

S.No: RERA/CTP/M.K.S./SEP./2024

DATE: 20/09/2024

PARTIAL COMPLETION CERTIFICATE

I hereby certify that the building constructed on Khasra no. 30 & 36, Village Girdharipura, Teh. Jaipur, Rajasthan Developed by “Ravi Surya Affordable Homes Pvt. Ltd.” knows as “Surya Residency” Block –B has been inspected by me personally. The construction on site has been completed in accordance with the approved building plans by Registered Architect and as per the Rajasthan Building bye laws. Hence the **Partial Completion Certificate** for Block –B is issued under my signature on 20/09/2024


Ar. Mayank Kumar Sharma
82, Shivram Colony, Jagatpura, Jaipur
CA/2016/75695
CTP RAJ/ARCHITECT/2021/07

Architect :- MAYANK KUMAR SHARMA

Reg.No. (Issued By COA):- CA/2016/75695

Reg.No. (Issued By CTP, raj.) :- CTP RAJ/ARCHITECT/2021/07

Renewal Date of Reg. No. :- 30 MARCH 2025

अनुसूची-5

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/ Promoter	Ravi Surya Affordable Homes Pvt. Ltd.	
Address of Developer/Promoter	E- 172, Ramesh Marg, C-Scheme, Jaipur.	
Name of the Project	Surya Residency	
RERA Registration No.	RAJ/P/2017/501	
Address of the Project (Plot No./Khasra No.)	Khasra No. – 30 & 36 , Village –, Girdhari Pura, Jaipur.302018(RAJASTHAN)	
Plot Area (Sq. mts.) (As per Approved Building Plan)	14516.17 SQ.MT.	
Width of Front Road	30.00 Mt.	
Landuse of plot as per Lease deed	Residential	Date of Issue of Lease Deed:05/10/2017
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	Registered Architect	
Latest Building Plans Release Date	25.10.2017	
Building Plans Validity Date	24.10.2024	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	JDA Build Bylaws 2010	
Architect of the Project & COA No.	Akshit Tholia CA/2012/57066	
Structural Engineer of the Project	Rajiv kumar Vijay	

Completion Certificate issued for Complete approved project or Partial area of the Project	PARTIAL AREA (BLOCK- B)
In case of Partial Completion Certificate,	2956.36 SQ.MT.
Partially completed plot area	
Detail of Completed Block/Tower	BLOCK - B

Mayank Sharma 20/09/2024
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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	South	15.00 M	15.00 M	
	Side I	West	6.10 M	6.10 M	
	Side II	North	6.10 M	6.10 M	
	Rear	East	6.10 M	6.10 M	
2	Ground Coverage		With In Setback	With In Setback	
3	Gross Built-up Area (Sq. mts.)		22,591.14 Sq.m	22,591.14 Sq.m	
4	F.A.R./B.A.R (Sq. mts& Ratio)		18,363.74 Sq.m	18,363.74 Sq.m	
5	Total No. of Floors (Basement, stilt, above floors, service floors, etc.)		B+S+14	B+S+14	
6	Total Heights of Building (In mts)		53.25 M	53.25 M	
(i)	Plinth		0.50 M	0.50 M	
(ii)	Stilt/Podium		N.A.	N.A.	
(iii)	Ground/First to Terrace		45.00 M	45.00 M	
(iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		7.75 M	7.75 M	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		252	252	
9	Commercial Area (In case of Group housing/ Flatted Development project)		1145.14 (Sq.M.)	1145.14 (Sq.M.)	Commercial for Whole Project
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		AS PER APPROVED MAPS	AS PER APPROVED MAPS	
11	Refuge area (If any)		-	-	
12	Total No. of Staircases		02	02	
(i)	No. of Open Fire stair case		01	01	
(ii)	No. of Pressurized Fire Stair case		NILL	NILL	
13	No. of Lifts Size of Lift		02 (1.91X2.51)M.	02 (1.91X2.51)M.	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons				
	- Ramp - Toilet - Car Parking - Lifts		AS PER APPROVED MAPS	AS PER APPROVED MAPS	


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16	Cut-Out/ Open to Sky/Shafts	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
17	Projections/Balconies etc. (Covered/extended)	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
18	Porch (if any)	N.A.	N.A.	
B- Parking Parameters:				
S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	19.09	19.09	WHOLE PROJECT
2	Total No. of Car Parking	15	15	
(i)	Surface Parking	15	15	
(ii)	Mechanical Car Parking	N.A.	N.A.	
(iii)	• Basement (I,II,III.....)	00	00	
	• Stilt	N.A.	N.A.	
	• Open Area	N.A.	N.A.	
3	Two-Wheeler Parking	2512	2512	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
6	EV Charging Facility Car Parks	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
7	Ramp (for Parking floors) • Width • Slope	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
8	Provision of Car Lift	N.A.	N.A.	

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 Sq. mts	2904 Sq. mts	WHOLE PROJECT
(ii)	Surface Green Area (Sq. mts)	2904 Sq. mts	2904 Sq. mts	
(iii)	Podium Green Area (Sq. mts)	1075 Sq. mts	N.A.	IN PROGRESS
(iv)	Plantation Corridor (if any)	N.A.	N.A.	
(v)	Tree Plantation (As per Norms)	AS PER APPROVED	AS PER APPROVED	


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		MAPS	MAPS	
2	Approved services in the project (STP, WTP, Under Ground Water Tank, Pump Room, Panel Room, etc.)	U.G Water tank	U.G Water tank	
3	Driveways for Fire tender Movement/Parking, etc.	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
4	No. of Entry/Exit & Width	02	02	IN PROGRESS
5	No. of Security Rooms & Size	02(1.67X2.43)	02(1.67X2.43)	
6	Height of Compound wall (As per Norms)	2.40 M.	2.10 M.	

D- Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case 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		
In case, 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	N.A.	N.A.	
2	No. of LIG units	252	252	
3	Total Carpet Area Provided (Sq. mts)	54.80	54.80	
4	Total SBUA Area Provided (Sq. mts)	57.70	57.70	
5	Parking of EWS/LIG Units	AS PER BY LAWS	AS PER APPROVED MAPS	
6	Completion Time of EWS/LIG Units	24/10/2024 (AS PER RERA)	24/10/2024 (AS PER RERA)	IN PROGRESS

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 on in Project (Mark "YES")	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 sanitary and plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	

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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%	N.A.	AS PER BY LAWS
15	Provision for Physically Challenged Persons	100%	YES	IN PROGRESS
16	Installation of Fire Safety Equipment's	100%	YES	IN PROGRESS
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	100%	YES IN PROGRESS	IN PROGRESS


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	Construction of Sewerage Treatment Plant (STP)			
12	Any other work	100%	YES	

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)	N.A.	NOT APPLICABLE
3	Any other (as applicable)	N.A.	NOT APPLICABLE

Completion Fee (To be Deposited in Local Authority)

Gross-Built up area of the completed part 22591.14 Sq.m.xRs 10/- =2,25,911.40 Say 2,25,912.00

Total Amount Rs 2,25,912.00/- (IN WORDS –Two Lakh Twenty Five Thousand Nine Hundred Twelve Rupees Only) 2,26,000/- Submitted In JDA

DEPOSITED ON JDA VIA CHALLAN NO. 938354 DATE 30/08/2024

Mayank Sharma
20/09/2024
Ar. Mayank Kumar Sharma
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For Ravi Surya Affordable Homes Pvt. Ltd.
[Signature]
Director

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

Name of Architect:MAYANK KUMAR SHARMA

Name of Developer

Reg. No. (Issued by COA) :- CA/ 2016/75695

RAVI SURYA AFFORDABLE HOMES

Reg. No. (Issued by CTP RAJ.) CTP RAJ/ARCHITECT/2021/07

Renewal date of Reg. no. CTP RAJ. :-30/03/2025

