



UDAYRAJ PALACE PVT. LTD.

Regd. Office ; 106/167, Vijay Path Circle,
New sanganer Road, Mansarovar, JAIPUR
Mobile : 93148 88555 e-mail. : udayrajinfo@gmail.com



To,

Date:31.03.2023

ACTP,BPC (BP)

Jaipur Development Authority,Jaipur

Jaipur,Rajasthan.

Subject:- For depositing the copy of Completion Certificate from one of the empaneled

Architect (Empaneled Registration No.CTP Raj./Architect/2021/59) for Group housing project

Under PMAY, at Khasra No.107,108,109,110,112,Ramsinghpura,Rampura,The.Sanganer,Jaipur-302026

Dear Sir,

1. That in accordance with sub clause 16.4 of clause 16 of the unified building bylaws-2020,We have obtained the completion certificate from one of the empanelled Architect (Empanelled Registration No.CTP Raj./Architect/2021/59) for our project "UDAYRAJ"(Block-A) Khasra No.107,108,109,110,112,Ramsinghpura,Rampura,The.Sanganer,Jaipur,Rajasthan-202026
2. We are enclosing the following documents of completion certificate for Udayraj
 - a) Certificate of undertaking for Earthquake Safety
 - b) Fire Noc Application
 - c) Environmental department Consent
 - d) Labour cess fees deposit letter
 - e) Thunder stick Affidavit.
 - f) Copy of Challan No.850676 Dated-31.03.2023 through which we have Deposited the completion certificate charges of Rs.400000/-
 - g) Empaneled Architect Registration letter
 - h) Check list for Completion certificate, Approved Cloth Media Print of building, Building Latitude/Longitude/Google Map, Building Photograph

Yours faithfully

For Udayraj palace pvt Ltd.

For UDAYRAJ PALACE PVT. LTD.

(Authorized Signatory)

Encl: As above

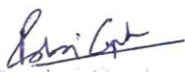
Pankaj Gupta & Associates

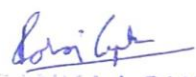
FLAT NO 603B, GOLDEN LEAF APARTMENT, TONK ROAD, NEAR GANDHI NAGAR
STATION, Jaipur -302 015 Ph: - 9414719352 email - archpanks02@gmail.com

Completion Certificate

I hereby certify that the building constructed (Block A) on Khasra No.107,108,109,110 & 112, Uday Raj At Village Ramsinghpura, URF Rampura Thesil- Sanaganer,Jaipur Rajasthan owned/developed by Shree Ajeet Singh Choudhary (Director), Uday Raj Palace Pvt. Ltd. , A-106/167, Vijay Path Chouraha, New Sanaganer Road, Mansarovar, Jaipur was personally inspected by me and based on above facts, Block A construction on site 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 31.03.2023.

Architect :- Pankaj Gupta


Ar. Pankaj Gupta
Plot No. 35, Shankhwar Colony,
Kisan Marg, Gandhinagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59


PANKAJ GUPTA
ARCHITECT B. ARCH.
CA/2005/35354

Reg.No. (Issued by CoA) :- CA/2005/35354

Reg. No. (Issued by CTP,Raj.) :- CTP Raj./Architect/2021/59

अनुसूची-5

Subject: Revised General Check List for Completion/Occupancy Certificate.

1. Name of Plot Owner/Developer: Uday Raj Palace Pvt. Ltd.
2. Ownership details:-
 - Date of issue of Lease Deed: 15.01.2002,18.02.2014
 - Type of Plot : (Auctioned/Alloted/Converted under 90-A Rules/Other)Converted under 90-A Rules
3. Name of Present Owner:Uday Raj Palace Pvt. Ltd.
4. Use of Plot (Land Use) (As per Lease Deed) : Group Housing
5. Plot no. / Address of Building/Site Khasra No.107,108,109,110& 112,
At Village Ramsinghpura, URF
RampuraThesil-Sanaganer,
Jaipur Rajasthan.

6. Plot Area (As per Approved Building Plan) :11333.80 Sq. Mt.
7. Approved of Building Plan vide committee meeting dated: 18/07/2017, 30/08/2019
8. Building Plan Approval as per Building Byelaws- 2010
9. Date of Release of approved building Plans:15/09/2017,18/11/2019
10. Inspection Report:
 - Date of Start of Construction : 10.06.2017
 - Date of Completion : 31.03.2023
 - Date of Site Inspection : 28.03.2023
 - 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)		11333.80	11333.80	11333.80	
2.	Width of Road/Roads		60.00 Mtr.	60.00 Mtr.	60.00 Mtr.	
3.	Direction/ Facing of plot		North	North	North	

4	(East/West/North/South/ Other)					
	Setback	Direction				
	Front	North	18.28Mtr.	18.28Mtr.	18.28Mtr.	
	Side I	South	9.14Mtr.	9.14 Mtr.	9.14 Mtr.	
	Side II	East	9.14 Mtr.	9.14 Mtr.	9.14 Mtr.	
	Rear	West	9.14 Mtr.	9.14 Mtr.	9.14 Mtr.	
5	(i.)	Ground Coverage	29.33%	29.33%	6.93%	
	(ii.)	Basement Floor/ Floors/Stilt Floor/Podium if any	Proposed	Executed	Executed	
	(iii.)	Ramp (Slope)	1 : 8	1 : 8	1 : 8	
	(iv.)	No. of Staircase	2nos. (A Block), 3nos. (B Block) 2nos. (C Block)	2nos. (A Block)	2nos. (A Block)	
		• Riser • Tread • Width	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.	
6	(v.)	Lift/Elevator/ Escalator • No. of Lift • Size of Lift	12 Nos. 4 Nos.(1.85 x 1.85) 6 Nos.(1.85 x 2.45) 2 Nos.(2.59 x 1.9)	2 Nos. 1Nos. (1.85 x 1.85) 1 Nos.(1.85 x 2.45)	Installed (Yes)one Lift Installed but not operationa l	Operational (Yes /No)
	(i.)	Height (From Plinth Level)	39.40Mtr.	39.40Mtr.	39.40Mtr.	
	(ii.)	No. of Floor	Stilt +12 Floor	Stilt +12 Floor	Stilt +12 Floor	
	(iii.)	Total Height				
		Excluding parapet/ Mumty/ Lift Machinery Room/any other architectural element	39.99 Mtr.	39.99 Mtr.	39.99 Mtr.	
		Including parapet/ Mumty/Lift	47.745 Mtr.	45.24 Mtr.	45.24Mtr.	

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At Pankaj Gupta
Plot No. 35, Shankhola Colony
Kuan Marg, Barket Nagri Jaipur
CA/2005/000004
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	Room/any other architectural element				
7.	F.A.R. (As applicable floor wise F.A.R.)	32407.65 Sq. Mtr.	7014.46 Sq. Mtr.	7014.46 Sq. Mtr.	
	Height of Compound wall	2.05Mtr.	2.05 Mtr.	2.05 Mtr.	
	No. of Entry/Exit & width	3nos.(2 nos.4.5 mtr. & 1 nos. 3.6 Mtr.Wide)	2 nos.(4.5 Mtr.Wide)	2 nos.(4.5 Mtr.Wide)	
8.	Security Room Size	9.38 Sq. Mtr. + 5.70 Sq. Mtr.	8.79 Sq. Mtr.	8.79 Sq. Mtr.	
	Other Services in Setbacks	Proposed	Provided	Provided	

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	544.72 ECU	119.47 ECU	119.47 ECU	
2.	Total No. of Car Paking	423	90	90	
	• Basement (I)	195.00	51.00	51.00	
	• Stilt	96.00	16.00	16.00	
	• Open Area	132.00	23.00	23.00	
	• Visitors	Provided	Provided	Provided	
	• Mechanical Car Parking	Not Provided	Not Provided	Not Provided	
	• Provision of Car Lift	Not Provided	Not Provided	Not Provided	
3	Two Wheeler Parking	457	90	90	

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

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ARCHITECT B. ARCH.
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Ar. Pankaj Gupta
Plot No. 35, Shankhla Colony
Kisan Marg, Barket Nagi Jaipur
CN/2005/553/4
CTP Raj / Arch / 2021/50

1.	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Proposed	Provided	Installed (Yes)	Operational (Yes /No)
2.	Certificate from Structural Engineer (Earthquake resistant)	Provided	Provided	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	Proposed	Provided	Installed (Yes)	Operational (Yes /No)
2.	Waste Water Treatment/ Recycling	Proposed	Provided	Installed (No)	Operational (Yes /No)
3.	Provision of Sewerage line and Sewerage Treatment Plant	Proposed	Provided	Installed (No)	Operational (Yes /No)
4.	Provision of Solid Waste Management	Proposed	Provided	Provided	
5.	Certificate for Environment Clearance (if applicable)	Applicable	Applied	Applied	
6.	Provision of Solar Panels/ Solar Water Heater	Proposed	Provided	Installed (Yes)	Operational (Yes /No)

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	2410.39 Sq. Mtr.	800 Sq. Mtr.	800 Sq. Mtr.	

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ARCHITECT B. ARCH.
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Asin
Ar. Pankaj Gupta
Plot No. 25, Shanti Nikh Colony,
Kisan Marg, Panchsheel Park, Delhi-110017
CAQ2015010054
CTE Reg. No. 1122112

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	Proposed	Provided	Provided	
2.	Projections/ Balconies etc. (Covered/ extended)	Proposed	Provided	Provided	
3.	Provision of Water Supply	Proposed	Provided	Provided	
4.	Provision of Power/ Electrical connectivity including transformer Placement(ifrequired)	Proposed	Provided	Installed (YES)	Operational (Yes /No)
5.	Site development including parking sinages, pathway, street lighting	Proposed	Provided	Not Provided	Not Provided
6.	Provisions for physically challenged persons	Proposed	Provided	Provided	Provided
7.	Architectural Finishing Paint, False ceiling And Interior finishing etc.	Proposed	NA	NA	NA
8.	InternalChanges/Deviationifany	NA	NA	NA	NA
9.	Anyotherobservation	NA	NA	NA	NA

Architect:-Pankaj Gupta

Reg.No.(IssuedbyCoA):- CA/2005/35354

Reg.No.(IssuedbyCTP,Raj.): -CTP Raj./Architect/2021/59

Structuralengineer:-

RegistrationNo.

06/036177

Sg

SG STRUCTURES

MANISH GUPTA
B.E.[civil] M.Tech.[Stru.]

Pri

At Pankaj Gupta
Plot No. 35, Shreebhata Colony
Kisan Marg, Barket Negr, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

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ARCHITECT B. ARCH.
12/03/2021/59

Pankaj Gupta & Associates

FLAT NO 603B, GOLDEN LEAF APARTMENT, TONK ROAD, NEAR GANDHI NAGAR STATION, Jaipur -302
015Ph: - 9414719352 email - archpanks02@gmail.com

Dated:- 29.08.2023.

To,

ACTP BPC (BP)
Jaipur Development Authority
Jaipur

Sub: - Corrigendum to the completion certificate issued on 31.03.2023 for the group housing project name Udayraj under PMAY situated at Khasra No. 107-110 and 112 Village Ramsinghpura, Rampura, Tehsil Sanganer, Jaipur-302026.

Sir,

In regards to the already issued partial completion certificate dated 31.03.2023 for block A of the aforesaid project issued by empaneled Architect (Shri Pankaj Gupta) having registration no. CTPRaj. / Architect/2021/59.

In continuation to the same I hereby acknowledge and certify that the area around Block-A which comprised of partial green area having 800 sq.mtr addressed at point no. E-1 along with parking addressed at point B is also completed and the same has been apprised accordingly in the check list issued by me along with the partial completion certificate dated 31.03.2023.

Further it is mentioned in check list but due to typographical error same has been missed in the issued partial completion certificate of Block -A of the aforesaid project.

I am further enclosing the updated phase plan under my signatures certifying the same.

With Regards,

Pankaj Gupta

CTPRaj./Architect/2021/59

Enclosed: - Updated Phase Plan

CC: - Registrar

RERA, Rajasthan



Ar. Pankaj Gupta
Plot No-15, Old Bhaata Colony
Kirti Nagar, Jaipur-302014
CA/2005/13714
CTP Raj./Architect/2021/59

ACTP BPC/R-413
06/09/2023