

Partial Completion Certificate

I hereby certify that the building constructed on Khasra no 175,178, 179 &180 in village chak Gaitor Tah: Sanganer Distt: Jaipur (land details as per approved plan) owned/developed by ARG CG DEVELOPERS LLP was personally inspected by me and based on above facts, construction on site Only Tower -01 & Tower -02 is complete in accordance with the approved building plans. Type of the building (Residential .) is also in accordance with the approved plan. Hence the completion Certificate is issued under my signature on (date) 30 March 2022

Architect

  
**PEEYUSH JAIN**  
39, First Floor,  
Nirman Nagar, Jaipur  
CA/98/22471  
CTP RAJ./Architect/2021/49

- Ar Peeyush Jain

Reg. no.(issued by COA)

- CA/98/22471

Reg. no. (Issued by CTP,Raj)

- CTP Raj./Architect/2021/49



# MAPLE ARCHITECTS

global building design desk

## CHECK LIST FOR PARTIAL COMPLETION CERTIFICATE OF TOWER -1 & TOWER -2

### AT GROUP HOUSING PROJECT " ARG ANANTA" JAIPUR

|    |                                                                                                                |
|----|----------------------------------------------------------------------------------------------------------------|
| 1  | Name of Plot Owner/ Developer:- ARG CG DEVELOPORS LLP                                                          |
| 2  | Ownership details:-                                                                                            |
|    | Date of issue of Lease Deed:- 30-01-2012                                                                       |
|    | Type of Plot : (Auctioned/ Allotted/ Converted under 90- A Rules/ Other).... CONVERTED UNDER 90 A              |
| 3  | Name of Present Owner: ARG CG DEVEPOERS LLP                                                                    |
| 4  | Use of Plot (Land Use) (As per Lease Deed):- Residential                                                       |
| 5  | Plot no./ Address of Building/ Site :                                                                          |
|    | Khasra No 178,179,180 & 175 In Village chak gaitor,                                                            |
|    | Th: sanganer ,Distt, Jaipur                                                                                    |
| 6  | Plot Area (As per Approved Building Plan) : 11512 sqmt (phase area 10954 sqmt) completed phase area =7714 sqmt |
| 7  | Approval of Building Plan vide committee meeting dated : BPC-BP 2018/D-335 on 03-01-2018                       |
| 8  | Building Plan Approved as per Building Byelaws- 2017                                                           |
| 9  | Date of Release of approved building Plan :-22-02-2018                                                         |
| 10 | Inspection Report :                                                                                            |
|    | Date of Start of Construction :--25-02-2018                                                                    |
|    | Date of Completion : 20-03-2022                                                                                |
|    | Date of Site Inspection : 25-03-2022                                                                           |

**PEEYUSH JAIN**  
19, First Floor,  
Nirman Nagar, Jaipur  
9199872471  
PEEYUSH JAIN/Architect/2021/48



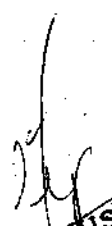
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**PEYUSH JAIN**  
19, First Floor,  
Nirman Nagar, Jaipur  
02498/22471  
02498/22471

**A- Technical Parameters :**

| S. No. | Details                                                     |                                                         | Comments                                              |                                                       | Essentials              |                                            |
|--------|-------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|-------------------------|--------------------------------------------|
|        |                                                             |                                                         | As per approved Plan                                  | As per Site                                           | For Completion          | For at the time of Utilization Certificate |
| 1      | Size of the Plot ( Sq.mt)                                   |                                                         | Total site area=11512 Sqmt<br>phase area = 10954 sqmt | Total site area=11512 Sqmt<br>phase area = 10954 sqmt | 7714 Sqmt               | NA                                         |
| 2      | Width of Road/ Roads                                        |                                                         | 18 mt                                                 | 18 mt                                                 | 18 mt                   | NA                                         |
| 3      | Direction/ Facing of Plot (East/ West/ North/ South/ Other) |                                                         | SOUTH                                                 | SOUTH                                                 | SOUTH                   | NA                                         |
| 4      | Setbacks                                                    | Direction                                               |                                                       |                                                       |                         |                                            |
|        | Front                                                       | SOUTH                                                   | 15.00 MT                                              | 15.00 MT                                              | 15.00 MT                | NA                                         |
|        | Side I                                                      | NORTH                                                   | 9 MT                                                  | 9 MT                                                  | 9 MT                    | NA                                         |
|        | Side II                                                     | SOUTH                                                   | 9 MT                                                  | 9 MT                                                  | 9 MT                    | NA                                         |
|        | Rear                                                        | WEST                                                    | 9 MT                                                  | 9 MT                                                  | 9 MT                    | NA                                         |
|        |                                                             |                                                         |                                                       |                                                       |                         |                                            |
| 5      | (i.)                                                        | Ground Coverage                                         | 3790.963 sqmt (32.93%)                                | 2326.04 sqmt (20.04 %)                                | 2326.04 sqmt<br>20.04 % | NA                                         |
|        | (ii.)                                                       | Basement Floor/Floors/<br>Stilt Floor/ Podium If<br>any | 1 STILT                                               | 1 STILT                                               | 1 STILT                 | NA                                         |
|        | (iii.)                                                      | Ramp (Slope)                                            | NA                                                    | NA                                                    | NA                      | NA                                         |
|        |                                                             | No. of Staircase                                        | 8                                                     | 8                                                     | 8                       | NA                                         |
|        | (iv.)                                                       | . Riser                                                 | .15 MT                                                | .15 MT                                                | .15 MT                  | NA                                         |
|        |                                                             | . Tread                                                 | .30 MT                                                | .30 MT                                                | .30 MT                  | NA                                         |
|        |                                                             | . Width                                                 | 1.20 MT                                               | 1.20 MT                                               | 1.20 MT                 | NA                                         |
|        | (v.)                                                        | Lift/ Elevator/ Escalator                               |                                                       |                                                       | Installed (Yes)         | NA                                         |
|        |                                                             |                                                         |                                                       |                                                       | PARTIALLY               | NA                                         |
|        |                                                             | . No. of Lift                                           | 8                                                     | 8                                                     |                         |                                            |
|        |                                                             | . Size of Lift                                          | 1.9 mt x1.9 mt/ 1.9 mt x2.5 mt                        | same                                                  | SAME                    |                                            |

  
**PREETUSH JAIN**  
 30, First Floor,  
 Nirman Nagar, Jaipur  
 CA/96/22471  
 CTP RAJ./Architect/2021/4

|   |                                                        |                                                                              |                                           |                                          |                                          |    |
|---|--------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------|------------------------------------------|----|
| 6 | (i.)                                                   | Height (From Plinth Level)                                                   | 29.20 MT                                  | 29.20 MT                                 | 29.20 MT                                 |    |
|   | (ii.)                                                  | No. of Floor                                                                 | STILT +9 FLOORS                           | STILT+ (9 FLOORS)                        | STILT+ (9 FLOORS)                        | NA |
|   | (iii.)                                                 | Total Height                                                                 |                                           |                                          |                                          |    |
|   |                                                        | Excluding parapet/ Mummy/ Lift Machine Room/ any other architectural element | 29.7 MT (from outer road lvl)             | 29.7 MT                                  | 29.7 MT                                  | NA |
| 7 |                                                        | Including parapet/ Mummy/ Lift Machine Room/ any other architectural element | 32.60 (From outer road lvl + water tank)  | 32.60 (From outer road lvl + water tank) | 32.60 (From outer road lvl + water tank) | NA |
|   | F.A.R./B.A.R. (As applicable floor wise F.A.R./B.A.R.) |                                                                              | 24743.56 sqmt (for complete project)      | 15967.566 sqmt (for Tower 1 & 2)         | 15967.566 sqmt (for Tower 1 & 2)         | NA |
|   | Height of Compound wall                                |                                                                              | Not Required to mention in approval plans | AVG 1.8 MT                               | AVG 1.8 MT                               | NA |
|   | No. of Entry/Exit & width                              |                                                                              | 01, (not specified in approval)           | 01, (work in progress)                   | 01, (work in progress)                   | NA |
| 8 | Security Room Size                                     |                                                                              | not specified in approval                 | work in progress                         | work in progress                         |    |
|   | Other Services in Setbacks                             |                                                                              | Sub station,, Gate house, water tank, stp | As per approved plan                     | As per approved plan                     | NA |
|   |                                                        |                                                                              |                                           |                                          |                                          |    |

| B. Parking Parameters : |                             |                           |                              |                              |                                            |
|-------------------------|-----------------------------|---------------------------|------------------------------|------------------------------|--------------------------------------------|
| S. No.                  | Details                     | Comments                  |                              | Essentials                   |                                            |
|                         |                             | As per approved Plan      | As per Site                  | For Completion               | For at the time of Utilization Certificate |
| 1                       | Total E.C.U Required        | 443 ECU (site a + site b) | 266.12 ECU (tower a+tower b) | 266.12 ECU (tower a+tower b) | NA                                         |
| 2                       | Total No. of Car Parking    | 315 (required)            | 200                          | 200                          | NA                                         |
|                         | Basement (I, II, III, ....) | NA                        | NA                           | NA                           | NA                                         |
|                         | Stilt                       | 230                       | 109                          | 109                          | NA                                         |
|                         | Open Area                   | 111                       | 109                          | 109                          | NA                                         |
|                         | Visitors                    | 84.079 ECU                | 53.22 ECU                    | 53.22 ECU                    | NA                                         |
|                         | Mechanical Car Parking      | NA                        | NA                           | NA                           | NA                                         |
|                         | Provision of Car Lift       | NA                        | NA                           | NA                           | NA                                         |
| 3                       | Two Wheeler Parking         | 128 ECU( 384 two wheeler) | 96.66 ecu(290 two wheeler)   | 96.66 ecu(290 two wheeler)   | NA                                         |

  
**KESHAV JAIN**  
 39, First Floor,  
 Arman Nagar, Jaipur  
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 RAJ./Architect/2021/4

| C- Safety Parameters ( Fire & Structure): |                                                                                                  |                      |             |                                                              |
|-------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------|-------------|--------------------------------------------------------------|
| S. No.                                    | Details                                                                                          | Comments             |             | Essentials                                                   |
|                                           |                                                                                                  | As per approved Plan | As per Site | For Completion<br>For at the time of Utilization Certificate |
| 1                                         | Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety | N.O.C RECEIVED       | PROPOSED    | FIRE NOC TO BE PROVIDED BEFORE O.C<br>NA                     |
| 2                                         | Certificate from Structural Engineer (Earthquake resistant)                                      | Provided             | Available   | Attached<br>NA                                               |
|                                           |                                                                                                  |                      |             |                                                              |
| D- Environmental Parameters :             |                                                                                                  |                      |             |                                                              |
| S. No.                                    | Details                                                                                          | Comments             |             | Essentials                                                   |
|                                           |                                                                                                  | As per approved Plan | As per Site | For Completion<br>For at the time of Utilization Certificate |
| 1                                         | Rain Water Harvesting                                                                            | As per approval      | Provided    | Installed (Yes)<br>NA                                        |
| 2                                         | Waste Water Treatment/ Recycling                                                                 |                      |             | Not applicable<br>NA                                         |
| 3                                         | Provision of Sewerage line and Sewerage Treatment Plant                                          | As per approval      | Provided    | work in progress (Yes)<br>NA                                 |
| 4                                         | Provision of Solid Waste Management                                                              | As per approval      | Provided    | Provided<br>NA                                               |
| 5                                         | Certificate for Environment Clearance ( If applicable )                                          | As per approval      | Provided    | ATTACHED<br>NA                                               |
| 6                                         | Provision of Solar Panels/ Solar Water Heater                                                    | As per approval      | Proposed    | to be given at the time of occupation certificate<br>NA      |
|                                           |                                                                                                  |                      |             |                                                              |
| E- Green Parameters :                     |                                                                                                  |                      |             |                                                              |
| S. No.                                    | Details                                                                                          | Comments             |             | Essentials                                                   |
|                                           |                                                                                                  | As per approved Plan | As per Site | For Completion<br>For at the time of Utilization Certificate |
| 1                                         | Plantation & Green area and Park/ Landscaping                                                    | As per approval      | PROPOSED    | work in progress (Yes)<br>NA                                 |

  
**PREETISH JAIN**  
 307, First Floor,  
 Nirmal Nagar, Jaipur  
 CA/98/22471  
 CTR-RAJ/Architect/2021/4

| F- General Parameters : |                                                                                          |                      |             |                     |                                            |
|-------------------------|------------------------------------------------------------------------------------------|----------------------|-------------|---------------------|--------------------------------------------|
| S. No.                  | Details                                                                                  | Comments             |             | Essentials          |                                            |
|                         |                                                                                          | As per approved Plan | As per Site | For Completion      | For at the time of Utilization Certificate |
| 1                       | Cut-Outs/ Open to Sky/ Ducts                                                             | As per approval      | Available   | Available           | NA                                         |
| 2                       | Projections/ Balconies etc. (Covered/ extended)                                          | 1.2 mt               | 1.2 mt      | 1.2 mt              | NA                                         |
| 3                       | Provision of Water Supply                                                                | As per approval      | Available   | Proposed            | NA                                         |
| 4                       | Provision of Power/ Electrical connectivity including transformer placement (if require) | As per approval      | Available   | Not installed yet   | NA                                         |
| 5                       | Site development including parking sinages, pathway, street lighting                     | As per approval      | proposed    | work is in progress | NA                                         |
| 6                       | Provisions for physically challenged persons                                             | As per approval      | proposed    | work is in progress | NA                                         |
| 7                       | Architecture finishing i.e. paint false ceiling and interior furnishing etc.             | As per approval      | proposed    | work is in progress | NA                                         |
| 8                       | Internal Changes Deviation if any                                                        | NA                   | NA          | NA                  | NA                                         |
| 9                       | Any other Observation                                                                    |                      | NA          | NA                  | NA                                         |

Architect :- Peeyush Jain

Reg. No Provide by Coa -CA/98/22471

Reg. No Provide CTP (Raj):-CTP Raj/Architect/2021/49

Structure Engineer.....

Registration No. ....

  
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