



17 APR 2025

COMPLETION CERTIFICATE

I hereby certify that the **Tower-E (B+G+7 Building)** in approved **CMJAY Group Housing project "LDM Green City"** on **Khasra No.:- 184 AT VILLAGE- Goletha, TEHSIL- Ramgarh, DISTRICT- ALWAR, RAJASTHAN** owned/developed by **M/s LDM HOME DEVELOPERS PVT. LTD.** was personally inspected by me and based on the above fact, building 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 as per my best knowledge and information provided to me under my signature on date 17-04-2025.

Note: -

1. After commencement of this completion certificate if any deviation found against the approved building maps then Empanelled Architect will not be responsible for such changes.
2. This Completion Certificate is only for completion of building as per approved maps and is not stands for any type of STRUCTURE SAFETY.


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S-256, Second Floor, Sukham Tower,
Bhagat Singh Colony, Bhiwadi, Alwar
CA/2009/46101
CTP RAJ./Architect/2021/51



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Checklist for Completion Certificate

Basic Details of the Project

Name of Developer/Promoter	M/s LDM HOME DEVELOPERS PVT. LTD.	
Address of Developer/Promoter	VILLAGE-GOLETHA, TEHSIL- RAMGARH, ALWAR, RAJASTHAN	
Name of the Project	LDM GREEN CITY	
RERA Registration No.	RAJ/P/2018/825	
Address of the Project (Plot no./Khasra No.)	KHASRA NO. 184 AT VILLAGE- GOLETHA, TEHSIL- RAMGARH, DISTRICT- ALWAR, RAJASTHAN	
Plot Area (Sq.m.) (As per Approved Building Plans)	10320.00 SQ.M. (NET PLOT AREA)	
Width of the Road	80m	
Landuse of Plot as per Lease deed	Group housing in CMJAY	Date of issue of lease deed: 02/08/2018
Use of Approved Building Plans (Multi-Dwelling unit/Resi. Flats/Group Housing/Studio/Row Houses/CMJAY-1A/3A/3B/3C/Hotels/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Group housing in CMJAY	
Building Plans approving Authority	UIT, ALWAR	
Latest Building Plans Release Date	02-08-2018	
Building Plans Validity Date	As per Govt. rules.	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Unified Building Bylaws 2017	
Architect of the Project & COA no.	Dalveer Kaur (CA/2004/32744)	
Structural Engineer of the Project	Harsh Gupta	

Completion Certificate issued for Complete approved project or Partial area of the Project	PARTIAL AREA OF THE PROJECT
In case of Partial Completion Certificate	
Partially Completed Plot area	1695 SQ.M
Detail of Completed Block/Tower	Tower- E


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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		9.00 m	9.00 m	
	Side I		6.00 m	6.00 m	
	Side II		6.81 m	6.81 m	
	Rear		NA	NA	
2	Ground Coverage (sq.m)		635.46	635.46	
3	Gross Built-up Area (Sq.m.)		5840.61	5840.61	
4	B.A.R (Sq.m.)		4824.48	4824.48	
5	Total No. of Floors (Basement, Stilt, above floors, service floor etc)		B+G+7	B+G+7	
6	Total Height of Building (in mtrs.)		25.20	25.20	
i)	Plinth		1.2 m	1.2 m	
ii)	Stilt/Podium		NA	NA	
iii)	Ground to Terrace		24.00 m	24.00 m	
iv)	Parapet/Mumty/Lift Machine Room/any other Architectural element		1.2 m	1.2 m	
7	No. of Blocks/Towers		1	1	
8	Total no. of Units (Flats/Shops/Showrooms etc)		96	96	
9	Commercial area (in case of Group Housing/Flatted development project)		NA	NA	
10	Community Facilities Area (Club, community hall, Society office, Swimming pool etc.)		As per Drawing	As per Drawing	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		2	2	
i)	No. of Open Fire staircase		As per Drawing	As per Drawing	
ii)	No. of Pressurized Fire Staircase				


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13	No. of Lifts Size of Lifts	2 As per drawing	2 As per drawing	
14	No. of Escalators	NA	NA	
15	Provision of Physically Challenged Persons • Ramp • Toilet • Car parking • Lifts	As per Drawing	As per Drawing	
16	Cut-outs/Open to Sky/Shafts	As per drawing	As per drawing	
17	Projections/Balconies etc	As per drawing	As per drawing	
18	Porch (if any)	NA	NA	

B- Parking Parameters:

S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total ECU Required	51.33	53.33	
2	Total No. of Car Parking	NA	5	
i)	Surface Parking	NA	As per drawing	
ii)	Mechanical Car Parking	NA	NA	
iii)	• Basement (I,II,III,...) • Stilt • Open Area	As per drawing	As per drawing	
3	Two- Wheeler Parking	128	128	
4	Bus Parking	NA	NA	
5	Visitors Parking	26	32	
6	EV Charging Facility Car Park	NA	NA	
7	Ramp (for parking floors) • Width • Slope	As per drawing	As per drawing	
8	Provision of Car Lift	NA	NA	


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C- Outer Development Parameters:				
S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green and Plantation			
i)	Total Green Area (sq.m.)	1637.79	456.97	
ii)	Surface Green Area (sq.m.)	1637.79	456.97	
iii)	Podium Green Area (sq.m.)	NA	NA	
iv)	Plantation Corridor (if any)	NA	NA	
v)	Tree Plantation (as per norms)	As per drawing	As per drawing	
2	Approved Services in the Project (STP, WTP, UGT, Tank, Pump room, Panel room, etc)	STP, UGT	STP, UGT	
3	Driveways for Fire Tender Movement/Parking, etc	As per drawing	As per drawing	
4	No. of Entry/Exit & width	01, 14.48 m	01, 14.48 m	
5	No. of Security Rooms & sizes	NA	NA	
6	Height of Compound Wall (as per norms)	NA	NA	

D- Outer Development Parameters:
Applicable only in case of Group Housing Projects having area more than 5000 sq.m.
EWS/LIG units provided in Main plot/Split location*On main plot/split location**In case, EWS/LIG unit provided on Split Location***ON MAIN PLOT****Address of Split Location**

S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	No. of EWS units	80	80	
2	No. of LIG units	16	16	
3	Total Carpet Area provided (sq.m)	As per drawing	As per drawing	
4	Total SBUA Area provided (sq.m)	5840.61	5840.61	
5	Parking of EWS/LIG units	154 scooters	160 scooters	
6	Completion Time of EWS/LIG units	As per Govt. rules	As per Govt. rules	


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E- Development Work of Building Blocks (for Completion Certificate)				
S.No.	Details	Work to be Completed at the time of CC (in percentage)	Work done in Project	Comments (if any)
1	Civil construction work of Super Structure	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 Plumbing fittings	100%	YES	
7	Installation of Electrical fittings	100%	YES	
8	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramps/etc)	100%	YES	
9	Installation of Lifts/Escalators	100%	YES	
10	Covered Parking Areas & Mech. Parking (Basement/Stilt etc)	100%	YES	
11	Elevation Work	100%	YES	
12	Overhead and Underground tanks	100%	YES	
13	HVAC works	NA	NA	
14	Provision of Physically Challenged Persons	100%	YES	
15	Installation of Fire Safety Equipment's	100%	YES	

F- Outer Development Works and Services of the Project (for Completion Certificate)

S.No.	Details	Work to be Completed at the time of CC (in percentage)	Work done in Project	Comments (if any)
1	Compound Wall	100%	YES	
2	Entry & Exit Gates/Guard room	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	

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7	Water Supply lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	YES	
9	Construction of RWH 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	
13	Any other work			

G- NOC's/Certifications Required (for Completion Certificate)

S.No.	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	Applicable	YES
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
3	Any other (as applicable)		

Completion Fee Deposited in Local Authority

Completion fees in CMJAY projects is NOT APPLICABLE as per Government rules.


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For LDM HOME DEVELOPERS (P) LTD.


 Authorised Signatory

(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

 Reg. no. (CTP RAJ) Valid up to 31-10-2025

Name of the Developer.....

Date: 08-05-2026

WHOM SO EVER IT MAY CONCERN

Subject: Regarding addendum in the Partial Completion Certificate issued to LDM HOME DEVELOPERS PRIVATE LIMITED for project- GREEN CITY (RAJ/P/2018/825).

Sir,

This is with reference to the Partial Completion Certificate issued for the aforesaid project located at Plot No. 184, Village Goletha, Ramgarh, Alwar – 301026, dated 17.04.2025.

It is hereby certified that the Completion Certificate has been issued for Tower E, covering a partially completed plot area measuring 1695 sq. mtr. Further, it is requested that in the Completion Certificate, the statement may kindly be read as:

“Hence the partial completion certificate is issued as per my best knowledge and information provided to me under my signature on date 17-04-2025”

Instead of:

“Hence the completion certificate is issued as per my best knowledge and information provided to me under my signature on date 17-04-2025.”

Additionally, the nomenclature may kindly be read as “Completion Certificate (Partial).”

Thanking You,

Sincerely



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Empanelled Architect