

COMPLETION CERTIFICATE

OF DEVELOPMENT WORKS IN RESIDENTIAL TOWNSHIP (PLOTTED) OF MR. PAVAN BHADANA

IN KHASRA NO. 201, 202, 203, 204, 205, 314, 315, 494/311, AT VILLAGE
DAGANHEDI, TEHSIL TIJARA, DISTRICT ALWAR (RAJASTHAN)



*KR ASSOCIATE (CHARTERED ENGINEER &
REGISTERED VALUER)
ER. Harish Chand Jindal
Membership No. AM090413-1 Dated 18.02.2003
Mail Id: krassociate.07@gmail.com*

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1. INTRODUCTION

The subject residential township (Plotted) located at Khasra No. 201, 202, 203, 204, 205, 314, 315, 494/311, At Village Daganhedi, Tehsil Tijara, District Alwar (Rajasthan). Total land area is **46400.0 Sqm.** Area surrendered for road widening is 1250.0 Sqm. Net land area is $46400-1250 = 45150.0$ Sqm. Land area for group housing is **6751.12 Sqm.** Land balance for plotting layout is $45150-6751.12 = 38398.88$ Sqm. It is a residential township scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2007. 12.5% land of the total saleable plots has been mortgaged by the UIT Bhiwadi against the internal development work of the project those plots are plot no. commercial-A & commercial-B admeasuring **2254.13 Sqm.** The area distribution of the land use & The area analysis of the township is as follows:

S. No.	Land Use	Area (In Sqm.)	Percentage (%)
1.	Residential (Plotted)	14547.95	37.89%
2.	Commercial	1495.00	3.89%
3.	Commercial Under Jansathi Scheme	759.13	1.98%
4.	Dispensary	221.52	0.57%
5.	Primary / Nursery School	1739.13	4.54%
A.) TOTAL (1 To 5)		18762.73	48.87%
6.	Road	12930.64	33.67%
7.	Green & Open Space	6705.51	17.46%
B.) TOTAL (6+7)		19636.15	51.13%
SCHEME AREA (A+B)		38398.88 SQM.	100.00%



2. BRIEF DESCRIPTION OF THE TOWNSHIP POLICY:

The scheme is categorized as residential township which is envisaged under the Rajasthan Township Policy. 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.
- **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

For Paver Block Road / CC Road

- 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) / CC Road

For B.T. Road

- a) 1st layer WBM – 90 – 45mm size (100mm compacted)
- b) 2nd layer WBM – 63 – 45mm size (75mm compacted)
- c) 3rd layer (crusher broken) WBM – 53-22.4mm (75mm compacted)
- d) 20mm PMC with seal coat
- e)

• **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.

• **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 overhead water tank as per PHED norms. The complete water supply shall be in accordance with the technical guidelines of the PHED.

• **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

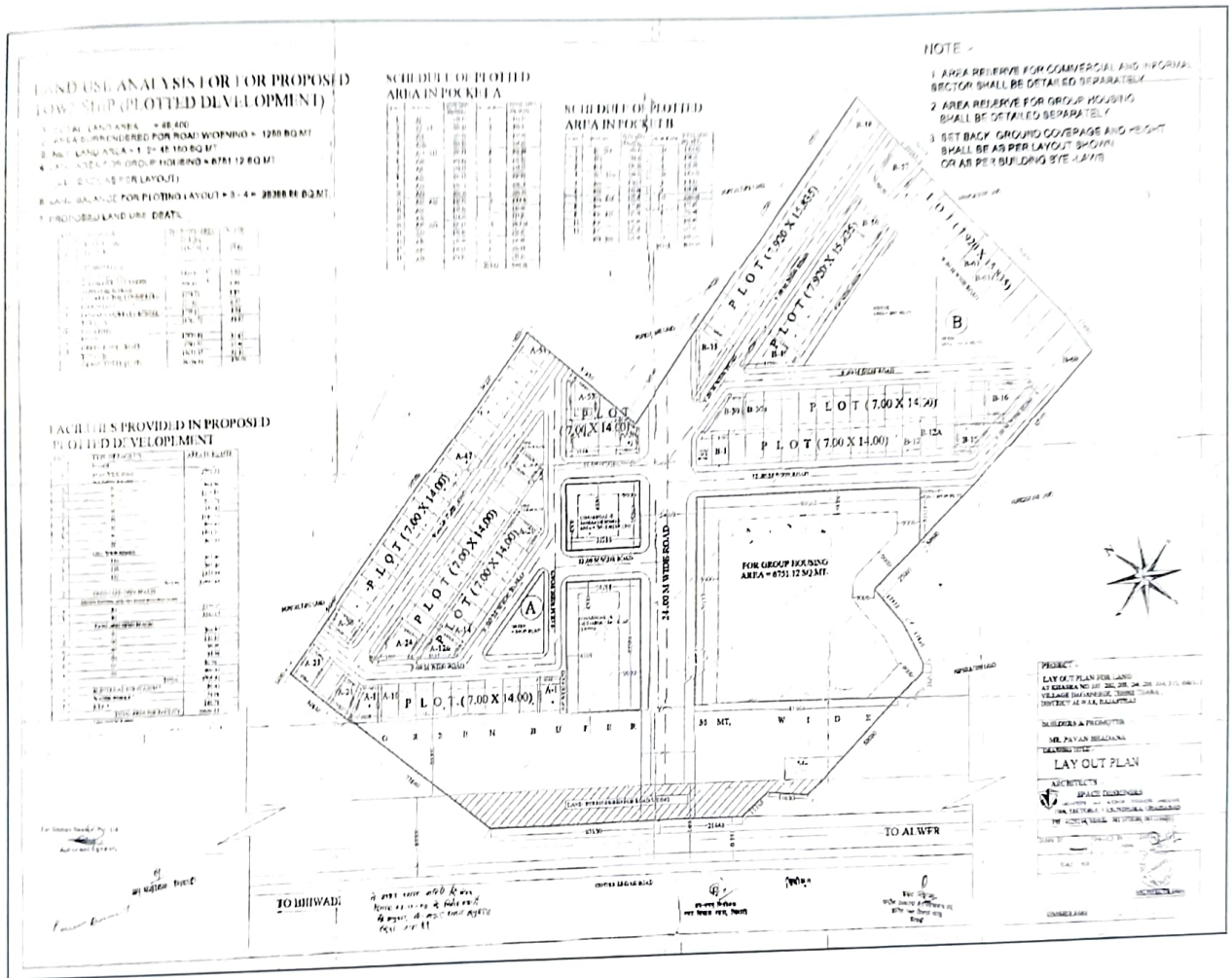


3.) DEVELOPMENT WORK IN RESIDENTIAL TOWNSHIP

Sl. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1st& 2nd layer)	1 & 2 Layers complete	100%
	3rd layer (BT/CC/ Interlocked CC Paver Block Road)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply First phase	Completed	100%
	Water supply Second phase	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%

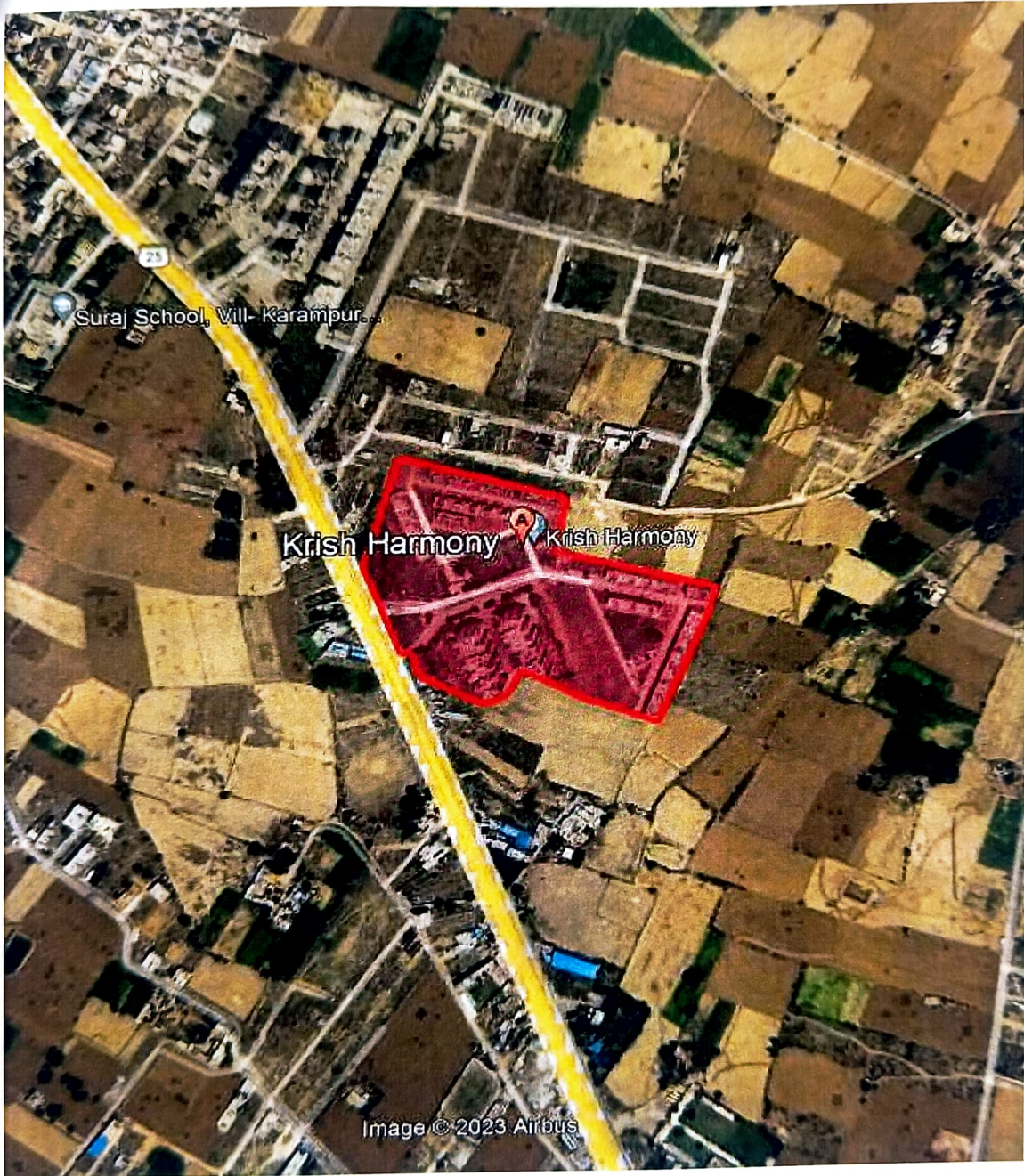


c) SCHEME PLAN OF RESIDENTIAL TOWNSHIP (PLOTTED)

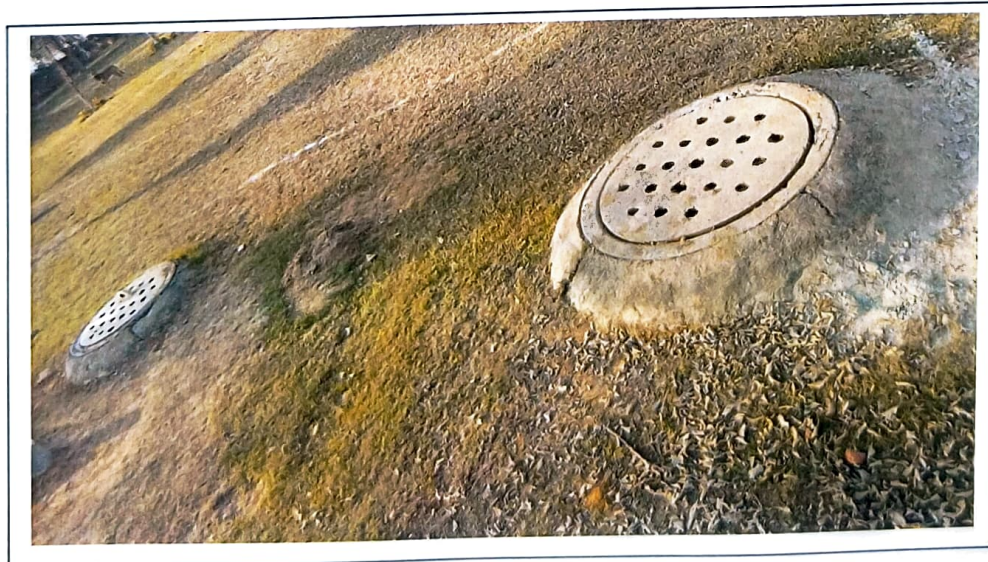
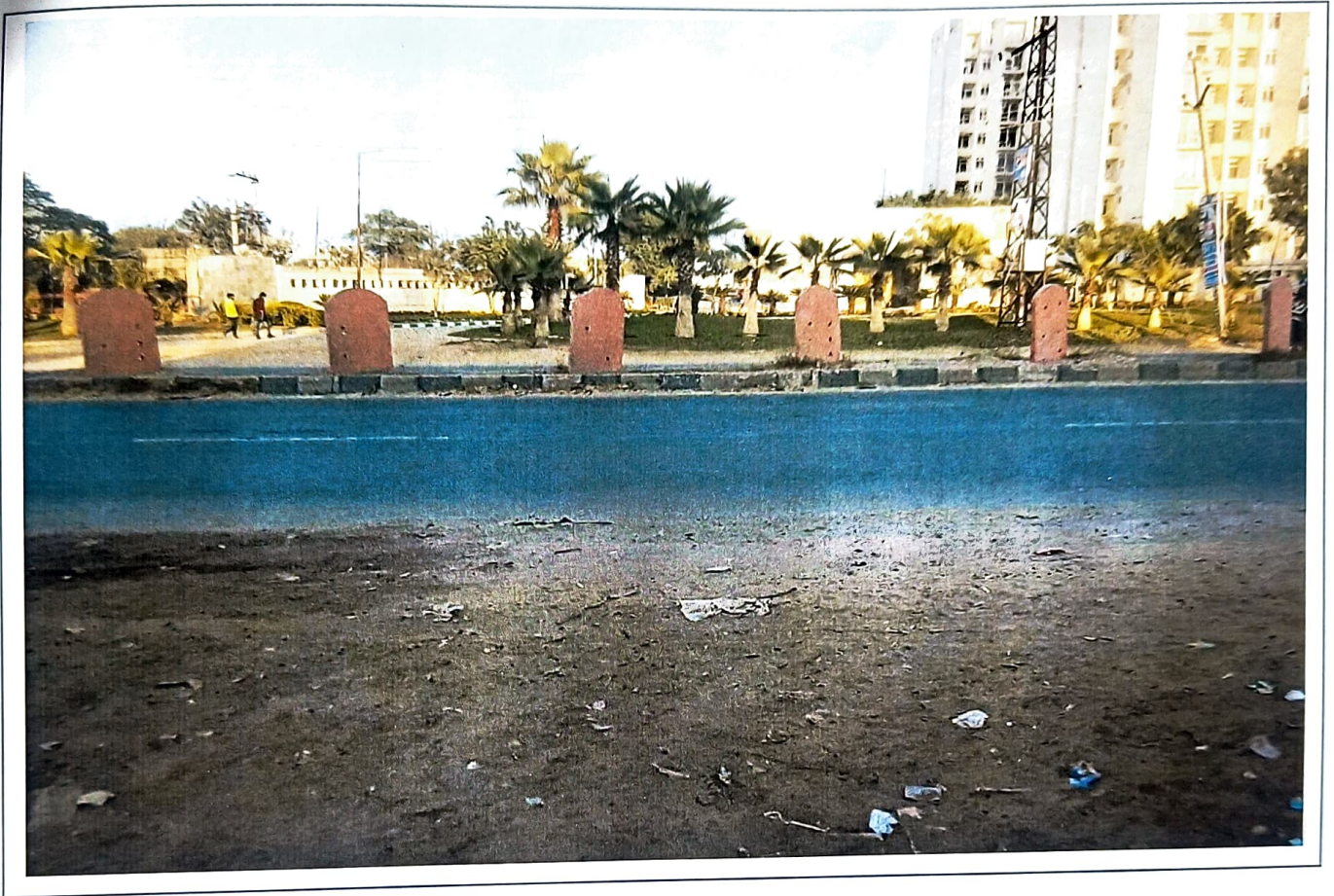


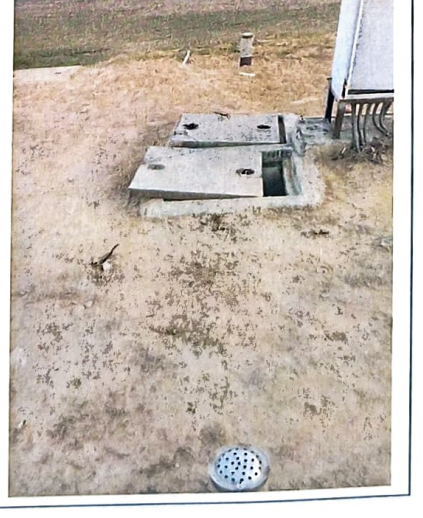
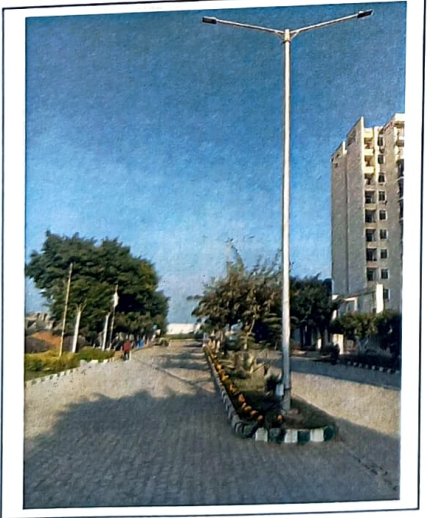
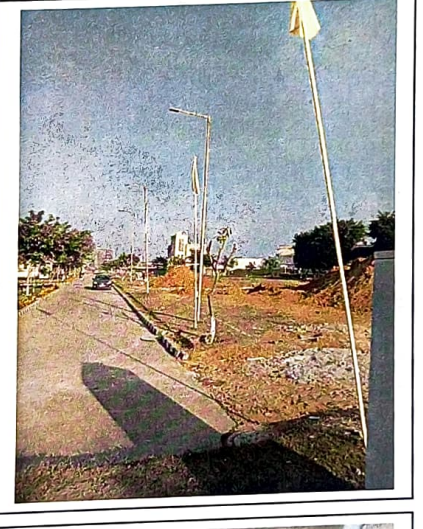
5.) SATELLITE IMAGE OF THE RESIDENTIAL TOWNSHIP (PLOTTED).

Co-Ordinates: Latitude 28.121219°, Longitude 76.827109°

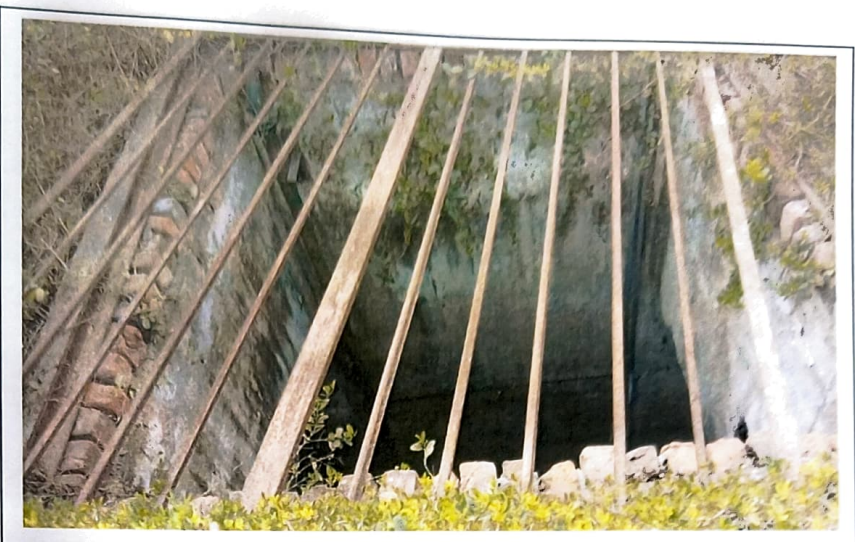


6) PHOTOGRAPHS OF DEVELOPMENT WORKS OF RESIDENTIAL TOWNSHIP (PLOTTED)





ER HARISH CHAND JINDAL
A/100/13/3
Date-10th February
2003
Chartered Engineer



ER HARISH CHAND JINDAL
AMC/00137
Date: 18th February
2003
Chartered Engineer

7.0) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. HARISH CHAND JINDAL MEMBERSHIP NO. AM090413-1 DATED 18.02.2003
Membership number	:	AM090413-1 DATED 18.02.2003
Name of the Scheme / Developer	:	RESIDENTIAL TOWNSHIP (Plotted) OF MR. PAVAN BHADANA
Address of the scheme	:	Khasra No. 201, 202, 203, 204, 205, 314, 315, 494/311, At Village Daganhedi, Tehsil Tijara, District Alwar (Rajasthan)
Area of scheme	:	38398.88 Sqm. for Plotting Layout 6751.12 Sqm. For Group Housing
Saleable area of scheme	:	18762.73 Sqm. (Except GH area)
Scheme Inspection on Dated	:	15/10/2016
Date of issue of completion certificate	:	17/10/2016

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

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



8.0) Summary of development charges against which various works have been completed by the developer in the residential township.

S. No.	Type of Development Work	Phase/ Description	Charges/ weightage as per Govt. orders	Work Done on site (in %)	Work Done at the time of visit in amount/Sqm.	Percentage of each development work
1	Road work	1st & 2nd Layer GSB & WMM	25	100.00%	25.0	10.0%
		3rd layer	35	100.00%	35.0	14.0%
2	Sewer Line	Work Completed	30	100.00%	30.0	12.0%
3	Water Supply (Phase I & II)	Work Completed	56	100.00%	56.0	22.40%
4	Electrification	Work Completed	45	100.00%	45.0	18.0%
5	Drainage & Water Harvesting	Work Completed	25	100%	25.0	10.0%
6	Development of Parks	Work Completed	20	100.00%	20.0	8.0%
7	Street Lighting	Work Completed	5	100.00%	5.0	2.0%
8	Plantation	Work Completed	4.5	100.00%	4.5	1.8%
9	Ducting	Work Completed	4.5	100.00%	4.5	1.8%
Total			250		250.0	100.0%



9) MEMBERSHIP CERTIFICATE OF CHARTERED ENGINEER

The Institution of Engineers (India)

AM090413-1



By virtue of Professional training, experience and Corporate Membership of this Institution

HARISH CHAND JINDAL

is hereby authorised to use the style and title of

Chartered Engineer [India]

Dated this **Eighteenth** day of **February** 2003

A handwritten signature in dark ink, appearing to be 'James Singh', is written over a faint circular stamp or watermark.