DESIGN SHELVE

INTERIOR | ARCHITECTURE | LANDSCAPE

Date – 16.02.2023

Completion Certificate (Partial)

I do hereby certify that the **Block B** of the project "**EXCLUSIVE 444**" constructed on the **Khasra No. 703/2, 705/1, 705/2, 706, Village – Shri Krishanpura, Sector-37, Jagatpura, Jaipur – 302037 (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 partial completion certificate is issued as per my best knowledge and information provided to me under my signature on date **16nd February 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. The building is completed in terms of Structure & Partially in terms of other finishing. Any Court cases in any concerned department are sole responsibility of the promoter.

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

AR. PIYUSH KUMAWAT

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संलग्नक–1

अनुसूची–5

Subject: General Checklist for Completion Certificate

1. Name of Plot Developer: **M/S. VN Buildtech Pvt. Ltd.**
2. Ownership details :-
   - Date of Issue of Lease Deed: 29.04.2013
   - Type of Plot : Residential
3. Name of Present Owner: M/S. VN Buildtech Pvt. Ltd.
4. Use of Plot (Land Use) (As per Lease Deed) : **Residential (Group Housing Ekal Patta)**
5. Plot No. /Address of Building/Site: **Khasra No. 703/2, 705/1, 705/2, 706, Village – Shri Krishanpura , Sector-37, Jagatpura, Jaipur - 302037 (Rajasthan)**
6. Plot Area (as per approved building Plan):- **10,358.00 sq.mt.**
7. Completed land area as per partial CC:- **As per attached Phase Plan**
8. Approval of Building plan vide committee Meeting dated: 12.05.2014
9. Building plan approval as per building byelaws- 2010
10. Date of Release of approval building plan :- 14.10.2014
11. Inspection Report :

- Date of Start of Construction :- 15.10.2014
- Date of Completion :- 10.02.2023
- Date of Site inspection :- 10.02.2023

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Following parameters to be checked during inspection for 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 Plot (Sq. mt.)		10358.00 sq.m.	10358.00 sq.m.	10358.00 sq.m.	10358.00 sq.m.
2.	Width of Road/ Roads		30.0 M	30.0 M	30.0 M	30.0 M
3.	Direction/ Facing of plot (East/ West/ North/ South)		South	South	South	South
4.	Setbacks	Direction				
	Front	SOUTH	18.29M	18.29M	18.29M	18.29M
	Side I	WEST	9.40M & 9.31M	9.40M & 9.31M	9.40M & 9.31M	9.40M & 9.31M
	Side II	EAST	9.14M	9.14M	9.14M	9.14M
	Rear	NORTH	9.14M	9.14M	9.14M	9.14M
5.	(i)	Ground Coverage	35.49% for complete project	1450.12 sq.mt. for Block B	1450.12 sq.mt. for Block B	-
	(ii)	Basement Floor/ Stilt Floor / Podium if any	Basement & Stilt	Basement & Stilt	Structure completed	Structure completed
	(iii)	Ramp (Slope)	As per approval	As per approval	As per approval	As per approval
		No. of Staircase	2 (Block B)	2 (Block B)	02	02
		Riser	.15 M	.15 M	.15 M	.15 M
		Tread	.30 M	.30 M	.30 M	.30 M
		Width	1.20 M	1.20 M	1.20 M	1.20 M
		Lift / Elevator/ escalator	Proposed	Available on site	Installed	Operational
		No. of Lift	02	02	02	02
		Size of Lift	2.00 X 2.00 mtr 2.00 X 2.90 mtr	2.00 X 2.00 mtr 2.00 X 2.90 mtr	2.00 X 2.00 mtr 2.00 X 2.90 mtr	2.00 X 2.00 mtr 2.00 X 2.90 mtr
		Height (From Plinth Level)	39.50m. (STILT+12)	39.50m. (STILT+12)	As per Approval	-
		No. of Floor	Basement + Stilt + 12 Floors	Basement + Stilt + 12 Floors	Basement + Stilt + 12 Floors	-

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		Total Height				
		Excluding Parapet/ Mumty/ Lift Machine Room / any other architectural elements	40.00m. (STILT+12) From Road level	40.00m. (STILT+12) From Road level	As per Approval	
		Including Parapet/ Mumty/ Lift Machine Room / any other architectural elements	47.00m	47.00m	As per Approval	
	B.A.R. (As per Applicable floor wise F.A.R./ B.A.R.)		As per approval	As per approval	As per Approval	
	Height of Compound wall		-	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	581.33	581.33	YES	
	Total No. of Parking	472 two wheeler 424 four wheeler for complete project	Provision for 124 two wheeler & 111 four wheeler for Block B	YES	
	Basement one	As per approval	Provision as per approval	YES	
	Stilt	As per Approval	Provision as per approval	YES	
	Open area	As per Approval	Provision as per approval	YES	
	Visitors	-	-	-	
	Provision of Car Lift	-	-	-	
	Two Wheeler Parking (Basement)	-	-	-	

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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 21.01.2020 regarding Fire Safety	Required	Provision is there	Provision Exist & Certificate Available	-
	Certificate from structure Engineer (Earthquake resistant)	Required	Attached	-	-

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)	Required	Certificate Available	Certificate Available	-
6.	Provision of Solar Panels	Required	Provision is there	Provision exist for Block	-

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 required	-

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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 & exist	
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Available on site	Provision Required & exist	
5.	Site development including parking singes, pathways, street lighting	Required	Provision is there	Provision Required	
6.	Provisions for physically challenged persons	Required	Provision is there	Provision Required & exist	
7.	Architectural Finishing Paint. False ceiling And Interior finishing etc.	-	-	Structure completed	
8.	Internal changes/ Deviation (if any)	-	-	-	-
9.	Any other observation	-	-	-	-

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