

Ar. SUDHIR GAUTAM

architecture, project management

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10, Shiva Colony, Near J P Underpass, Tonk Road,
Jaipur-302015, Rajasthan, India.

Date – 29/12/2021

COMPLETION CERTIFICATE (PARTIAL)

I hereby, certify that the residential group housing project named **Mera Ghar Project Under Chief Minister Jan Awas Yojna**, constructed on khasra no. **811/325 (Part), Village- Suratgarh, Shri Ganganagar Road, Shri Ganganagar, Rajasthan**, owned and developed by Kamal Deep Singh S/o Gurnail Singh, Chak Jawala Singh Wale (51c NGC), Hanumangarh, Rajasthan was personally inspected by me.

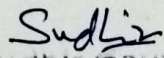
Rera Reg No.RAJ/P/2017/516

Based on Site inspection I certify that construction of Blocks A to B is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the completion certificate is issued under my signature on 29.12.21.

Note:

1. Any dues and fees (extra FAR/BAR, completion fees, Labour cess) for obtaining the completion certificate to be deposited in the concerned urban local authority by the developer as per Building by-laws.
2. Any legal / financial issues related to the project are sole responsibility of developer/ owner.
3. Any changes / violation / deviation in project after issuing completion certificate are complete responsibility of developer/ owner.
4. The above mentioned project comprises of Nine Towers (Block a, b, c, d, e, f, g, h, i)
5. Block A and B is complete in all respect for Completion Certificate.
6. Cutout area in Block A and B is reduced in size as per approved maps. An affidavit is submitted by client in this regard stating that total increased area by reducing cutout in Block A and B will be adjusted in remaining blocks by increasing Cut out size in these blocks so that total construction area and cut out area will remain same in complete project as approved maps. Above change is counted in internal change so Completion Certificate is issued for Block A and Block B.

This completion certificate is issued on the basis of facts presented before the architect, however If any discrepancies or shortcomings are found, same shall be brought to the notice of the architect and authorities.


Ar. Sudhir Gautam
H.N.-10, Shiva Colony
Near JP Underpass, Tonk Phatak, Jaipur
CA/2012/56887
CTP Raj./Architect/2021/25 (Sudhir Gautam)
Mob.-9785002332 Architect
CA/2012/56887

Subject : General CHECK List for Completion/Occupancy Certificate

1. Name of Plot Owner/Developer : **Kamal Deep Singh S/o Gurmail Singh**
2. Ownership details: -
 - Date of issue of Lease Deed: 17/04/2018
 - Type of Plot : CM AFFOFRDABLE HOUSING PROJECT
3. Name of Present Owner : **KAMAL DEEP SINGH**
4. Use of Plot (Land Use) (As per Lease Deed) : **CM AFFOFRDABLE HOUSING PROJECT**
5. Plot no./ Address of Building/ Site : **Khasra no. 811/325 (Part), Shri Ganganagar Road, Suratgarh, Rajasthan,**
6. Plot Area (As per Approved Building Plan) : **111204.16 Sq.Ft.**
7. Approval of Building Plan vide committee meeting dated : **01.05.2018**
8. Building Plan Approval as per Building Byelaws-2017
9. Date of Release of approved building Plan : **01.05.2018**
10. Inspection Report :
 - Date of Start of Construction : 01.05.2018
 - Date of Completion : 20.12.2021
 - Date of Site Inspection : 25.12.2021

Following Parameters to be checked during inspection for Completion Certificate:

A-Technical Parameters :						
S. No.	Details		Comments		Essentials	
			As per Approval plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Size of plot (Sq.mt.)		10300. 00	897.43	897.43	10300. 00
2	Width of Road/Roads		12 Ft.	12 Ft.	12 Ft.	12 Ft.
3	Direction/Facing of plot (East/West/North/South/Other)		East	East	East	East
4	Setbacks	Direction				
	Front	East	15 m	15 m	15 m	15 m
	Side I	North	3 m	3 m	3 m	3 m
	Side II	South	3 m	3 m	3 m	3 m
	Rear	West	3 m	3 m	3 m	3 m
5	i.	Ground coverage	50%	26.72%	26.72%	26.72%
	ii.	Basement Floor/Floors/ Stilt floor/Podium if any	NO	NO	NO	NO
	iii.	Ramp (Slope)	Available	Available	Available	Available
	iv.	No. of Staircase	2	2	Available	Available
		• Riser	7 inch	7inch	Available	Available
		• Tread	10inch	10 inch		
		• Width	3.5 ft	3.5 ft		
6	v.	Lift/Elevator/Escalator				
		• No. Of Lift	2	2	Available	Available
		• Size of Lift	4*4 FT	4*4 FT		
	i.	Height (From Plinth Level)	14.02 Mtr.	14.02 Mtr.	14.02 Mtr.	14.02 Mtr.
	ii.	No. of Floor	G+3	G+3	G+3	G+3
	iii.	Total Height :				

	Excluding Parapet/ Mumty/Lift Machine Room/any other architectural elements	14.92 Mtr.	14.92 Mtr.	14.92 Mtr.	14.92 Mtr.
	Including Parapet/ Mumty/Lift Machine Room/any other architectural elements	18.92 Mtr.	18.92 Mtr.	18.92 Mtr.	18.92 Mtr.
7	F.A.R./B.A.R.In Sq.Mtr.	9080.07 (0.88)	2749.07	2749.07	9080.07
	Height of Compound wall	1.80 Mtr.	1.80 Mtr.	NO	YES
	No. of Entry/Exit & width	4(12*7FT)	4(12*7FT)	Available	Available
	Security Room Size	10*12FT	10*12FT	NO	YES
	Other Services in Setbacks	Rain water harvesting	Rain water harvesting	Available	Available

B-Parking Parameters :

S. No.	Details	Comments		Essentials	
		As per Approval plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Total E.C.U. Required	165 E.C.U.	170.33 E.C.U.	NO	YES
2	Total No. of Car Parking	Not Required	Not Required	NO	NO
	• Basement (1,2,...)	NA	NA	NO	NO
	• Stilt floor	NA	NA	NO	NO
	• Open area	NA	NA	NO	NO
	• Visitors	NA	NA	NO	NO
	• Mechanical Car Parking	NA	NA	NO	NO
	• Provision of Car Lift	NA	NA	NO	NO
3	Two Wheeler Parking	495	511	NO	YES

C-Safety Parameters (Fire & Structure) :

S. No.	Details	Comments		Essentials	
		As per Approval 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	Not Required	Not Required	NO	NO
2	Certificate from Structural Engineer (Earthquake resistant)	Required	Available	YES	NO

D-Environmental Parameters :

S. No.	Details	Comments		Essentials	
		As per Approval plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	Required before OC	Required before OC	NO	YES
2	Waste Water Treatment/Recycling	Required before OC	Required before OC	NO	YES
3	Provision of Sewerage line and Sewerage Treatment Plant	Required before OC	Required before OC	NO	YES

Near JP Underpass, Tonk Phatak, Jaipur

4	Provision of Solid Waste Management	Municipal collection		NO	NO
5	Certificate for Environment Clearance(If applicable)	Not Required	Not Required	NO	NO
6	Provision of Solar Panels/Solar Water Heater	Not Required	Not Required	NO	NO

E-Green Parameters :

S. No.	Details	Comments		Essentials	
		As per Approval plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/Landscaping	Required before OC	Required before OC	NO	YES

F-General Parameters :

S. No.	Details	Comments		Essentials	
		As per Approval plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Cut-outs/Open to Sky/Ducts	As per drawing	Reduced and adjusted in remaining block	As per drawing	As per drawing
2	Projection /Balconies etc. (Covered/extended)	As per drawing	As per drawing	As per drawing	As per drawing
3	Provision of Water Supply	Required before OC	Required before OC	NO	YES
4	Provision of Power/Electrical connectivity including transformer placement (If required)	Required before OC	Required before OC	NO	YES
5	Site Development including parking sinages,Pathway, street lighting	Required before OC	Required before OC	NO	YES
6	Provision for physically challenged persons	Ramp	Ramp	Available	Available
7	Architectural Finishing i.e. Paint,false ceiling and Interior finishing etc.	As per drawing	As per drawing	YES	YES
8	Internal changes/Deviation if any	Lift not Required	Lift Included	Available	Available
9	Any Other observation	-	Construction work is in progress for other blocks		

Ar. Sudhir Gautam

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CA/2012/56887

CTP Raj./Architect/2021/25

Mob. -9785002332

Architect : Sudhir Gautam

Reg. No.(Issued by COA) : CA/2012/56887

Reg. No.(Issued by CTP Raj.) : CTP Raj./Architect/2021/25

Structural Engineer :

Reg. No. :