

**CHECK LIST FOR PARTLY COMPLETION CERTIFICATE OF
TOWERS (A 1 AND A2) IN PHASE-02 AND
TOWERS (C1 AND C2) IN PHASE -03
OF RESIDENTIAL PROJECT "RAINBOW"**

Date :- 20-12-2021

Applicant Name : **M/s. REGALIA BUILDERS, JAIPUR**

Architect Name & : **SHARAD MAITHEL**
Registration no. : C.O.A. Registration No.- CA/93/16374
J.D.A. Empanelled Registration No.-CTP
RAJ./Architect/2021/56

Address (Existing Building) : **PROJECT 'RAINBOW' PLOT NO.-
GH-1, ASHADEEP KING'S COURT,
NEAR BOMBAY HOSPITAL,
VILLAGE-JIROTA TEH. SANGANER,
JAIPUR- 302022**

Plot Area (Sq.mt.) : **23887.39 Sq.mt.**

Details of Building Plan Approval :
(Building Plan Approval Committee meeting)

S. NO.	Details		Comments
1	Size of the Net Plot Area	As per Approval	Available on site
		23887.39 sq.mt.	23887.39 sq.mt.
2	Setbacks (For Part-A)		
		As per Approval	Available on site
	Front	15.00 Mt.	15.72 Mt.
	Side I	9.00 Mt.	9.00 Mt.
	Site II	9.00 Mt.	9.001 Mt.
	Rear	9.00 Mt.	9.00 Mt.



SHARAD MAITHEL
Plot No.-1, Lal Kothi Scheme
Sankar Marg Road, Behind
Indian Oil Petrol Pump, Jaipur
CA/93/16374
CTP RAJ./Architect/2021/56

jaipur

a plot no.1, greenwoods, lal kothi scheme
sahkar marg, jaipur - 302 001, India
t +91-141-4299999, 2743613
e studio@maarchitects.in
w www.maarchitects.in

bangalore

a plot no. 10/1-1, 2nd floor, 7th main,
1st cross, appareddy palya, near CSI hospital,
indira nagar, bangalore-560038, India
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3	Ground Coverage	35.00%	30.45%
4	Height & Number of Floor	As per approval	Available on Site
		Plinth+Stilt+36.00Mt	Plinth+Stilt+36.00Mt
5	B.A.R. Tower A1, A2 & C1, C2 (Residential + Commercial)	As per approval	Available on Site
		12784.60 Sq. Mt.	12784.60Sq. Mt.
6	Parking Part -A	As per approval	Available on Site
		Scooter - 324 Car - 324 Total ECU - 432(req.)	Scooter - 324 Car - 442 Total ECU - 550
7	Cut outs/Open to Sky/Ducts	As per approval	Available on Site
		Provided As per Byelaws	Provided As per Byelaws
8	Projections/Balconies Etc. (Covered/Extended)	As per approval	As per approval
		Provided As per Byelaws	Provided As per Byelaws
9	Certification for Fire Safety (Final)	To be provide as/ norms	To be provide as/ norms
10	Airport NOC (If required)	Obtained	Obtained
11	Environment Clearance (If required)	Obtained	Obtained
12	Certification from structural Engineer (Earthquake Resistant)	Obtained	Obtained
13	Plantation on Site	Provided	Provided
14	Rain Water Harvesting	Proposed	Provided
15	Waste water recycling	Proposed	Provided
16	Sewerage Treatment Plant	Proposed	Provided
17	Provision of Solid Waste Deposals	Proposed	Provided
18	Provision of Solar Panels/Solar Water Heaters	Proposed	Provided
19	Provision for Physically Challenged Persons	Provided	Provided
20	Internal Changes/Deviation if any	No	No
21	Any others observation		



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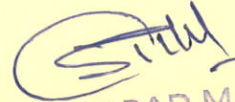
COMPLETION CERTIFICATE

I hereby certify that the building Towers **(A 1 and A2) in Phase-02** and Towers **(C1 and C2) in Phase-03** of Residential Project '**RAINBOW**' at Plot No.-GH-1, Ashadeep King's Court, Near Bombay Hospital, Village-Jirota, Teh. -Sanganer, Jaipur- 302022 (Land details as per approved plan) owned/developed by M/s. REGALIA BUILDERS, JAIPUR, was personally inspected by me and based on above facts; construction on site is complete in accordance with the approved building plans and Prevailing Building Bylaws. Type of the building is Residential is also in accordance with approved plan. Hence the partly completion Certificate is issued under my Signature on (Date) -20.12.2021

Architect: - SHARAD MAITHEL .

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ASHADEEP RAINBOW			
PLOT AREA	23887.39		
GROUND COVERAGE PERMISSIBLE	35.00%	8360.59	
GROUND COVERAGE ACHIEVED	30.45%	7274.27	
TOTAL PERMISSIBLE HEIGHT			
TOTAL ACHIEVED HEIGHT		PLINTH+STILT+36.00 M.	
RETAIL AREA MIN. 1% OF ACHIEVED BAR (B1&B2 TOWERS)		PLINTH+STILT+36.00 M.	
		13850.5	
		136.51	

GREEN AREA CALCULATION

TOTAL PLOT AREA = 23887.39 sqm.
TOTAL PLOT AREA = 19849.93 SQ.MTR.
REQUIRED GREEN AREA = 10% OF 19849.93 = 1984.99
PROVIDED GREEN AREA = 2001.23 (10.08%)

PHASE-2 AREA = 4037.46 SQ.MTR.

REQUIRED GREEN AREA = 15% OF 4037.46 = 605.61
PROVIDED GREEN AREA = 766.37 (18.89%)

GROUND COVERAGE AREA CALCULATION

GROUND FLOOR AREA VILLA (PHASE-1) 318.92 X 120 = 4670.4
GROUND FLOOR AREA TOWER-A,B1&B2 C 2111.69
GROUND FLOOR AREA CLUB 492.18
TOTAL 7274.27

GROSS BUILTUP AREA CALCULATION

VILLA (PHASE-1) 318.92 X 120 = 4670.4
TOWER-A & C (PHASE-1) 15184.56
TOWER-B1&B2 (PHASE-2) 16187.52
BASEMENT 2002.74
CLUB 492.18
STP 311.83
UGWT 423.38
ELECTRIC SUB STATION / DG 195.21
GAS BANK 30.45
GUARD HUT 100.79
TOTAL GROSS BUA 46008.29

PARKING CALCULATION PHASE-01 VILLAS

TOTAL PLOT AREA = 23887.39 sqm.
TOTAL VILLA'S FAR = 7209.60 sqm.

REQUIRED PARKING = 7209.60/75 = 96.12 VISITORS
REQUIRED NORMAL CAR PARKING = 75% OF 96.12 = 72.09
REQUIRED NORMAL TWO WHEELER PARKING = 25% OF 96.12 = 24.03

TOTAL CAR PARKING REQUIRED NORMAL + VISITORS = 96.12 + 24.03 = 120.15 E.C.U.
TOTAL TWO WHEELER PARKING REQUIRED NORMAL + VISITORS = 24.03 + 6.00 = 30.03 E.C.U.

TOTAL CAR PARKING REQUIRED NORMAL + VISITORS = 72.09 + 18.00 = 90.09 E.C.U.
TOTAL TWO WHEELER PARKING REQUIRED NORMAL + VISITORS = 24.03 + 6.00 = 30.03 E.C.U.

TOTAL PARKING REQUIRED = 75% CARS + 90 ECU
AND 30.03 E.C.U. SAY 90.09 SCOOTERS

PHASE-01 PARKING IN VILLAS
APPROVED VILLAS F.A.R. = 7209.60/75 + 25% VISITORS = 96.12 + 24.03 = 120.15 E.C.U.

SAY 75% OF 120.15 = 90 CARS
AND 30.03 E.C.U. SCOOTERS

SAY 72.09 NORMAL CARS AND 18 VISITORS
AND 24 E.C.U. NORMAL SCOOTERS AND 6.00 E.C.U. VISITORS

TOTAL E.C.U. PROVIDED IN VILLAS = 105 IN VILLAS
AND 18.00 VISITORS IN OPEN

PARKING PROVIDED IN VILLAS C.C. GIVEN IS 105 CARS
AND VISITORS CARS IN OPEN = 18.00

NORMAL SCOOTERS PROVIDED = 24.03 E.C.U. SAY 72.09 SCOOTERS
VISITORS SCOOTERS PROVIDED = 6.00 E.C.U. SAY 18.00 SCOOTERS

TOTAL PARKING PROVIDED IN PHASE-01 = 123 CARS AND 90 SCOOTERS = TOTAL E.C.U. = 153.00

PARKING CALCULATION PHASE-01 TOWER A1 AND C

TOTAL PLOT AREA = 23887.39 sqm.
TOTAL TOWER A FAR = 5302.38 AND C FAR 5302.38 = 10604.76 sqm.

REQUIRED PARKING = 10604.76/75 = 141.39 VISITORS
REQUIRED NORMAL CAR PARKING = 75% OF 141.39 = 106.04 CARS

CARS AND VISITORS CAR PARKING = 75% OF 35.34 = 26.50 SAY 27.00 CARS
REQUIRED NORMAL TWO WHEELER PARKING = 25% OF 141.39 = 35.34 E.C.U. SAY 106 SCOOTERS

AND VISITORS TWO WHEELER PARKING = 25% OF 35.34 = 8.83 E.C.U. SAY 27 TWO WHEELERS
TOTAL CAR PARKING REQUIRED NORMAL + VISITORS = 106.04 + 27.00 = 133.04 E.C.U.

TOTAL TWO WHEELER PARKING REQUIRED NORMAL + VISITORS = 106.04 + 27.00 = 133.04 SCOOTERS (44.33 E.C.U.)
TOTAL PARKING REQUIRED = 75% CARS + 133 ECU
AND 44.33 E.C.U. SAY 133 SCOOTERS

TOWER-A (A1 AND A2)

TOWER-C (C1 AND C2)

TOWER-B (B1 AND B2)

TOWER-D (D1 AND D2)

TOWER-E (E1 AND E2)

TOWER-F (F1 AND F2)

TOWER-G (G1 AND G2)

TOWER-H (H1 AND H2)

TOWER-I (I1 AND I2)

TOWER-J (J1 AND J2)

TOWER-K (K1 AND K2)

TOWER-L (L1 AND L2)

TOWER-M (M1 AND M2)

TOWER-N (N1 AND N2)

TOWER-O (O1 AND O2)

TOWER-P (P1 AND P2)

TOWER-Q (Q1 AND Q2)

TOWER-R (R1 AND R2)

TOWER-S (S1 AND S2)

TOWER-T (T1 AND T2)

TOWER-U (U1 AND U2)

TOWER-V (V1 AND V2)

TOWER-W (W1 AND W2)

TOWER-X (X1 AND X2)

TOWER-Y (Y1 AND Y2)

TOWER-Z (Z1 AND Z2)

TOWER-AA (A1 AND A2)

TOWER-AB (A1 AND A2)

TOWER-AC (A1 AND A2)

TOWER-AD (A1 AND A2)

TOWER-AE (A1 AND A2)

TOWER-AF (A1 AND A2)

TOWER-AG (A1 AND A2)

TOWER-AH (A1 AND A2)

TOWER-AI (A1 AND A2)

TOWER-AJ (A1 AND A2)

TOWER-AK (A1 AND A2)

TOWER-AL (A1 AND A2)

TOWER-AM (A1 AND A2)

TOWER-AN (A1 AND A2)

TOWER-AO (A1 AND A2)

TOWER-AP (A1 AND A2)

TOWER-AQ (A1 AND A2)

TOWER-AR (A1 AND A2)

TOWER-AS (A1 AND A2)

TOWER-AT (A1 AND A2)

TOWER-AU (A1 AND A2)

TOWER-AV (A1 AND A2)

TOWER-AW (A1 AND A2)

TOWER-AX (A1 AND A2)

TOWER-AY (A1 AND A2)

TOWER-AZ (A1 AND A2)

TOWER-BA (A1 AND A2)

TOWER-BB (A1 AND A2)

TOWER-BC (A1 AND A2)

TOWER-BD (A1 AND A2)

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TOWER-BJ (A1 AND A2)

TOWER-BK (A1 AND A2)

TOWER-BL (A1 AND A2)

TOWER-BM (A1 AND A2)

TOWER-BN (A1 AND A2)

TOWER-BO (A1 AND A2)

TOWER-BP (A1 AND A2)

TOWER-BQ (A1 AND A2)

TOWER-BR (A1 AND A2)

TOWER-BS (A1 AND A2)

TOWER-BT (A1 AND A2)

TOWER-BU (A1 AND A2)

TOWER-BV (A1 AND A2)

TOWER-BW (A1 AND A2)

TOWER-BX (A1 AND A2)

TOWER-BY (A1 AND A2)

TOWER-BZ (A1 AND A2)

TOWER-CA (A1 AND A2)

TOWER-CB (A1 AND A2)

TOWER-CC (A1 AND A2)

TOWER-CD (A1 AND A2)

TOWER-CE (A1 AND A2)

TOWER-CF (A1 AND A2)

TOWER-CG (A1 AND A2)

TOWER-CH (A1 AND A2)

TOWER-CI (A1 AND A2)

TOWER-CJ (A1 AND A2)

TOWER-CK (A1 AND A2)

TOWER-CL (A1 AND A2)

TOWER-CM (A1 AND A2)

TOWER-CN (A1 AND A2)

TOWER-CO (A1 AND A2)

TOWER-CP (A1 AND A2)

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TOWER-CW (A1 AND A2)

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TOWER-CY (A1 AND A2)

TOWER-CZ (A1 AND A2)

TOWER-DA (A1 AND A2)

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TOWER-EA (A1 AND A2)

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TOWER-GS (A1 AND A2)



शपथ पत्र

मैं, प्रदीप कुमार सौंखिया पुत्र श्री बनवारी लाल सौंखिया उम्र 42 वर्ष, जाति महाजन, निवासी 103/33 पटेल मार्ग, मानसरोवर, जयपुर 302020 अधिकृत हस्ताक्षरकर्ता मैसर्स रिगालिया बिल्डर्स अधिकृत कार्यालय 6डी, कॉर्पोरेट टॉवर ए-2, जवाहर सर्किल के पास, जे.एल.एन. मार्ग, जयपुर शपथ पूर्वक घोषणा करता हूँ कि:-

1. यह कि आवासीय परियोजना रेनबो जो कि ग्रुप हाउसिंग भूखण्ड संख्या जीएच-1, (रेनबो) आशादीप किंग्सकोर्ट योजना ग्राम जीरोता तहसील सांगानेर, जिला जयपुर पर स्थित है।
2. यह कि Empanelled Architects द्वारा 20.12.2021 को पूर्णता प्रमाण जारी किया जा चुका है।
3. यह कि Empanelled Architects द्वारा रेनबो फेज द्वितीय एवं रेनबो फेज तृतीय का पूर्णता प्रमाण पत्र एक साथ जारी किया जा चुका है।
4. यह कि रेनबो फेज द्वितीय एवं तृतीय चरण का कुल Grou Built Up area 15214.58 वर्ग मीटर है।
5. यह कि रेनबो द्वितीय चरण में निर्मित टॉवर-ए का Grou Built Up area 7607.29 वर्ग मीटर है। एच बी.ए.आर. 6462.32 वर्ग मीटर है।
6. यह कि रेनबो तृतीय चरण में निर्मित टॉवर-सी का Grou Built Up area 7607.29 वर्ग मीटर है। एच बी.ए.आर. 6322.28 वर्ग मीटर है।

For Regalia Builders

हस्ताक्षर शपथ ग्रहिता

सत्यापन

मैं, प्रदीप कुमार सौंखिया उपरोक्त पेटा नम्बर 1 लगायत 6 में प्रस्तुत कथन मेरी निजी जानकारी में सत्य है।

ATTESTED

NOTARY PUBLIC, JAIPUR
RAJ. INDIA

06 OCT 2022

For Regalia Builders

Auth. Signatory

हस्ताक्षर सत्यापनकर्ता

संख्या ५०७६ विक्रय पत्र दिनांक १९ SEP 2022

मुद्रांक का मूल्य 100

क्रेता का नाम दिगपालिका बिल्डर्स

पिता/माता का नाम

निवास स्थान 6 D कैंपस एबल जवाहर मंगल मंडल

मुद्रांक खरीदने का कामाय गया सम्बन्धित

कार्य का मुख्यधर्म शुद्ध धर्म

संस्कृत प्रकाश असेडा

न्यायन विवेचना ला.नं. 34/10-11

D-340, नालन्दी नगर जयपुर

राजस्थान इंडस्ट्रियल अडिक्ट एक्ट 1992 का 29. गति सूचक राजीव का प्रभावित परिवार	
1. आकाश आनंदजीना सुविचारों हेतु (आय - 3 क) = 10 प्रतियां	प्रतियां
2. राजा और इन्द्रजीत राजा की प्रतियां (आय - 3-4) हेतु (आय - 3-4) (आय - 3-4) प्रतियां निर्माण आदेशों के लिए (आय - 3-4)	प्रतियां
राजा राजा	प्रतियां
राजा राजा राजा राजा राजा राजा राजा राजा राजा	प्रतियां