

DC PRN-S-II

4739/01/10/2024

AAYUSH JINDAL ARCHITECTS
126, K Group corporate tower, Gopalpura bypass, JAIPUR (RAJ.)
Mo-+91-8290271919, 7014844295
Email-aayushjindalarchitects@gmail.com



Date: - 25-09-2024

To,
Deputy Commissioner,
Zone-6, Jaipur Development Authority
Jaipur, Rajasthan

Sub: - Regarding Issuing Completion Certificate of Residential Flats 'S S HOMES'
Plot No. C1&C-2, JAITRAM NAGAR VILLAGE KHEJADON KA BAS SANGANER, JAIPUR (Raj.)

Respected Sir,

In reference to the above subject, the owner of the above building approached to our office and appointed us & applied for issuing the completion certificate residential flats 'S S HOMES, Plot No. C1&C-2, JAITRAM NAGAR VILLAGE KHEJADON KA BAS SANGANER, JAIPUR (Raj.)' Developed by M/s SHREE SALASAR TRADERS, PROPRIETOR MAHAVEER PRASAD S/O TULSA RAM by providing a copy of Approved Maps and copy of as built building Maps. The Building is personally inspected by me and based on above facts; construction on site is completed in accordance with the approved maps and Building Bye Laws - 2020. Hence the completion certificate is issued by me on dated -25.09.2024

The Copy of completion certification is enclosed here with the Previous Approved Drawings to this application.

In accordance to this Application,

1. The Site information is duly filled-up in prescribed format of checklist. Please observe the completion report for any un-authorized construction/deviation or irregularities which attracts penalty or prohibit me for issuing the completion certificate.
2. If any irregularity that attract any penalty/removal/demolition, the same may be intimated to owner & me for necessary action/deposit along with the fee/dues regarding for completion certificate.
3. This Completion Certificate is only valid after the deposition of any amount/fees demanded by Jaipur Development Authority, Jaipur.

AR. AAYUSH JINDAL
126, Keshav Vihar, Gopalpura
Bypass, Jaipur (Raj.) - 302018
CA/2021/129337
CTP Raj./Architect/2021/105
Architect: -Ar. Aayush Jindal
Reg. No.: - CA/2021/129337
Reg. No.: - (Issued by CTP, Raj.)
CTP Raj./Architect/2021/105



AAYUSH JINDAL ARCHITECTS

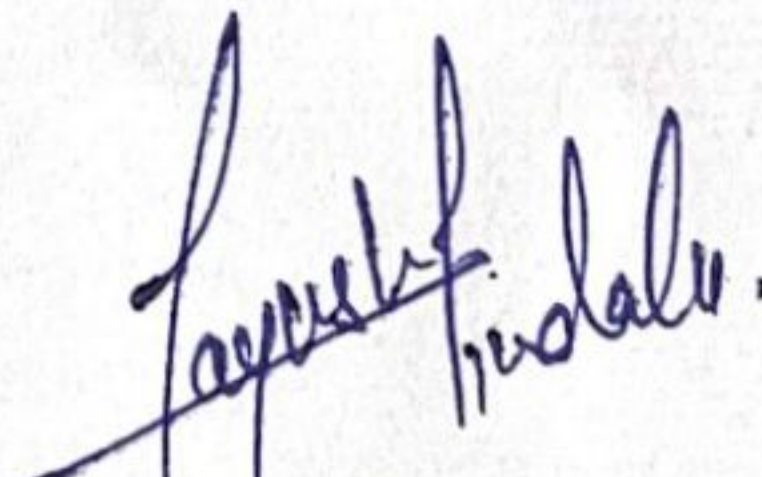
Letter No: - AJA/JPR/2024/D-15

Date: - 25-09-2024

Completion Certificate

I hereby certify that the 'S S HOMES', Residential Flats Building on Plot No. C1&C-2, JAITRAM NAGAR VILLAGE KHEJADON KA BAS SANGANER, JAIPUR (Raj.) Developed by M/s SHREE SALASAR TRADERS, PROPRIETOR MAHAVEER PRASAD S/O TULSA RAM personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans and building Byelaws 2020. Type of the building (Residential) is also in accordance with the approved Building plan and building Byelaws 2020. Hence the completion certificate of the building is issued as per my best knowledge and information provided to me under my signature on

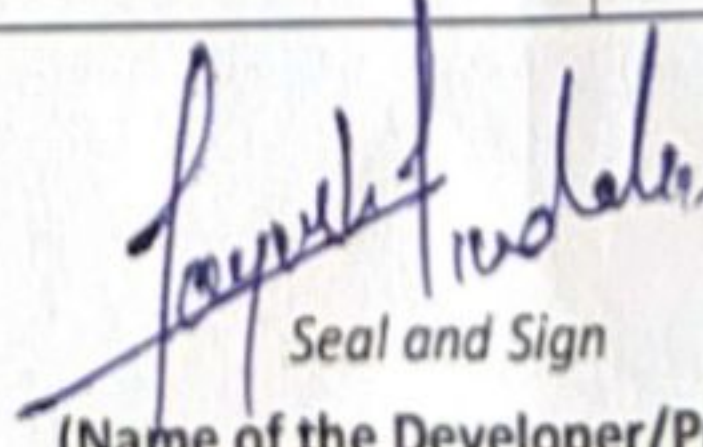
Date: 25-SEPTEMBER- 2024


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Bypass, Jaipur (Raj.) - 302018
CA/2021/129337
CTP Raj./Architect/2021/105
Architect: -Ar. Aayush Jindal
Reg. No.: - CA/2021/129337
Reg. No.: - (Issued by CTP, Raj.)
CTP Raj. /Architect/2021/105

Note: -
1>. Client will be responsible for any unauthorized construction done after obtaining the completion certificate.

List of Documents to be submitted with Completion Certificate/Partial Completion Certificate

S.No	Documents	Annexure	Page Nos.
1	Completion Certificate	Annexure 1	
2	Check list of Completion Certificate	Annexure 2	
3	CC Fee deposit Receipt	Annexure 3	
4	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure 4	
5	As-Built Drawings (As tested by Empanelled Architect)	Annexure 5	
6	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure 6	
7	Certified Copy of Google Map (with Latitude & Longitude)	Annexure 7	
8	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 8	
9	Certificate of Structural Engineer	Annexure 9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	
11	Certificate from Labour Department for Deposition of complete Labour Cess	Annexure 11	
12	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure 12	
13	Working/Services Drawings of the Project The scanned copy of all the drawing scan be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in Separate fold ers as mentioned below.	Annexure 13/Scanned Copies In Pen drive	
i)	All Working Drawings	Sub-Annexure 13.1	
ii)	All Structural Drawings	Sub-Annexure 13.2	
iii)	All Electrical Drawings	Sub-Annexure 13.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 13.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 13.5	
vi)	Fire Fighting Drawings	Sub-Annexure 13.6	
Vii)	HVAC Drawings	Sub-Annexure 13.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 13.8	
ix)	Any Other Drawings	Sub-Annexure 13.9	


Seal and Sign

(Name of the Developer/Promoter)

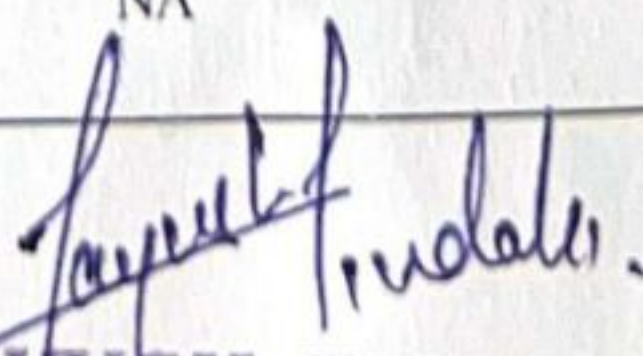
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Check List for Completion Certificate

Basic Details of the Project

Name of Developer/Promoter	SHREE SALASAR TRADERS, PROPRIETOR MAHAVEER PRASAD S/O TULSA RAM	
Address of Developer/Promoter	Plot no:- 122, VINAYAK VIHAR, GOKULPURA, KALWAR ROAD, JAIPUR	
Name of the Project	SS HOMES	
RERA Registration No.	RAJ/P/2024/3238	
Address of the Project	Plot No. C1&C-2, JAITRAM NAGAR VILLAGE KHEJADON KA BAS SANGANER, JAIPUR (Raj.)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1048.41 Sq.Mtr	
Width of Front Road	12.19Mtr	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 23/06/2023
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	J.D.A Jaipur	
Latest Building Plans Release date	14/07/2023	
Building Plans Validity Date	14 /07/2028	
Building Plan Approvals per Building Byelaws(2000/2010/2017/2020/any other)	Byelaws 2020	
Architect of the Project & COA no.	Ar. Aayush Jindal & COA No. CA/2021/129337	
Structural Engineer of the Project	Er. Devendra Saini	

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


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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		4.57 Mtr	
	Front	East	4.57 Mtr	4.57 Mtr	
	Side I	north	4.57 Mtr	4.57 Mtr	
	Side II	West	4.57 Mtr	4.57 Mtr	
	Rear	South	4.57 Mtr	4.57 Mtr	
			WITH IN SETBACK	WITH IN SETBACK	
2	Ground Coverage		5040.80 Sq. Mtr	5040 Sq. Mtr	
3	Gross Built-up Area (Sq.mts)		3879.00 Sq. Mtr	3879.00. Mtr	
4	F.A.R/B.A.R(Sq.mts & Ratio)		(3.69)	(3.69)	
5	Total No. of Floors (Basement, Stilt, above floors, Service floor, etc.)		Basement to STILT + 6 FLOOR	Basement to STILT + 6 FLOOR	
6	Total Height of Building (In mts.)		18Mtr	18Mtr	
i)	Plinth		0.5Mtr	0.5Mtr	
ii)	Stilt/Podium		3.40 Mtr	3.40 Mtr	
iii)	Ground/First to Terrace		18 Mtr	18 Mtr	
iv)	Parapet/Mumty/Lift Machine Room/any other architect Ural Element		PARAPET-1 Mtr MUMTY- 2.50 Mtr	PARAPET-1 Mtr MUMTY- 2.50 Mtr	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		36Flats	36Flats	
9	Commercial Area (incase of Group housing/Flatted Development project)		NA	NA	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		As Approval	As Approval	
11	Refuge area(if any)		NA	NA	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire staircase				
ii)	No. of Pressurized Fire Staircase				
13	No. of Lifts Size of Lift		1 1.83X1.91	1 1.83X1.91	
14	No. of Escalators		NA	NA	
15	Provision for Physically Challenged Persons		Ramp and Lifts Provided	Ramp and Lifts Provided	

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16	Cut-Out/Open to Sky/Shafts	YES	As Approved	YES
17	Projections/Balconies etc.(Covered/extended)	YES	As Approved	YES
18	Porch(If any)	NA	NA	

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
		37.10 E.C.U	37.10 E.C.U	
1	Total E.C.U Required	32 Car	32 Car	
2	Total No. of Car parking	-	-	
i)	Surface Parking	NA	NA	
ii)	Mechanical Car Parking	10	10	
iii)	• Basement(I,II,III,...)	22	22	
	• Stilt	0	0	
	• Open Area	30 Scooter	30 Scooter	
3	Two-Wheeler Parking	NA	NA	
4	Bus Parking	3	3	
5	Visitors Parking	3	3	
6	EV Charging Facility Car parks	-	-	
7	Ramp(for parking floors) • Width • Slope			
8	Provision of Car Lift	NA	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)	103.22 .Mtr	103.22 Sq. Mtr	
ii)	Surface Green Area (Sq.mts)	103.22 Sq. Mtr	103.22 Sq .Mtr	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	-	-	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Tank	UG Tank	
3	Driveways for Fire tender Movement/Parking, etc.	N.A	N.A	
4	No. of Entry/Exit & Width	1	1	Sliding Gate
5	No. of Security Rooms & Size	NA	NA	
6	Height of Compound wall (As per Norms)	3 SIDE 1.20Mtr	3 SIDE 1.20Mtr	Road Side Sliding Gate

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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/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)
		NA	NA	
1	No. of EWS units	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided (Sq.mts)	NA	NA	
4	Total SBUA Area Provided (Sq.mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion time of EWS/LIG units	NA	NA	

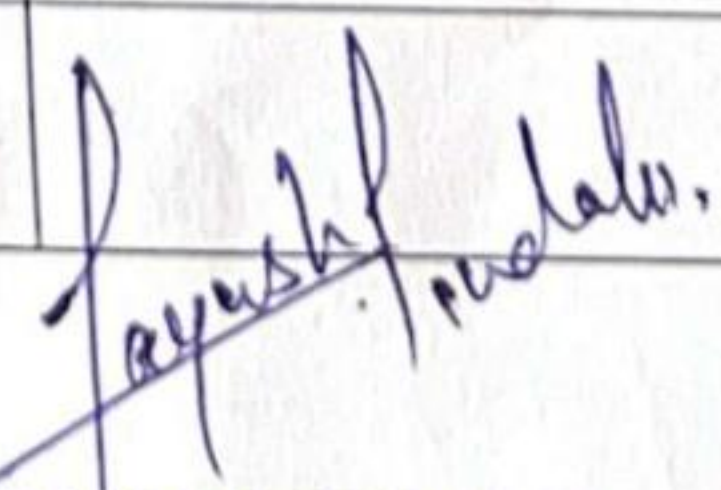
E-Development Work of Building Blocks (for Completion Certificate)

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 Paintwork	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	100%	Yes	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety Equipment's	100%	Yes	
17	Status of EWS/LIG units	100%	NA	

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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	
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	Yes
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	NA	
3	Any other (as applicable)		


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Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 5040.80 mts X Rs. 10/-=Rs 50408.00/-

Total Amount Rs. 50408.00 /- (In words Rs. Fifty thousand four hundred Eight only)

AR. AAYUSH JINDAL

126, Keshavnagar, Gopalpura

Bypass, Jaipur (Raj.) - 302018

CA/2021/129337

CTP Raj./Architect/2021/105

(Seal & Signature of Architect with date)

Name of Architect: Aayush Jindal

Reg. No (Issued by COA): CA/2021/129337

Reg. No (Issued by CTPRAJ.): -CTP Raj./Architect/2021/105

Renewal date of Reg. No. CTPRAJ.: - 09-05-2025

For SHREE SALASAR TRADERS

Handwritten signature

Proprietor

(Seal & Signature of Developer with date)

Name of Developer:

SHREE SALASAR TRADERS, PROPRIETOR

MAHAVEER PRASAD S/O TULSA RAM

Note-

1. Completion certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development works of the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns for issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevation treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes and GBUA and FAR/BAR of the project not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and taken necessary action against the Architect and Completion Certificate will be considered as invalid.

If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted

Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354:109/Proj./E.O.I./ Aayush /

Date:

Ar. Aayush Jindal,
126, K Group Corporate Office,
Keshav Vihar, Gopalpura Bypass,
Jaipur-302018
Mo. No.- 8290271919

Subject: - To Renew registration no. issued under Rule no. 20 of Model
Rajasthan (Urban Area) Building Regulation, 2020.

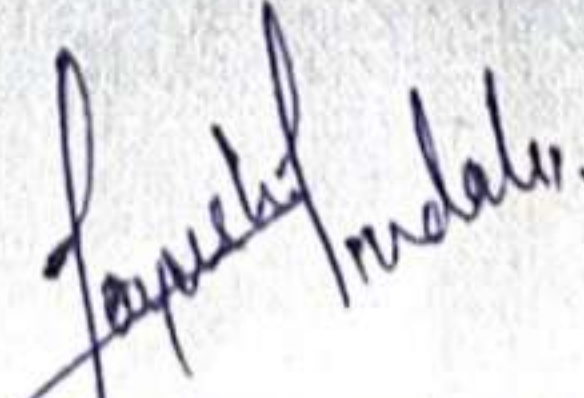
Reference: - Your application received dated 08/05/2024.

Dear,

In reference to your application received dated 08/05/2024, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/105 (valid till 09/05/2024) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/105 is hereby renewed and is valid till dated 09/05/2025 (Annexure-A of renewal chart enclosed).

Enclosed: As above.

(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.


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CA/2021/129337
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RajKaj Ref
7204392



Signature valid

Digitally signed by Sandeep
Dandwate
Designation: Chief Town Planner
Date: 2024.05.15 18:27:42 IST
Reason: Approved

Annexure-A

Name of Registered Architect:	Aayush Jindal	
CoA Registration no. :	CA/2021/129337	
Registration no. (issued by CTP, Raj.):	CTP Raj. /Architect/ 2021/105	
Renewal details as below:		
Signature & seal of authorised person for renewal of registration	Date of Renewal	Renewal Valid upto
संदीप दंडवती मुख्य नगर नियोजक 15/5/2024	10.05.2024	09.05.2025

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Enroll No. 000 26 1



Enrollment No. 15E1AAARM40P002



राजस्थान तकनीकी विश्वविद्यालय कोटा

प्रबन्ध मण्डल की अनुशंसा पर
बैचलर ऑफ आर्किटेक्चर
(आर्किटेक्चर)
की उपाधि,

आयुष जिंदल

(आयोजन स्कूल ऑफ आर्किटेक्चर, जयपुर)

को, जिन्होंने इस उपाधि की अवाप्ति हेतु विनियम विहित अपेक्षाओं को सन् 2020 में प्रथम श्रेणी में सफलतापूर्वक पूर्ण कर लिया है, एतद् द्वारा प्रदत्त करता है।
दिनांक 29 जनवरी 2022 को राजस्थान तकनीकी विश्वविद्यालय कोटा की मुद्रांकित उपाधि प्रदान की गई।

Rajasthan Technical University Kota

on the recommendation of the Board of Management
hereby confers the degree of

Bachelor of Architecture
(Architecture)

Aayush Jindal

(Aayojan School Of Architecture, Jaipur)

who has successfully completed in the year 2020 the requirements prescribed under the regulation for the award of this degree in First Division.

Given on the date, 29 January 2022 under the seal of
Rajasthan Technical University Kota.

29th January 2022

Issued on: 23rd February 2022

Rafuph

कुलपति

Vice Chancellor



Jaipur Development Authority

Ram Kishor Vyas Bhawan, Indra Circle, Jawaharlal Nehru Marg, Jaipur-302004 Rajasthan

Challan/Demand Control No Status

Status : Payment Aknownledged (Confirmed From Bank Statement on 01/10/2024)

Challan No. : 942771

Control No. : 642427500181

Demand/Challan Date : 01/10/2024

Payment Mode : Online

Transaction ID : ZSBIMZ9025U9CB

Settlement A/C No: 675401700512

Settlement Bank/Branch: ICICI Bank-JDA Campus,Jaipur

ISURE ID:

Invoice No :-

Depositor Details :-

Name :	M/S SHREE SALASAR TRADERS THROUGH PROPRIETOR MAHAVEER PRASAD	Mobile No. : 9983357650
Address :	JAITRAM NAGAR-PRN	
Remark :	Building Completion Certificate Charges	

Plot Details :-

Service No :-	6097000123	Plot No. :	C-1&C-2
Owner Name :	SHRI SALASAR TREDERS PRO. MAHAVEER PRASAD		
Father/Husband Name :	TULSA RAM		
Address :	122, SHRI VINAYAK VIHAR GOKULPURA KALWAR ROAD JAIPUR		

Scheme Details :-

SchemeName :	JAITRAM NAGAR-PRN	Sector :	
Scheme Location :	VILLAGE- KHEJRON KA BAS, BALRAMPURA		
Developer Type :	Cooperative	Developer Name :	SHANKAR BHAWAN GNSS
Zone :	PRN-South-2		

Deposit Amount :-

Sr. No.	Head	Amount(Rs.)
1	Building/Colony Completion Charges	50408.00
Total :		50408.00