

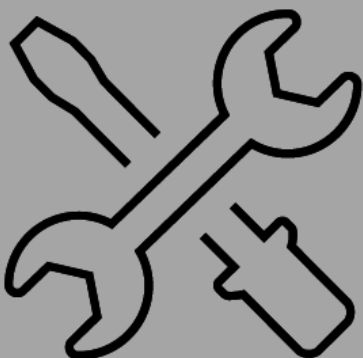
Plotted Development

Plotted development is any proposed construction or changes that you would like to make to your plot such as

- Building structures
- Changing internal layout
- Refurbishments
- Landscaping etc.

It is necessary to obtain a No Objection Certificate (NOC) from JGVS Management to ensure that the development comply with the guidelines set for the Community.

Note: This service is applicable for all Jaipur Greens Communities.



Should you wish to do development to your plot



How to apply for a No Objection Certificate (NOC)

- For NOC, please submit an application along with details mentioned in the checklist for Alterations (Annexure-1).
- Get approval from the Property Manager of JGVS Management



Obtain Entry Permit to carry out Plotted Development

- Apply for & obtain the Entry Permit for the contractor(s) from your Community Management office (Annexure-2).
- Carry out Alterations as per NOC obtained.
- Note: Entry Permit will be issued only after acquiring the NOC.

Please note

- *Permissible development that does not require NOC*

- *Internal Painting*
- *Replacement of flooring*
- *Internal Carpentry works*
- *Shifting of Split AC indoor*

- *Non-Permissible development for apartments/villas; except with NOC*

- External painting work
- Structural work/removal of walls
- Additional walls & slabs
- Additional grills & railings
- Installing pergolas/canopies
- Removal of existing tiles (however new tiles can be laid over on existing ones)
- Work that may affect the water proofing of the structure.

Documents required

- For NOC, please submit with application along with details mentioned in the checklist for Alterations. (Annexure-1) Refer to Work Permit Form to apply for NOC application.

Please note

- Damages to the common area and /or non-compliance to JGVS NOC will be liable to penalty.
- If unauthorized alterations are noticed, the Security team will be constrained to hold the alteration work until the issue is addressed by JGVS Management.

BARE PLOT

The user, vide Maintenance Agreement, agrees to avail the Common Area services, subjected to prompt payment of Maintenance charges as billed by Maintenance Agency. The user shall maintain the unit at its own cost. Maintenance Agency will maintain common services as under:

- Electricity: Street / Common Area lights only.
- Water: Up to distribution valves / metering unit (Water for construction purpose is to be managed by User, domestic water supply will be provided after completion of construction)
- Horticulture: Up to berms only.
- Security: Up to Gate and common area.
- House Keeping: Road and common area cleaning. User shall not put any sign board / advertisement / neon sign in the common area / Utility panels / poles. The User shall not store any hazardous material / combustible material in the plot. Security is not responsible for any loss of material. All approval from the Govt. authorities (State Development Authorities/ State Electricity Board etc.) is the responsibility of the User only

BEFORE/DURING CONSTRUCTION

- Please share all the relevant documents drawings/designs, in auto cad format for approval before submitting to State Development Authorities (JDA).
- Follow the control drawings of plan & elevation which JGVS team already approved from JDA
- For electricity NRS connection, contact your State Electricity Board
- Deposit a returnable undated Security cheque of Rs. 100/- per sq. yd. in CFM office.

Any damage will be accessed & charged at the end of construction.

Water will be provided post construction is complete

Unloading on berm is permitted but any damage will be charged from the client.

Kindly bring construction material on Six Tyre truck with carrying capacity up to or below 20 Tons. Maximum material allowed per cycle through transport:

- Bricks -4000-6000 Nos. only
- Cement bags -240 bags only
- Steel / MS angle -12 Ton only
- Crusher / Sand -300 Cubic Feet only

In no circumstances the material carriers allowed on the Berm area, if done mistakenly then repair cost if any to be borne by the Client.

No construction/alteration work permitted on the external/adjoining areas

AFTER CONSTRUCTION

- Share all the relevant documents, Occupation Certificates, sanction letter from State Electricity Board & 1st Electricity Bill to JGVS CFM Office
- Sewage chambers to be ready for every Individual plots
- Follow façade and color code as per JGVS guidelines.
- Clear all the debris and left out material from site and don't spread in nearby plots / berm area else JGVC will clear at your cost.
- For renting out your property, please use move-in / move-out form. Form can be obtained from the office / through mail.
- User shall not put any sign board / advertisement / neon sign in the common area / Utility panels / poles/façade.
- Help desk number -XXXXXXXXXX can be contacted for any query

BEFORE/DURING CONSTRUCTION

- Material mixing or flatting of material is to be done inside the construction area only. Berm area, Roads or side plots not to be used strictly.
- A list of Contractors/labors hired for construction work to be shared with JGVS along with undertaking by owner.
- Client is responsible to arrange basic services like Portable Toilets, drinking water for the contractor's staff until the construction work is completed.
- The Security of items (Movable or immovable) within the approved construction area lies with the Client. In no circumstances JGVS would hold responsible for any Lost/Theft until the construction work is complete.
- Contractors working timings are allowed between 0900 hours to 1900 hours only, for any late night work a prior permission is needed from JGVS.
- Any waste/garbage accumulation in the surroundings to be cleaned/cleared by the Client on regular intervals via Garbage cleaners (available in the market) during the construction work.
- Consumption of Hard Drinks (Alcohol) or any other banned substance is strictly prohibited in the premises.
- For construction of driveway/ramp, use interlocking tiles only.
- Construct U/G water storage tank and use pump to shift water to overhead tank(s)

Serial No: _____

NO OBJECTION CERTIFICATE

To,

Date: _____

The Owner acknowledges that they have been briefed on the Alteration guidelines at their respective Property.

The Owner/Occupant hereby agrees to comply with those requirements as specified by them in the list of documents furnished for approval prior to commencement of work.

This NOC only applicable for the specific work that approval was sought for.

Name of Resident: _____

Villa/Plot No: _____

Signature (Owner): _____

For Official Use

Name (Property Manager): _____

Signature: _____

ANNEXURE 1

CHECKLIST FOR APPLICATION OF ALTERATIONS NOC

- Please discuss with your consultant/contractor and provide all documents for the NOC, including but not limited to:

☐ Relevant drawings/designs, in AutoCAD format for approval before submitting to State Development Authorities.

☐ Refer control drawings of plan & elevation which JGVS team already approved from JDA

☐ For electricity NRS connection, contact your State Electricity Board

☐ Deposit a returnable undated Security cheque of Rs. 100.00 per sq. yd. at Community Management office

ANNEXURE 2
ENTRY PERMIT
APPLICATION FORM

Valid From:		Work Permit No.:	
Valid To:		Location :	
Hot Work	<input type="checkbox"/>	Work at Height	<input type="checkbox"/>
Electrical Operations	<input type="checkbox"/>	Other Critical Operations	<input type="checkbox"/>
Yes <input type="checkbox"/>		Job Safety Analysis No <input type="checkbox"/>	

Application

Work Name:	Security Officer Name:
Applicant Name:	
Contractor Name:	

Precautions to be taken before permit issue

Safety requirements: "V"

Ear protection equipment	<input type="checkbox"/>	Goggles	<input type="checkbox"/>
Safety belt	<input type="checkbox"/>	Fire Extinguisher	<input type="checkbox"/>
Safety Shoes	<input type="checkbox"/>	Face Mask	<input type="checkbox"/>
Gloves	<input type="checkbox"/>	Warning sign	<input type="checkbox"/>
Life jacket	<input type="checkbox"/>	Others	<input type="checkbox"/>
Scaffold/ladder	<input type="checkbox"/>		

Supplement safety measures and precautions (Safety rules and requirements according to Work Instruction):

Undertaking

I have discussed the work with relevant persons. I have read/understood the requirements and conditions stated above, and will comply with the permit conditions.
In the event of an emergency situation arising or if conditions change, the work will be stopped immediately and equipment secured.
We undertake the full responsibility of any damage done to the property by our workers during the execution of our work; we also undertake the responsibility of Safety & Security of our workers.

Person(s) Performing The Work

NOC Serial No.:
No. of Labourers:
Name & Contact No. of the Main Contractor:
Date:

Resident Sign

Property Manager (CFM) Sign