

PRAROOP ARCHITECTS

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Dated: 25-Feb-25

Completion Certificate (Partial)

I do hereby certify that the **Block/Tower A** of the project "**Unique Abhinandan**" situated at the **Plot No. CM -1 at Khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92, Ramchandrapura, Sanganer, Jaipur (Raj.) 302022** was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. Further, the project under 3A provision of CMJAY Scheme is also in accordance with the approved plans. Hence the Completion Certificate is issued, as per my best knowledge and information provided to me, under my signature

Note – It is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. As per point M of clause 11 under CMJAY policy 2015, for issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.



Ar. Arun Sharma

118, Bhagirath Nagar Jaipur

CA/2016/76175

CTP Raj. /Architect/2021/123
(See & Read Archt of Architect with date)

AR. ARUN SHARMA

COA Registration No. – CA/2016/76175

Empanelment No. – CTP Raj. /Architect/2021/123

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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Unique Shri LLP	
Address of Developer/Promoter	Plot No. 4 th Floor, Unique Destination, Laxmi Mandir Crossing, Tonk Road, Jaipur	
Name of the Project	Unique Abhinandan	
RERA Registration No.	RAJ/P/2017/243	
Address of the Project (Plot no./Khasra No.)	Plot No. CM -1 at Khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92, Ramchandrapura, Sanganer, Jaipur (Raj.) 302022	
Plot Area (Sq.mts.) (As per Approved Building Plan)	10,010.47 sq.mt.	
Width of Front Road	18.0 M	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 07.07.2017
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.)	Residential (3A Provision under CMJAY)	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	14.09.2017	
Building Plans Validity Date	14.03.2024 (5 years under CMJAY provision and 18 months extension as per UDH order dated 12.05.2021, from the first date of approval)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2017	
Architect of the Project & COA no.	Ar. Gyanendra Singh Shekhawat (CA/97/22030)	
Structural Engineer of the Project	Divyajeet Marothiya	

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	As per attached plan
Detail of Completed Block/Tower	Tower/Block A

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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	North	15.00 M	
	Side I	West	6.00 M	
	Side II	East	6.00 M	
	Rear	South	6.00 M	
2	Ground Coverage	3,862.37 sq.mt.	1,652.26 sq.mt.	Attributes mentioned for Tower A
3	Gross Built-up Area (Sq.mts)	20,220.80 sq.mt.	8,661.83 sq.mt.	
4	F.A.R/B.A.R (Sq.mts & Ratio)	16,000.75 sq.mt.	7013.77 sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Ground + 4 Floors	Ground + 4 Floors	
6	Total Height of Building (In mts.)	25.75 M	25.75 M	
i)	Plinth	0.50 M	0.50 M	
ii)	Stilt/Podium	NA	NA	
iii)	Ground/First to Terrace	14.50 M	14.50 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	7.75 M	7.75 M	
7	No. of Blocks/Towers	03 (Tower A, B & C)	01 (Tower A)	
8	Total No. of Units (Flats/Shops/Show rooms etc.)	382	146 LIG Units	
9	Commercial Area (in case of Group housing/ Flatted Development project)	08 Shops	08 Shops in Tower A	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	Meditation Hall	-	Meditation hall in Tower B
11	Refuge area (if any)	NA	-	
12	Total No. of Staircases	10 04 (Tower A) 04 (Tower B) 02 (Tower C)	04 in Tower A  Ar. Arun Sharma 118, Bhagirath Nagar Jaipur CA/2016/76175 CTP RAJ./Architect/2021/123	

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i)	No. of Open Fire stair case			
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	05 (3.00 X 2.00 M each) 02 (Tower A) 02 (Tower B) 01 (Tower C)	02 (3.00 X 2.00 M)	
14	No. of Escalators	NA	-	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	Ramp, Toilet & Car Parking	Provision of Ramp & Car Parking on-site	Hd. Toilet in Tower B
16	Cut-Out/Open to Sky/Shafts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	318.33 ECU	318.33 ECU	Parking is available for complete project
2	Total No. of Car parking	08	08	
i)	Surface Parking	NA	-	
ii)	Mechanical Car Parking	NA	-	
iii)	• Basement (I, II, III,....)	NA	-	
	• Stilt	NA	-	
	• Open Area	08	08	
3	Two-Wheeler Parking	931	931	
4	Bus Parking	NA	-	
5	Visitors Parking	NA	-	
6	EV Charging Facility Car parks	NA	-	


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7	Ramp (for parking floors) - Width - Slope	NA	-	
8	Provision of Car Lift	NA	-	

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)	1510.57 sq.mt.	646.97 sq.mt.	
ii)	Surface Green Area (Sq.mts)	1510.57 sq.mt.	646.97 sq.mt.	
iii)	Podium Green Area (Sq.mts)	NA	-	
iv)	Plantation Corridor (If any)	As per Approval	As per Approval	
v)	Tree Plantation (As per Norms)	As per Norms	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Water Tank DG Transformer Electrical Panel Area	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	Within Setbacks	Provided	
4	No. of Entry/Exit & Width	01	01 width 5.50 M	
5	No. of Security Rooms & Size	As per Approval	01 1.25 X 1.25 M	
6	Height of Compound wall (As per Norms)	-	1.80 M	

D-Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Project shaving area more than 5000 Sq.mts.

EWS/LIG units provided on Main plot/Split Location

On main plot

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	100	NA	
2	No. of LIG units	282	146	
3	Total Carpet Area Provided (Sq.mts)	11,416.19 sq.mt. (LIG) 2,282.00 sq.mt.	5904.11 sq.mt. (LIG)	

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		(EWS)		
4	Total SBUA Area Provided (Sq.mts)	15,520.62 sq.mt. (LIG) 3,475.00 sq.mt. (EWS)	8028.38 sq.mt. (LIG)	
5	Parking of EWS/LIG Units	664	292	
6	Completion time of EWS/LIG units	14.03.2024	25.04.2025	For Tower A

E-Development Work of Building Blocks (for Completion Certificate)				
S. No	Development Works	Work to be Completed at the time of CC (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	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	-	Multipurpose Hall in Tower B, not the part of partial CC
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%	-	All parking provided within site setbacks
12	Elevational Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	

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14	HVAC works	100%	-	Individual AC provision for each unit
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
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 CC (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%	-	NA
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%	-	


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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	-
3	Any other (as applicable)	-	-

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(Seal & Signature of Architect with date)

Name of Architect: AR. ARUN SHARMA

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