

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 Tower-3 (Stilt + 5 Floor) constructed in the project "**GEETA PHASE-III**" situated at Part B of Khasra Nos. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota, Tehsil Sanganer, Jaipur and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan, Owned and developed By **SHUBHASHISH BUILDERS AND DEVELOPERS**, 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar was personally inspected by me and based on the above facts, construction of above mentioned tower 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 **3-06-2023**.

Architect: PANKAJ GUPTA


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Plot No 35 Shankhala Colony
Kisan Marg, Barkat Nagar Jaipur
CA/2005/35354
CTP Raj./Architect/2021//59

COA REGISTRATION NO -CA/2005/35354

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59

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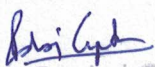
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General Check List for Partly Completion Certificate of Group Housing Building “Tower-03_Geeta Phase-III”

1. Name of Plot Owner/Developer: **SHUBHASHISH BUILDERS AND DEVELOPERS.**
2. Ownership details: -
 - Date of issue of Lease Deed: 11-10-2006, Sub-division Date: 06-06-2018
 - Type of Plot: Residential Approved
3. Name of Present Owner: SHUBHASHISH BUILDERS AND DEVELOPERS
4. Use of Plot (Land Use) (As per Lease Deed): Group Housing
5. Plot No./Address of Building/Site: -

Existing Residential Group Housing “TOWER-03 of Geeta Phase-III” at 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur (Rajasthan)
6. Plot Area (As per Approved Building Plan): **38,116.51 Sq.Mt.**
7. Approved of Building Plan vide committee meeting dated: 24.11.2021
8. Building Plan Approval as per Building Byelaws- **2020**
9. Date of Release of approved building Plans: 04.01.2022
10. Inspection Report:
 - Date of Start of Construction: 28.01.2022
 - Date of Completion: - 25.05.2023
 - Date of Site Inspection:-2.06.2023
 - 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


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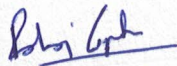
1.	Size of the Plot (Sq.mt)		38,116.51 sq.m	38,116.51 sq.m	38,116.51 sq.m	
2.	Width of Road/Roads		18.00 Mt.	18.00 Mt.	18.00 Mt.	
3.	Direction/ Facing of plot (East/West/North/South/ Other)		East Facing	East Facing	East Facing	
4	Setback	Direction				
	Front		18.00 Mt.	18.00 Mt.	18.00 Mt.	
	Side I		9.15 Mt.	9.15 Mt.	9.15 Mt.	
	Side II		9.15 Mt.	9.15 Mt.	9.15 Mt.	
	Rear		9.15 Mt.	9.15 Mt.	9.15 Mt.	
	(i.)	Ground Coverage	1.11 %	1.11 %	1.11 %	
	(ii.)	Basement Floor/ Floors/Stilt Floor/Podium if any	Stilt floor For Parking	Stilt floor For Parking	Stilt floor For Parking	
	(iii.)	Ramp (Slope)	No ramp on site	No ramp on site	No ramp on site	
5.	(iv.)	No. of Staircase	01	01	01	
		• Riser	0.15 mt	0.15 mt	0.15 mt	
		• Tread	0.30 mt	0.30 mt	0.30 mt	
		• Width	1.20 mt	1.20 mt	1.20 mt	
	(v.)	Lift/Elevator/ Escalator • No. of Lift • Size of Lift	01 2.0X2.5 mt.	01 2.0X2.5mt.	Installed Yes	
6.	(i.)	Height (From Plinth Level)	18.50 mt.	18.50 mt.	18.50 mt.	
	(ii.)	No. of Floor	S+5 Floors	S+5 Floors	S+5 Floors	
	(iii.)	Excluding parapet/ Mumty/Lift Machinery Room/any other architectural element	18.95 mt (from Driveway level)	18.95 mt (from Driveway level)	18.95 mt (from Driveway level)	
		Including parapet/ Mumty/Lift Machinery Room/any other Architectural element	25.49 mt (from Driveway level)	23.95 mt (from Driveway level)	23.95 mt (from Driveway level)	
7.	F.A.R./B.A.R. (As applicable floor wise F.A.R./B.A.R.)		0.059	0.059	0.059	


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8.	Height of Compound wall	Not Required to mention in approval plans	As per Byelaws at Site	As per Byelaws at Site	
	No. of Entry/Exit & width	02, 18 mt.& 6 mt	02, 18 mt.& 6 m	02, 18 mt.& 6 m	
	Security Room Size	5.42 x 3.35	5.42 x 3.35	5.42 x 3.35	
	Other Services in Setbacks	Sub station,, Gate house,STP, UGWT	Sub station,, Gate house,STP, UGWT	Installed (Yes)	

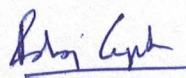
B- Parking Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U. required	21.86 E.C.U	21.86 E.C.U	21.86 E.C.U	
2.	Total No. of Car Parking	17	17	17	
	• Basement (I, II, III,...)	0	0	0	
	• Stilt	14	14	14	
	• Open Area	03	03	03	
	• Visitors				
	• Mechanical Car Parking				
	• Provision of Car Lift				
3	Two Wheeler Parking	20 Scooters	20 Scooters	20 Scooters	

C- Safety Parameters (Fire & Structure) :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	
1.	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	N.A.	N.A.	N.A.	
2.	Certificate from	As per	Provided as	Provided	


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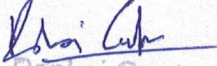
	Structural Engineer (Earthquake resistant)	Norms to be Provided	per Norms		
D- Environmental Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	
1.	Rain Water Harvesting	As per Norms to be Provided	Provided as per Norms	Installed YES	
2.	Waste Water Treatment/ Recycling	As per Norms to be Provided	Provided as per Norms	YES	
3.	Provision of Sewerage line and Sewerage Treatment Plan	As per Norms to be Provided	Provided as per Norms	Installed YES	
4.	Provision of Solid Waste Management	As per Norms to be Provided	Provided as per Norms	Installed YES	
5.	Certificate for Environment Clearance (if applicable)	N.A.	N.A.	N.A.	
6.	Provision of Solar Panels/ Solar Water Heater	As per Norms to be Provided	As per Norms to be Provided	Installed YES	

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	Proposed	Provided	Provided	


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F- GENERAL Parameters :					
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to Sky/ Ducts	6.21 sq. mt.	6.21 sq. mt.	6.21sq. mt.	
2.	Projections/ Balconies etc.(Covered/ extended)	1.20mt./ 1.50mt.	1.20mt./ 1.50mt.	1.20mt./ 1.50mt.	
3.	Provision of Water Supply	As per Norms to be provided	Provided as per Norms	Installed YES	
4.	Provision of Power/Electrical connectivity including transformer Placement (if required)	As per Norms to be provided	Provided as per Norms	Installed YES	
5.	Site development including parking sinages, pathway, street lighting	As per Norms to be provided	Provided as per Norms	Installed (NA)	
6.	Provisions for physically challenged persons	As per Norms to be provided	As per Norms	(yes)	
7.	Architecture finishing i.e. paint false ceiling and interior furnishing etc.	Provided	To Be Provided	NA	
8.	Internal Changes Deviation if any	No	No	No	

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