

Date: 31/12/2024

COMPLETION CERTIFICATE

I hereby certify that the Residential Flats Building **"ROYAL CRYSTA"** at Khasra No. 110/1, 111/1, 111/2, 530/111 (North Part), Village- Ganpatpura, In Scheme Ekal Patta, Jaipur - 302020 (Rajasthan). Developed by M/s VINAYAK BUILDERS AND DEVELOPERS, personally inspected by me on dated 28/12/2024 and based on above facts, construction on site is complete in accordance with the Approved building plans. residential Building is also in accordance with the approved plan. Hence the completion Certificate is issued under my signature on 31-12-2024

Thanking You,

Sincerely Yours,


Ar. Shrawan Kumar Kumawat
Plot No. B-6, Ganesh Kripa
Moti Marg, Bapu Nagar, Jaipur
CA/2000/26400

(Ar. Shrawan Kumar Kumawat)

CA/2000/26400

(Empanelled Architect)

(Signature of Owner)

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Check List for Completion Certificate

Basic Details of the Project	
Name of Developer/Promoter	VINAYAK BUILDERS AND DEVELOPERS
Address of Developer/Promoter	Plot No A-43 Vinayakpura A, Gokulpura, Kalwar Road, Jaipur - 302012
Name of the Project	ROYAL CRYSTA
RERA Registration No.	RAJ/P/2023/2719
Address of the Project (Plot no./Khasra no.)	Khasra No./ Plot No.Khasra No. 110/1, 111/1, 111/2, 530/111 (North Part) , Village- Ganpatpura , In Scheme Ekal Patta , Jaipur - 302020 (Rajasthan)
Plot Area (Sq.mts.) (As per Approved Building Plan)	2400.0 sqmt
Width of Front Road	18.0 M Wide
Land use of Plot as per Lease deed Residential	Date of issue of Lease Deed:
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 Flats
Building Plans approving Authority	Jaipur Development Authority
Latest Building Plans Release date	17-07-2023
Building Plans Validity Date	16-07-2030
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	Building Byelaws- 2020
Architect of the Project & COA no.	CA/2000/26400
Structural Engineer of the Project	Frame Consultants

Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project
<i>In case of Partial Completion Certificate,</i>	
Partially completed Plot area	NILL
Detail of Completed Block/Tower	NILL

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	EAST FACING	EAST FACING	
	Front		9.14 M	9.14 M	
	Side I		7.50 M	7.50 M	
	Side II		7.74 M	7.74 M	
	Rear		7.66 M	7.66 M	
2	Ground Coverage		956.11 (39.83%)	956.11 (39.83%)	
3	Gross Built-up Area(Sq.mts)		14716.31	14716.31	
4	F.A.R/B.A.R(Sq.mts& Ratio)		11209.95	11209.95	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		1- BASEMENT + Still + 10 floor	1- BASEMENT + Still + 10 floor	
6	Total Height of Building(In mts.)		3.65 m stilt+30.0m	3.65 m stilt+30.0m	
i)	Plinth		0.90 m	0.90 m	
ii)	Stilt / Podium		3.65 m	3.65 m	
iii)	Ground / First to Terrace		30.0m	30.0m	
iv)	Parapet/Mumty /Lift Machine Room/any other architectural element				
7	No. of Blocks/Towers		1- block	1-block	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		FLATS:- 80 units	FLATS:- 80 units	
9	Commercial Area (in case of Group housing/ Flatted Development project)		NILL	NILL	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		175.15 SQMT	175.15 SQMT	
11	Refuge area (if any)		NILL	NILL	
12	Total No. of Staircases		02	02	
i)	No. of Open Fire stair case		NILL	NILL	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		1- LIFT(2.80X1.91) 1- LIFT(2.00X2.13)	1- LIFT(2.80X1.91) 1- LIFT(2.00X2.13)	
14	No. of Escalators		NILL	NILL	
15	Provision for Physically Challenged Persons • Ramp		PROVIDED	PROVIDED	

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)

Tel: 0141-4062903, +91-9314510603

	- Toilet - Car Parking - Lifts	PROVIDED PROVIDED	PROVIDED PROVIDED	
16	Cut-Out/Open to Sky/Shafts	AS PER APPROVED MAP	AS PER APPROVED MAP	
17	Projections/Balconies etc. (Covered/extended)	AS PER APPROVED MAP	AS PER APPROVED MAP	
18	Porch (if any)	NO PORCH	NO PORCH	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	107.21 ECU	107.21 ECU	
2	Total No. of Car parking	80 CARS	80 CARS	
i)	Surface Parking	80 CARS	80 CARS	
ii)	Mechanical Car Parking	NOT PROVIDED	NOT PROVIDED	
iii)	☒ Basement (I,II,III,...)			
	☒ Stilt			
	☒ Open Area			
3	Two-Wheeler Parking	80 SCOOTER	80 SCOOTER	
4	Bus Parking	NILL	NILL	
5	Visitors Parking	7-CAR & 7- SCOOTER	7-CAR & 7- SCOOTER	
6	EV Charging Facility Car parks	-----	-----	
7	Ramp (for parking floors) - Width - Slope	4.57 M (SLOPE) 1:8	4.57 M (SLOPE) 1:8	
8	Provision of Car Lift	NO Provision	NO Provision	

C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation	Provided	provided	
i)	Total Green Area (Sq.mts)	242.97 sqmt	242.97 sqmt	
ii)	Surface Green Area (Sq.mts)	242.97 sqmt	242.97 sqmt	
iii)	Podium Green Area (Sq.mts)	NILL	NILL	
iv)	Plantation Corridor(If any)	NILL	NILL	
v)	Tree Plantation(As per Norms)	NILL	NILL	

2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Under Ground water tank provide	Under Ground water tank provide	
3	Driveways for Fire tender Movement/Parking, etc.	Provided	Provided	
4	No. of Entry/Exit & Width	1-entry/exit 6.10 m	1-entry/exit 6.10 m	
5	No. of Security Rooms & Size	Not provided	Not provided	
6	Height of Compound wall (As per Norms)	2.0 m	2.0 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 :- PLOT NO 154,155 & 156 AT MALHOTRA NAGAR, JAIPUR

S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	NOT APPLICABLE		
2	No. of LIG units	NOT APPLICABLE		
3	Total Carpet Area Provided(Sq.mts)	NOT APPLICABLE		
4	Total SBUA Area Provided(Sq.mts)	NOT APPLICABLE		
5	Parking of EWS/LIG Units	NOT APPLICABLE		
6	Completion time of EWS/LIG units	NOT APPLICABLE		

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%	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	Elevation Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	NILL	NILL	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	NA	NA	

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

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

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

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part - 14716.31 Sq.mts X Rs 10/- = **147163.10**

Total Amount Rs:- **1,47,164/-** (One Lakh Forty Seven Thousand One hundred Sixty Four only)


Ar. Shrawan Kumar Kumawat
 Plot No. B-8, Ganesh Kripa
 Moti Marg, Bapu Nagar, Jaipur
 CA/2000/26400

(Seal & Signature of Architect with date)

Name of Architect: SHRAWAN KUMAR KUMAWAT

Reg. No (Issued by COA):- CA/2000/26400

Reg. No (Issued by CTP RAJ):- 2021/63

Renewal date of Reg. No. CTP RAJ :- 02-01-2025

(Seal & Signature of Developer with date)

Name of Developer:.....

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)

Tel: 0141-4062903, +91-9314510603

Date: 30/12/2024

TO WHOM IT MAY CONCERN

I hereby certify that the Residential Flats Building “**ROYAL CRYSTA**” at Khasra No. 110/1, 111/1, 111/2, 530/111 (North Part), Village- Ganpatpura, In Scheme Ekal Patta, Jaipur - 302020 (Rajasthan). developed by **M/S VINAYAK BUILDERS AND DEVELOPERS**, Plot No A-43 Vinayakpura A, Gokulpura, Kalwar Road, Jaipur - 302012 was personally inspected by me along with the owner's/developer's on 28/12/2024 and based on above facts, construction on site is complete as per approved building plan by Jda

The area and fee details for getting the completion certificate is as follows:

Residential Area Calculation

Gross Built Up Area = 14716.31 sq.m.

Fee for Completion Certificate = Gross Built Up Area x Rs.10/ (sq.m.)

= 14716.31 x 10 = 147163.10

Total Fee Payable = ~ 1,47,164/-

Thanking You,

Sincerely Yours,


Ar. Shrawan Kumar Kumawat
Plot No. S-8, Ganesh Kripa
Moti Marg, Bapu Nagar, Jaipur
CA/2000/26400
CTP Raj./Architect/2021/63

(Ar. Shrawan Kumar Kumawat)

(Empanelled Architect)