

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)

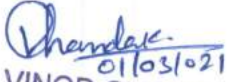

01/03/21

VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

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

CONTENTS

1. Introduction.....	3
2. Township Policy 2010:	3-5
3. Development Work:.....	6-7
4. Layout plan of scheme:.....	8-8
5. Satellite Image:	9-9
6. Annexure:.....	9-10
6.1 Images of development works on site at “Abhimanyu Residency” Residential Scheme..	10-11
6.2 Completion Certificate:.....	12-13
6.3 Circulars.....	14-17


01/03/21
VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

INTRODUCTION


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	56.43%
2.	Future Planning (SP-1)	79.63	0.49%
3.	Retail	498.60	3.07%
4.	Park	829.82	5.11%
5.	ZDP Road 18.0m	1990.89	12.26%
6.	Road	3677.08	22.64%
Scheme Area		16239.96	100.00%
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%
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:
 - (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


01/03/21
VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717
Page 3 of 17

- 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 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 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.

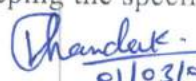
• **Construction of Roads**

- (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 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.


 01/03/21
VINOD CHANDAK
 Chartered Engineer
 Membership No. AM1842717

- 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.

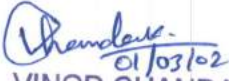
- **Rain water Harvesting and Water recycling**

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

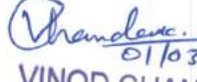
Chandak
 01/03/21
VINOD CHANDAK
 Chartered Engineer
 Membership No. AM1842717

DEVELOPMENT WORK OF THE "ABHIMANYU RESIDENCY" RESIDENTIAL SCHEME

Sl. No.	Heading	As per New Township Policy, 2010	Status	% Of Work Done
1	WBM Roads (1 st & 2 nd 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%


 01/03/21
VINOD CHANDAK
 Chartered Engineer
 Membership No. AM1842717

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%


01/03/21
VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

LAYOUT PLAN OF THE "ABHIMANYU RESIDENCY" RESIDENTIAL SCHEME

PROPOSED LAYOUT PLAN OF
"ABHIMANYU RESIDENCY"
IN KHASRA NO - 642/623
AT VILLAGE - MANDAU, TEH.: SANGANER, JAIPUR.



876
B
23.11.20

Sl. No.	Particulars	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000.00	929.03
2	Plot Area	10000.00	929.03
3	Plot Area	10000.00	929.03
4	Plot Area	10000.00	929.03
5	Plot Area	10000.00	929.03
6	Plot Area	10000.00	929.03
7	Plot Area	10000.00	929.03
8	Plot Area	10000.00	929.03
9	Plot Area	10000.00	929.03
10	Plot Area	10000.00	929.03

1. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
2. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
3. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
4. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
5. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
6. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
7. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
8. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
9. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).
10. The area of the plot is 10000.00 sq. ft. (929.03 sq. m.).

Sl. No.	Particulars	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000.00	929.03
2	Plot Area	10000.00	929.03
3	Plot Area	10000.00	929.03
4	Plot Area	10000.00	929.03
5	Plot Area	10000.00	929.03
6	Plot Area	10000.00	929.03
7	Plot Area	10000.00	929.03
8	Plot Area	10000.00	929.03
9	Plot Area	10000.00	929.03
10	Plot Area	10000.00	929.03

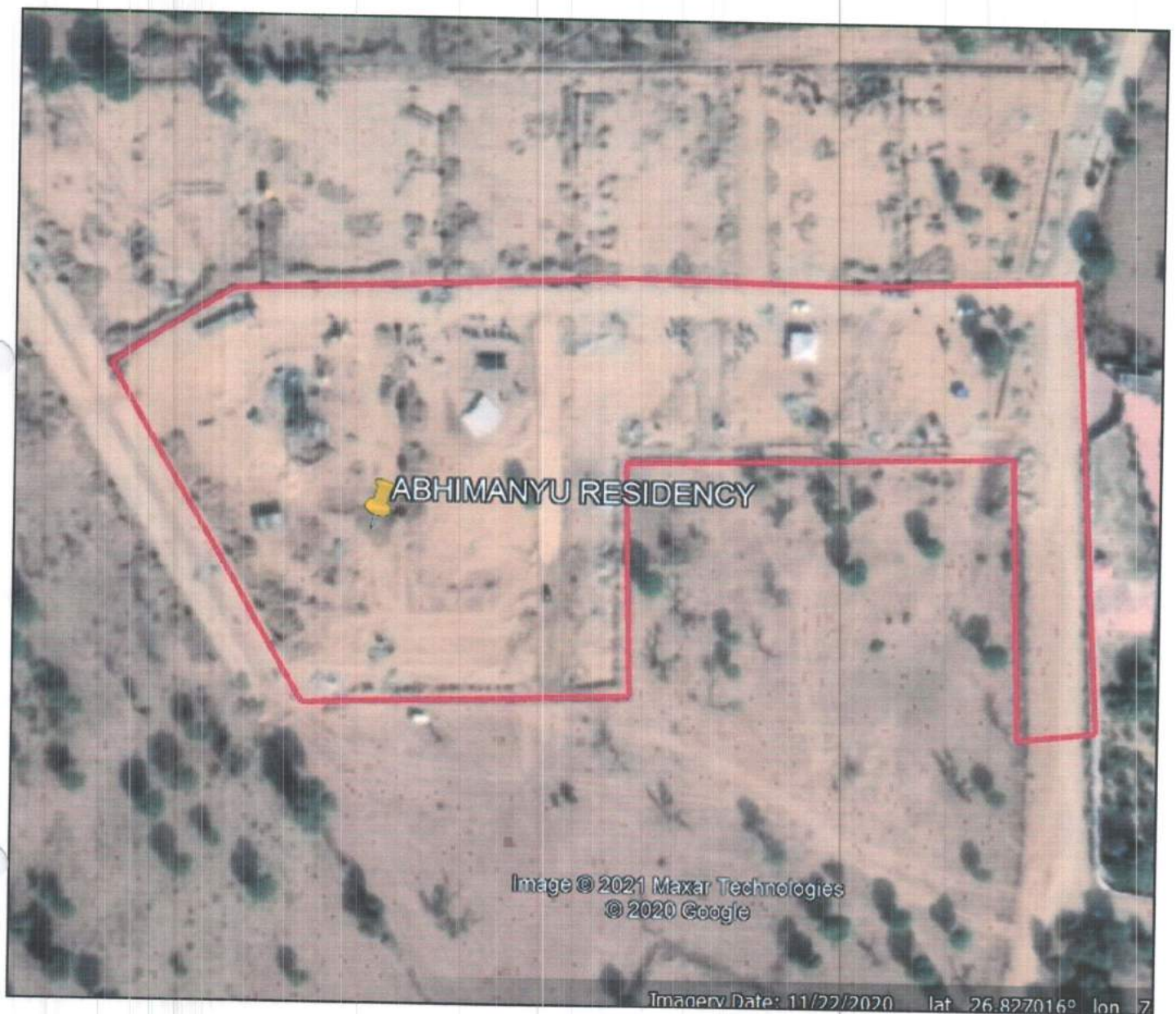
Sl. No.	Particulars	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000.00	929.03
2	Plot Area	10000.00	929.03
3	Plot Area	10000.00	929.03
4	Plot Area	10000.00	929.03
5	Plot Area	10000.00	929.03
6	Plot Area	10000.00	929.03
7	Plot Area	10000.00	929.03
8	Plot Area	10000.00	929.03
9	Plot Area	10000.00	929.03
10	Plot Area	10000.00	929.03

Sl. No.	Particulars	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000.00	929.03
2	Plot Area	10000.00	929.03
3	Plot Area	10000.00	929.03
4	Plot Area	10000.00	929.03
5	Plot Area	10000.00	929.03
6	Plot Area	10000.00	929.03
7	Plot Area	10000.00	929.03
8	Plot Area	10000.00	929.03
9	Plot Area	10000.00	929.03
10	Plot Area	10000.00	929.03

Chartered Engineer
VINOD CHANDAK
Membership No. AM1842717
Page 8 of 17

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



VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

ANNEXURE:

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



MAIN ENTRANCE OF THE SCHEME

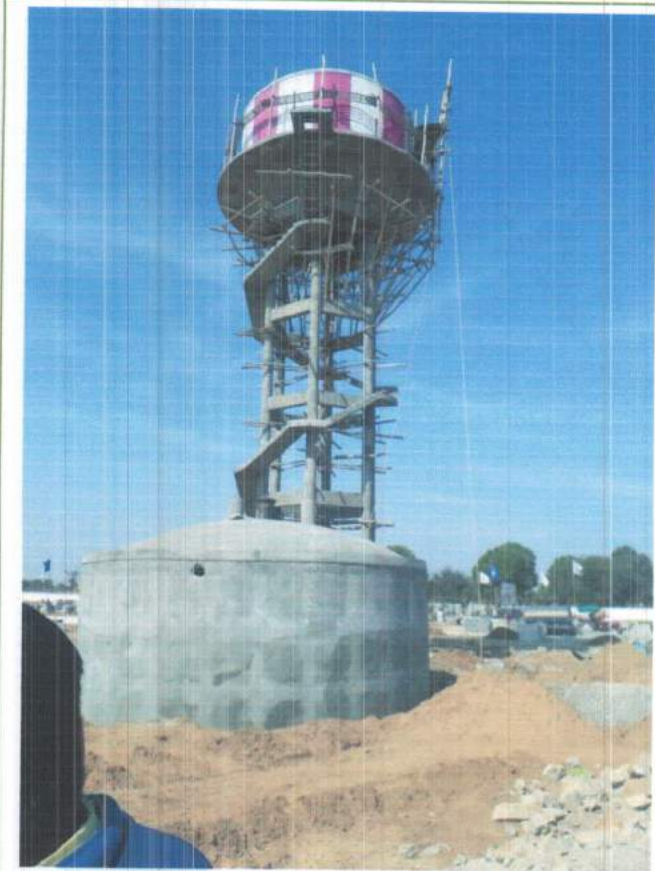


SEWER LINE CHAMBER



TUBE WELL

Vinod Chandak
VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717



OVERHEAD & GROUND WATER TANK



ROAD WORK



LIGHT POLE & PLANTATION WORK



PARK

Chandak
01/03/21
VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

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 Sanganer, 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 (1st & 2nd Layer): 100% Completed

Interlocked paver block (3rd Layer): 100% Completed

B. Sewer Line

Status of work: 100% Complete

C. Water Supply

Status of work: Phase-1st 100% Completed

Phase-2nd 100% Completed

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


VINOD CHANDAK
Chartered Engineer
Membership No. AM1842717

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	1st & 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%
		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%
8	Plantation		4.5	100.00%
9	Ducting		4.5	100.00%
Total			250	100.00%


 01/03/21
VINOD CHANDAK
 Chartered Engineer
 Membership No. AM1842717

CIRCULARS:-

7-689

आदेश।

[illegible]

विश्व शांतिपर, वैश्वसुखी की आकांक्षी योजनाओं में हिस्सा लेना
कोई भी निरकार नहीं रहिया के आधार पर निम्न युक्त निर्धारित बिन्दु

क्र.सं.	विवरण	रकम रुपये में प्रती रु० पैसे शेकल शेकल	विवरण
1	आंतरिक सड़की का निर्माण कार्य (अ) का लेंबर 25.00 ✓ लकड़ों की रकम रकम		यह कार्य निजी विभागियों द्वारा अपने श्रम पर ही प्राधिकरण के निर्देशों नुसार की अनुमति पर जा रहा है।
2	(क) सीलिंग लेंबर 35.00 ✓ सिमेंट का निर्माण		
3	सीलिंग लाइन का 30.00 कार्य		लेंबर लाइन का कार्य प्राधिकरण के द्वारा ही करवाया जा रहा है। अब अधिकतर श्रम पर ही ही यह कार्य प्राधिकरण में समा करवाया जा रहा है।
4	जल आपूर्ति का कार्य जल नाला : जल 21.00 ✓ आपूर्ति नाला का कार्य और का कार्य		• नाले में जल आपूर्ति का कार्य प्राधिकरण के द्वारा ही करवाया जा रहा है। • वर्तमान में प्रथम चरण का कार्य निजी विभागियों द्वारा जल स्वास्थ्य अधिकारियों/ प्राधिकरण से संपन्न का अनुमोदित करवाकर कर रहा है। • विशेष चरण के कार्य भी सिद्ध प्राधिकरण में संपन्न कराया जा रहा है।
5	विद्युत चरण 35.00 जल नाला का कार्य और और कार्य और और		

20. The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first section is divided into three parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The second section is divided into two parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first section is divided into three parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The second section is divided into two parts, the first of which deals with the work done in the laboratory and the second with the work done in the field.

21. The second part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first section is divided into three parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The second section is divided into two parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field. The first section is divided into three parts, the first of which deals with the work done in the laboratory and the second with the work done in the field. The second section is divided into two parts, the first of which deals with the work done in the laboratory and the second with the work done in the field.