

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

IN KHASRA NO./ PLOT NO. 3100/1686 , VILLAGE-
CHACHIYAWAS , NEAR ARYABHATTA
ENGINEERING COLLEGE & RESEARCH CENTER ,
AJMER - 305023 (RAJASTHAN)

DEVELOPER NAME: - M/S APEKSHA HOUSING PRIVATE LIMITED

Er. Mahendra Singhal

Email Id:- singhal.mahendra@gmail.com

Phone No. 9414065623



Contents

1. Introduction/	3
2. Township Policy	3-5
3. Development Work:.....	6
4. Layout plan.....	7
5. Satellite Image:	8
6. Annexure:	9-10
6.1 Images of development works	9
6.2 Completion Certificate:	10



Introduction

The "APEKSHA CITY AJMER C BLOCK EXTENSION" is a residential scheme located in Khasra no. 3100/1686 , Village-Chachiyawas , near Aryabhata Engineering College & Research Center, Ajmer - 305023 (Rajasthan). Total area of the project is 10700.00 Sqm. and Phase area is 9766.76 Sqm. The scheme has been developed under provisions of township policy 2010. The area distribution of the land use of the scheme is as follow:

PART -A

S.No.	Use	Area (Sqm.)	Percentage
1	Total Land	10700.00	100 %
2	Left for Road Area	933.24	08.73%
	Net Area of Land	9766.76	
3	Plotted area	6014.03	56.20%
5	Road Area	3151.59	29.46%
6	Green Area	535.17	05.00%
7	Tower Area	15.69	00.14%
8	S.W.M Area	50.28	00.47%
	Scheme Area	10700.00	100 %

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 C BLOCK EXTENSION

Sl. No.	Heading	% Of Work Done
1	WBM Roads (1 st & 2 nd 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%
OVERALL DEVELOPMENT WORKS		100% Completed


 R. MAHENDRA SINGHAL
 AM088489-0
 Date 20/1 May,
 2022
 Chartered Engineer

LAYOUT PLAN OF SCHEME APEKSHA CITY AJMER C BLOCK EXTENSION

SITE PLAN

SACLE :- 1" = 80'-0"

Approved Layout

KH. NO.
1691/2438

N

RESIDENTIAL PLOT'S AREA			
PLOT NO.	PLOT AREA SQ. MTS.	PLOT NO.	PLOT AREA SQ. MTS.
C-263	175.91	C-296	135.00
C-264	70.78	C-297	137.89
C-265	75.16	C-298	103.13
C-266	100.10	C-299	103.13
C-267	106.94	C-300	103.13
C-268	113.78	C-301	103.13
C-269	120.62	C-302	103.13
C-270	144.11	C-303	103.13
C-271	102.27	C-304	102.27
C-272	103.13	C-305	115.76
C-273	103.13	C-306	66.86
C-274	103.13	C-307	72.28
C-275	103.13	C-308	77.75
C-276	103.13	C-309	103.23
C-277	103.13	C-310	103.51
C-278	137.89	C-311	103.67
C-279	135.00	C-312	103.91
C-280	137.89	C-313	104.15
C-281	103.13	C-314	104.38
C-282	103.13	C-315	104.62
C-283	103.13	C-316	107.57
C-284	103.13	C-317	60.32
C-285	103.13	C-318	58.28
C-286	103.13	C-319	114.58
C-287	102.27		
C-288	102.27		
C-289	103.13		
C-290	103.13		
C-291	103.13		
C-292	103.13		
C-293	103.13		
C-294	103.13		
C-295	137.89		

TOTAL AREA = 6014.03 SQ. MTS.

- | | | | |
|-------------------------------|----------------------|--------------------|---------|
| 1. PROPOSED SITE SHOWN IN RED | | | |
| 2. TOTAL LAND | = 12797.51 SQ.YDS. / | 10700.00 SQ.MTS. = | 100.00% |
| 3. LEFT FOR ROAD AREA | = 1116.18 SQ.YDS. / | 933.24 SQ.MTS. = | 08.73% |
| 4. NET AREA OF LAND | = 11681.32 SQ.YDS. / | 9766.76 SQ.MTS. = | |
| 5. PLOTTED AREA | = 7192.95 SQ.YDS. / | 6014.03 SQ.MTS. = | 56.20% |
| 6. ROAD AREA | = 3769.15 SQ.YDS. / | 3151.59 SQ.MTS. = | 29.46% |
| 7. GREEN AREA | = 640.07 SQ.YDS. / | 535.17 SQ.MTS. = | 05.00% |
| 8. TOWER AREA | = 18.76 SQ.YDS. / | 15.69 SQ.MTS. = | 00.14% |
| 9. S W M AREA | = 60.13 SQ.YDS. / | 50.28 SQ.MTS. = | 00.47% |

NOTE:

1. LAYOUT PLAN APPROVED VICE AGENCIA NO. 16
OF BUILDING PLAN COMMITTEE'S
(LAYOUT PLAN) 25/05/04 MEETING
DATED: 14-08-2004
2. THIS IS THE ONLY TECHNICAL APPROVAL AS PER
TOWNSHIP POLICY (IT MUST NOT BE CONSIDERED
EQUIVALENT OF OWNERSHIP)
3. LAYOUT PLAN IS TO BE USED WITH
ORDER NO. AG/VE 16/08/2004 / 5767
ORDER: 25/08/2004

[illegible]

ASST. TOWN PLANNER

SUV./D'MAN.

DR. PLANNING

BY. COMMISSIONER

For Apex Housing (P) Ltd
Tind
Authorized Signatory

AM088489-0
Date 28th May,
2002
Registered Engineer

SATELLITE IMAGE OF SCHEME APEKSHA CITY AJMER C BLOCK EXTENSION

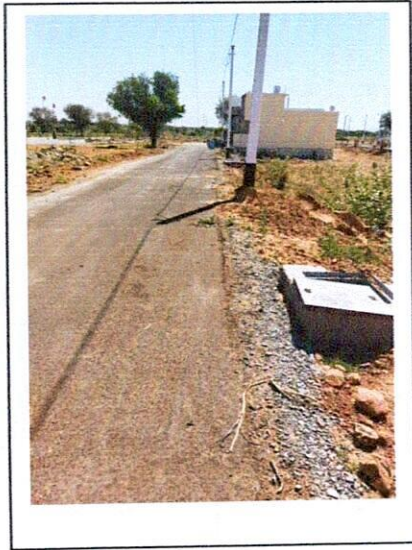
COORDINATES 26.565238°, 74.696033°



ER. MAHENDRA SINGHAL
AM088489-0
Date 28th May,
2007
Chartered Engineer

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 C BLOCK EXTENSION
Scheme Address	: Khasra no. 3100/1686 , Village-Chachiyawas , near Aryabhatta Engineering College & Research Center, Ajmer - 305023 (Rajasthan).
Total area of scheme	: 10700.00 Sqm.
Scheme Inspection on Dated	: 19-04-2025

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 (1st & 2nd Layer): 100% Completed

Road Work (3rd 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






अजमेर विकास प्राधिकरण, अजमेर



क्रमांक : प्राधिकरण / नियमन प.12 / 24-25 / 143

दिनांक: 24/4/25

अपेक्षा हाउजिंग प्राइवेट लिमिटेड जरिये प्रतिनिधि तेजपाल सारण

निवासी: 403 अलंकार प्लाज़ा, विध्याधर नगर, जयपुर ।

विषय : ग्राम चाचियावास अजमेर के खसरा संख्या 3100/1686 के कुल रकबा 10700 वर्गमीटर में से 761.69 वर्गमीटर प्रस्तावित आवासीय अपेक्षा सिटी C-BLOCK EXT. में रहन रखे गये भूखंड को रहन मुक्त करने बाबत ।

उपरोक्त विषयान्तर्गत के क्रम में आप द्वारा प्रस्तुत ग्राम चाचियावास अजमेर के खसरा संख्या 3100/1686 के कुल रकबा 1.07 हैक्टेयर के रहन रखे 12.5 प्रतिशत, भूखंड संख्या C-264, C-265, C-266, C-273, C-283, C-284, C-285, C-290 जिसका क्षेत्रफल 761.69 है ।

अतः कुल 8 भूखंड जिसका क्षेत्रफल 761.69 वर्गमीटर है सक्षम स्वीकृति के पश्चात रहन मुक्त किया जाता है ।

उपायुक्त (उत्तर)

अजमेर विकायस प्राधिकरण, अजमेर

Signature valid



Digitally signed by Suna Kant
Sharma
Designation : Deputy Commissioner
Date: 2025.04.24 12:49:56 IST
Reason: Approved