

RefNo. 01/Completion Certificate/2024-25

Date:- 28-05-2024

**COMPLETION CERTIFICATE**  
of Development Works in  
**“APEKSHA CITY AJMER”**  
**RESIDENTIAL SCHEME**

IN KHASRA NO./ PLOT NO. KHASRA NO.  
2141/2777, 2080, 2081, 2082, 2081/2544, 2079/2441,  
2079/, 2080/2446, 1956/2776, 1951, 1949/2732, 2076,  
2077, 1696, 1695/2342, 1705, 1704, 1703, 1697, 1695,  
1691, 1691/2438, 1687, 1685, 1684, 1698, 1693, 1692,  
1680, 1680/2763, 1678, 1675, 1673, 1673/2796, 1667,  
1668, 1669, 1673/2795, 1670, 1671, 1672, 1662, 1663,  
1664, 1665 , VILLAGE- CHACHIYAVAS , PUSHKAR  
ROAD , AJMER

**DEVELOPER NAME:- M/S APEKSHA HOUSING PRIVATE LIMITED**



Er. Mahendra Singhal  
Email Id:- [singhal.mahendra@gmail.com](mailto:singhal.mahendra@gmail.com)  
Phone No. 9414065623

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## Introduction

The "APEKSHA CITY AJMER" is a residential scheme located In Khasra No./ Plot No. Khasra No. 2141/2777, 2080, 2081, 2082, 2081/2544, 2079/2441, 2079/, 2080/2446, 1956/2776, 1951, 1949/2732, 2076, 2077, 1696, 1695/2342, 1705, 1704, 1703, 1697, 1695, 1691, 1691/2438, 1687, 1685, 1684, 1698, 1693, 1692, 1680, 1680/2763, 1678, 1675, 1673, 1673/2796, 1667, 1668, 1669, 1673/2795, 1670, 1671, 1672, 1662, 1663, 1664, 1665, Village- Chachiyavas, Pushkar Road, Ajmer. Total area of the scheme is 29898.58 Sqm. The scheme has been developed under provisions of township policy 2010.

## 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

- **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              |

- **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**

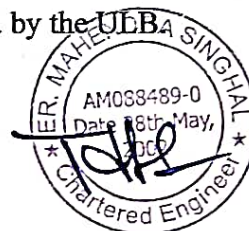
All the plots in the scheme should be well connected with the underground sewerage line with proper slope; the sewerage line should normally be located close to the boundary wall of the plots (within about 10 ft.) with a provision for connection of plots.

- **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.



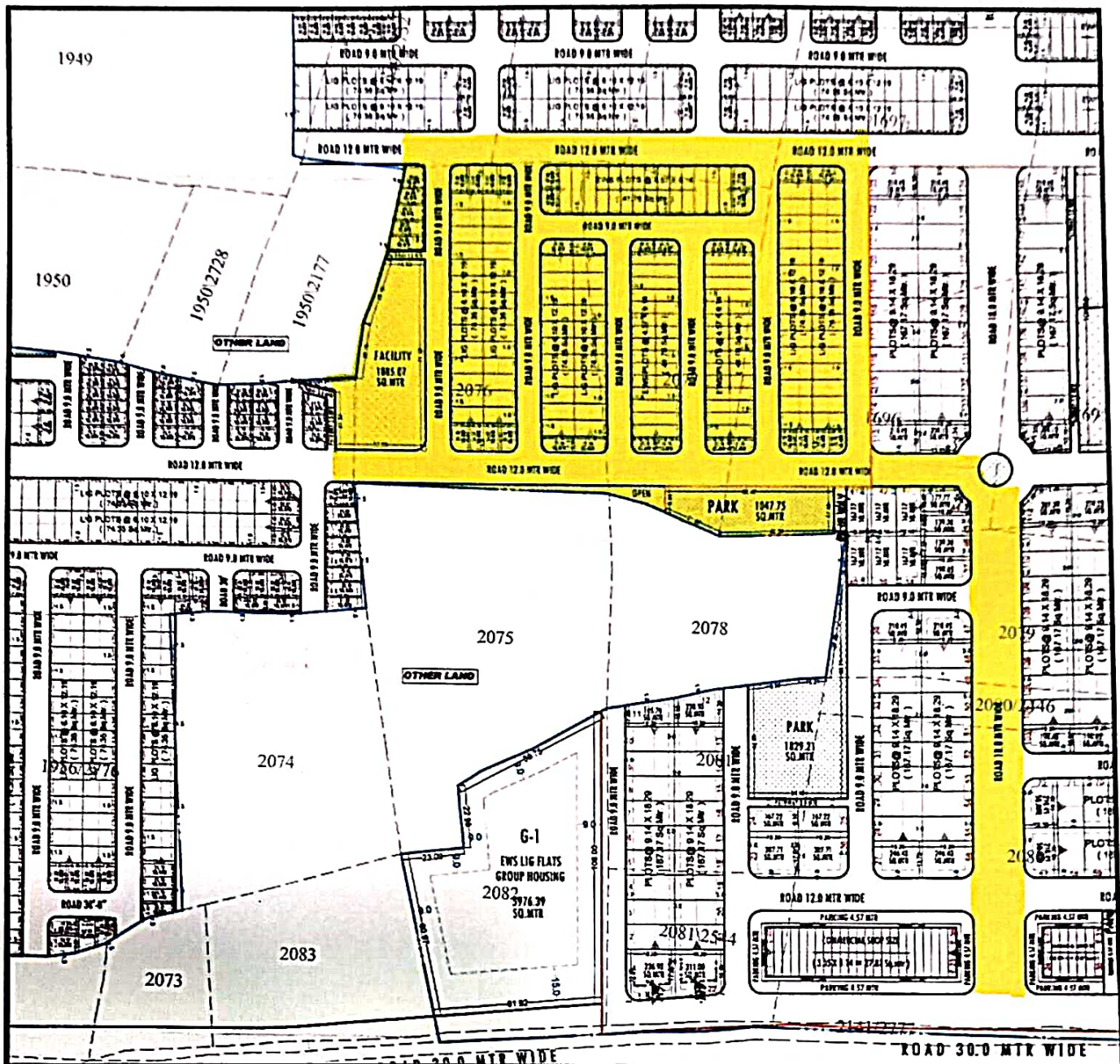
## DEVELOPMENT WORKS IN APEKSHA CITY AJMER

| Sl. No.                          | Heading   | % Of Work Done        |
|----------------------------------|---|-----------------------|
| 1                                | WBM Roads (1 <sup>st</sup> & 2 <sup>nd</sup> layer) | 100%                  |
|                                  | BT/CC Roads (3rd layer WBM & BT layer)              | 100%                  |
| 2                                | Sewer Line  | 100%                  |
| 3                                | Water supply First phase                            | 100%                  |
|                                  | Water supply Second phase                           | 100%                  |
| 4                                | Electrification                                     | 100%                  |
| 5                                | Drainage  | 100%                  |
| 6                                | Parks   | 100%                  |
| 7                                | Street light  | 100%                  |
| 8                                | Plantation  | 100%                  |
| 9                                | Ducting   | 100%                  |
| <b>OVERALL DEVELOPMENT WORKS</b> |   | <b>100% Completed</b> |





## LAYOUT PLAN OF SCHEME APEKSHA CITY AJMER



LAY OUT PLAN TECHNICALLY APPROVED IN LAY OUT PLAN COMMITTEE

DATED 07-03-2017 FOR CHIEF MINISTER JAN-ARAS YOJNA-2015 ISSUED BY LETTER NO. 312-JR/03/2017 /2017/2-47-2-49 DT.

18-12-17

उत्तर - जिला आंगन  
सहायक नगर नियोजक  
जबि प्राधिकरण, अजमेर

નિર્દેશક **3/2/17**  
અખબર સિદ્ધાન્ત

13/12/17  
 13/12/17

$$\begin{array}{r} \underline{1689} \\ 2460 \end{array}$$

/

1689

2144/2462

2145/2463

2146/2464

Total Project Area: 308000 sqm

Total Phase Area: 29,898.57 km<sup>2</sup>

Total Remaining Area: 278101.42 sq. mi.

[illegible]

... Housing Pvt. Ltd



A circular professional engineer's stamp for Mahendra Singh. The outer ring contains the text "MAHENDRA SINGH" at the top and "Chartered Engineer" at the bottom, separated by two stars. The center of the stamp contains the registration number "AM088489-0" and the date "Date 28th May,". A handwritten signature is written across the center of the stamp.

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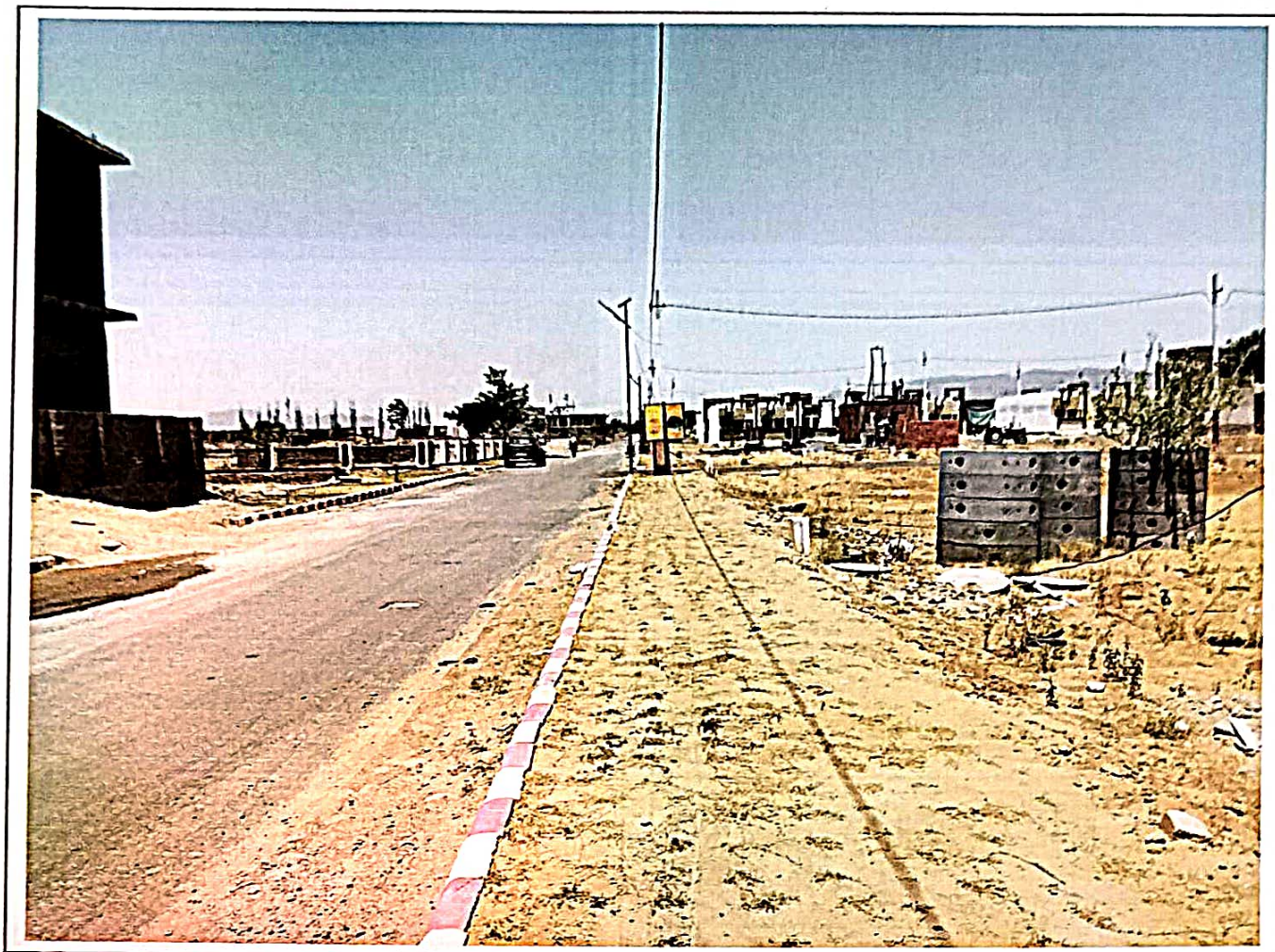




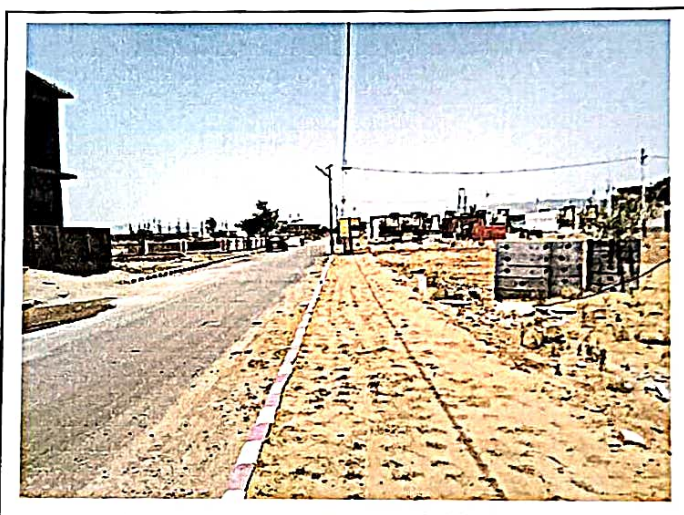


## ANNEXURE:

Images showing the status of development works on site









## COMPLETION CERTIFICATE

|                                |  |
|--------------------------------|--|
| Name of the Chartered Engineer | : Er. Mahendra Singhal   |
| Name of the Scheme             | : APEKSHA CITY AJMER   |
| Scheme Address                 | : Khasra No./ Plot No. Khasra No. 2141/2777, 2080, 2081, 2082, 2081/2544, 2079/2441, 2079/, 2080/2446, 1956/2776, 1951, 1949/2732, 2076, 2077, 1696, 1695/2342, 1705, 1704, 1703, 1697, 1695, 1691, 1691/2438, 1687, 1685, 1684, 1698, 1693, 1692, 1680, 1680/2763, 1678, 1675, 1673, 1673/2796, 1667, 1668, 1669, 1673/2795, 1670, 1671, 1672, 1662, 1663, 1664, 1665, Village- Chachiyavas, Pushkar Road, Ajmer. |
| Total area of scheme           | : 29898.58 Sqm.  |
| Scheme Inspection on Dated     | : 27/05/2024   |

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:

WBM (1<sup>st</sup> & 2<sup>nd</sup> Layer): 100% Completed

Road Work (3<sup>rd</sup> Layer): 100% Completed

**B. Sewer Line**

Status of work: 100% Completed

**C. Water Supply**

Status of work: 100% Completed

**D. Electrification**

Status of work: 100% Completed

**E. Drainage**

Status of work: 100% Completed

**F. Development of Parks**

Status of work: 100% Completed

**G. Street Lighting**

Status of work: 100% Completed

**H. Plantation**

Status of work: 100% Completed

**I. Ducting**

Status of work: 100% Completed

