

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

DATE: 16/05/2024

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 –A 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 –A is issued under my signature on 16/05/2024.

 16/05/2024

Architect :- MAYANK KUMAR SHARMA

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

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

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

Ar. Mayank Kumar Sharma

REGISTERED/AUTHORISED ARCHITECT FOR BUILDING APPROVALS, C.C./O.C.

C.O.A. No. :- CA/2016/75695
C.T.P. No. :- RAJ/Architect/2021/07

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 14516.17 SQ.MT.	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-A]
In case of Partial Completion Certificate,	
Partially completed plot area	3044.75 SQ.MT.
Detail of Completed Block/Tower	BLOCK - A

Ar. Mayank Kumar Sharma
82, Shivram Colony, Jagatpura, Jaipur
CA/2016/75695

For Ravi Surya Affordable Homes Pvt. Ltd.

Director

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.)		14266.97 Sq.m	14266.97 Sq.m	
4	F.A.R/B.A.R (Sq. mts& Ratio)		13,727.12 Sq.m	13,727.12 Sq.m	
5	Total No. of Floors (Basement, stilt, above floors, service floors,etc.)		G+14	G+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.)		130	130	
9	Commercial Area (In case of Group housing/ Flatted Development project)		830.30 (Sq.M.)	830.30 (Sq.M.)	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Pool, Health Club, Badminton Court	Pool, Health Club, Badminton Court	
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			00	
13	No. of Lifts Size of Lift		02	02 (1.91X2.51)M.	
14	No. of Escalators			N.A.	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts		AS PER APPROVED MAPS	AS PER APPROVED MAPS	


 16/05/2024
Ar. Mayank Kumar Sharma
 82, Shivram Colony, Jagatpura, Jaipur
 CA/2016/75695
 CTP RAJ/ARCHITECT/2021/07

For Ravi Surya Affordable Homes Pvt. Ltd.


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)			

B- Parking Parameters:

S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required			
2	Total No. of Car Parking	12	12	
(i)	Surface Parking	12	12	
(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	WHOLE PROJECT
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking			
6	EV Charging Facility Car Parks	AS PER APPROVED PLAN	AS PER APPROVED PLAN	
7	Ramp (for Parking floors) • Width • Slope	AS PER APPROVED PLAN	AS PER APPROVED PLAN	
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)	N.A.	N.A.	
(iv)	Plantation Corridor (if any)	N.A.	N.A.	
(v)	Tree Plantation (As per Norms)	AS PER APPROVED MAPS	AS PER APPROVED 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	

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

For Ravi Surya Affordable Homes Pvt. Ltd.
Director

3	Driveways for Fire tender Movement/Parking, etc.	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
4	No. of Entry/Exit & Width	02	02	
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.	2.40 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	130	130	
3	Total Carpet Area Provided (Sq. mts)	59.91	59.91	
4	Total SBUA Area Provided (Sq. mts)	62.44	62.44	
5	Parking of EWS/LIG Units	AS PER APPROVED MAPS	AS PER APPROVED MAPS	
6	Completion Time of EWS/LIG Units	AS PER APPROVED MAPS	AS PER APPROVED MAPS	

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 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%	YES	

For Ravi Surya Affordable Housing Pvt. Ltd.

 Director


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

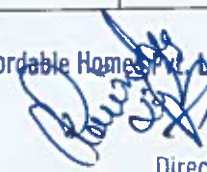
9	Development works of common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevational works	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	N.A.	
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 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	


 16/05/2024
Ar. Mayank Kumar Sharma
 82, Shivram Colony, Jagatpura, Jaipur
 CA/2016/75695
 CTP RAJ/ARCHITECT/2021/07

For Ravi Surya Affordable Homes Pvt. Ltd.


 Director

	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 14266.97 SQ.M.xRs 10/- =1,42,670.00	
Total Amount Rs 1,42,670.00/- (IN WORDS –One Lakh fourty two Thousand six hundred seventy Rupees Only)	
DEPOSITED ON JDA VIA CHALLAN NO. 921285	DATE 10/05/2024

Mayank Sharma 10/05/2024
Ar. Mayank Kumar Sharma
 82, Shivram Colony, Jagatpura, Jaipur
 CA/2016/75695
 CTP RAJ/ARCHITECT/2021/07

Ravi Surya
Ravi Surya Affordable Homes
 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