

Mukesh Soni & Associates

ARCHITECTURE, INTERIOR DESIGN, PROJECT MANAGEMENT

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14, Saraswati Nagar A, Malviya Nagar, Jaipur 17

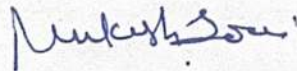
Date – 20/11/2024

PARTIAL COMPLETION CERTIFICATE

I hereby, certify that Residential building "Surya Residency" at Khasra No 30 & 36, Village Girdharipura, Teh. Jaipur, Jaipur, Developed by "Ravi Surya Affordable Homes Pvt Ltd", have been inspected by me.

It is further certified that the said project was complete in all respects and was ready for possession as on the date of inspection.

Based on Site inspection and point No. 16.5 of the Building By-laws 2020, I certify that construction of the project is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the **Partial Completion Certificate** for Block- C, D, E, F, and G is issued under my signature on 20/11/2024.



AR. MUKESH SONI
LG-1, Uttam Aashiana, 14 Saraswati
Nagar-A, Malviya Nagar, JAIPUR
CA/2012/56713
CTP RAJ./Architects/2021/15

(Mukesh Soni)
Architect
CA/2012/56713
CTP Raj/Architect/2021/15

List of Documents to be Submitted With Completion Certificate/Partial Completion Certificate

S. No.	Documents	Annexure's	Page Nos.
1	Completion Certificate	Annexure 1	
2	Checklist of Completion Certificate	Annexure 2	
3	C.C. Fee Deposition Receipt	Annexure 3	
4	Copy of Lease Deed and Site Plan (Issued by the Local Authority)	Annexure 4	
5	As-Built Drawings (Attested by Empaneled Architect)	Annexure 5	
6	Copy of Latest Approved Building Plans With Approval Letter (On the basis of which C.C. is issued)	Annexure 6	
7	Certified Copy of Google Map (With Latitude & Longitude)	Annexure 7	
8	Site Photographs (From all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 8	
9	Certificate of Structural Engineer	Annexure 9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake Resistance Provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	
11	Certificate From Labour Department For Deposition of Complete Labour Cess	Annexure 11	
12	List of EWS/LIG Units and Status of Completion & Allotment (If Applicable)	Annexure 12	
13	Working/Services Drawings of the project The scanned copy of all the drawings can be submitted in pen- drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.	Annexure 13/Scanned Copies in Pen-drive	
(i)	All Working Drawings	Sub-Annexure 13.1	
(ii)	All Structural Drawings	Sub-Annexure 13.2	
(iii)	All Electrical Drawings	Sub-Annexure 13.3	
(iv)	Plumbing & Water Supply Drawings	Sub-Annexure 13.4	
(v)	Storm Water and Sewerage Drawings	Sub-Annexure 13.5	
(vi)	Fire Fighting drawings	Sub-Annexure 13.6	
(vii)	HVAC Drawings	Sub-Annexure 13.7	
(viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 13.8	
(ix)	Any Other Drawings	Sub-Annexure 13.9	

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Seal & Sign

For Ravi Surya Affordable Homes Pvt. Ltd.

Ravi
 Director

(Name of the Developer/Promoter)

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Ravi Surya Affordable homes	
Address of Developer/Promoter	E-172, Ramesh Marg, C- Scheme, Jaipur	
Name of the Project	Affordable housing Project "Surya Residency"	
RERA Registration No.	RAJ/P/2017/501	
Address of the Project (PlotNo./KhasraNo.)	Khasra No. 30,36, Village Girdharipura Tehsil Jaipur, Rajasthan	
Plot Area(Sq.mts.) (As per Approved Building Plan)	14516.17 Sqmt	
Width of Front Road	30 Mts	
Land use of plot as per Lease deed	14516.17 Sqmt	Date of Issue of Lease Deed: 06-10-2017
Use of Approved Building Plans (Multi-dwelling Unit/Resi.Flats/Group Housing/Studio/Row Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	CMJAY/ 3A/2015	
Building Plans approving Authority	JDA	
Latest Building Plans Release Date	18 April 2023	
Building Plans Validity Date	30 Nov 2024	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/anyother)	2010	
Architect of the Project & COA No.	Ar Akshit Tholia CA/2012/57066	
StructuralEngineeroftheProject	Rajiv Kumar Vijay	

Completion Certificate issued for Complete approved project or Partial area of the Project	Partial Area Block- C, D, E, F, and G
In case of Partial Completion Certificate,	
Partially completed plot area	8515.06 sq mtr
Detail of Completed Block/Tower	Block- C, D, E, F, and G

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For Ravi Surya Affordable Homes Pvt. Ltd.

[Signature]
Director

Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S.No.	Details		As per Latest Approved Building Plans	As Per Site	Comments (if any)
1	Setbacks	Direction			
	Front	South	15 Mts	15 Mts	
	Sidel	West	6.10 Mts	6.10 Mts	
	Sidell	North	6.10 Mts	6.10 Mts	
	Rear	East	6.10 Mts	6.10 Mts	
2	Ground Coverage		Within setbacks	Within setbacks	
3	Gross Built-up Area (Sq.mts.)		58638.60 sq mtr	58638.60 sq mtr	
4	F.A.R/B.A.R (Sq.mts & Ratio)		51825.2 sq mtr	51825.2 sq mtr	
5	Total No. of Floors (Basement, stilt, above floors, Service floors, etc.)			B+G+14	
6	Total Heights of Building (In mts)			45 Mts	
(i)	Plinth			0.500 Mts	
(ii)	Stilt/Podium			3.281 Mts	
(iii)	Ground/First to Terrace			2.96 Mts	
(iv)	Parapet/Mumty/Lift Machine Room/any other architectural Element			4.5 Mts	
7	No. of Blocks/Towers			5 Nos	
8	Total No. of Units (Flats/Shops/Showrooms etc.)			1404/ 49	For Whole Project
9	Commercial Area (In case of Group housing/Flatted Development project)			1145.14 Sqmt	For Whole Project
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)			1609.48 Sqmt	For Whole Project
11	Refuge area (If any)				
12	Total No. of Staircases			10 Nos	
(i)	No. of Open Fire staircase			05 Nos	
(ii)	No. of Pressurized Fire Staircase			-	
13	No. of Lifts Size of Lift			07 Nos 13 Passenger	
14	No. of Escalators				
15	Provision for Physically Challenged Persons				
	• Ramp			03 Nos	
	• Toilet			03 Nos	
	• CarParking			03 Nos	
	• Lifts			03 Nos	

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For Ravi Surya Affordable Homes Pvt. Ltd.

[Signature]

Director

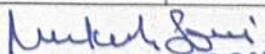
16	Cut-Out/Open to Sky/Shafts			
17	Projections/Balconies etc. (Covered/extended)		1.2 Mts	
18	Porch(if any)			

B-Parking Parameters:

S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	2512	2512	For Whole Project
2	Total No. of Car Parking	15	15	
(i)	Surface Parking			
(ii)	Mechanical Car Parking			
(iii)	• Basement(I,II,III ---)			
	• Stilt			
	• Open Area			
3	Two-Wheeler Parking	2512	2512	
4	Bus Parking			
5	Visitors Parking	12	12	
6	EV Charging Facility Car Parks			
7	Ramp (for Parking floors) • Width • Slope			
8	Provision of Car Lift			

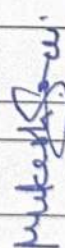
C-Outer Development Parameters:

S.No.	Details	As Per Latest Approved Building Plans	As per site	Comments (if any)
1	Green & Plantation			
(i)	Total green area (Sq.mts)		2904 Sqmt	Whole Project
(ii)	Surface Green Area (Sq.mts)			
(iii)	Podium Green Area (Sq.mts)		1075 Sqmt	Whole Project
(iv)	Plantation Corridor (if any)			
(v)	Tree Plantation (As per Norms)			
2	Approved services in the project (STP, WTP, Under Ground Water Tank, Pump Room, Panel Room, etc.)		Yes	
3	Driveways for Fire tender Movement/Parking, etc.		5 Mts	
4	No. of Entry/Exit & Width		02/ 4.72 Mts	
5	No. of Security Rooms & Size		02/ 4.08 Sqmt	
6	Height of Compound wall (As per Norms)		2.4 Mts	


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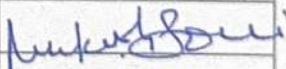
D-Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only incase of Group Housing Projects having area more than 5000 Sq.mts.				
EWS/LIG units provided on Main plot/Split Location		On Main Plot/Split Location		
Incase, EWS/LIG unit provided on split Location				
Address of Split Location				
S.No.	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units		308	
2	No. of LIG units		1096	
3	Total Carpet Area Provided (Sq.mts)			
4	Total SBUA Area Provided (Sq.mts)		95496.71 Sqmt	
5	Parking of EWS/LIG Units		EWS 308/LIG 2192 TWO WHEELER	
6	Completion Time of EWS/LIG Units		30 NOV 2024	

E-Development Work of Building Blocks (for Completion Certificate)				
S.No.	Development Works	Work to be Completed at the time of C.C. (in Percentage)	Work Done in Project (Mark "YES")	Comments (if any)
1	Civil construction work of superstructure	100%	YES	
2	Internal & External Plaster and Paint work	100%	YES	
3	Door and window/structural Glazing work	100%	YES	
4	Flooring Work	100%	YES	
5	Balconies and railing work	100%	YES	
6	Installation of sanitary and Plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, Shops etc.)	100%	YES	
9	Development works of common areas (Lobbies/ Corridors/ Staircase/ Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevational works	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	YES	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire	100%	YES	


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	Safety Equipment's			
17	Status of EWS/LIG Units	100%	YES	

F-Outer Development Works and Services of the Project (for Completion Certificate)				
S.No.	Development Works	Work to be Completed at the time of C.C. (In Percentage)	Work done on in project (Mark "YES")	Comments (If any)
1	Compound Wall	100%	YES	
2	Entry & Exit Gates/Guard Rooms	100%	YES	
3	Driveways & Pathways	100%	YES	
4	Open Parking Areas	100%	YES	
5	Meter Room/Pump Room etc.	100%	YES	
6	Electrical Work/Light Poles etc.	100%	YES	
7	Water Supply Lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	YES	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	
11	Laying of Sewerage Line and Construction of Sewerage Treatment Plant (STP)	100%	YES	
12	Any other work	100%		

G-NOC's/Certifications Required (for completion certificate)			
S.No.	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	YES	 AR. MUKESH SONI LG-1, Uttam Aashiana, 14 Saraswati Nagar-A, Malviya Nagar, JAIPUR CA/2012/56713 CTP-RAJ./Architects/2021/15
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)		
3	Any other (as applicable)		

Completion Fee (To be Deposited in Local Authority)

Gross-Built up area of the completed part 60292.93 Sq. MTSxRs 10 /- = 6,03,929.30 /-

Total Amount Rs 2,09,000/- (In words Two lacs), *Maximum charges for C.C.

For Ravi Surya Affordable Homes Pvt. Ltd.


Director

(Seal & Signature of Architect with date) (Seal & Signature of developer with date)

Name of Architect _____ Name of Developer _____

Reg. No. (Issued by COA) :- _____

Reg. No. (Issued by CTP RAJ.) :- _____

Renewal date of Reg. no. CTP RAJ. :- _____

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Note-

1. Completion Certificate must be issued after confirmation of construction of building as per latest approved building plans of the project. Parameters approved in building plans and available on site must be filled in the concerning columns.
2. Empaneled architect must ensure all applicable provisions as per building byelaws and other related norms complied in the project.
3. Empaneled architect must ensure that all the development works the building blocks as mentioned in table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly status of development work shall be filled as "yes" in the concerning columns before issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes and GBUA and FAR/BAR of the project are not changed.
7. Cross-Signatures/Self-attestation are required to be done on every Page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as

applicable) are not obtained, then, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.

9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion Certificate becomes Invalid, then, fee deposited for C.C. shall be forfeited and will not be adjusted.