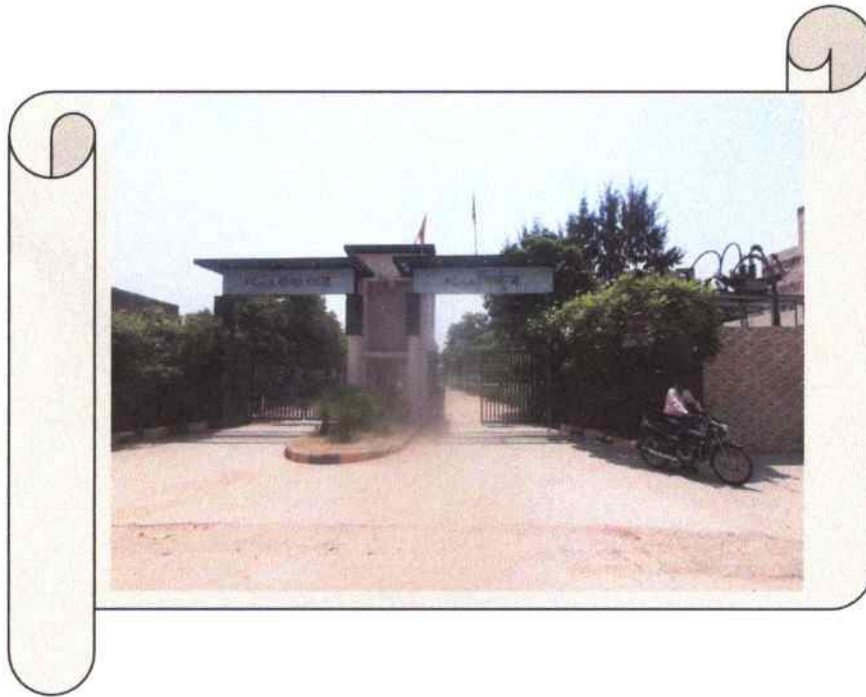


# COMPLETION CERTIFICATE

## OF DEVELOPMENT WORKS IN RESIDENTIAL SCHEME (PLOTTED)

IN KHASRA NO. 501/358, AT VILLAGE BUREDA, TEHSIL TAPUKARA,  
DISTRICT KHAIRTHAL-TIJARA (RAJASTHAN)



DEVELOPER NAME: - M/S CRYSTAL BUILDTECH PVT. LTD.



ER. RAHUL KUMAR  
(CHARTERED ENGINEER & APPROVED VALUER)  
Membership No. AM3029436  
Mail Id: [krassociate.07@gmail.com](mailto:krassociate.07@gmail.com)  
Phone No. +91 8955829798

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## 1. INTRODUCTION

The subject residential scheme (Plotted) located at Khasra No. 501/358, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan). The scheme is proposed over a net land area is **9761.50 Sqm.** It is a residential scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2010. The scheme is falls in an area of BIDA (Bhiwadi Integrated Development Authority). The area distribution of the land use & The area analysis of the scheme is as follows:

S. No.	Land Use	Area (In Sqm.)	Area (In Sq. Yds.)	Percentage (%)
1.	Residential Area	4852.13	5803.15	49.71%
2.	Informal Commercial	196.87	235.46	2.02%
3.	Facilities	978.10	1169.81	10.02%
4.	Park	490.52	586.66	5.03%
5.	Safe Corridor	871.07	1041.80	8.92%
6.	Road	2372.81	2837.88	24.31%
<b>SCHEME AREA</b>		<b>9761.50</b>	<b>11674.75</b>	<b>100.00%</b>





## 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

• **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



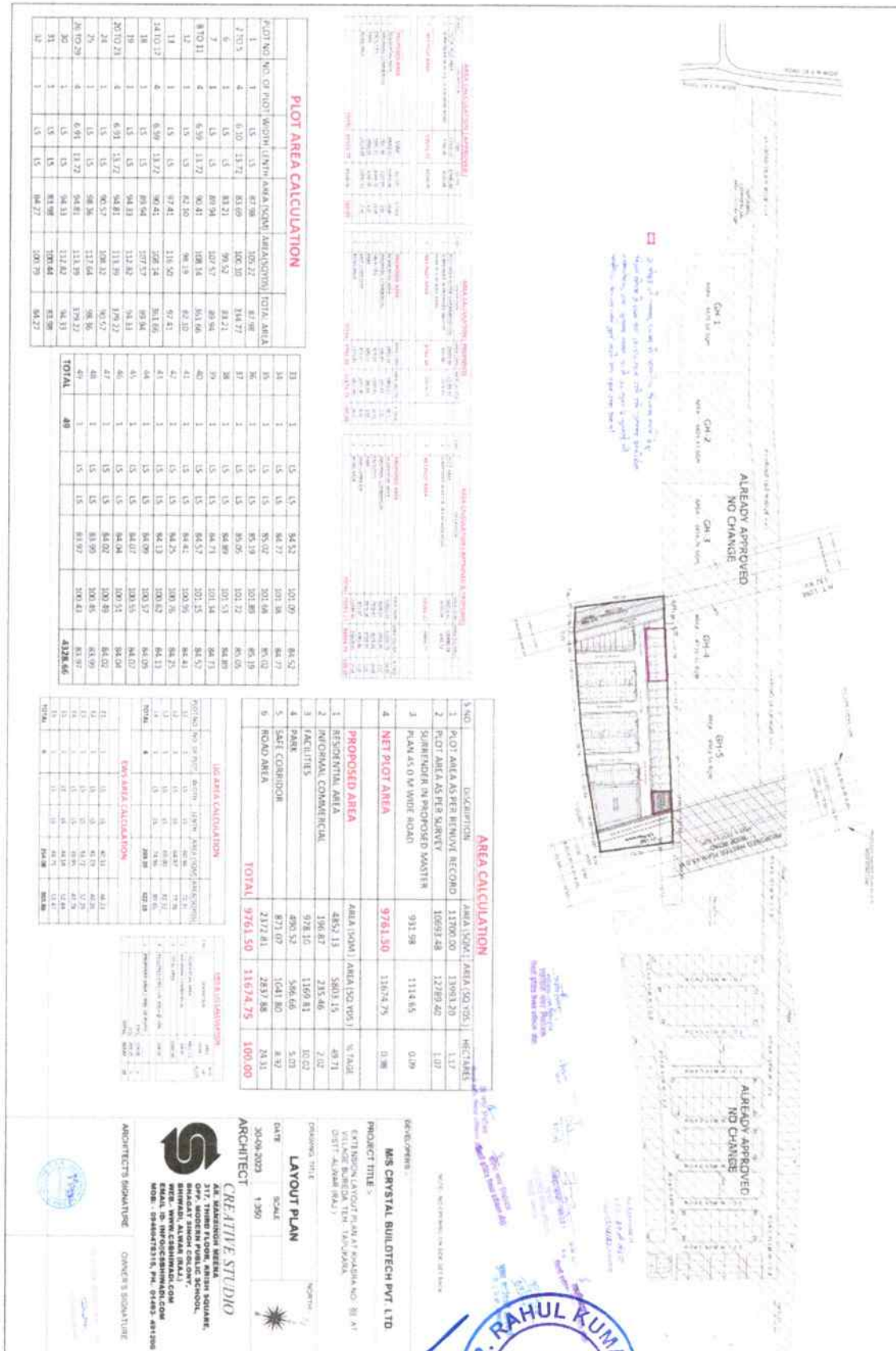
### 3.) DEVELOPMENT WORK IN RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358

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%
	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%





4.) SCHEME PLAN OF RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358



**AREA CALCULATION (PROPOSED)**

S.NO.	DESCRIPTION	AREA (SQ. MTS)	HECTARE
1	PLOT AREA AS PER RECORD	11700.00	1.17
2	PLOT AREA AS PER SURVEY	10993.88	1.07
3	SCAFFOLDING ON PROPOSED MASTER PLAN AS PER WIDE ROAD	931.98	0.09
4	NET PLOT AREA	9761.50	0.96

**PLOT AREA CALCULATION**

PLOT NO.	NO. OF PLOTS	WIDTH (M)	LENGTH (M)	AREA (SQ. M)	AREA (HA)	TOTAL AREA
1	1	15	87.00	1305.00	0.13	1305.00
2	4	15	83.21	1248.14	0.12	4992.56
3	1	15	80.94	1214.10	0.12	1214.10
4	1	15	80.94	1214.10	0.12	1214.10
5	1	15	80.94	1214.10	0.12	1214.10
6	1	15	80.94	1214.10	0.12	1214.10
7	1	15	80.94	1214.10	0.12	1214.10
8	1	15	80.94	1214.10	0.12	1214.10
9	1	15	80.94	1214.10	0.12	1214.10
10	1	15	80.94	1214.10	0.12	1214.10
11	1	15	80.94	1214.10	0.12	1214.10
12	1	15	80.94	1214.10	0.12	1214.10
13	1	15	80.94	1214.10	0.12	1214.10
14	1	15	80.94	1214.10	0.12	1214.10
<b>TOTAL</b>	<b>48</b>			<b>43284.66</b>	<b>0.43</b>	<b>43284.66</b>

**AREA CALCULATION**

S.NO.	DESCRIPTION	AREA (SQ. MTS)	HECTARE
1	RESIDENTIAL AREA	4859.13	0.49
2	INDUSTRIAL COMMERCIAL FACILITIES	196.87	0.02
3	PARK	490.52	0.05
4	SAFE CORRIDOR	871.07	0.09
5	ROAD AREA	2172.81	0.22
<b>TOTAL</b>	<b>9761.50</b>	<b>0.96</b>	

**CREATIVE STUDIO**  
 A.M. MAHESHWARI  
 217, THANE FLOOR, ARSEN SQUARE,  
 BHAYANDUR, ALIBABA (W),  
 MUMBAI - 400048  
 MOBILE: 9820033131, PH: 022-2548-4128

**ARCHITECT'S SIGNATURE**

**PROJECT TITLE:** EXTENSION LAYOUT PLAN AT KHASRA NO. 501/358 VILLAGE BURGUDA TEH. TALUKA KASARagod.

**DATE:** 30/06/2023

**SCALE:** 1:350

**PROJECT TITLE:** MAS CRYSTAL BUILDTech PVT. LTD.

**DATE:** 30/06/2023

**SCALE:** 1:350

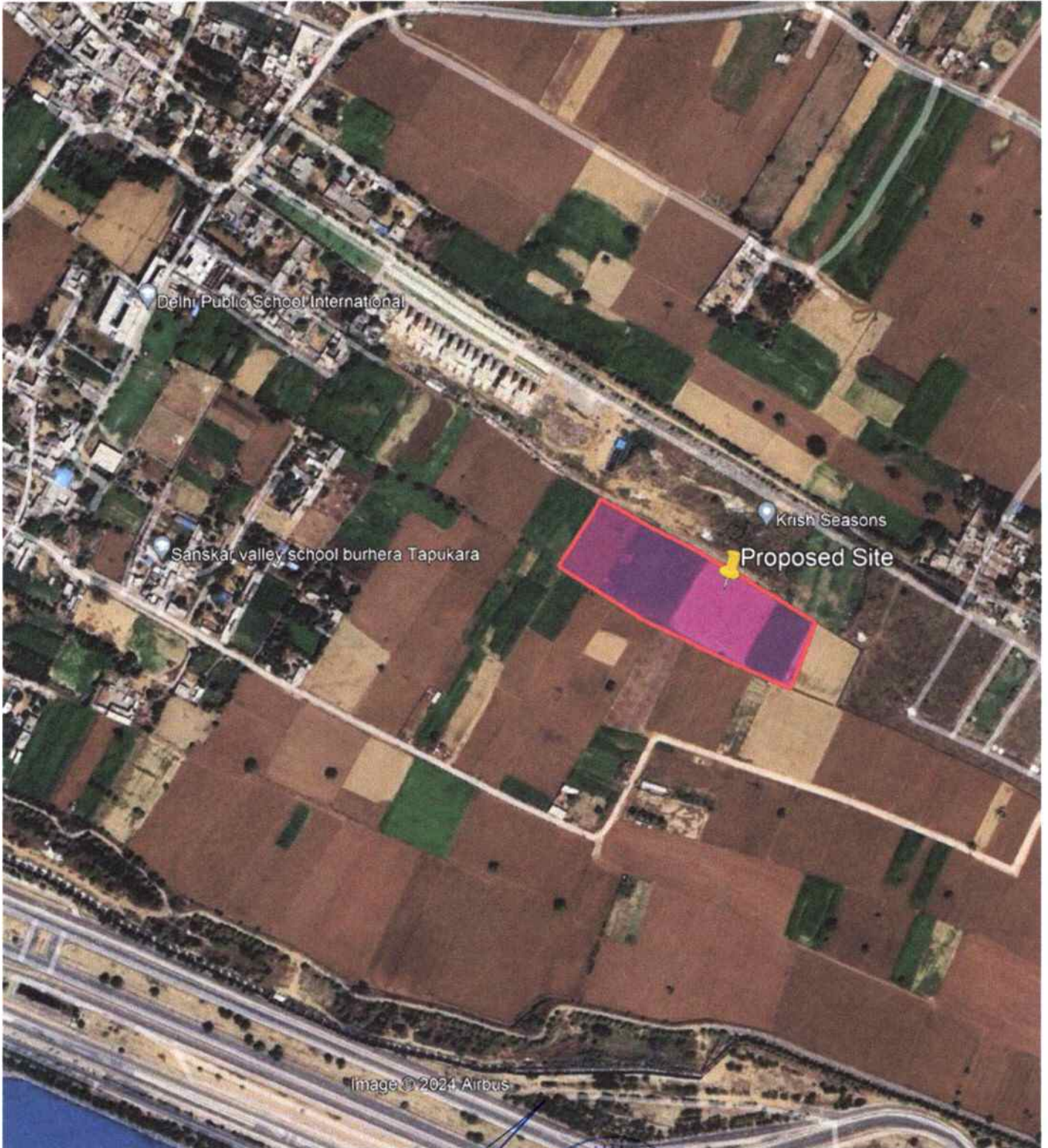
**ER. RAHUL KUMAR**  
 Membership Number AM-3029436  
 Chartered Engineer



**5.) SATELLITE IMAGE OF THE RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358**

GPS Co-Ordinates:

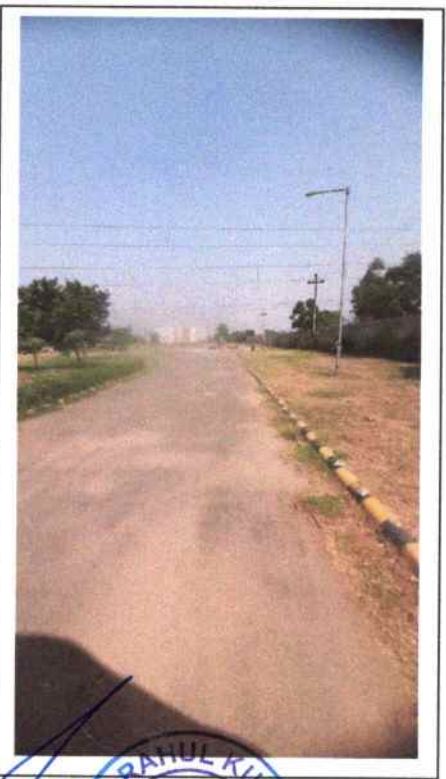
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3. Latitude 28.117053°, Longitude 76.820416°, 4. Latitude 28.117816°, Longitude 76.818761°



*Signature*  
RAHUL KUMAR  
Membership Number AM-3029436  
Chartered Engineer

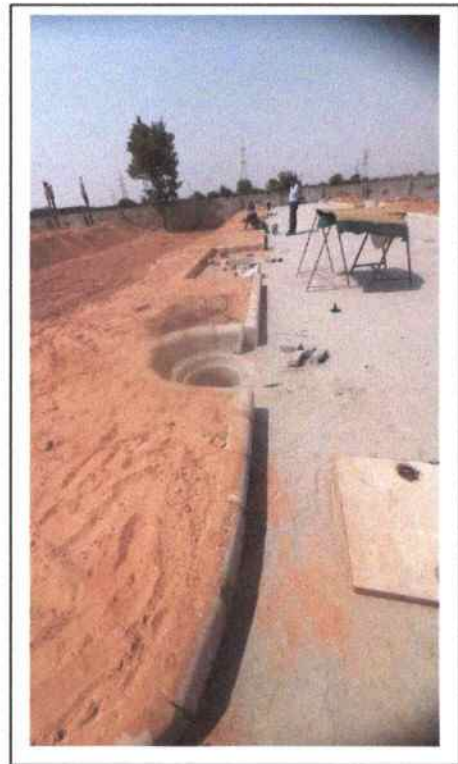
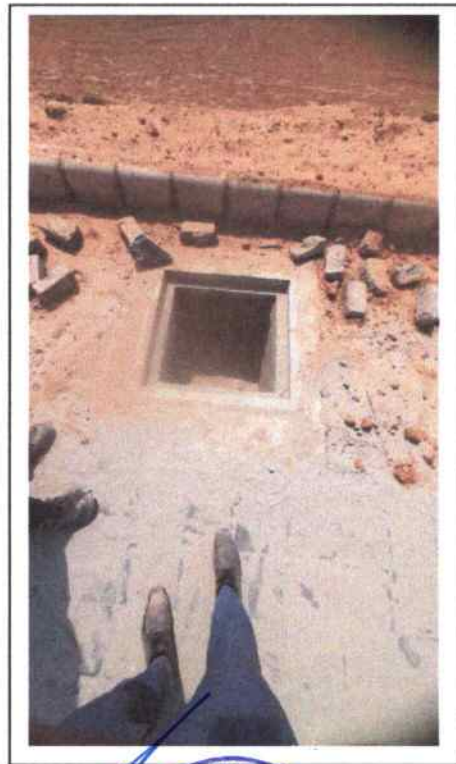
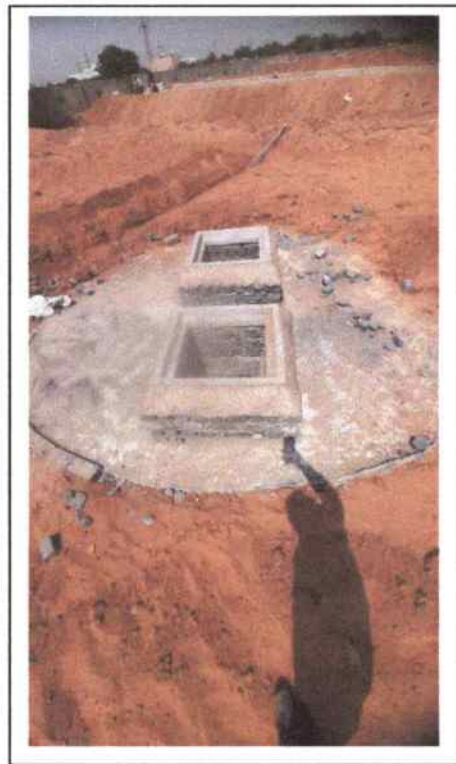
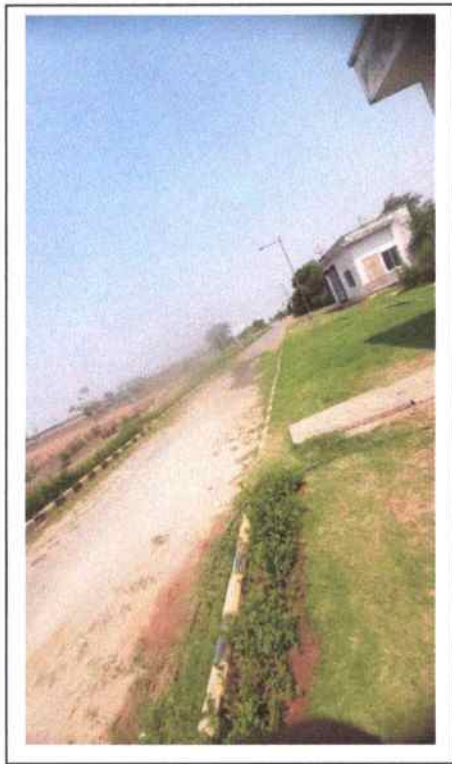


6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358



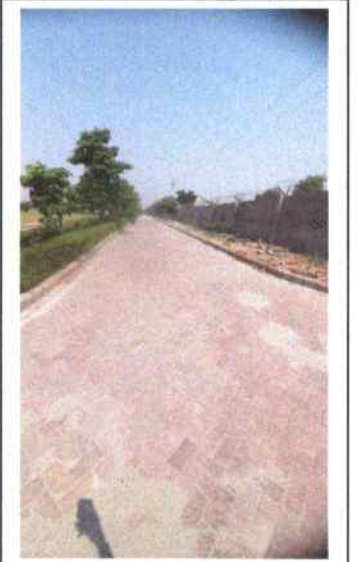
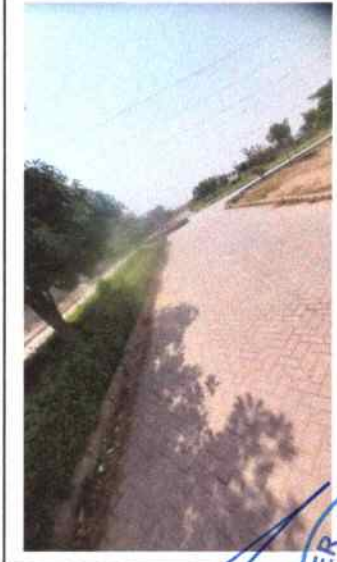
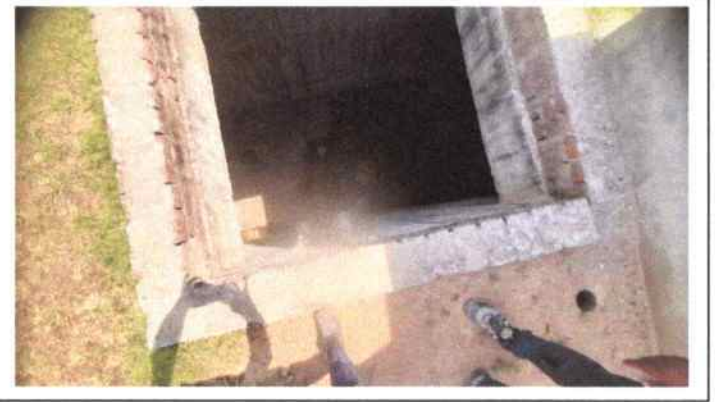
*Rahul Kumar*  
RAHUL KUMAR  
Membership Number  
AM-3029436  
Chartered Engineer





*(Signature)*  
E. RAHUL KUMAR  
Membership  
Number  
AM-3029436  
Chartered Engineer





*Rahul Kumar*  
MEMBER RAHUL KUMAR  
Membership Number AM-3029436  
Chartered Engineer



## 7.0) COMPLETION CERTIFICATE

<b>Name of the Chartered Engineer</b>	:	<b>ER. RAHUL KUMAR</b>
<b>Membership number</b>	:	<b>AM3029436</b>
<b>Name of the Scheme / Developer</b>	:	<b>RESIDENTIAL TOWNSHIP (Plotted) Of M/s CRYSTAL BUILDTECH PVT. LTD.</b>
<b>Address of the scheme</b>	:	<b>Khasra No. 501/358, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan)</b>
<b>Area of scheme</b>	:	<b>9761.50 Sqm.</b>
<b>Saleable area of scheme</b>	:	<b>5049.0 Sqm.</b>
<b>Scheme Inspection on Dated</b>	:	<b>17/05/2024</b>
<b>Date of issue of completion certificate</b>	:	<b>20/05/2024</b>

**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

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



8.0) Summary of development charges against which various works have been completed by the developer in the residential scheme (plotted) in khasra no. 501/358.

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%
<b>Total</b>			<b>250</b>		<b>250.0</b>	<b>100.0%</b>

*Signature*





9) MEMBERSHIP CERTIFICATE OF CHARTERED ENGINEER

