

Date – 03.07.2023

Completion Certificate (Partial)

I do hereby certify that the **BLOCK B** of the project “**Unique Abhinandan**” constructed on the Plot No. CM -1 at Khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92, Village – Ramchandrapura, Ajmer Road, Jaipur – 302022 (Rajasthan) was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. The Residential Building is also in accordance with the approved plan. Hence the completion certificate is issued as per my best knowledge and information provided to me under my signature on date **03rd July 2023.**

Note – Deposition of any fees/dues for the above completion certificate if any concerned government department is sole responsibility of the developer, any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.



Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

AR. PIYUSH KUMAWAT

Registration No. (Issued by COA) – CA/2013/59085

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अनुसूची-5

Subject: General Checklist for Completion Certificate

1. Name of Plot Developer: **Unique Shri LLP**
2. Ownership details: -
 - Date of Issue of Lease Deed: **30.09.2013**
 - Type of Plot: **Residential**
3. Name of Present Owner: **Uniuqe Builders and Developers (Ajay)**
4. Use of Plot (Land Use) (As per Lease Deed): **Residential**
5. Plot No. /Address of Building/Site: **Plot No. CM -1 at Khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92, Village – Ramchandrapura, Ajmer Road, Jaipur – 302022 (Rajasthan)**
6. Total Plot Area (as per approved building Plan): - **10,010.47 sq.mt.**
7. Partial Completed Area: - **As per attached phase plan**
8. Approval of Building plan vide committee Meeting dated: **28.07.2017**
9. Building plan approval as per building byelaws- **2017**
10. Date of Release of approval building plan: - **14.09.2017**
11. Inspection Report:
 - Date of Start of Construction : **14.09.2017**
 - Date of Completion : **01.07.2023**
 - Date of Site inspection : **01.07.2023**


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Following parameters to be checked during inspection for Partial Completion Certificate

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 Project (Sq. mt.)		10,010.47	10,010.47	10,010.47	10,010.47
2.	Width of Road/ Roads		9.00 M	9.00 M	9.00 M	9.00 M
3.	Direction/ Facing of plot (East/ West/ North/ South)		North-West	North-West	North-West	North-West
4.	Setbacks	Direction				
	Front	NORTH	15.00 M	15.00 M	15.00 M	15.00 M
	Side I	EAST	6.00 M	6.00 M	6.00 M	6.00 M
	Side II	SOUTH	6.00 M	6.00 M	6.00 M	6.00 M
	Rear	WEST	6.00 M	6.00 M	6.00 M	6.00 M
5.	(i)	Ground Coverage	As per Approval	1635.56 for Block B	1635.56 for Block B	-
	(ii)	Basement Floor/ Stilt Floor / Podium if any	-	-	-	-
	(iii)	Ramp (Slope) (For Constructed Units)	As per Approval	As per approval	As per approval	-
		No. of Staircase	04 for Block B	04 for Block B	04 for Block B	04 for Block B
		Riser	0.15 M	0.15 M	0.15 M	0.15 M
		Tread	0.30 M	0.30 M	0.30 M	0.30 M
		Width	1.20 M	1.20 M	1.20 M	1.20 M
		Lift / Elevator/ escalator	02 for Block B	02 for Block B	02 Installed	01 Operational
		No. of Lift	02	02	02	02
		Size of Lift	2.0 m X 3.0 m	2.0 m X 3.0 m	2.0 m X 3.0 m	2.0 m X 3.0 m
		Height (From Plinth Level)	15.00 M from Road Level	15.00 M from Road Level	15.00 M from Road Level	15.00 M from Road Level
		No. of Floor	G+4	G+4	G+4	G+4


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	Total Height				
	Excluding Parapet/ Mumty/ Lift Machine Room / any other architectural elements	15.00 M from Road Level	15.00 M from Road Level	As per approval	-
	Including Parapet/ Mumty/ Lift Machine Room / any other architectural elements	22.75 M from Road Level	22.75 M from Road Level	As per Approval	-
	F.A.R. (As per Applicable floor wise F.A.R./ B.A.R.)	16000.75 for complete project	6351.65 for Block B	As per Approval	-
	Height of Compound wall	2.0 M	2.0 M	2.0 M	-
	No. of Entry/ Exit & width	01	01	01	-

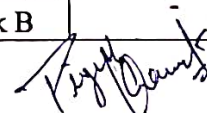
B – Parking Parameters:					
s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U. Acquired	321.66 E.C.U. for Complete Project	321.66 E.C.U. for Complete Project	YES	
2.	Total No. of Parking	08 Car 941 Scooters for Complete Project	08 Car 941 Scooters for Complete Project	YES, parking available for complete project	
2A.	Basement one	-	-	-	
2B.	Stilt	-	-	-	
2C.	Open area	08 Car 941 Scooters	08 Car 941 Scooters	YES	
2D.	Visitors	-	-	-	
3.	Provision of Car Lift	-	-	-	
4.	Two-Wheeler Parking	-	-	-	

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C – Safety Parameters (Fire & Structure) :					
S. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Certification for Fire Safety and Compliance of UDH order dated 21.02.2020 regarding Fire Safety	Not Required	-	-	-
2.	Certificate from structure Engineer (Earthquake resistant)	Required	Available	Provided	-

D – Environmental Parameters:					
s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Provision is there	Provision Exist for Block B	-
2.	Waste Water Treatment/ Recycling	Required	Provision is there	Provision Exist for Block B	-
3.	Provision of Sewerage line and Sewerage Treatment Plant	Required	Provision is there	Provision Exist for Block B	-
4.	Provision of Solid Waste Management	Required	Provision is there	Provision Exist for Block B	-
5.	Certificate for Environment Clearance (if applicable)	Not Required	-	-	-
6.	Provision of Solar Panels	Required	Provision is there	Provision Exist for Block B	-

E – Green Parameters:					
s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green Area and Park/ Landscaping	Required	Provision is there	Provision Exist for Block B	-


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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 drawing	As per Approval drawing	As per Approval drawing	-
2.	Projection/ Balconies etc. (Covered/ Extended)	As per Approval drawing	As per Approval drawing	As per Approval drawing	-
3.	Provision of water Supply	Required	Available on site	Provision Required	Provision Exists
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Available on site	Provision Required	Provision Exists
5.	Site development including parking singes, pathways, street lighting	Required	Provision is there	Provision Required	Provision Exists
6.	Provisions for physically challenged persons	Required	Provision is there	Provision Required	Provision Exists
7.	Architectural Finishing Paint. False ceiling And Interior finishing etc.	-	-	Structure completed with Architectural & Interior Finishes	-
8.	Internal changes/ Deviation (if any)	N/A	N/A	N/A	-
9.	Any other observation	N/A	-	-	-

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