

## जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक-जविधा/उपा./जोन-14/2022/डी-3220

विनांक //-/0-22

गैसर्स रियासत इन्फ़ा प्रा.ति., पंजीकृत कार्यालय– 709, ओके प्लस टॉवर, के.वी.–5 के पास, मानसरोवर, जययुर, राज.।

> विषय:--निजी खातेदारी की योजना दा रियासत रेजिडेन्सी, ग्राम पुरूषोतमपुरा उर्फ दादिया तह. सांगानेर में 12.50 प्रतिशत रहन रखे गये भूखण्डों को रहन मुक्त कर अनुमोदित गानचित्र जारी करने बाबत्।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत ग्राम पुरूषोतमपुरा उर्फ दाविया, तह. सांगानेर, जयपुर के कुल किता 43 कुल रकबा 10.00 हैक्ट. भूमि में ''दा रियासत रेजिडेन्सी'' 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 कम 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 मानचिन्न में कर दिया गया है। अतः अनुमोदित मानचिन्न की प्रति संलग्न कर प्रेषित है।

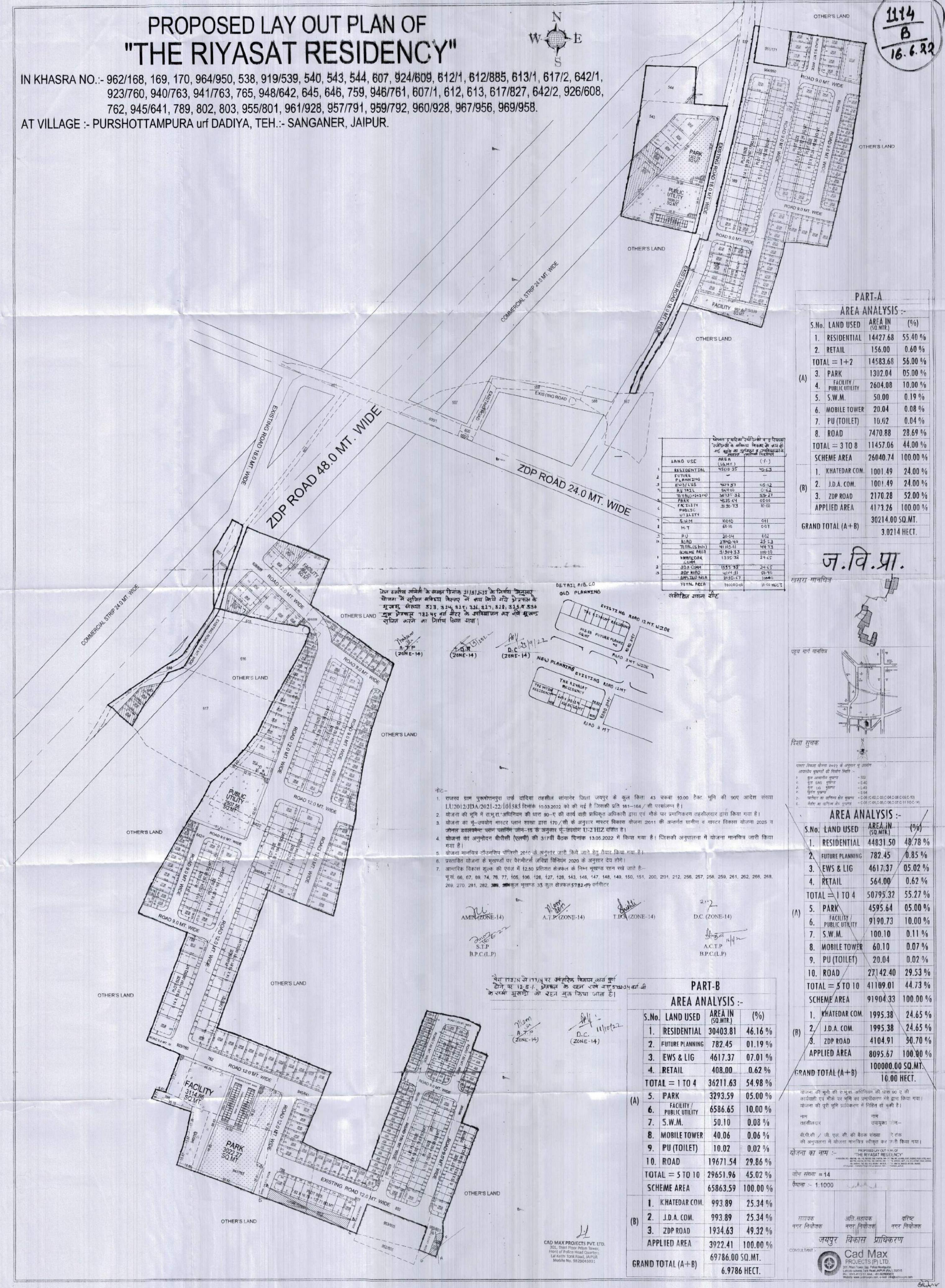
संलग्नः-उपरोक्तानुसार।

जयपुर

राम किशोर व्यास मयन, इन्दिरा सर्किल, जवाहर लाल नेहरू गार्ग, जथपुर–302004 दुरगाथ : Direct Line-0141-2576296(O), EPBX-0141-2569696, Ext.: 8380, Fax-0141-2574555, e-mail: dc.zone14.jda@rajasthan.gov.in



923/760, 940/763, 941/763, 765, 948/642, 645, 646, 759, 946/761, 607/1, 612, 613, 617/827, 642/2, 926/608, 762, 945/641, 789, 802, 803, 955/801, 961/928, 957/791, 959/792, 960/928, 967/956, 969/958.



Ref No. KRA/TRR/C.C./2022-23/59

Date: - 04/ 10/2022

# **COMPLETION CERTIFICATE**

### of Development Works in

### **"THE RIYASAT RESIDENCY" RESIDENTIAL SCHEME**

In Khasra No. 962/168, 169, 170, 964/950, 538, 919/539, 540, 543, 544, 607, 924/609, 612/1, 612/885, 613/1, 617/2, 642/1, 923/760, 940/763, 941/963, 765, 948/642, 645, 646, 759, 946/761, 607/1, 612, 613, 617/827, 642/2, 926/608, 762, 945/641, 789, 802, 803, 955/801, 961/928, 957/791, 959/792, 960/928, 967/956, 969/958, At Village Purshottampura Urf Dadiya, Tehsil Sanganer, District Jaipur

**PROMOTER NAME: - M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED** 



KR ASSOCIATE (ER. RAHUL KUMAR) Chartered Engineer(Civil) & Approved Valuer Email Id:- <u>krassociate.07@gmail.com</u> Phone No.+91 9799801708

### CONTENTS

`

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



### **1. INTRODUCTION**

"THE RIYASAT RESIDENCY" is a residential scheme located at khasra no. 962/168, 169, 170, 964/950, 538, 919/539, 540, 543, 544, 607, 924/609, 612/1, 612/885, 613/1, 617/2, 642/1, 923/760, 940/763, 941/963, 765, 948/642, 645, 646, 759, 946/761, 607/1, 612, 613, 617/827, 642/2, 926/608, 762, 945/641, 789, 802, 803, 955/801, 961/928, 957/791, 959/792, 960/928, 967/956, 969/958, At Village Purshottampura Urf Dadiya, Tehsil Sanganer, District Jaipur-303905. It falls in Zone 14 of JDA Planning Zone. The scheme is proposed over a land area is 100000.00 Sqm. As per Township Policy 2010, 33 Plots (Plot No. 66, 67, 69, 74, 76, 77, 105, 106, 126, 127, 128, 143, 146, 147, 148, 149, 150, 151, 200, 201, 212, 256, 257, 258, 259, 261, 262, 266, 268, 269, 270, 281, 282) having total area of 5792.94 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	45613.95	49.63%
	2.	Future Planning	-	-
	3.	EWS & LIG	4617.37	05.02%
	4.	Retail	564.00	0.62%
	A.) TO	TAL (1+2+3+4)	50795.32	55.27%
• >	5.	Park	4595.64	5.00%
A)	6.	Facility / Public Utility	9190.73	10.00%
	7.	S.W.M.	100.10	0.11%
	8.	Mobile Tower	60.10	0.07%
	9.	P.U. (Toilet)	20.04	0.02%
	10.	Road	27142.40	29.53%
	B.) TOTAL (5 To 10)		41109.01	44.73%
	TOTAL SCHEME AREA		91904.33	100.00%
	1.	Khatedar Com.	1995.38	24.65%
B)	2.	J.D.A. Com.	1995.38	24.65%
	3.	ZDP Road	4104.91	50.70%
	APPLIED AREA		8095.67	100.00%
GRAND TOTAL (A+B)			10000	0.00
			10.0 He	ectare

#### 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 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. 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 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



3.) DEVELOPMENT WORK O	F "THE RIYASAT RESIDENCY"	<b>RESIDENTIAL SCHEME</b>
------------------------	---------------------------	---------------------------

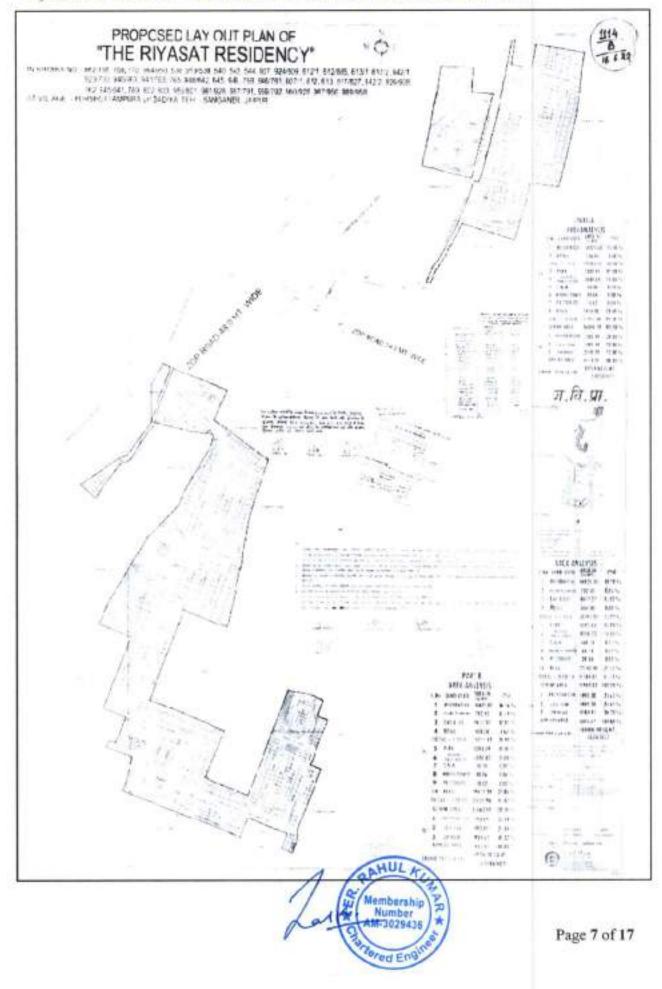
Sl. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1 <sup>st</sup> & 2 <sup>nd</sup> layer)	1 & 2 Layers complete	100%
	Interlocked paver block Grade M30, (3rd layer)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply First phase (Construction of tube wells and lying of water pipelines)	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	<b>DONE IN PERCENTAGE</b>	100.0%

ed Eng

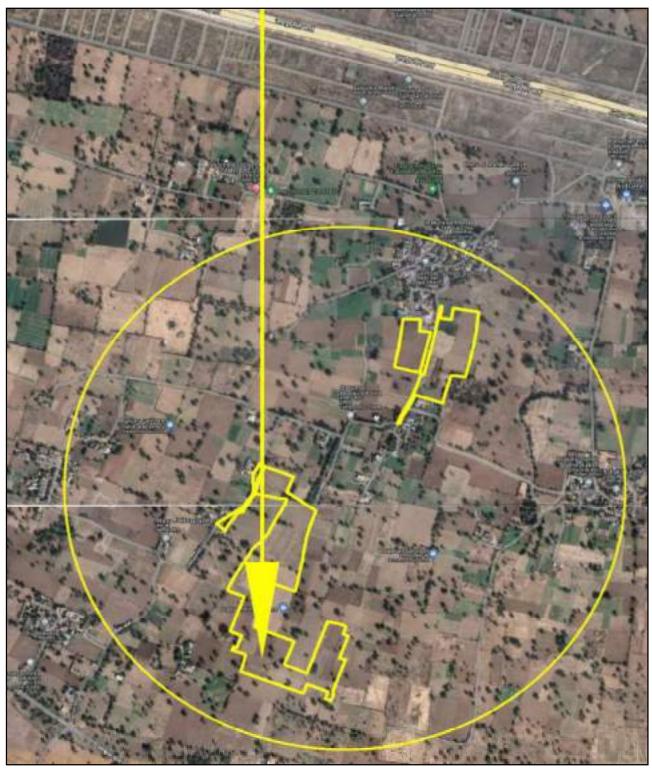
#### 4.) LAYOUT PLAN OF "THE RIYASAT RESIDENCY" RESIDENTIAL SCHEME

÷

.,



#### **5) SATELLITE IMAGE OF " THE RIYASAT RESIDENCY " RESIDENTIAL SCHEME** Co-Ordinates:- Easting 577732.58 m E, Northing 2956914.86 m N





### 6) ANNEXURE:

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













### **6.2) COMPLETION CERTIFICATE**

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Name of the Scheme	:	THE RIYASAT RESIDENCY Residential Scheme
Address of the scheme	•	Khasra no. 962/168, 169, 170, 964/950, 538, 919/539, 540, 543, 544, 607, 924/609, 612/1, 612/885, 613/1, 617/2, 642/1, 923/760, 940/763, 941/963, 765, 948/642, 645, 646, 759, 946/761, 607/1, 612, 613, 617/827, 642/2, 926/608, 762, 945/641, 789, 802, 803, 955/801, 961/928, 957/791, 959/792, 960/928, 967/956, 969/958, At Village Purshottampura Urf Dadiya, Tehsil Sanganer, District Jaipur-303905
RERA Registration No. & Date	:	RAJ/P/2022/2033 (25/06/2022)
Area of scheme	•	10.0 Hectare or 100000.0 Sqm.
Saleable area of scheme	•	54786.08 Sqm.
Scheme Inspection on Dated	•	03/10/2022
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): Work is completed Interlocked paver block (3<sup>rd</sup> Layer): Work is completed

#### **B.** Sewer Line

Status of work: Work is completed

#### C. Water Supply

Status of work: Phase-1<sup>st</sup> Work is completed Phase-2<sup>nd</sup> :- 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 " The Riyasat Residency "

S.	Type of	Phase/	Charges /	Work Done (in	Work Done at
No.	Development Work	Description	weightage as	%)	the time of visit
			per Govt.		in amount/Sqm.
			orders		
1	Road work	1st & 2nd	25	100.00%	25.0
		Layer GSB &			
		WMM			
		3rd Layer	35	100.00%	35.0
		WBM with			
		BT/CC			
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	100.00%	45.0
5	Drainage & Water		25	100.00%	25.0
	Harvesting				
6	Development of		20	100.00%	20.0
	Parks				
7	Street Lighting		5	100.00%	5.0
8	Plantation		4.5	100.00%	4.5
9	Ducting		4.5	100.00%	4.5
Total		250	100.0%	250.0	



#### 6.3) CIRCULAR

BARRY COMPANY CONTRACTOR Arra 1-12 - 12 And Designation mouth a south distant/ summer frather and a the fait this at the s ore eets than of some and then these wasses a first writer / frammental of scored states tig finn-fitte mit fint int 0 i unn finn-fittet 4 mit am menten forgat 8 mater et ufterte form unter 8 un en feat anters / frances at stands strends it fore from onh 1 --andle Peret 14 Property. -----1 10 10 diam'r. itters. -----मा नार हिंदी। TT 12 1141 AVER 1812 the party and Cherry unformum al :\$.00 ALLER DE STATE 197.53 [1922 का सकते हैं। 120 1 20 10 1 10 1 10 1 10 1 The London 111 OLOC IN NUMBER OF वाहिजाल के इ.स. ही करवादा DEPUT I SHE SERVER DRIVE भव से पर्ने यह रही। प्रतिजनन i um wrut stu i HITS OF MIL 100 a stars in con strett with . 100 TITLE ME TERTEN THE REPORT OF THE PARTY OF THE 2014 STR 1 2018 21.00 4 · THINK & DATE WITH WITH are by the State wid fitti fittiguei and 222 the second 1000 जन स्वास्थ्य अनियावित्री / प्राधिकारण को सोजन्द्र कर argentike: manuar the state of Acres 1 35.00 1722 ME 1 1 100 Statistics. · Gilts upp of med of atter 110 milenan 4 ..... Street or other 1 John Ditted

- 1	Course and	-	हरा कार्य को निग्धा जिल्लाका
4	व्ययुतीयारण का		
The state	कार्यः		मारा अपने स्तर पर प्रेजीव
			एम.ए.२. के निर्वाहित मागदम
100	साइम बासने का	45.001	यो अनुसाय करा त्या न्य सबव
1000	कार्व मय खेतीयी		के तथा निजी विकास गर्ता हा
1.7.			start and an aroure face
1000	एण.एल. में यामा		
1000	होंने पाली चांत		विशंहमा निगम इप्लांत रेत जल
			को छपरान्त ही आधिव स प्रमत
1000	and the second s		यंग प्राची दिल्या यंग संघोगत
			रेशहियक सीर पर निज
			विवाशकार्य यह शाहि
			terftratent if ann ann
	The State of the State		सकेया।
-	THE R. LEWIS CO., NO. 14	and an in	and mind andmen ator of
4	भागित्वी एवं वादर	25.00	artural WILLIA I INS. WE
	श्वरवेदिदांग मग		total instantial and more
The seat	कार्य ।		SUSI NINGSONDAL STATISTICS
1	the state of the s		utill 1 2 we will firedt straveneed
1	यात्री का विकास	10.00	and mid been mouned
	(कार्य)		प्राण जादने एतर मा
1			Attention of issues
1			नाविकरण के निवालित नावदण्डी के वल्तुला जनवाद
			िक र भारत है ।
7	स्टोट लाइट जा	500 1	us wid fruit for small
	वाये।	10 4	द्वारा अपने चार स यो
	and a second		unfauren al Auffen
	and the second		गानवण्डो के आनुसन केरवाड़
	and the second second		on word & man while
	and the second second		प्रनाम यह को जाये होने से
	Contraction of the local distance		पहले आधपुर मनद सिराम को
			TEMINATINE BITTE I SUCCESS
1			alle ve Pault flagmontel /
			व्यातेवार स्ट्रीप स्तइट ते वाले
			sti alle uroge fitteres
	the state of the state of the		माविकाल्य ते वास्त कर्म
81	Thinking		THE PARTY IN THE PARTY IN
150	Service of the	1 20 a	and with fight far toward
			sectored in makes and
10	Non a case		as event it a
	er ant a cifteton	4 00 m	ाल्यान् म स्टेडेलेज को साहक
	and an int		सारकार भूमिगत फिल्ल भा रहा
	11 11 10 10 010		B. MIC RICH APPLIA MI
	1772 - 200 - 114		
	Ward all means		I WAR INTERIOR OF THE
	Party and the West of		
	NH T	110.00	1 and a

Page 15 of 17

	No. of Law and	and a second sec	former for unrey frame taut-s/ thirty/ then an forders frame after frame and an forders frame after frames and after frames and after frames and after a set unress of a attained at set a attained an est a set a attained an est at a attained an est at a attained an est at a attained an est at a attained attained a	the bays and a gent good all the ryen and it fan on yen and it fan on a famo all each it a a father fan order all a father fan orderer at the order of walks a angles all she and a angles and a angles all she and a angles all she and a angles all she and a angles and a angles and a angles all she and a angles and a angles and a angles and a angles and a angles angles and a angles angles and a angles angles and a angles angles angles and a angles angles angles and a angles angles angles angles a angles angles angles a angles angles a angles angles a angles	
		and a	a sales une con no	and a second	
4	ð:	प्रतिथं य च जा.	famme and somethy/	Barten alter -	ifen faarn
		1	white stars	80.00	The second s
			काटकरण/ निरम्भ सुरक	राज्य शारण्या प्राप्ति विक्वांदित जीव क्षेत्र की विकाल पर्दे	
	_		Theread		
		「「「「「「「」」」」」	there artisten al autor frammelal, anteri a artfin er un stam fra res i an ten i al aatür pi stam e fram la as sitter p us cell i i	al finen / more tela a se il con	सा दर को सामगा जी
a ward the sa	「「「「「「「「」」」	ने पार य जिल्ला । इन अ हे दे का माराया आराया आराया दि दामा	मिन्द्री कार्याप्टर ग्राम क र्ण्य जातारिक विकास पुरस के आधार पर राज्यपुर कि एक्ट में आंगरिक विकास सेविक दिन्दु संस्था र थे का का आंगरिक विकास जायेगर । इस विकासि में सरम नहीं होनी । किन जाने आंगरिक विकास औरी विन्द्री मान्य पार्ट्स क रा नहीं होनी । योगर्ग्य	1 2007 - म प्रयम्भी सरस साविकारम में क की जिल नदी का स जार्थ जावपुर विकान संविधान प्रमान प्रमान संविधान प्रमान प्रमान सावजी/ खातेबान पुरुष की राणि जात दिए जापन के फि	की पर के मा करणाना मारोडा दिन्छा र साहित्यान की आज़म के द्वारा करन दिवा विजन्म मित्र स्वीकर्ष
		State of the		and the second	

Page 16 of 17

aben advant and and all an ad allitate tree and main 10243 प्रदेश होजी सालेपल योजना में साएरिक विकास रुपय करता हो सो - स जयपुर दियाला प्राधिकरण यो आभियांक्रिकी शाखा से अधियास प्रमास गय प्राप्त व्यस्ता होगा । जाल आगृति मायरभा संपंधी बनायी तम प्रशितचा 🕬 रवास्ट उनिधापिकी दिमान के कालिमा अभिमान, शाह/ग्रामीन कुछ वे कार्यासय शास विवय प्राप्तर प्रश्न कोर्य संवेधी पुर्वता प्रवाण यत्र तगढ़ हात ही जोवी किया जायेगा । यदि नियो सातेवार हारा थोजना क्षेत्र मे जरुरादे गर्द विकास कार्य तावपुर विकास प्राविधायन के मानप्रमा। अनुकय नहीं होता है तो आदिवास प्रमाण यत्र जारी करने बाले अधिकाध हत्या होच रहे उतानरिक जिवाल का मुल्य मिलारित विथेश जगारेगा रहे मिन्दी महाहीयार/ विकासनाह को व्ययपुर विकास प्रविधारण में दरण करामा होगा हमी अधियाना प्रमान यथ जानी जिल्हा दश सजिमा । अधिवास जन्मन यह आवेदन कारने में 30 दियस में यहारी किया आवेता ह this with an and we are and the set of all that वातिहार / विवासकती स्वयं अपने खर्म तम पूर्व कराना भाषता है। हो र्थाजना क्षेत्र की जुल मुख्यती के 125 प्रतिशत की बतादर लेजपत अ garal at silane A filts cat sign our get flance and पूर्व होने के राज्यभुवात में आरंकित पर से इनके मुख्य की सामन का गुळन दिराव पत स्वर्थण । वधरीवतानुसार भुखाण व्यक्तितान व विदिन अन्ते हे मापरामा आतरिय शिकाल के व्यक्ते जीने की फिल्कि त ना क्षेत्रकः यत जिन्द्रभव जेन्द्र व्याप्यदिश विषया का राय्येत्रा क्राय्या व्याप्रिताला ाकरणों में जहते हिंदी पन सकीते । मुखम्बयारी का मुखन्ड ध्य जाने हतु विलीम संस्थाओं से आज ह anazonen shift & formit fine years on open site anorrow it कृति मुखि के आवासीय कर देग की जोक्रिया में राजायता मून्साला के भ सरकारत जाए कि जासका के कि यह साम कि बहत मार्गिय भी भाग दरावस म त्यन में जामगीत हो जवती है । ऐसी सिम्मति में स्वाधवार / मुख्य क they min alle fach and by faulta areas in man ing country ्याः प्रयु संग्रावेत उपागुभः जना जारी जिल्ला का सामग्

Page 17 of 17