



जयपुर विकास प्राधिकरण, जयपुर

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क्रमांक-जविप्रा/उपा./जोन-14/2023/डी-219

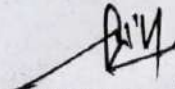
दिनांक 25/01/2023

मैसर्स रियासत इन्फ्रा डवलपर्स प्रा.लि.,
पंजीकृत कार्यालय- 709, ओके प्लस,
सेक्टर-7, मानसरोवर, जयपुर, राज.।

विषय:-निजी खातेदारी की योजना रियासत टाउन, ग्राम देवकीनन्दनपुरा एवं ग्राम चक शिवदासपुरा नं. 2 तह. चाकसू में 12.50 प्रतिशत रहन रखे गये भूखण्डों को रहन मुक्त कर अनुमोदित मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत ग्राम देवकीनन्दनपुरा एवं ग्राम चक शिवदासपुरा नं. 2 तह. चाकसू के कुल किता 18 कुल रकबा 10.00 हैक्ट. भूमि में "रियासत टाउन" आवासीय योजना में 12.50 प्रतिशत क्षेत्रफल के पेटे जविप्रा के पक्ष में रहन रखे गये भूखण्डों को विकास कार्य पूर्ण कर रहन मुक्त किये जाने हेतु निवेदन किया गया है। इस क्रम में लेख है कि उक्त सम्पूर्ण योजना के आन्तरिक विकास कार्य पूर्ण होने पर जविप्रा में रहन रखे गये सम्पूर्ण 12.50 प्रतिशत भूखण्डों को रहन मुक्त कर रहन मुक्ति का अंकन अनुमोदित मानचित्र में कर दिया गया है। अतः अनुमोदित मानचित्र की प्रति संलग्न कर प्रेषित है।

संलग्न:-उपरोक्तानुसार।


उपायुक्त, जोन-14
जयपुर विकास प्राधिकरण, जयपुर
जयपुर विकास प्राधिकरण, जयपुर

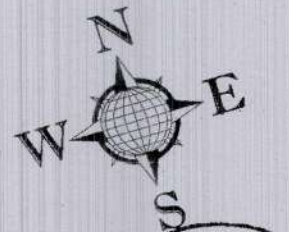
PROPOSED LAY OUT PLAN OF "RIYASAT TOWN"

IN KHASRA NO.- 4 TO 10, 42.

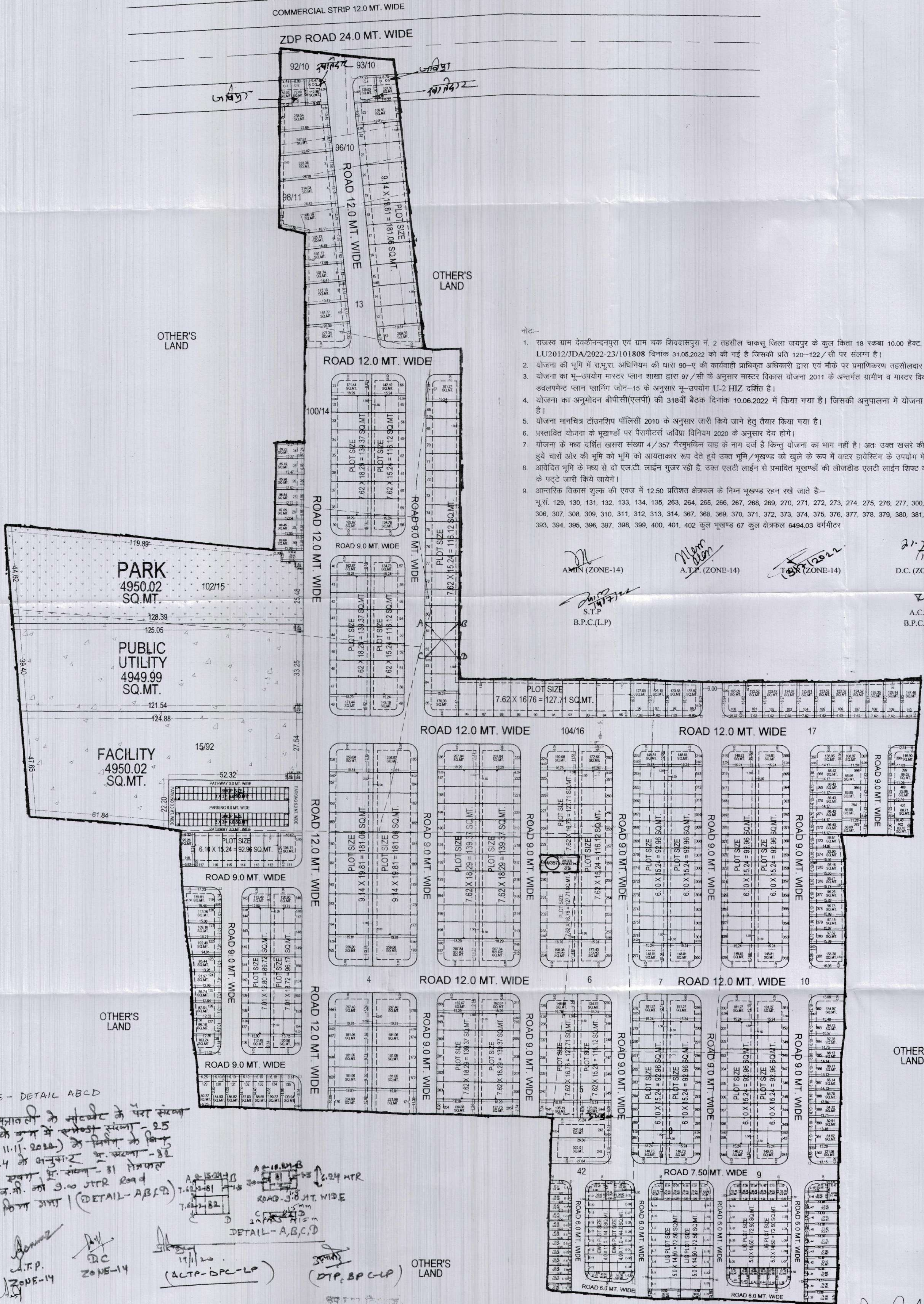
AT VILLAGE :- DEVKINANDANPURA, TEH.- CHAKSU, JAIPUR.

IN KHASRA NO.- 92/10, 93/10, 96/10, 98/11, 13, 100/14, 102/15, 15/92, 104/16, 17.

AT VILLAGE :- CHAK SHIVDASPURA NO.-2, TEH.- CHAKSU, JAIPUR.



1126
B
15.7.22



- नोट:-
- राजस्व ग्राम देवकीनन्दनपुरा एवं ग्राम चक शिवदासपुरा नं. 2 तहसील चकसू जिला जयपुर के कुल किता 18 रकबा 10.00 हेक्टर, भूमि की 90ए आदेश संख्या LU2012/JDA/2022-23/101808 दिनांक 31.05.2022 को की गई है जिसकी प्रति 120-122/सी पर संलग्न है।
 - योजना की भूमि में रा.भू.रा. अधिनियम की धारा 90-ए की कार्यवाही प्राथमिक अधिकारी द्वारा एवं मौके पर प्रमाणिकरण तहसीलदार द्वारा किया गया है।
 - योजना का भू-उपयोग मास्टर प्लान शाखा द्वारा 97/सी के अनुसार मास्टर विकास योजना 2011 के अन्तर्गत ग्रामीण व मास्टर विकास योजना 2025 व जोनल डवलपमेन्ट प्लान प्लानिंग जोन-15 के अनुसार भू-उपयोग U-2 HIZ दर्शित है।
 - योजना का अनुमोदन बीपीसी(एलपी) की 318वीं बैठक दिनांक 10.06.2022 में किया गया है। जिसकी अनुपालना में योजना मानचित्र जारी किया गया है।
 - योजना मानचित्र टॉउनशिप पॉलिसी 2010 के अनुसार जारी किये जाने हेतु तैयार किया गया है।
 - प्रस्तावित योजना के भूखण्डों पर पैरामीटर जमिया विनियम 2020 के अनुसार देय होंगे।
 - योजना के मध्य दर्शित खसरा संख्या 4/357 गैरमुक्तिन बाह के नाम दर्ज है किन्तु योजना का भाग नहीं है। अतः उक्त खसरे की भूमि एवं इसके साथ लगते हुये चारों ओर की भूमि को भूमि को आयताकार रूप देते हुये उक्त भूमि/भूखण्ड को खुले के रूप में वाटर हावेस्टिंग के उपयोग में आरक्षित रखा जावे।
 - आवेदित भूमि के मध्य से दो एल.टी. लाईन गुजर रही है, उक्त एलटी लाईन से प्रभावित भूखण्डों की लीजडीड एलटी लाईन शिफ्ट करने के उपरान्त ही भूखण्डों के पट्टे जारी किये जायेंगे।
 - आन्तरिक विकास शुल्क की एवज में 12.50 प्रतिशत क्षेत्रफल के निम्न भूखण्ड रहन रखे जाते हैं:-
भू.सं. 129, 130, 131, 132, 133, 134, 135, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 384, 385, 386, 387, 388, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402 कुल भूखण्ड 67 कुल क्षेत्रफल 6494.03 वर्गमीटर

AMIN (ZONE-14)
S.T.P.
B.P.C.(L.P)

AT.P. (ZONE-14)

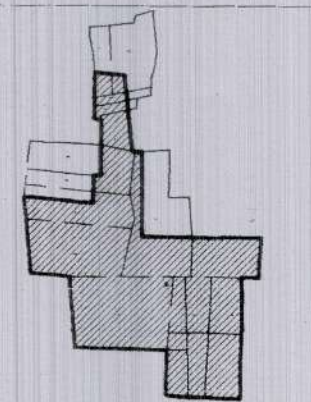
AT.P. (ZONE-14)

D.C. (ZONE-14)

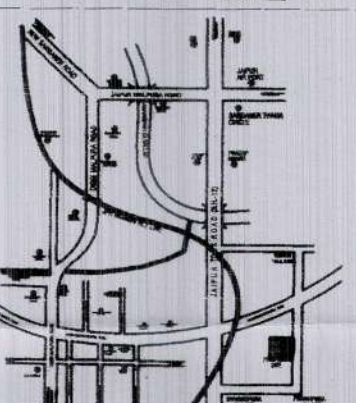
A.C.T.P.
B.P.C.(L.P)

ज.वि.प्रा.

खसरा मानचित्र



पहल मार्ग मानचित्र



दिशा सूचक

- मास्टर विकास योजना 2025 के अनुसार भू उपयोग आन्तरिक विकास की निर्माण विधि :-
- कुल अवधारणा भूखण्ड = 402
 - कुल EWS भूखण्ड = 4-47
 - कुल LIG भूखण्ड = 1-48
 - कुल गृह भूखण्ड = 5-100
 - जोड़दार का वाणिज्य क्षेत्र भूखण्ड = C-03 (C-03, C-04)
 - जेडर का वाणिज्य क्षेत्र भूखण्ड = C-03 (C-01, C-02, C-05)

AREA ANALYSIS :-

S.No.	LAND USED	AREA IN (SQ.MTR.)	(%)
1.	RESIDENTIAL	51132.31	51.65 %
2.	EWS & LIG	5173.57	05.23 %
3.	RETAIL	600.00	0.60 %
(A)	TOTAL = 1+2+3	56905.88	57.48 %
4.	PARK	4950.02	05.00 %
5.	FACILITY	4950.02	05.00 %
6.	PUBLIC UTILITY	4949.99	05.00 %
7.	WATER HARVESTING	99.43	0.10 %
8.	S.W.M.	50.00	0.05 %
9.	MOBILE TOWER	40.08	0.04 %
10.	P.U. (TOILET)	10.02	0.01 %
11.	ROAD	27042.47	27.32 %
	TOTAL = 4 TO 11	42092.03	42.52 %
	SCHEME AREA	98997.91	100.00 %
(B)	1. KHATEDAR COM.	238.50	23.80 %
	2. J.D.A. COM.	238.51	23.80 %
	3. ZNL. ROAD	525.08	52.40 %
	APPLIED AREA	1002.09	100.00 %

GRAND TOTAL (A+B) 100000.00 SQ.MT.
10.00 HECT.

योजना की भूमि की रा.भू.रा. अधिनियम की धारा 90 ए की कार्यवाही एवं मौके पर भूमि का प्रमाणिकरण भू.रा. द्वारा किया गया। योजना की पूरी भूमि प्राधिकरण में निहित हो चुकी है।

नाम नगर निवेशक
तहसीलदार उपायुक्त जोन-1

बीपीसी / जी. एल. सी. की बैठक संख्या दिनांक
की अनुपालना में योजना मानचित्र स्वीकृत कर जारी किया गया।

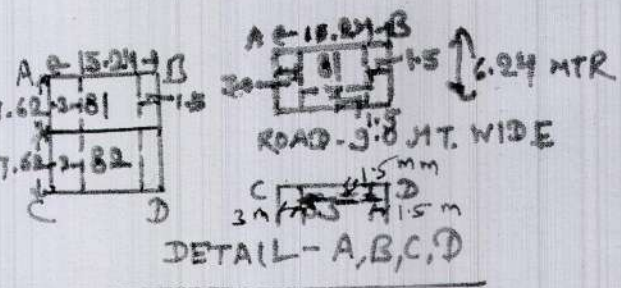
योजना का नाम :- PROPOSED LAY OUT PLAN OF "RIYASAT TOWN"
जोन संख्या = 14
पैमाना :- 1:1000

सहायक नगर नियोजक अति.सहायक नगर नियोजक वरिष्ठ नगर नियोजक
जयपुर विकास प्राधिकरण

CONSULTANT :- Cad Max Projects (P) Ltd.
301, Third Floor Prism Tower, Front of Police Head Quarters, Lal Kothi Tonk Road, JAIPUR
Mobile No. 9829045031

NOTE - DETAIL ABCD

मूल प्लान की कोर्ट के पुरा संख्या 75/14 के नगर में संख्या - 25 (327/11.11.2022) के निर्माण के लिए संख्या-4 के अनुसार भू.संख्या-82 को उक्त खसरा भू.संख्या-81 क्षेत्रफल 21.03 वर्ग मी. को 3.00 मीटर रोड में कटित किया गया। (DETAIL-ABCD)



AT.P. (ZONE-14)

D.C. (ZONE-14)

A.C.T.P.-B.P.C.-L.P

(D.T.P. B.P.C.-L.P)

OTHER'S LAND

Ref No. KRA/R.T./C.C./2022-23/114

Date: 20.01.2023

COMPLETION CERTIFICATE

of Development Works in “RIYASAT TOWN” RESIDENTIAL SCHEME

In Khasra No. 4 To 10, 42 At Village Devkinandanpura And In Khasra No. 92/10, 93/10, 96/10, 98/11, 13, 100/14, 102/15, 15/92, 104/16, 17 At Village Chak Shivdaspura No. 2, Tehsil Chaksu, District Jaipur-303903

DEVELOPER NAME: - RIYASAT INFRA DEVELOPERS PRIVATE LIMITED



KRASSOCIATE (ER. RAHUL KUMAR)
Chartered Engineer(Civil) & Approved Valuer
Email Id:-krassociate.07@gmail.com
Phone No. +919799801708

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1. INTRODUCTION

The "RIYASAT TOWN " is a residential scheme (Plotted) located at Khasra No. 4 To 10, 42 At Village Devkinandanpura And In Khasra No. 92/10, 93/10, 96/10, 98/11, 13, 100/14, 102/15, 15/92, 104/16, 17 At Village Chak Shivdaspura No. 2, Tehsil Chaksu, District Jaipur-303903. It falls in Zone 14 of JDA Planning Zone. The scheme is proposed over a land area is 100000.00 Sqm. Or 10.0 Hectare. As per Township Policy 2010, 67 Plots (Plot No. 129 to 135, 263 to 277, 300 to 314, 367 to 381, 384 to 388, 393 to 402) having total area of 6494.03 Sqm. equaling to 12.5% have been kept mortgage. These plots would be allotted after the internal development work is completed and development charges are deposited with Jaipur Development Authority. It is a plotted development project there is no parking details are required. 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	51132.31	51.65%
2.	EWS & LIG	5173.57	05.23%
3.	Retail	600.0	0.60%
A.) TOTAL (1+2+3)		56905.88	57.48%
4.	Park	4950.02	5.00%
5.	Facility	4950.02	5.00%
6.	Public Utility	4949.99	05.00%
7.	Water Harvesting	99.43	0.10%
8.	S.W.M	50.00	0.05%
9.	Mobile Tower	40.08	0.04%
10.	P.U. (Toilet)	10.02	0.01%
11.	Road	27042.47	27.32%
B.) TOTAL (4 To 11)		42092.03	42.52%
C.) SCHEME AREA (A+B)		98997.91	100.0%
1.	Khatedar Commercial	238.50	23.80%
2.	JDA Commercial	238.51	23.80%
3.	Zonal Road	525.08	52.40%
D.) APPLIED AREA		1002.09	100.0%
GRAND TOTAL (C+D)		100000.0 SQM.	
		10.0 HECT.	

2. 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
- 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 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. 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 handover 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



3.) DEVELOPMENT WORK OF "RIYASAT TOWN" RESIDENTIAL SCHEME

Sl. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1 st & 2 nd layer)	1 & 2 Layers complete	100%
	Interlocked paver block Grade M30, (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 over head 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.) LAYOUT PLAN OF "RIYASAT TOWN" RESIDENTIAL SCHEME

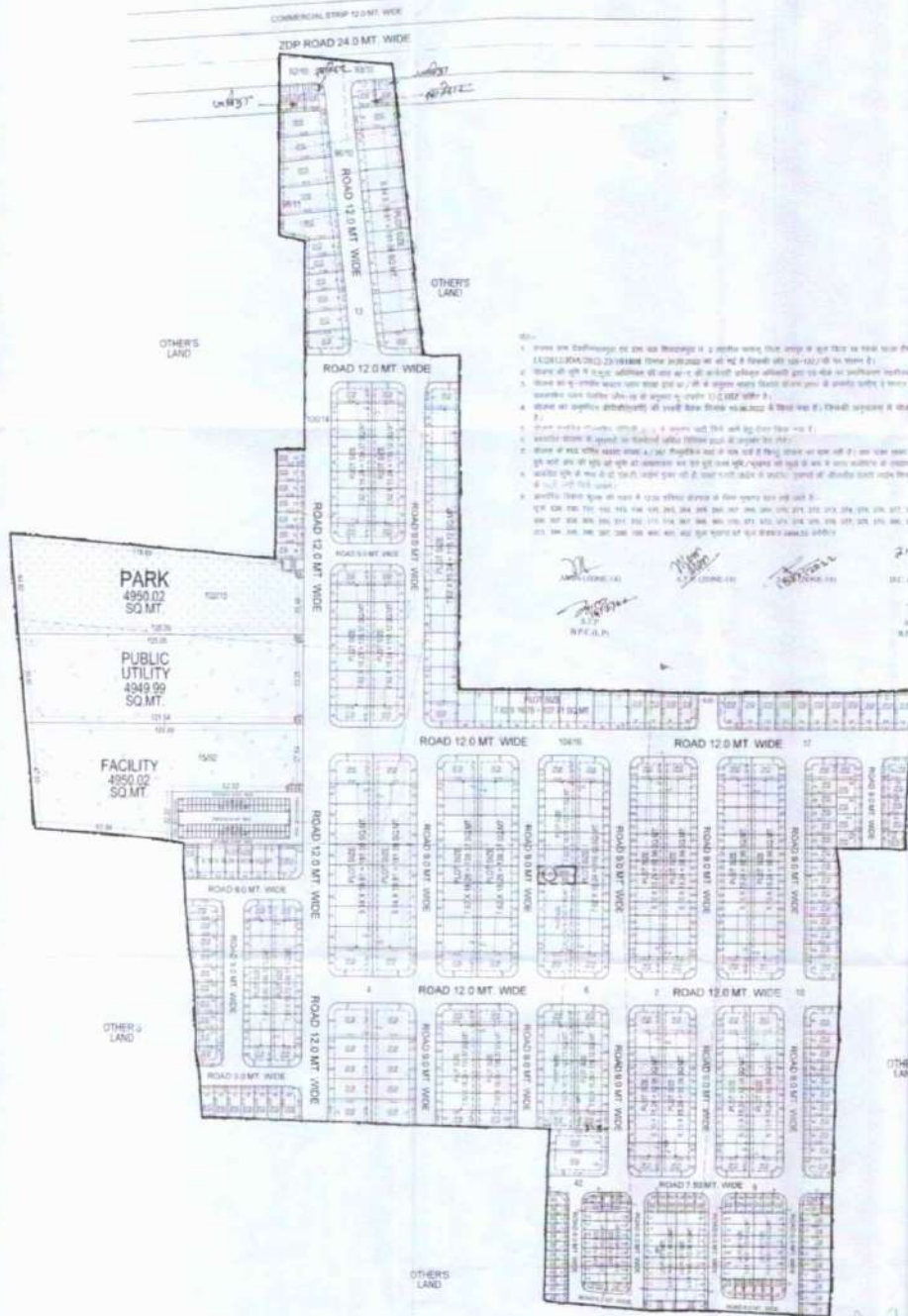
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IN KHASRA NO.- 4 TO 10, 42.

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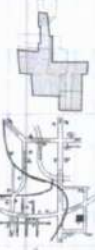
AT VILLAGE :- CHAK SHIVDASPURA NO.-2, TEH.- CHAKSU, JAIPUR.



1. The plan is submitted for the purpose of the layout plan of the town of Riyasat Town, Jaipur, in the Khasra No. 4 to 10, 42, Devkinandanpura, Teh. Chaksu, Jaipur.
2. The plan is submitted for the purpose of the layout plan of the town of Riyasat Town, Jaipur, in the Khasra No. 92/10, 93/10, 96/10, 98/11, 13, 100/14, 102/15, 15/92, 104/16, 17, Chak Shivdaspura No. 2, Teh. Chaksu, Jaipur.
3. The plan is submitted for the purpose of the layout plan of the town of Riyasat Town, Jaipur, in the Khasra No. 4 to 10, 42, Devkinandanpura, Teh. Chaksu, Jaipur.
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9. The plan is submitted for the purpose of the layout plan of the town of Riyasat Town, Jaipur, in the Khasra No. 4 to 10, 42, Devkinandanpura, Teh. Chaksu, Jaipur.
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AREA ANALYSIS :-

S.No.	LAND USED	AREA IN (SQ.MT.)	(%)
1.	RESIDENTIAL	51132.31	51.65 %
2.	RWS & LUG	5172.57	05.23 %
3.	RETAIL	600.00	0.60 %
(A) TOTAL :- 1+2+3		56905.88	57.48 %
4.	PARK	4950.02	05.00 %
5.	FACILITY	4950.02	05.00 %
6.	PUBLIC UTILITY	4949.99	05.00 %
7.	WATER HARVESTING	99.42	0.10 %
8.	S.W.M.	50.00	0.05 %
9.	MOBILE TOWER	40.00	0.04 %
10.	P.H. (TOILET)	10.00	0.01 %
11.	ROAD	27042.47	27.32 %
TOTAL :- 4 TO 11		42042.03	42.52 %
Scheme Area		98947.91	100.00 %
1.	KNATEDAR COM.	238.50	23.80 %
2.	J.D.A. COM.	238.51	23.80 %
3.	ZNL ROAD	525.08	52.40 %
APPLIED AREA		1007.09	100.00 %
GRAND TOTAL (A+B)		100000.00 SQ.MT.	10.00 HECT.

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RAHUL KUMAR
Membership Number
AM-3029436
Chartered Engineer

5) SATELLITE IMAGE OF " RIYASAT TOWN " RESIDENTIAL SCHEME

Co-Ordinates:-

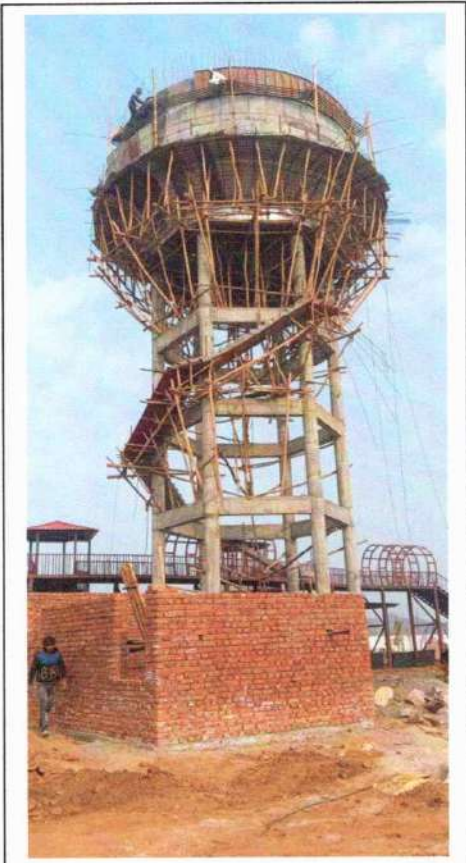
1. Latitude 26°44'34.86"N E, Longitude 75°55'42.40"E
2. Latitude 26°44'16.82"N, Longitude 75°55'42.18"E
3. Latitude 26°44'27.61"N, Longitude 75°55'34.89"E
4. Latitude 26°44'22.90"N, Longitude 75°55'47.33"E



6) ANNEXURE:

6.1) Images showing the status of development works on site at "Riyasat Town" Residential Scheme





Rahul Kumar
RAHUL KUMAR
Membership
Number
AM-3029436
Chartered Engineer



7.0) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Name of the Scheme	:	RIYASAT TOWN Residential Scheme
Name of the Developer/Promoter	:	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
Address of the scheme	:	Khasra No. 4 To 10, 42 At Village Devkinandanpura And In Khasra No. 92/10, 93/10, 96/10, 98/11, 13, 100/14, 102/15, 15/92, 104/16, 17 At Village Chak Shivdaspora No. 2, Tehsil Chaksu, District Jaipur-303903
RERA Registration No. & Date	:	RAJ/P/2022/2092 (03/08/2022)
Area of scheme	:	100000.0 Sqm. Or 10.0 Hectare
Saleable area of scheme	:	57382.89 Sqm.
Scheme Inspection on Dated	:	19/01/2023
Date of issue of completion certificate	:	20/01/2023
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): Work is completed

Interlocked paver block (3rd Layer): Work is completed

B. Sewer Line

Status of work: Work is completed

C. Water Supply

Status of work: 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



Summary of development charges against which various works have been completed by the developer in the scheme of " RIYASAT TOWN "

S. No.	Type of Development Work	Phase/ Description	Charges/ weightage as per Govt. orders	Work Done (in %)	Work Done at the time of visit in amount/Sqm.
1	Road work	1st & 2nd Layer GSB & WMM	25	100.00%	25.0
		Interlocked paver block Grade M30, (3rd layer)	35	100.00%	35.0
2	Sewer Line		30	100.00%	30.0
3	Water Supply	Phase I	21	100.00%	21.0
		Phase II	35	100.00%	35.0
4	Electrification		45	100.0%	45.0
5	Drainage & Water Harvesting		25	100.00%	25.0
6	Development of Parks		20	100.00%	20.0
7	Street Lighting		5	100%	5.0
8	Plantation		4.5	100.00%	4.5
9	Ducting		4.5	100.00%	4.5
Total			250	100.0%	250.0

