00%
)	Ducting		4.5	100.00%
Total			250	100.00%

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वितारित विवास हेतु जयपुर जिलात जीवितरण द्वारा प्रसारित आदेश अगवा जेवर्यू-9, देव्विपूर के तहर वितास ४४७,2005 के तारा वि.री.वि.वे का नियारण विमा एम है थिए पुर्ध आधार भारत जगरना किंतु जानीय परिविधरियों के उन्युसार जरान यदि किसी यह रिविसिध रण की आवश्यक्षणा महनार की आगी है तो इस सर्वय ने निर्मत किंदेगाज-अभियाशिली के महयार आगुल रात से कि वा प्रायेगा ।

आज कि कि से पूर्व उपरोक्त आ लग कि वा वा ताया । जो प्राधितरण के संसर से करवाये जान निविध्त किये गये है यदि किसी नियों फानेदार / विकासकर्त्वा दारा योजना होत्र में निर्धारित मानदण्डों के अनुका करवाये यह तुझे है तो उन गयों के लिए प्राधिकरण को कोई रात्रि देव नहीं होगी । ताबा ही यदि किनी विकासकर्ता / निजी खातेदार दार अ तरिक विकास हुल्छ की किमी मय य पेटे राष्टि प्राधिकरण में आज दिलाक से पूर्व जना करक थी है का बन गढ़ के संवधित आंतरिक विलाज भी द्वादा दो स्तर पर चोराना होत्र में विकारित मानदण्डों के अनुक्तम दूर्ण करवान का मुझा है तो यह स्वीत अन्य जनारिक विवास की मद के कम में समात्रोजिस की जा सहोगी ।

राजक को जोड़ाई निधांतित मानवण्डों के अनुरूप नहीं होने पर कुल कन चौडाई का डब्ल्यू यो.एम राडक के लिए रुपये 20000 प्रति वर्ग मीटर लथा डब्ब्यू यो.एम. की तीसरी लेखर मय मेयर डात्त डामरीकरण के लिए रुपये 12.00 प्रति वर्ग मीटर की बर से निर्ण विहासकहां/ खातेदार द्वारा जपपुर विकास प्राधेकरन में होना कराना थाता।

(iv) भिग्नु सख्या 3 के संघथ में जलगाम के जाय देवालेगक तोर मर जग रय रुप अभियांत्रियो विभाग के अधीर्थन अभियता शावर/प्रामीम वृत्त क कार्यालय के अनुमति लेकर तिजी विकासकर्ता / यारोपार द्वारा किया जा सर्वमण ।

परिधीय विकास एवं लंगान्तरण / नियमन शुल्क -

छ.च.	विवरण	शुल्क दर म. विधा प्रायमीटर विषर
4	पारेधीय विकास	50.00
2	रूपान्तरण/ नियनन शुल्क	राज्य सरस्यार द्वार निर्धारित जोन क्षेत्र की नियमन दर्र

#### संरष्टीकरग

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जवनुरु दिकास प्राधिकरण की कार्यप्रगरी समिति (E.C.) दिनाक 29.10.05 में तिपी दिकासकर्ताओं / सातैदारों की आवासीय योजनाओं की लीज नेनी को लिए आरंडित दर एस योजना की िवमन / रूपान्तरण दर की व.भित दिग्या गया है, क्रेस एका निर्णय के कम में संख्या सरकार की बनुनति को अध्यक्षीन दन योजनाओं ऐसु दरील गनी भियमन सेतु 5 प्रतिशत अधारतीय नियमन देशु 2.8 प्रतिशत एवं ध्यावसायिक नियमन सेतु 5 प्रतिशत नियोरेत की चाती है ।

विकालय त' / भिणी खातेवार हार आतरिक विकास कार्य स्वयं महीं करवाने पर उन्हें आतरिक विकास एटा 200/- स प्रवर्गी की दुन से न्हींट प्रश्ति के आधार पर प्रयपुर विकास प्रातीकरण में जमा करवाग होंगा । इस तुल्क में आतरिक विकास की जिन नदों का समावेश किया गए है 4 त्रशोधित विन्दु तीखग 7 के अनुतार डोंगी । यह राशि जमा होंने पर योतना का आंतरिक विकास कार्य जयपुर विकास प्राधिकरण होंने पर योतना का आंतरिक विकास कार्य जयपुर विकास प्राधिकरण होंग का या लायेगा । इस दियारि में आधारा जयपुर विकास प्राधिकरण होंने का या लायेगा । इस दियारि में आधारा जयपुर विकास प्राधिकरण हों आवश्यनता नहीं होंगी । विकासकर्ता / जातेवार हांश जान करवाई जाने वाली आंतरिक विकास पुरान की लोग आंतरिक विकास फाव हे जना होंगी जिस वादा सरने के जिल जाना से वित्तीय स्वीवृत्ति की आवश्यक्या मही होगी । बोजना ने अतरिक विकास वार्य में

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