



Date: 19.03.2024 vatikacollections.com

To,

Chairperson,

Real Estate Regulatory Authority,  
Rajasthan

**Reference:** Project "Vatika Infotech City for Part- A", Registration No. RAJ/P/2019/884

**Subject:** Regarding extra demand generated in Extension Application.

Honourable Ma'am,

The humble applicant would like to make this representation offline that Vatika Limited who had applied for the extension of project "Vatika Infotech City for Part- A" before the Honourable Authority on dated 11.12.2023 vide application no. **RAJ-RERA-APP-PE-2023-1196** and deposited statutory fee of Rs. 3,14,700 /- vides RERA-Trans-91 (on partial area i.e. 41959.74 sq mtr.)

Further, it is stated that humble applicant has obtained the partial completion certificate by the competent authority i.e. Chartered Engineer Nagendra Chaudhary on 20.09.2022 and the same partial completion certificate is uploaded on RERA web portal vide application no. RERA-PRD-2022-922 (30/11/2022) which was duly accepted by the authority on 09-03-2023.

(B)

Thereafter, the applicant completed the said project to the extent of 82.57% by 23.11.2023 and the same can be verified from the report of the chartered engineer dated 25.11.2023. The Jaipur Development Authority has issued the mortgage free letter dated 18.12.2023 vide letter no. जवीप्रा / उपा. / ज़ोन - 12/2023/ डी-9995 which substantiate the completion of the project upto 82.57%.

Thus, the extension application is presented only on partial area.

That order dated 17.03.2021 states that where promoter has completed partial part of the project and obtained partial completion certificate from local body/empaneled architect then the fee payable will be calculated only on the remaining portion of the phase area and if such remaining portion is less than 5000 square meters, then the fee payable will be calculated on 5000 square meters.

Thus, the applicant applied for further extension of the registration vides application no.RAJ-RERA-APP-PE-2023-1196 (11-12-2023). In the said application the Promoter applied for extension for part area i.e. 41959.74 sq mtrs as the remaining area was completed prior to the end date of the earlier extension.

Humble applicant wants to clarify that we have uploaded a hatched site plan showing the work completion of the project; two of block i.e. Block 1 and Block 3 (55.18%) are fully completed including their common facilities (Hatched in red and blue). Adding to it, Block 2 and Block 4 are partial completed including their common facilities also.

6



(Hatched in green and yellow) against which local body has issued the mortgage free letter for 27.43 % more plot area, making it a total of 82.57%.

Further, by virtue of the same order which was referred while filing for the extension for the period 01-01-2023 to 31-12-2023 the promoter has applied for extension for part of the Project.

Adding to this, there are many precedents where the learned Authority has granted benefit of the said order to various promoter and to add to that the humble applicant was also allowed benefit of the said order in applied extension. Thus, the area 1,98,773.14 sq mtr. will be deducted from total land area for taking up the extension of the registration.

That the humble applicant request the kind Authority that the Promoter may kindly be allowed to file for extension for the part area and be allowed benefit of the order dated 17.03.2021.

The applicant requests the kind authority to consider our humble submission and relive us from depositing the extra fee.

Thanking you in anticipation.

Yours faithfully

For Vatika Limited  
**For VATIKA LIMITED**

(Authorised Signatory)



[View Notifications \(7\)](#) [Print \(/Admin/PostApproval/PA\\_SummaryPrint?ProjectId=1264&ApplicationID=922\)](#)

Rajasthan RERA

## Real Estate Project Detail

## PROJECT DETAILS

APPLICATION NO. : RERA-PRD-2022-922 (30/11/2022)

Project Name	Vatika Infotech City for Part- A	Project Status	LAPSED
Registration No	RAJ/P/2019/884	Name of Promoter	VATIKA LIMITED



## PROJECT DETAILS

APPLICATION NO. : RERA-PRD-2022-922 (30/11/2022)

Project Address	Khasra No./ Plot No.77, 78, 79, 80, 81, 90, 91, 92, 93, 85, 86, 87, 94, 95, 96, 97, 98, 99, 100, 106,119, 120, 121, 122, 20, 21, 101/1064, 103, 150/1066, 145/1065, 54, 139, 143, 144, 147, 148, 150, 151, 152, 153, 154, 155, 123, 55,61, 145, 146, 129, 134, 135, 136, 137, 138, 88, 89, 101, 102, 104, 105, 127, 173, 174/1256, 395,396,586/397,397, 187, 188, 189, 28/2, 532, 542, 543/1, 545, 532/1166, 546, 500/1239, 548/1, 548/2, 543, 501/1286, 540, 541, 538, 544, 548, 549, 1383/534, 533,13, 14, 15, 16, 17, 18, 19/1 , Village- Thikaria,Prithvisinghpu ra,Sanjharia,Bagrukhu rd,Balmukundpura , Sanganer , Jaipur - 302026 (Rajasthan)	Project Type	Plotted Development
Estimated Finish Date (in online form)	31-12-2021	Phase Area	240732.88
Project registration vaild till (As per RC/ Form F, whichever is latest)	31-12-2023	ProjectLink	Link of online summary (../..../Admin/Project/Summary? projectId=1264&type=1)

## PARTIAL COMPLETION CERTIFICATE

Name of Competent Authority/Empanelled Architect/Chartered Engineer who has issued the Partial Completion Certificate

**PARTIAL COMPLETION CERTIFICATE**

Date of issue of Partial Completion Certificate	20-09-2022
Block/Building/Tower for which partial CC issued	Block 1 and Block 3
Date of deposit of fee of partial CC with competent authority	20-09-2022
Date of deposit of a copy of partial CC (along with all requested documents) with the competent authority	20-09-2022
Upload Site plan/Layout plan highlighting the part for which partial CC is obtained (seal and signed by Competent Authority)	<a href="#">View (/../Content/uploads/PA/Sitplan/22ccfa11-bc80-4614-88b3-a74899307eec.pdf)</a>

**Comments Details**

PARA	Created BY	Comments	Date	Status	Document
1	Rishabh Sharma (10665)	In the said case promoter has applied for the updation of the Partial Completion Certificate dated 20.09.2022 i.e., before the expiry of registration issued by Chartered Engineer Nagendra Chaudhary for the area 1,28,183.00 sq.mt. out of a total phase area of 2,40,732.88 sq.mt., the phase plan is attached in the application for reference, also peruse page no. 6 of the completion certificate in which Block 1 & 3 is 100% completed. Therefore, application is submitted for kind perusal and approval, please.	01-12-2022	PENDING WITH JOINT REGISTRAR	

Comments Details					
PARA	Created BY	Comments	Date	Status	Document
2	Arpit Sancheti (10683)	CC may be accepted, submitted for kind perusal and further orders pls.	02-12-2022	PENDING WITH REGISTRAR	
3	Ramesh Sharma (9009)	Submitted for perusal and decision, Sir.	02-12-2022	PENDING WITH CHAIRMAN	
4	NIHAL CHAND GOEL (1)	Date of completion as per CC (if different) filled as 15-09-2022 be deleted.	07-12-2022	APPLICATION OBJECTED	
5	Promoter	Dear Sir, we are unable to delete the date "15-09-2022" from the tab "Date of completion as per CC (if different)". So, we have written "20-09-2022" in the tab "Date of completion as per CC (if different)" which is same as Date of issue of Partial Completion Certificate. Kindly accept our humble submission and oblige us. User updated this details.	15-12-2022	PENDING WITH NODAL OFFICER	
6	Rishabh Sharma (10665)	In reference to para 4/N, kindly peruse the promoter reply at para 5/N. Submitted for kind perusal and further orders, please.	18-02-2023	PENDING WITH JOINT REGISTRAR	
7	Arpit Sancheti (10683)	Promoter has filled the same date in "Date of completion as per CC (if different)" tab as "20-09-2022". Therefore, submitted for kind perusal and approval.	08-03-2023	PENDING WITH REGISTRAR	
8	Ramesh Sharma (9009)	Submitted for perusal and decision, sir.	08-03-2023	PENDING WITH CHAIRMAN	
9	NIHAL CHAND GOEL (1)	Approved	09-03-2023	Application Approved	



## Application for Extension of Registration (Other than Coron pandemic)

## Project Details

Extension Application No. : RAJ-RERA-APP-PE-2022-972 (24-11-2022)

Project Name	Vatika Infotech City for Part- A	Promoter Name	VATIKA LIMITED
Project Registration No.	RAJ/P/2019/884	Project Type	Plotted
Estimated Finish Date (in online form)	31-12-2021	Project Registration Valid till (as per registration certificate)	31-12-2021 <a href="#">View</a>

## Previous Extension Details of Project

Period of extension availed		Duration of extension		Form-F
(From)	(To)	(Months)	(Days)	Form-F
01-01-2022	31-12-2022	12	0	<a href="#">View</a>

## Project Extension Details

Extension being Sought Upto	31-12-2023			
Duration of extension being sought	12	Months	0	Days

## Reason For Extension

Other Than Force Majeure

## Explanatory Note regarding the stage of development works in the project and reasons for not completing the development works by the estimated finish date

Explanatory Note is Uploaded.

## LandCost(as per online form)

₹ 21,33,37,000.00

## Development Cost(as per online form)

₹ 1,01,60,00,000.00

## Form R1

Date of Latest Form R1(Certificate by Architect)

## Form R2

Date of Latest Form R2(Certificate by Engineer)

No Document

Estimated Construction Cost (Table A+B)

₹ 24,00,00,000.00

Cost Incurred on Construction (Table A+B)

₹ 14,70,05,832.00

## Form R3

Date of Latest Form R3(Certificate by Chartered Accountant)

No Document

Total Estimated Land Cost

₹ 21,33,37,000.00

Total Cost Incurred on Land

₹ 21,33,37,000.00

Total Estimated Development Cost

₹ 24,00,00,000.00

Total Cost Incurred on Development

₹ 27,20,74,842.00

## Other Documents

EXPLANATORY NOTE

[View](#)

## Declaration cum Undertaking for Extension of Registration



I/ we do hereby solemnly declare and undertake:

That the project shall be completed by the extended project finish date, i.e., **31-12-2023** and that the desired extension (if granted) of registration



of the project shall not affect/ damage the rights and interests of the allottee(s) under the agreement for sale nor will it exonerate the promoter from his obligations to the allottee(s) under the Real Estate (Regulations and Development) Act, 2016 and rules & regulations made thereunder. If, however due to this extension, any damages or losses are suffered by any allottee(s), any rights and interests of any of the allottee(s) are affected or any dispute arises, promoter of the project shall be solely responsible and liable to compensate the same and to resolve the dispute and shall also be liable for all legal and financial consequence of delay in handing over the possession vis-à-vis what is previously agreed with the allottee(s).

#### Registered Phase Area

#### Online Phase Area

240732.88

#### Payment Details

Actual PhaseArea	Fees In (INR)	StandardFees	ExtensionFees	PenaltyFees	Status
240732.88	₹ 8,44,130.00	₹ 5,62,750.00	₹ 2,81,375.00	₹ 0.00	Paid

#### Comments Details

PARA	Created BY	Comments	Date	Status	Document
1	Rishabh Sharma (10665)	Verify the fee deposited.	25-11-2022	PENDING WITH DA/ ACCOUNTS/ LEGAL OFFICER/ LAW OFFICER	
2	Madan Pareek (16059)	Rs. 844130/- deposited by Rera Trans. No. 408 dated 24.11.2022 for extension of registration ( other than corona pandemic ).	28-11-2022	PENDING WITH NODAL OFFICER	
3	Rishabh Sharma (10665)	Clarify why you ahve paid the extension fee on the partial area instead of the complete phase area. Clarify on or before 05.12.2022	28-11-2022	APPLICATION OBJECTED	
4	Promoter	The Promoter humbly submits to the kind authority that our project admeasuring 240732.88 sq mtr, consist of 4 blocks i.e. Block-1, Block-2, Block-3 and Block-4. Out of which Block-1 and Block-3 admeasuring 128183 sq mtr has been completed and for the same we have uploaded the Partial Completion Certificate under "Post Registration Tab" vide application no. RERA-PRD-2022-922. Further, we want to apply for the extension of the remaining blocks i.e. Block No. 2 and Block no. 4 admeasuring 112549.89 sq mtr. Therefore we have applied for the extension for the remaining block i.e. block no. 1 and 3 and for the same we have paid the statutory fees of Rs 8,44,130/-. Kindly accept our humble submission and oblige us. User updated this details.	30-11-2022	PENDING WITH NODAL OFFICER	
5	Rishabh Sharma (10665)	Application is submitted for kind perusal and decision regarding extension of registration upto 31-12-2023 w.r.t. the attached checklist.	01-12-2022	PENDING WITH JOINT REGISTRAR	<a href="#">View</a>
6	Arpit Sancheti (10683)	Submitted for kind perusal and further orders regarding extension pls.	02-12-2022	PENDING WITH REGISTRAR	
7	Ramesh Sharma (9009)	Submitted for perusal and approval, Sir.	02-12-2022	PENDING WITH CHAIRMAN	
8	NIHAL CHAND GOEL (1)	As the project was registered in 2019, none of the reasons given for delay appear to be relevant.	04-12-2022	APPLICATION OBJECTED	
9	Promoter	Dear Sir, we have uploaded the revised explanatory note for your kind perusal. Kindly accept our humble submission and oblige us. User updated this details.	06-12-2022	PENDING WITH NODAL OFFICER	
10	Rishabh Sharma (10665)	In reference to para 8/N, promoter has uploaded the explanatory note in the Other Documents tab. Therefore, application is submitted for kind perusal and further order w.r.t. para 5/N.	06-12-2022	PENDING WITH JOINT REGISTRAR	
11	Arpit	Promoter has uploaded the revised explanatory note, therefore, submitted for kind perusal	06-	PENDING	

	Sancheti (10683)	and further orders pls.	12- 2022	WITH REGISTRAR	
12	Ramesh Sharma (9009)	Still explanatory not is vague and unsatisfactory,submitted for decision,sir	07- 12- 2022	PENDING WITH CHAIRMAN	
13	NIHAL CHAND GOEL (1)	Approved	07- 12- 2022	Application Approved	



**Bill No. : NC/23-24/570**

**Date : 25.11.2023**

## **Work Completion Certificate**

**Name of Scheme : "Vatika Infotech City-Part A"**

**Address :**  
Village : Thikaria,  
Prithvisinghpura uf Naiwala,  
Sanjhariya, Bagru Khurd &  
Balmukundpura urf Nada, Tehsil :  
Sanganer, Ajmer Road, Jaipur  
(Raj.)

**Promoters &  
Devlopers : M/s Vatika Ltd.**





## SUMMARY

<b>A</b>	<b>Total Area of Part-A (newly proposed layout)</b>	<b>240732.89 sqm.</b>
<b>B</b>	<b>As per Approved Layout Plan, the Development Work has not been done in highlighted portions.</b>	
-1	Area of Block -1 (shown in map with red colour)	122768.00 sqm.
-2	Area of Block -2 (shown in map with yellow colour)	58125.00 sqm.
-3	Area of Block -3 (shown in map with Blue colour)	5415.00 sqm.
-4	Area of Block -4 (shown in map with Green colour)	54424.89 sqm.
	<b>Total (1 + 2 + 3 + 4)</b>	<b>240732.89 sqm.</b>
	<b>Ratio of Block-1 in respect of Total Area of Part-A (1 *100/A)</b>	<b>51.00 %</b>
	<b>Ratio of Block-2 in respect of Total Area of Part-A (2 *100/A)</b>	<b>24.15 %</b>
	<b>Ratio of Block-3 in respect of Total Area of Part-A (3 *100/A)</b>	<b>2.25 %</b>
	<b>Ratio of Block-4 in respect of Total Area of Part-A (4 *100/A)</b>	<b>22.61 %</b>
	<b>Work done in Block-1</b>	<b>100.00 %</b>
	<b>Hence the percentage of work done in Block-1 in respect of Total Area</b>	<b>51.00 %</b>
	<b>Work done in Block-2</b>	<b>78.20 %</b>
	<b>Hence the percentage of work done in Block-2 in respect of Total Area</b>	<b>18.88 %</b>
	<b>Work done in Block-3</b>	<b>100.00 %</b>
	<b>Hence the percentage of work done in Block-3 in respect of Total Area</b>	<b>2.25 %</b>
	<b>Work done in Block-4</b>	<b>46.20 %</b>
	<b>Hence the percentage of work done in Block-4 in respect of Total Area</b>	<b>10.44 %</b>
	<b>So the Total percentage of work done in Part -A (newly proposed layout)</b>	<b>82.57 %</b>



## DECLARATION

This is to certify that work of the Township ""Vatika Infotech City-Part A"" has partially been completed (as per detail enclosed) to the satisfaction as per policy of Urban Development & Housing Deptt., Govt. of Rajasthan.

- a. The information furnished in part - 1 is true and correct to the best of my knowledge and belief.
- b. I have no direct or indirect interest in the scheme inspected.
- c. I have personally inspected the scheme on dated : 23.11.2023

Date : 25.11.2023

Place : Jaipur

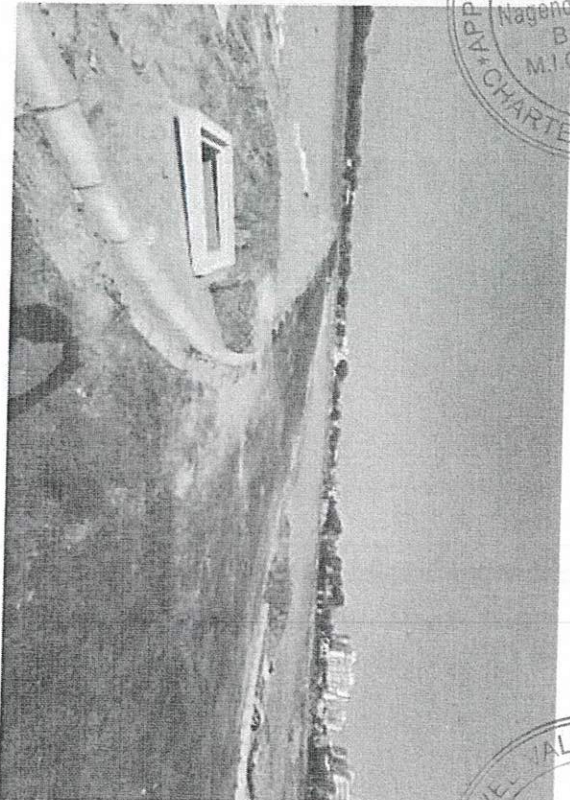
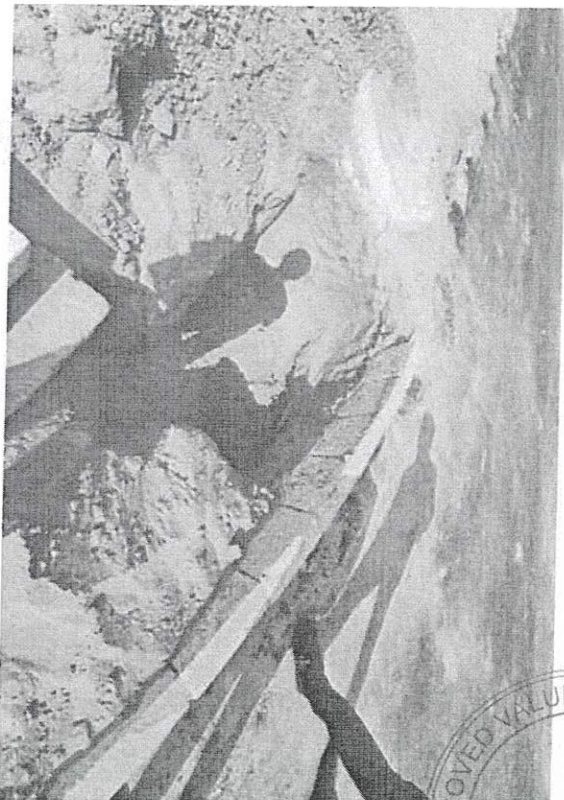
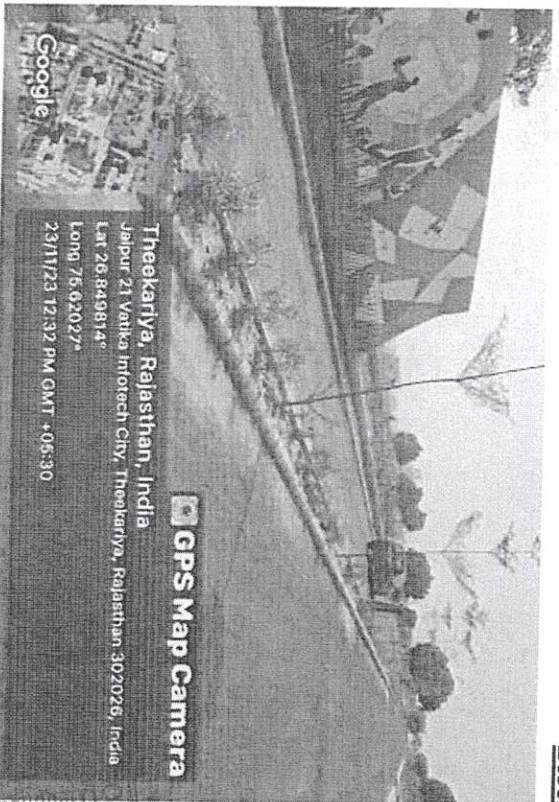
Signature of Chartered Engineer





Photographs

Block-2



APPROVED VALUE  
Nagendra Chaudhary  
B.E., F.E.  
M.I.C.I., M.I.S.A.  
F.I.E.  
CHARTERED ENGINEER

APPROVED ALL  
Nagendra Chaudhary  
B.E., F.E.  
M.I.C.I., M.I.S.A.  
F.I.E.  
CHARTERED ENGINEER





# जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक:जविप्रा/उपा./जोन-12/2022/डी-3472

दिनांक 12-10-2022

मैसर्स वाटिका लि., मैसर्स वाटिका जयपुर सेज डवलपर्स लि.  
मैसर्स मेग्नेट डवलपर्स प्रा. लि., मैसर्स नक्षत्र बिल्डकॉन प्रा. लि.  
जरिये अधिकृत हस्ताक्षरकर्ता श्री सुधीर शर्मा पुत्र श्री विनोद शर्मा,  
सुमन देवी पत्नी श्री काशीराम, एवं जीवनलाल पुत्र श्री रामदास,  
वाटिका इन्फोटेक सिटी, अजमेर रोड, ठिकरिया, जयपुर।

विषय :- ग्राम ठिकरिया, पृथ्वीसिंहपुरा उर्फ नाईवाला, बगरू खुर्द, बालमुकुन्दपुरा उर्फ नाडा, सांझरिया एवं सीतापुराबास सांझरिया, तहसील सांगानेर अजमेर रोड, जयपुर में स्थित आवासीय योजना "वाटिका इन्फोटेक सिटी" पार्ट-ए में रहन रखे गये भूखण्डों को रहनमुक्त कर मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत के कम में आप द्वारा प्रस्तुत ग्राम ठिकरिया, पृथ्वीसिंहपुरा उर्फ नाईवाला, बगरूखुर्द, बालमुकुन्दपुरा उर्फ नाडा, सांझरिया एवं सीतापुराबास सांझरिया, तहसील सांगानेर अजमेर रोड, जयपुर में स्थित आवासीय योजना "वाटिका इन्फोटेक सिटी" पार्ट-ए योजना के जिन भूखण्डों को जविप्रा में अनुमोदित योजना के 12.5 प्रतिशत क्षेत्रफल (15895.46 व.मी) के पेटे जविप्रा के पक्ष में रहन रखा गया है उन भूखण्डों का चार्टर्ड इंजीनियर द्वारा जारी अधिवास प्रमाण पत्र के आधार पर उक्तानुसार जयपुर विकास प्राधिकरण के पास रहन रखे गये क्षेत्रफल में से 8713.18 व.मी क्षेत्रफल को रहन मुक्त किया जाता है, जिसका अनुमोदित मानचित्र में अंकन कर मानचित्र की प्रति पत्र के साथ संलग्न है।

संलग्न :- उपरोक्तानुसार

उपायुक्त जोन-12  
जयपुर विकास प्राधिकरण,  
जयपुर  
उपायुक्त जोन-12  
जयपुर विकास प्राधिकरण, जयपुर।





# जयपुर विकास प्राधिकरण, जयपुर

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क्रमांक:जविप्रा/उपा./जोन-12/2023/डी-9995

दिनांक 18-12-2023

मैसर्स वाटिका लि., मैसर्स वाटिका जयपुर सेज डवलपर्स लि.  
मैसर्स मेग्नेट डवलपर्स प्रा. लि., मैसर्स नक्षत्र बिल्डकॉन प्रा. लि.  
जरिये अधिकृत हस्ताक्षरकर्ता श्री सुधीर शर्मा पुत्र श्री विनोद शर्मा,  
सुमन देवी पत्नी श्री काशीराम, एवं जीवनलाल पुत्र श्री रामदास,  
वाटिका इन्फोटेक सिटी, अजमेर रोड, ठिकरिया, जयपुर।

विषय :- ग्राम ठिकरिया, पृथ्वीसिंहपुरा उर्फ नाईवाला, बगरू खुर्द, बालमुकुन्दपुरा उर्फ नाडा, सांझरिया एवं सीतापुराबास सांझरिया, तहसील सांगानेर अजमेर रोड, जयपुर में स्थित आवासीय योजना "वाटिका इन्फोटेक सिटी" पार्ट-ए में रहन रखे गये भूखण्डों को रहनमुक्त कर मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत के कम में आप द्वारा प्रस्तुत ग्राम ठिकरिया, पृथ्वीसिंहपुरा उर्फ नाईवाला, बगरूखुर्द, बालमुकुन्दपुरा उर्फ नाडा, सांझरिया एवं सीतापुराबास सांझरिया, तहसील सांगानेर अजमेर रोड, जयपुर में स्थित आवासीय योजना "वाटिका इन्फोटेक सिटी" पार्ट-ए योजना के जिन भूखण्डों को जविप्रा में अनुमोदित योजना के 12.5 प्रतिशत के पेटे क्षेत्रफल 15895.46 व.मी. रहन रखा गया था। जिसमें से पूर्व जविप्रा द्वारा क्षेत्रफल 8713.18 व.मी. के भूखण्ड रहन मुक्त किये जा चुके हैं।

अब वर्तमान में जयपुर विकास प्राधिकरण के पास रहन शेष क्षेत्रफल 7182.28 व.मी. में से चार्टेड इंजीनियर द्वारा जारी अधिवास प्रमाण पत्र के आधार पर क्षेत्रफल 4261.46 व.मी के भूखण्डों को रहन मुक्त किया जाता है, जिसका अनुमोदित मानचित्र में अंकन कर मानचित्र की प्रति पत्र के साथ सलंग्न है।

सलंग्न :- उपरोक्तानुसार

उपायुक्त जोन-12  
जयपुर विकास प्राधिकरण,  
उपायुक्त जोन-12  
जयपुर विकास प्राधिकरण  
जयपुर

रामकिशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर-302 004

दुरभाष :- +91-141-2574798 : ईपीबीएक्स :- +91-141-2569696 एक्सटे.: 8340 : फैक्स:-+91-141-2574555



# VATIKA INFOTECH CITY, AJMER ROAD, JAIPUR

Vatika Infotech City,  
Village: Thikaria, Pithvisinghpura  
Sanjharas, Bagrukhiad, Barmukundpura  
Sitapurabas Sanjharas  
Tehsil : Sanganer, Jaipur

1. The project is situated in the village of Thikaria, Pithvisinghpura, Sanjharas, Bagrukhiad, Barmukundpura, Sitapurabas Sanjharas, Tehsil : Sanganer, Jaipur. The project is situated in the village of Thikaria, Pithvisinghpura, Sanjharas, Bagrukhiad, Barmukundpura, Sitapurabas Sanjharas, Tehsil : Sanganer, Jaipur. The project is situated in the village of Thikaria, Pithvisinghpura, Sanjharas, Bagrukhiad, Barmukundpura, Sitapurabas Sanjharas, Tehsil : Sanganer, Jaipur.

## PART - A : SITE PLAN OF THE PROJECT AREA

S.NO.	REMARKS	AREA (SQ. M.)	PERCENTAGE
1.	EXISTING AREA	100000	100%
2.	NEW AREA	100000	100%
3.	TOTAL AREA	200000	200%

## PART - B : SITE PLAN OF THE PROJECT AREA

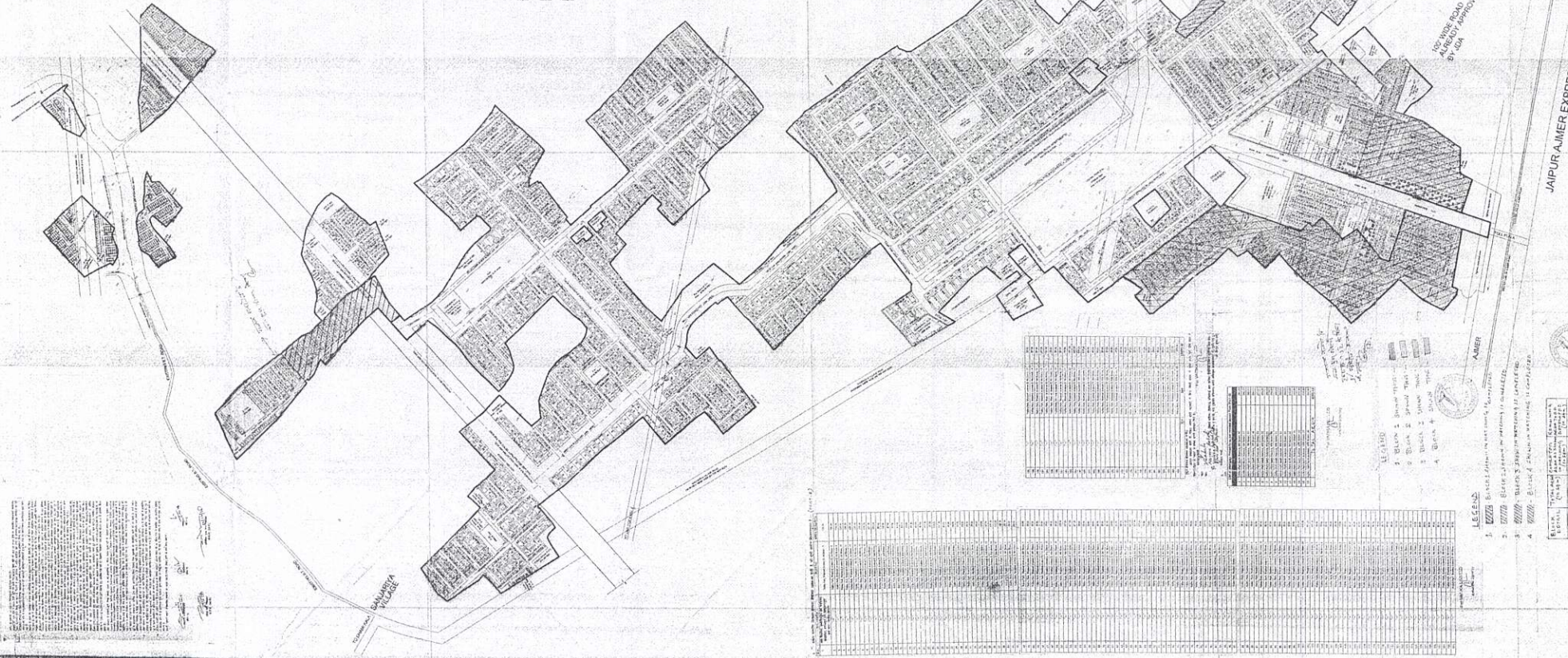
S.NO.	REMARKS	AREA (SQ. M.)	PERCENTAGE
1.	EXISTING AREA	100000	100%
2.	NEW AREA	100000	100%
3.	TOTAL AREA	200000	200%

## PART - C : SITE PLAN OF THE PROJECT AREA

S.NO.	REMARKS	AREA (SQ. M.)	PERCENTAGE
1.	EXISTING AREA	100000	100%
2.	NEW AREA	100000	100%
3.	TOTAL AREA	200000	200%

SCALE : 1:2250

S.NO.	REMARKS	AREA (SQ. M.)	PERCENTAGE
1.	EXISTING AREA	100000	100%
2.	NEW AREA	100000	100%
3.	TOTAL AREA	200000	200%



**LEGEND**

1. EXISTING AREA
2. NEW AREA
3. TOTAL AREA
4. ROAD
5. GREEN SPACE
6. BUILDING
7. FENCE
8. GATE
9. PARKING
10. WASTE WATER TREATMENT PLANT
11. WATER TREATMENT PLANT
12. POWER HOUSE
13. TELECOM CENTRE
14. SECURITY HOUSE
15. FIRST AID CENTRE
16. CATERING CENTRE
17. STORAGE CENTRE
18. WAREHOUSE
19. OFFICE
20. LABOUR CAMP
21. GARDEN
22. PLAYGROUND
23. SPORTS GROUND
24. SWIMMING POOL
25. CLUB HOUSE
26. GYM
27. RESTAURANT
28. BAR
29. CAFE
30. SHOP
31. PHARMACY
32. MEDICAL CENTRE
33. HOSPITAL
34. SCHOOL
35. COLLEGE
36. UNIVERSITY
37. RESEARCH CENTRE
38. DEVELOPMENT CENTRE
39. INNOVATION CENTRE
40. STARTUP CENTRE
41. INCUBATOR CENTRE
42. ACCELERATOR CENTRE
43. VENTURE CAPITAL FUND
44. PRIVATE EQUITY FUND
45. RISK VENTURE CAPITAL FUND
46. ANGEL INVESTOR
47. VENTURE PARTNER
48. BUSINESS ANGEL
49. PRIVATE INVESTOR
50. PUBLIC INVESTOR
51. GOVERNMENT INVESTOR
52. FOREIGN INVESTOR
53. DOMESTIC INVESTOR
54. INSTITUTIONAL INVESTOR
55. INDIVIDUAL INVESTOR
56. RETAIL INVESTOR
57. WHOLESALE INVESTOR
58. INSTITUTIONAL INVESTOR
59. INDIVIDUAL INVESTOR
60. RETAIL INVESTOR
61. WHOLESALE INVESTOR
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92. RETAIL INVESTOR
93. WHOLESALE INVESTOR
94. INSTITUTIONAL INVESTOR
95. INDIVIDUAL INVESTOR
96. RETAIL INVESTOR
97. WHOLESALE INVESTOR
98. INSTITUTIONAL INVESTOR
99. INDIVIDUAL INVESTOR
100. RETAIL INVESTOR

JAIPUR AJMER EXPRESSWAY (N.H-08)

100 MTR ROAD  
ALREADY EMPLOYED

JAIPUR





Rajasthan RERA

# राजस्थान रीयल एस्टेट रेग्युलेटरी ऑथोरिटी

द्वितीय एवं तृतीय तल, आरएसआईसी विंग, उद्योग भवन,

तिलक मार्ग, सी-स्कीम, जयपुर - 302005

फोन नं. - 0141-2851900 वेबसाइट & <http://rera.rajasthan.gov.in>

क्रमांक एफ.4(1)आरजे/रेरा/2017/पार्ट/525

दिनांक :- 17/03/2021

## आदेश

दी रीयल एस्टेट (रेग्युलेशन एण्ड डवलपमेंट) एक्ट, 2016 की धारा 37 एवं दी राजस्थान रीयल एस्टेट रेग्युलेटरी ऑथोरिटी रेग्युलेशनस्, 2017 के अनुच्छेद 23(3) के अन्तर्गत ऑथोरिटी को प्रदत्त शक्तियों के क्रम में, निम्न निर्देश जारी किये जाते हैं :

आदेश क्रमांक 1429 दिनांक 25.08.2020 एवं आदेश क्रमांक 3080 दिनांक 16.08.2019 के पैरा 3 व 4 के अनुसार प्रोजेक्ट के पंजीकरण की वैधता अवधि बढ़ाने बाबत देय फीस की गणना रजिस्टर्ड प्रोजेक्ट के फेज ऐरिया के आधार पर की जाती रही है।

इस क्रम में ऑथोरिटी के समक्ष कतिपय ऐसे प्रकरण सामने आए हैं जिनमें रजिस्टर्ड प्रोजेक्ट का फेज ऐरिया काफी बड़ा है एवं स्थानीय निकाय/एमपैनलड आर्किटेक्ट द्वारा आंशिक कम्प्लीशन/ऑक्यूपेन्सी सर्टिफिकेट जारी किया जा चुका है।

अतः अब भविष्य के लिये यह निर्धारित किया जाता है कि ऐसे प्रकरणों, जिनमें फेज ऐरिया 5000 वर्गमीटर से अधिक है एवं प्रोजेक्ट का आंशिक कम्प्लीशन/ऑक्यूपेन्सी सर्टिफिकेट जारी हो चुका है, में फेज ऐरिया के जिस भाग का स्थानीय निकाय/एमपैनलड आर्किटेक्ट या अन्य अधिकृत प्रतिनिधि द्वारा आंशिक कम्प्लीशन/ऑक्यूपेन्सी सर्टिफिकेट जारी किया जा चुका है को छोड़ कर फेज ऐरिया के केवल शेष भाग पर और यदि ऐसा शेष भाग 5000 वर्गमीटर से कम है तो 5000 वर्गमीटर पर देय फीस की गणना की जावेगी।

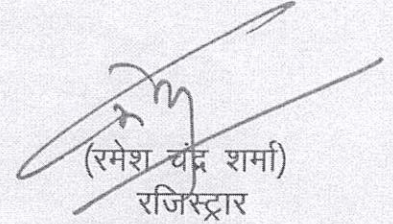
ऐसे प्रकरणों में प्रमोटर द्वारा Online extension application form के Actual Phase Area के कॉलम में, फेज ऐरिया के कम्प्लीशन से शेष ऐरिया को भरा जाना होगा और यदि ऐसा शेष ऐरिया 5000 वर्गमीटर से कम है तो 5000 वर्गमीटर भरा जाएगा। साथ ही Online extension application form के Additional Information कॉलम में, यह सपष्ट करना होगा कि कितने ब्लॉक/भाग का



कम्पलीशन/ऑक्यूपेन्सी सर्टिफिकेट प्राप्त किया जा चुका है और उस भाग का ऐरिया कितना बनता है। इसके अतिरिक्त कम्पलीटेड ऐरिया और शेष ऐरिया को साईट प्लान/ले-आउट प्लान पर मार्क कर उसे व साथ ही प्राप्त सभी आंशिक कम्पलीशन/ऑक्यूपेन्सी सर्टिफिकेट को Online extension application form के Other documents tab में अपलोड करना होगा।

यह आदेश तुरंत प्रभाव से अर्थात् इसके जारी होने की दिनांक से लागू होगा और इसके आधार पर पूर्व में निर्णित किये जा चुके मामले पुनः नहीं खोले जायेंगे।

यह आदेश ऑथोरिटी के अध्यक्ष महोदय के अनुमोदन से जारी किया जाता है।

  
(रमेश चंद्र शर्मा)  
रजिस्ट्रार



प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

- 1- PS to Chairman, Rajasthan RERA
- 2- PS to Member (Sh. Shailendra K. Agarwal), Rajasthan RERA
- 3- PS to Member (Sh. Salvinder Singh Sohata), Rajasthan RERA
- 4- PS to Adjudicating Officer, Rajasthan RERA
- 5- PS to Registrar, Rajasthan RERA
- 6- SA, DoIT & RISL Sh. Mukesh Arora
- 7- Coordinator, Conciliation Forum, Rajasthan RERA
- 8- Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) Rajasthan, 424, 4th Floor, Laxmi Complex, MI Road, Jaipur - 302001
- 9- Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) NCR Bhiwadi Neemrana, E-127, Industrial Area, Bhiwadi, Alwar-301019
- 10- President, Township Developer Association of Rajasthan (TODAR), Prim Pavilion, E-66, Nakul Path, Lal Kothi Scheme, Jaipur - 302015
- 11- Chairman/President, Rajasthan Affordable Housing Developers Association (RAHDA) S-220, Time Square, Central Spine, Vidyadhar Nagar, Jaipur
- 12- Vice Chairman, RAJREDCO, Jaipur
- 13- Chairman, All India Federation of Tax Practitioners (CZ), c/o Shri Pankaj Ghiya, 10, Ganesh Colony, Bhairav Path, JLN Marg, Jaipur-302004
- 14- Chairman, RERA Awareness Committee, ICAI, Jaipur Branch, Jain Rathore & Associates, 105, Jagdish Enclave, Hawa Sadak, Civil Line Circle, Opp. Ram Mandir, Jaipur-302006.
- 15- Chairman, RERA Committee, Tax Consultant Association, Jaipur, 801-803, 8th Floor, Signature Tower, DC-2, Behind Apex Bank, Tonk Road, Jaipur - 302015
- 16- President, RERA India Educational & Resources Federation, 4F-42, Mahima Trinita Mall, Swage Farm, New Sanganer Road, Jaipur-302019
- 17- Chairman, The Indian Institute of Architects, Rajasthan Chapter, 400, F-72, 'Suryoday', Subhash Marg, Bagadiya Bhawan, C-Scheme, Jaipur-302001
- 18- Chairman/Secretary, Rajasthan Realtors Association (RRA), 308, 3<sup>rd</sup> Floor, Plot No. 1, Felicity Tower, Sahakar Marg, Lal Kothi, Jaipur- 302005
- 19- Chief Editor, RERA Times, Ghiya & Company, E-68, Ghiya Hospital Complex, Sector-12, Malviya Nagar, Jaipur - 302017
- 20- All officers of Rajasthan RERA
- 21- Guard File
- 22- Rajasthan RERA Website
- 23- All promoters (through their dashboard)

  
रजिस्ट्रार