

Ref No. KRA/C.C./IR/2022-23/72

Date: - 12/ 10/2022

COMPLETION CERTIFICATE

of Development Works in

“INDRA RESIDENCY, BLOCK -A” RESIDENTIAL SCHEME (PLOTTED)

In Khasra No. 21/1,21(PART), Village BORKHANDI,
BARAN ROAD, TEHSIL LADPURA, KOTA-325201
(Rajasthan)

PROMOTER NAME:- MR. MAHESH GUPTA



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1.) INTRODUCTION

The “**INDRA RESIDENCY BLOCK-A**” is a residential scheme (Plotted) located at Khasra No. 21/1, 21 (Part), Village Barkhandi , Baran Road, Kota-325201 (Rajasthan). It is a township scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2010. It falls in an area of Urban Improvement Trust, KOTA. The scheme is proposed over a land area of 16700.00 Sqm. or 179692.0 Sqft. As per Township Policy 2010, 14 Plots (Plot No. A-63 To A-72 & A-80 to A-83) having total area of 1154.22 Sqm.. equaling to 12.5% have been kept mortgage by Urban Improvement Trust, KOTA. The area distribution of the land use & the area analysis of the scheme is as follows:

S. No.	Land Use	Area (In Sqft.)	Percentage (%)
1.	Residential	94838	52.78%
2.	I.C. Shop	1200	0.67%
3.	P.U. & M.T.	1062	0.59%
4.	Park	9017	5.02%
5.	Road	73575	40.94%
Total Scheme Area		179692.0 Sqft. Or 16700.0 Sqm.	100.00%

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), 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/septic tank - 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 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.	6 meter	5.5 meter	0.0 meter
2.	7.5 meter	5.5 meter	1.0 meter
3.	9meter	5.5 meter	1.5 meter
4.	12meter	7.6 meter	2.5 meter
5.	18meter	5.5 meter (2 lane)	2.5 meter
6.	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) 1st layer WBM – 90 – 45mm size (100mm compacted)
- d) 2nd layer WBM – 63 – 45mm size (75mm compacted)
- e) 3rd layer (crusher broken) WBM – 53-22.4mm (75mm compacted)
- f) Top layer of C.C.

• **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.

- **Septic Tank**

All the plots in the scheme should be well connected with the septic tank. A septic tank is a watertight chamber made of brick work, concrete, fiberglass, PVC or plastic, through which backwater from cistern or pour-flush toilets and grey water through a pipe from inside a building or an outside toilet flows for primary treatment..

- **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

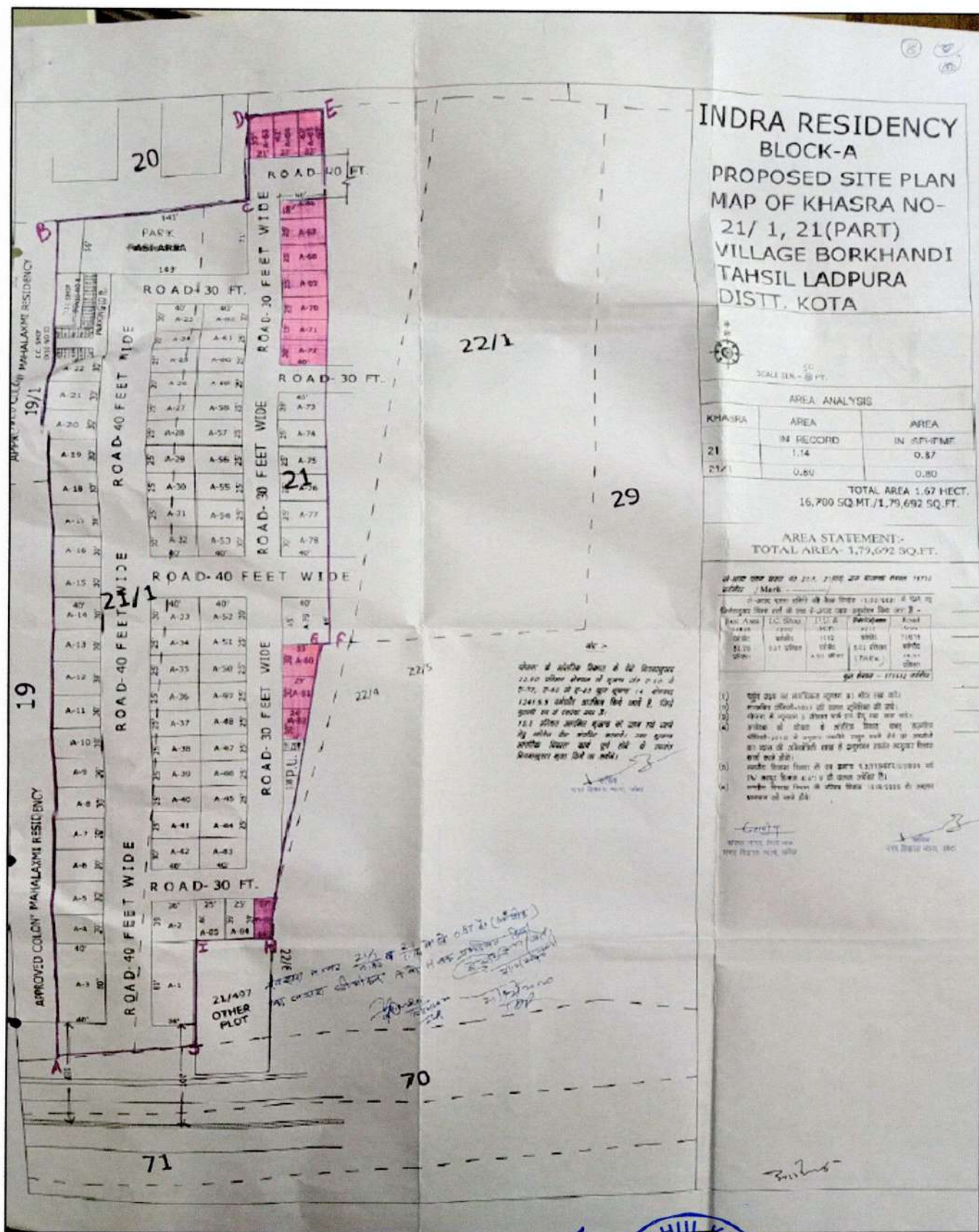


3.) DEVELOPMENT WORK IN "INDRA RESIDENCY BLOCK -A" RESIDENTIAL SCHEME (PLOTTED)

Sl. No.	Heading	Status	% Of Work Done
1	WBM Roads (1 st & 2 nd layer)	1 & 2 Layers complete	100%
	CC Roads (3rd layer)	3 Layers complete	100%
2	Sewer Line / Septic tank	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%

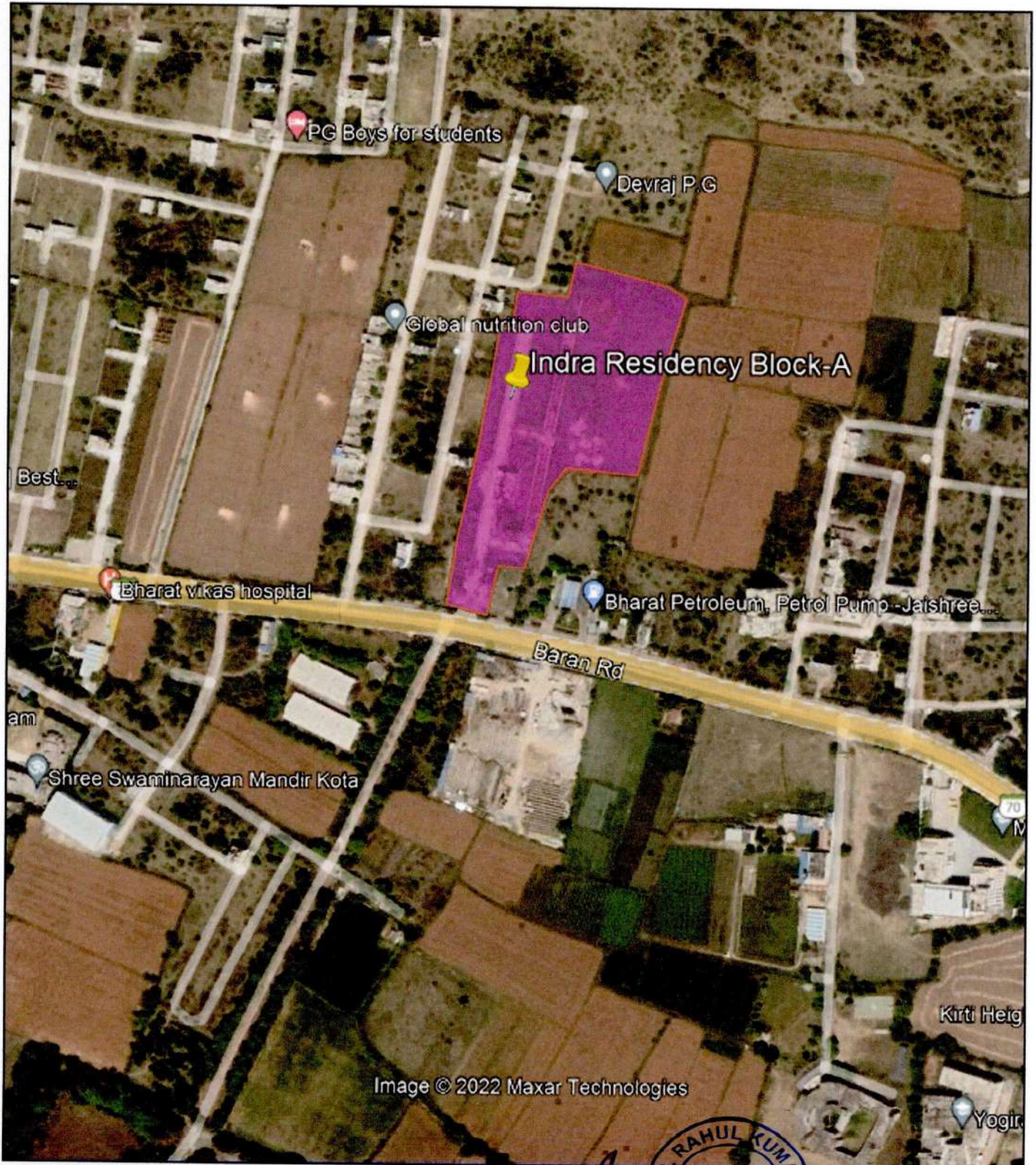


4.) LAYOUT PLAN OF “INDRA RESIDENCY BLOCK -A” RESIDENTIAL SCHEME (PLOTTED)



5.) SATELLITE IMAGE OF “INDRA RESIDENCY BLOCK -A” RESIDENTIAL SCHEME (PLOTTED)

Co-Ordinates:- Easting: 592355.63 m E, Northing: 2785468.86 m N
Easting: 592399.80 m E, Northing: 2785705.63 m N
Easting: 592516.14 m E, Northing: 2785709.91 m N
Easting: 592437.82 m E, Northing: 2785586.21 m N



6.0 COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Name of the Scheme	:	"Indra Residency Block-A" Residential Scheme (Plotted)
Address of the scheme	:	Khasra No. 21/1, 21 (Part), Village Barkhandi , Baran Road, Kota-325201 (Rajasthan)
RERA Registration No. & Date	:	RAJ/P/2021/1565 (18/06/2021)
Total area of scheme	:	16700.0 Sqm. Or 179692.0 Sqft.
Saleable Area of scheme	:	8925.47 Sqm. Or 105615.0 Sqft.
Scheme Inspection on Dated	:	11/10/2022
Contact No.	:	+91 9314750560, +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: Work is completed

B. Sewer Line / Septic Tank

Status of work: Work is completed

C. Water Supply

Status of work: 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

