

Ref No. KRA/R.B./C.C./2022-23/112-R

Date: 02.02.2023

COMPLETION CERTIFICATE

of Development Works in

“ROYAL BHUMIJA” RESIDENTIAL SCHEME

In Khasra No. 1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279,
Village Machda, Tehsil Amer, District Jaipur-302006

DEVELOPER NAME: - M/S BHUMIJA REALSQUARE LLP



KRASSOCIATE (ER. RAHUL KUMAR)
Chartered Engineer(Civil) & Approved Valuer
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1. INTRODUCTION

The "ROYAL BHUMIJA" is a residential scheme (Plotted) located at Khasra No. 1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279, Village Machda, Tehsil Amer, District Jaipur-302006. It falls in Zone 06 of JDA Planning Zone. The scheme is proposed over a land area is 13650.00 Sqm. Or 1.365 Hectare. As per Township Policy 2010, 07 Plots (Plot No. 4, 5, 20, 21, 48, 60 and 69) having total area of 1104.43 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	8152.40	59.73%
2.	Commercial	543.82	03.98%
3.	Retail	64.00	0.47%
A.) TOTAL (1+2+3)		8760.22	64.18%
4.	Park	682.57	5.00%
5.	S.W.M.	125.18	0.92%
6.	P.U. (Toilet)	10.00	0.07%
7.	Mobile tower	68.72	0.50%
8.	EXI. Road 30 M.	288.31	02.11%
9.	Road	3715.00	27.22%
B.) TOTAL (4 To 9)		4889.78	35.82%
SCHEME AREA (A+B)		13650.00	100.0%
		1.365 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) 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 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 "ROYAL BHUMIJA" 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)	Underground 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%



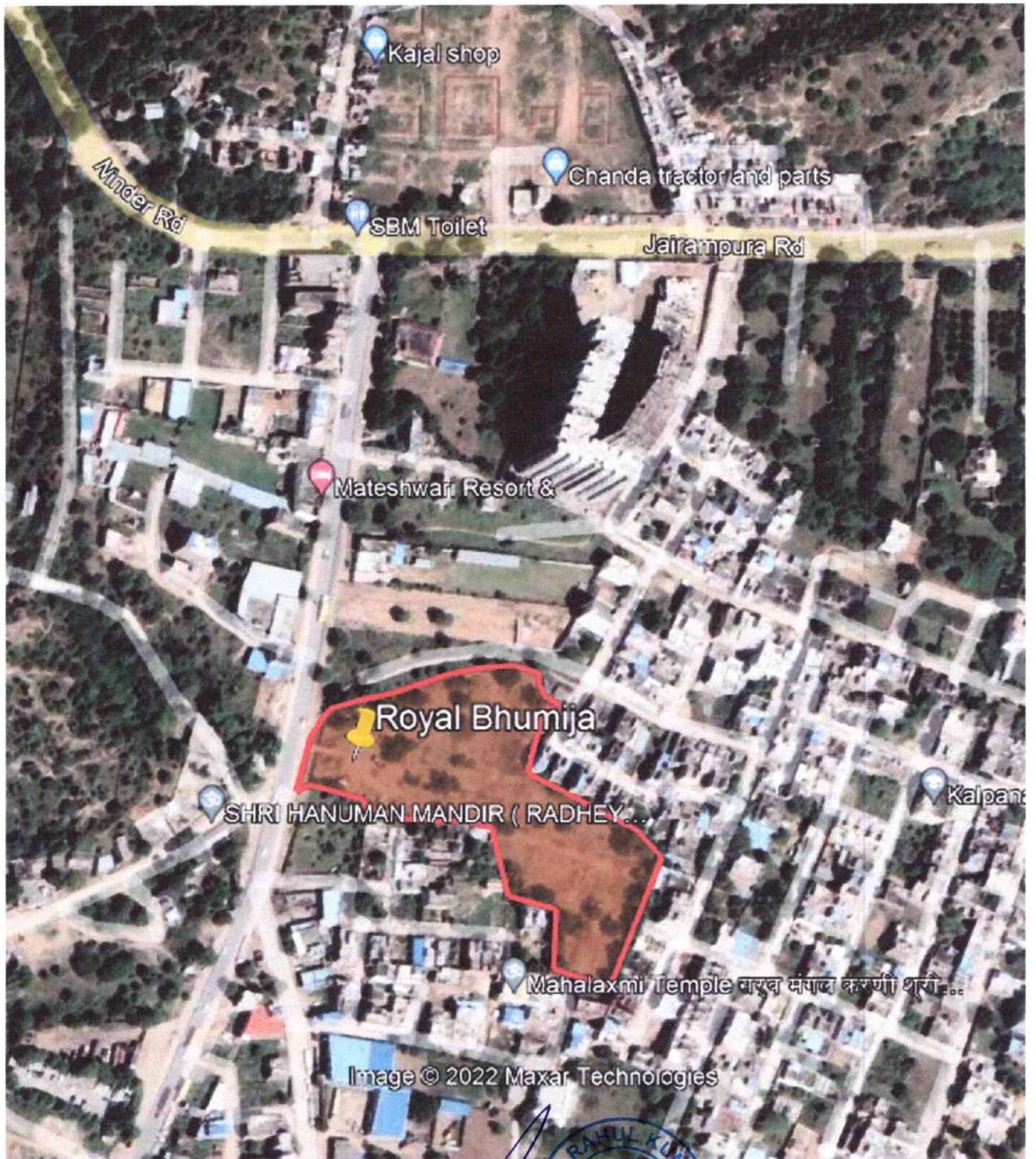
PROPOSED LAY OUT PLAN OF
"ROYAL BHUMIJA"
IN KHASRA NO.-1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279
AT VILLAGE :- MACHIDA, TEH:- AMER, JAIPUR.



5) SATELLITE IMAGE OF " ROYAL BHUMIJA " RESIDENTIAL SCHEME

Co-Ordinates:-

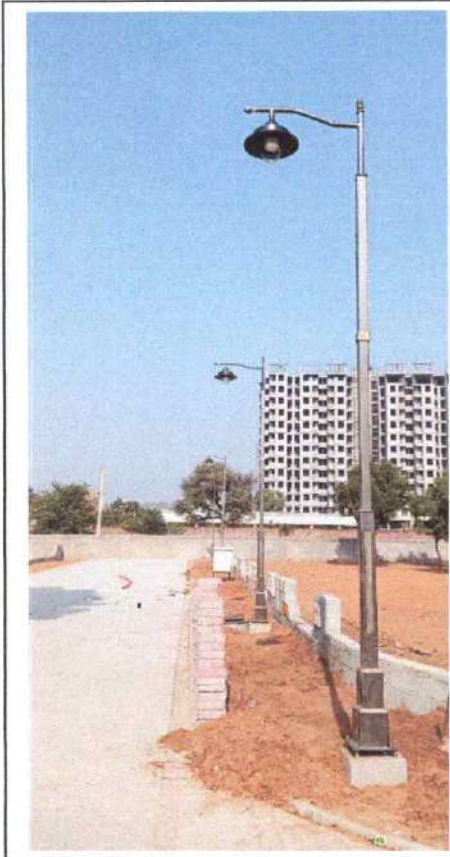
1. Easting 575360.56 m E, Northing 2987524.37 m N
2. Easting 575467.09 m E, Northing 2987487.68 m N
3. Easting 575507.29 m E, Northing 2987415.57 m N
4. Easting 575539.83 m E, Northing 2987472.49 m N



6) ANNEXURE:

6.1) Images showing the status of development works on site at "Royal Bhumija" Residential Scheme





6.2) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Name of the Scheme	:	ROYAL BHUMIJA Residential Scheme
Name of the Developer/Promoter	:	M/S BHUMIJA REALSQUARE LLP
Address of the scheme	:	Khasra No. 1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279, Village Machda, Tehsil Amer, District Jaipur-302006
RERA Registration No. & Date	:	RAJ/P/2022/2227 (30/10/2022)
Area of scheme	:	13650.00 Sqm.
Saleable area of scheme	:	8760.22 Sqm.
Scheme Inspection on Dated	:	01/02/2023
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: Phase-1st Work is completed

Phase-2nd:- 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 " ROYAL BHUMIJA "

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





जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक:जविप्रा/उपा./जोन-06/2022/डी-407

दिनांक 14/2/23

मैसर्स भूमिजा रियल स्कवायर एलएलपी जरिये डेजीगनेटेड पार्टनर
गंगा सिंह तवर पुत्र श्री सहदेव सिंह
निवासी आफिस नं. 610, काउन स्कवायर गांधी पथ,
वैशाली नगर, जयपुर

विषय :- ग्राम माचडा तह. आमेर (जयपुर) के ख.नं. 1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279 कुल किता 06 रकबा 1.365 हैक्टर भूमि में प्रस्तावित आवासीय योजना "रॉयल भूमिजा" में रहन रखे गये भूखण्डों को रहन मुक्त कर मानचित्र जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि ग्राम माचडा तह. आमेर (जयपुर) के ख.नं. 1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279 कुल किता 06 रकबा 1.365 हैक्टर भूमि में प्रस्तावित आवासीय योजना "रॉयल भूमिजा" आवासीय योजना में रहन रखे गये 12.5 प्रतिशत भूखण्डों को रहन मुक्त कर भूखण्डों का इन्द्राज योजना मानचित्र में अंकित कर दिया गया है, मानचित्र की प्रति पत्र के साथ सलंगन कर प्रस्तुत है। योजना के समस्त भूखण्ड रहन मुक्त किये जाते हैं।

सलंगन :- उपरोक्तानुसार

उपायुक्त जोन-06
जयपुर विकास प्राधिकरण,
जयपुर

IN KHASRA NO.-1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279.
AT VILLAGE :- MACHDA, TEH.:- AMER, JAIPUR.

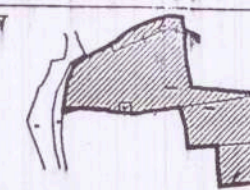


B

20-10-28

ज.वि.प्रा.

खसरा मानचित्र



दिना सुचक



भारत विद्यम योजना २०२१ के अनुसार वृ जगये
अवसायिक मूषाडों की निर्माण स्थिति :-

१	कुल अवसायिक मूषाड	= 69
२	कुल अवसायिक मूषाड	= C-1
३	कुल अवसायिक मूषाड	= 5-18

AREA ANALYSIS :-

योजना की भूमि की राशुरा अधिनियम की धारा 90 ए की
अनुसूची एवं मौके पर भूमि का प्रमापीकरण मेरे द्वारा किया गया।
योजना की पूरी भूमि प्राधिकरण में निहित हो चुकी है।

नाम तहसीलदार	नाम छापायुक्त जोर-
बी.पी.सी / जी. एल. सी. की बैठक संख्या दिनांक की अनुयातना में योजना मानचित्र स्वीकृत कर जारी किया गया।	

योजना का नाम:- PROPOSED LAY OUT PLAN OF
"ROYAL BHUMIJA"
IN KHASRA NO.-1293/312, 1358/1292, 311, 314/1277, 318/1278, 319/1279
AT VILLAGE :- MACHDA, TEHL:- AMER, JAIPUR.

જોન સંખ્યા = 06	
સમય :- 1:500	

सहायक	अति सहायक	वरिष्ठ
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नगर नियोजक	नगर नियोजक	नगर नियोजक
जुगाट विकास पाशिकरण		

CONSULTANT :-  **Cad Max**
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Lafayette Avenue, York Road JAFRA (POL) 333018
P.O. 8541-812711, Mob: 995-8630433711
Website: www.cafemanager.com, e-mail: info@cafemanager.com

जनकटिपालयोगी
जोन-06

261

1. कार्नर के भूखण्डों का क्षेत्रफल नियमानुसार कम किया जाना है।
2. योजना की 90ए की कार्य वाहीदिनांक 04.08.2002 को हो चुकी है।
3. योजना की भूमि गैरा भूरा.अधिनियम की धारा 90ए की कार्यवाही प्राधिकृत अधिकारी द्वारा एवं मौके पर प्रमाणी करण लहसीलदार द्वारा किया गया है।
4. टाउनशिप पॉलिसी 2010 के अनुसार आन्तरिक विकास के एवज में योजना के 12.50 प्रतिशत क्षेत्रफल के पेटे आवेदक द्वारा भूखण्ड संख्या 4, 5, 20, 21, 48, 60, 69 कुल भूखण्ड 07 कुल क्षेत्रफल 1104.43 वर्ग मीटर है, को जविप्रा में रहन रखा गया है। भूखण्डों का आवंटन/पट्टा विकासकर्ता द्वारा विकास कार्य पूर्ण होने पर या विकास शुल्क जमा करा कर ही किया जावेगा।
5. योजना का अनुमोदन बी.पी.सी. (एल.पी.) की 324 वीं बैठक दिनांक 15.09.2022 को किया जा चुका है, जिसके निर्णय की टनुपालना में योजना मानचित्र जारी किया गया है।
6. योजना का मास्टर विकास योजना 2011 में भू-उपयोग ग्राभीण दर्शित हैं, एवं मास्टर विकास योजना 2025 के अन्तर्गत भू-उपयोग सू-1 (आवासीय) है एवं नगर निगम सीमा में स्थित है।
7. उक्त भूमिजविप्रा के नाम दर्ज होने के उपरान्त ही अनुमोदित मानचित्र जारी किया गया है।
8. योजना मानचित्र टाउनशिप पॉलिसी 2010 के अनुसार जारी किये जाने हेतु तैयार किया गया है।
9. बीपीसी(एलपी) के निर्णय अनुसार योजना के भूखण्ड पर पैरामीटर्स एवं सैट बैक्स जविप्रा (जयपुर रीजन भवन) विनियम 2020 के अनुसार रखा गया है।

Sarab
सहस्यक नगर नियोजक
जोन-06

तहसीलदार
जान-06

उपायुक्त
जोन-06

वरिष्ठ नगर नियोजक
बी.पी.सी. (एल.पी.)

27/10/22
अतिरिक्त मुख्य नगर नियोजक
बी.पी.सी. (एल.पी.)

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2012