

Check list for Completion/Occupancy Certificate
Of Group Housing
ROYAL CITY (RAJ/P/2019/959)

S.NO	Particular	Comment
1.	Name of Plot Owner	Mr. Sushil S Basotia
2.	Ownership detail	
	i) Date of issue 90a	09/04/2018
	ii) Type of plot	Residential
3.	Name of Present Owner	Mr. Sushil S Basotia
4.	Use of Plot (as per Lease deed)	Residential
5.	Plot No./Site address	Khasra No.- 714, 1988/714,Village- Nawalgarh, Nawladi Road, Teh- Nawalgarh,Disst- Jhunjhunu (Raj.)
6.	Plot Area (as per approved layoutplan)	55720.54sqmtr
7.	Approval of layout Plan vide committee meeting date	27/03/2018 क्रमांकएफ 59 एसटीपी /डीएलबी /CMJAYnavalgarh(334)/18/2881
8.	Building plan Approval as per Building Bylaws	2017
9.	Date of Released of Approved building plan	27/03/2018
10.	Inspection Report	
	i) Date of Start Construction	27/03/2018
	ii) Date of Completion	20/03/2023
	iii) Date of Site Inspection	15/03/2023

Ar. Ankit Sharma
Ar. ANKIT SHARMA
 Plot No-79, Dhaka Nagar, Sirsi Road
 Jaipur (Raj.)-302012
 CA/2007/40652
 CTP RAJ./Architects/2021/30

A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79 ,Dakha Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

Following parameters to be checked during inspection for Completion Certificate:

A-Technical Parameters:-						
S.No	Details		Comments		Essentials	
			As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of the plot (Sq.mt)		55720.54sq.mtr	55720.54Sq. mtr	46856.27 sq.mtr	46856.27 sq.mtr
2.	Width of Road		60mtr	60mtr	60mtr	60 mtr
3.	Direction/Facing of Plot (East/West/North/South)		East	East	East	East
4.	Setback	Direction				
	Front		1.5 M	1.5 M	1.5 M	1.5 M
	Side-I		NA	NA	NA	NA
	Side-II		NA	NA	NA	NA
	Rear		NA	NA	NA	NA
5.	(i)	Ground Coverage	Within Setback	Within setback	Within Setback	Within Setback
	(ii)	Basement Floor	nil	nil	nil	
	(iii)	Ramp (Slop)	nil	nil	nil	
	(iv)	No. of Staircase • Riser • Tread • Width	Each unit 175mm 230mm 830mm	Each unit 175mm 230mm 830mm	Each unit 175mm 230mm 830mm	Each unit 175mm 230mm 830mm
	(v)	Lift/Elevator/Escalator • No. of Lift • Size of lift	NA	NA	NA	NA
6.	(i)	Height (from Plinth lvl.)	3.35 mtr	3.35 mtr	3.35 mtr	3.35 mtr
	(ii)	No. of floor	G	G	G	G
	(iii)	Total Height				
		Excluding Parapet/ Muntty/Lift Machine Room/Any other Architecture element	4.11mtr	4.11mtr	4.11mtr	4.11mtr

Ar. Ankit Sharma
Ar. ANKIT SHARMA
Plot No-79, Dhaka Nagar, Sirsi Road
Jaipur (Raj.) 302012
CA/2007/40652
CTP RAJ./Architects/2021/30

A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79, Dhaka Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

	Including Parapet/ Mumtty/Lift Machine Room/Any other Architecture element	6.85mtr	6.85mtr	6.85mtr	6.85mtr
7.	FAR/BAR(as applicable Floor wise FAR/BAR)	16606.07sq mtr	16606.07sq mtr	16606.07sq mtr	16606.07sq mtr
8.	Height of compound Wall	2.1 mtr	2.1 mtr	2.1 mtr	2.1 mtr
	No. of Entry /Exit & Width	ONE, 6 mtr	ONE, 6 mtr	ONE, 6 mtr	ONE, 6 mtr
	Security Room Size	7'X7'	7'X7'	7'X7'	7'X7'
	Other Services in setback	NA	NA	NA	NA

B-Parking Parameters:

S. No.	Detail	Comments		Essentials list	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total ECU Required (SCOOTER)ews-1,lig-2	NA	NA	NA	NA
2.	Total No. of Car parking				
	Basement	NA	NA	NA	NA
	Stilt	NA	NA	NA	NA
	Open Area	NA	NA	NA	NA
	Visitors	NA	NA	NA	NA
	Mechanical Car parking	NA	NA	NA	NA
	Provision of car lift	NA	NA	NA	NA
3.	Two Wheeler Parking	NA	NA	NA	NA

C-Safety Parameters(Fire & Structure)

S. No.	Detail	Comments		Essentials list	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Certification for fire safety and Compliance of UDH order Dated 21.01.2020 regarding Fire Safety	NA	NA	NA	NA
2.	Certification from structural engineer (earthquake resistant)	NA	NA	NA	NA

Ar. ANKIT SHARMA
Plot No-79, Dhaka Nagar, Sirsi Road
Jaipur (Raj.)-302012
CA/2007/40652
CTP RAJ./Architects/2021/30

A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79, Dakha Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

D-Environmental Parameters

S. No.	Detail	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain water Harvesting	Required	Provided	Provided	Provided
2.	Waste water Recycling	Required	Provided	Provided	Provided
3.	Provision of Sewerage Line & Sewerage Treatment Plant	Required	Provided	Provided	Provided
4.	Provision of solid waste Management	Required	Provided	Provided	Provided
5.	Certificate for Environment Clearance (if required)	NA	NA	NA	NA
6.	Provision of Solar Panels/Solar Water Heater	Required	Provision	Provided	Provided

E- Green Parameters:-

s. No	Details	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Plantation and green area, Park & Landscape	As per drawing	As per drawing	As per drawing	As per drawing

Ankit
22/10/2021
Ar. ANKIT SHARMA
Plot No-79, Dhaka Nagar, Sirsi Road
Jaipur (Raj.)-302012
CA/2007/40652
CTP RAJ./Architects/2021/30

A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79 ,Dakha Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

E-GeneralParameters:-

s. No	Details	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to sky/Ducts	As per drawing	As per drawing	As per drawing	As per drawing
2.	Projections/ Balconies etc. Covered/Extended	As per drawing	As per drawing	As per drawing	As per drawing
3.	Provision of Water Supply	As per drawing	As per drawing	As per drawing	As per drawing
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Installed	Installed	Installed
5.	Site development including parking sinages, pathway, street lighting	Required	Provided	Provided	Provided
6.	Provisions for physically challenged person	As per drawing	Provided	Provided	Provided
7.	Architecture building finishing i.e. paint and internal finishing	Complete	Complete	Complete	Complete
8.	Internal changes/deviation if any	NA	NA	NA	NA
9.	Any other observation	NA	NA	NA	NA

Ar. ANKIT SHARMA
Plot No-79, Dhaka Nagar, Sirsi Road
Jaipur (Raj.)-302012
CA/2007/40652
CTP RAJ./Architects/2021/30

A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79, Dakha Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

Completion Certificate

I, Ankit Sharma S/O Vinay Chand Sharma, resident of C-49, Vidhya Apartment, Bapu Nagar, Jaipur-302015 hereby certify that the Project ROYAL CITY constructed on the land Address :Khasra No.- 714, Village- Nawalgarh, Nawladi Road, Teh- Nawalgarh, Disst- Jhunjhunu (Raj.) developed by Mr Sushil S Basotia was personally inspected by me and found that the construction of the project has been completed in accordance with the building plans approved by empanelled Architect dated 27.03.2018 therefore the Completion Certificate is issued under my signature today on dated - 20/03/2023

A-14
20/3/2023
Architect:- Ankit Sharma
Reg. No.:-CA/2007/40652
Reg. No.:- (Issued by CTP, Raj.)
CTPRAJ/ARCHITECT/2021/30

Ar. ANKIT SHARMA
Plot No-79, Dhaka Nagar, Sirsi Road
Jaipur (Raj.)-302012
CA/2007/40652
CTP RAJ./Architects/2021/30