



check list for Partial completion Certificate.

TOWER 03 "ARG ANANTA" JAIPUR

1	Name of Plot Owner/ Developer:- ARG CG DEVEPOERS 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 175,178,179,180 In village chak Galtor
	Tah: Sanganer , Distt. Jaipur
6	Plot Area (As per Approved Building Plan) : 11512 sqmt -(Phase area 10954 sqmt) -completed area = 3240 sqmt
7	Approval of Building Plan vide committee meeting dated : BPC-BP 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 : 09-12-2022
	Date of Site Inspection : 01-11-2022


PEEYUSH JAIN
30, First Floor,
Nirman Nagar, Jaipur
CA/98/22471
CTP RAJ./Architect/2021/4

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 phase area = 10954 sqmt	Total site area=11512 Sqmt phase area = 10954 sqmt	3240 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	EAST	15.00 MT	15.00 MT	15.00 MT
	Side I	NORTH	9 MT	9 MT	9 MT
	Side II	SOUTH	9 MT	9 MT	9 MT
	Rear	WEST	9 MT	9 MT	9 MT
5	(i.)				
	Ground Coverage	32.93%	31.83%(tower a,b,c)	31.83%(tower a,b,c)	NA
	(ii.)				
	Basement Floor/Floors/ Stilt Floor/ Podium if any	1 STILT	1 STILT	1 STILT	NA
	(iii.)	Ramp (Slope)	NA	NA	NA
		No. of Staircase	8	8	8
	(iv.)	Riser	.15 MT	.15 MT	.15 MT
		Tread	.30 MT	.30 MT	.15 MT
		Width	1.20 MT	1.20 MT	.15 MT
	(v.)	Lift/ Elevator/ Escalator			NA
		No. of Lift	8 (tower a,b,c)	8 (tower a,b,c)	Installed (Yes)
		Size of Lift	1.9 mt x1.9 mt/ 1.9 mt x2.5 mt	same	PARTIALLY


PEEYUSH JAIN
 30, First Floor,
 Nirmali Nagar, Jalpur
 CA/20/22471
 CTP No./Arhhnm/2021/4

6	(i)	Height (From Plinth Level)	29.20 MT	29.20 MT	29.20 MT	NA
	(ii)	No. of Floor	STILT +9 FLOORS	STILT+9 FLOORS	STILT+9 FLOORS	NA
	(iii)	Total Height				
		Excluding parapet/ Mumty/ Lift Machine Room/ any other architectural element	29.20 MT (from outer road lvl)	29.20 MT	29.20 MT	NA
		Including parapet/ Mumty/ 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
7	F.A.R./B.A.R (As applicable floor wise F.A.R./B.A.R.)		24748.560 sqmt(site a +site b)	24484.728sqmt (Tower a,b,&c)	24484.728sqmt (Tower a,b,&c)	NA
8	Height of Compound wall		Not Required to mansion 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
	Security Room Size		Not specified in approval	work in progress	work in progress	NA
	Other Services in Setbacks		Sub station, Gate house	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(SITE A +SITE B)	434.66 (TOWER A,B,&C)	434.66 (TOWER A,B,&C)	NA
2	Total No. of Car Parking	315 (required)	306 (TOWER A,B,&C)	306 (TOWER A,B,&C)	NA
	Basement (I,II,III ...)	NA	NA	NA	NA
	Stilt	230	195	195	NA
	Open Area	111	111	111	NA
	Visitors	84.079 ECU	81.61 ECU	81.61 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)	128.66 ECU(386 two wheeler)	128.66 ECU(386 two wheeler)	NA


PREETI JAIN
 30, First Floor,
 Nirman Nagar, Jaipur
 CA/98/22471
 HTP KAJ /Architect/2021/4

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 21.01.2020 regarding Fire Safety	N.O.C RECEIVED	PROPOSED	FIRE NOC TO BE PROVIDED BEFORE O.C	NA
2	Certificate from Structural Engineer (Earthquake resistant)	Provided	Provided	Attached	NA
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	As per approval	Provided	Installed (Yes)	NA
2	Waste Water Treatment/ Recycling	NA	NA	NA	NA
3	Provision of Sewerage line and Sewerage Treatment Plant	As per approval	Proposed	work in progress (Yes)	NA
4	Provision of Solid Waste Management	As per approval	Proposed	To be completed before O.C	NA
5	Certificate for Environment Clearance (If applicable)	As per approval	Provided	attached	NA
6	Provision of Solar Panes/ Solar Water Heater	As per approval	Proposed	to be given at the time of occupation certificate	NA
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	As per approval	proposed	work is in progress	NA


PEEYUSH JAIN
 38, First Floor,
 Nirman Nagar, Jalpur
 CA/98/22471
 CTR RAI /Architect/2021/4

F. Genral 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	proposed	Available	NA
4	Provision of Power/ Electrical connectivity including transformerr placement (if require)	As per approval	Available	installed	NA
5	Site development including parking sinages, pathway, street lighting	As per approval	work is in progress	work in progress	NA
6	Provisions for physically challenged persons	As per approval	proposed	work in progress	NA
7	Architecture finishing i.e. paint false ceiling and interior furnishing etc.	As per approval	proposed	work in progress	NA
8	Internal Changes Deviation if any	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/2021/4

Structure Engineer.....

Registration No.

PEEYUSH JAIN
39, First Floor,
Nirman Nagar, Jaipur
CA/98/22471
CTP Raj./Architect/2021/4



MAPLE ARCHITECTS
global building design desk

Partial Completion Certificate –Tower -03

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 -03 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) 09 DEC 2022

Architect


PEEVUSH JAIN
1st, First Floor,
Sanganer Nagar, Jaipur
22471
- Ar Peeyush Jain Architect/2021/49

Reg. no.(Issued by COA) - CA/98/22471

Reg. no. (Issued by CTP,Raj) - CTP Raj./Architect/2021/49