

सेवामे,

श्रीमान श्री कृष्ण शर्मा

अधिकृत वास्तुविद

जयपुर, राजस्थान

विषय :- पुनर्गठित भूखंड संख्या ई-70-ए व ई-70-सी, योजना 5-ई, हनुमान नगर, जयपुर जो कि आवासीय श्रेणी में है, का पूर्णता प्रमाण पत्र (CC) जारी करने बाबत।

महोदय,

प्रार्थी द्वारा धारित पुनर्गठित भूखंड संख्या ई-70-ए व ई-70-सी, योजना 5-ई, हनुमान नगर, जयपुर जो कि आवासीय श्रेणी का है उस हेतु भवन विनिमय 2020 में अपेक्षित आवश्यक दस्तावेज सलंगन करते हुए निवेदन है, कि कृपया मानचित्र / दस्तावेज इत्यादि का अवलोकन कर पूर्णता प्रमाण पत्र (CC) जारी करवाने का श्रम करावे।

सलंगन :- भवन विनिमय 2020 के अनुसार आवश्यक दस्तावेज एवं मानचित्र इत्यादि।

दिनांक :- 29/5/2023



प्रार्थी का नाम :- एप्पल होम्स जरिये
भागीदार राजकुमार अग्रवाल
डाक का पता :-298, हथरोई स्कूल
के सामने, अजमेर रोड, जयपुर

सेवामे,

SPACE GRID ARCHITECTS

Architects, Engineers, Designers

C- 49 , B-6 , Vidya Apartment , Paras Marg , Bapu Nagar, Jaipur - 302020.

Email : info.spacegrid@gmail.com , ☎ : - 09314918766 , 01414005506

Subject: General Check List for Completion Certificate.

1. Name of Plot Owner/Developer : **M/S APPLE HOMES PARTNER SHRI RAJKUMAR AGARWAL S/O LATE SHRI MANOHARLAL AGARWAL**
2. Ownership details:-
 - Date of issue of Lease Deed : 22 - 04 -2022
 - Type of Plot : (Auctioned/Alloted/
Converted under 90-A Rules/Other) MOTI BHAWAN GRIH NIRMAN SAHKARI
SAMITI LTD. & FREE HOLD PATTA ON 22-04-2022
3. Name of Present Owner : **M/S APPLE HOMES PARTNER SHRI RAJKUMAR AGARWAL S/O LATE SHRI MANOHARLAL AGARWAL**
4. Use of Plot (Land Use) (As per Lease Deed) : RESIDENTIAL
5. Plot no./Address of Building/Site : **PLOT NO. E- 70-A & E- 70-C , 5-E , HANUMAN NAGAR , VAISHALI NAGAR , JAIPUR -302012 (RAJASTHAN)**
6. Plot Area (As per Approved Building Plan) : 805.80 SQM
7. Approval of Building Plan vide committee meeting dated : **JDA/PRN – NORTH -II /2022/D-437 (Date: 28/04/2022)**
8. Building Plan Approval as per Building Byelaws : 2021
9. Date of Release of Approved Building Plan : **28/04/2022**
10. Inspection Report:
 - Date of Start of Construction: : **30/04/2022**
 - Date of Completion: : **20/05/2023**
 - Date of Site Inspection: : **23/05/2023**

Following Parameters to be checked during inspection for Completion Certificate:

A-					
B- Technical Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Size of the Plot (Sq.mt.)	805.80 sqm	805.80 sqm	805.80 sqm	-NA-
2	Width of Road/ Roads	40'0" , 30'0"	40'0" , 30'0"	40'0" , 30'0"	-NA-

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3	Direction/ Facing of Plot (East/West/North/South/Other)		SOUTH , EAST	SOUTH , EAST	SOUTH , EAST	-NA-
4	Setbacks	Direction				
	Front	EAST	4.57 m	4.57 m	4.57 m	-NA-
	Side I	SOUTH	4.57 m	4.57 m	4.57 m	-NA-
	Side II	NORTH	4.57 m	4.57 m	4.57 m	-NA-
	Rear	WEST	4.57 m	4.57 m	4.57 m	-NA-
5	(i.)	Ground Coverage	WITHIN SET BACK AREA	WITHIN SET BACK AREA	WITHIN SET BACK AREA	-NA-
	(ii.)	Basement Floor/Floors/Stilt Floor/Podium if any	approved	As per approved	As per approved	-NA-
	(iii.)	Ramp (Slope)	NILL	NILL	NILL	-NA-
	(iv.)	No. of Staircase	1	1	1	-NA-
		• Riser	0.15 M	0.15 M	0.15 M	-NA-
		• Tread	0.30 M	0.30 M	0.30 M	-NA-
		• Width	1.22 M	1.22 M	1.22 M	-NA-
6	(v.)	Lift/Elevator/Escalator • No. of Lift • Size of Lift	LIFT 1 NOS 2.59 x 1.91	LIFT 1 NOS 2.59 x 1.91	Installed ✓ (Yes/No)	Operational (Yes/No)
	(i.)	Height (From Plinth Level)	21.96 M	21.96 M	21.96M	-NA-
	(ii.)	No. of Floor	BASEMENT+ STILT+6 FLOOR	BASEMENT+ STILT+ 6 FLOOR	BASEMENT+ STILT+ 6 FLOOR	-NA-
	(iii.)	Total Height				
		Excluding Parapet/ Mumty/Lift Machine Room/any other architectural element	22.71 m	22.71 m	22.71 m	-NA-
		Including Parapet/ Mumty/Lift Machine Room/any other architectural element	28.71 m	28.71 m	28.71 m	-NA-
7	F.A.R./B.A.R(As applicable floor wise F.A.R./B.A.R)		3.57 %	3.57 %	3.57 %	-NA-
8	Height of Compound wall		Not mentioned	-----	-----	-NA-

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	No. of Entry/Exit & width	2 no. Gate 3.60 m ,3.60 m wide	2 no. Gate 3.60 m ,3.60 m wide	2 no. Gate 3.60 m ,3.60 m wide	-NA-
	Security Room Size	approved	As per approved	As per approved	-NA-
	Other Services in Setbacks	Dg ,transformer	Dg ,transformer	Dg ,transforme r	-NA-
B-Parking Parameters:					
S. N o.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Total E.C.U. aquired	27.66	27.66	27.66	NA
2	Total No. of Car Parking				
	• Basement (I)	NILL	NILL	NILL	NA
	• Stilt	20	20	20	NA
	• Open Area	1	1	1	NA
	• Visitors	2	2	2	NA
	• Mechanical Car Parking	NIL	NIL	NIL	NA
	• Provision of Car Lift	NIL	NIL	NIL	NA
3	Two Wheeler Parking	20	20	28	NA

C-Safety Parameters (Fire & Structure):					
S.No.	Details	Comments		Essentials	
		As per Approved 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	REQUIRED	PROVIDED	ATTACHED	NA
2	Certification from Structural Engineer (Earthquake resistant)	REQUIRED	ATTACHED	ATTACHED	-NA-

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D-Environmental Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	REQUIRED	PROVIDED	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)
2	Waste Water Treatment / Recycling	NIL	NIL	Installed (~~Yes~~ /No)	Operational (~~Yes~~ /No)
3	Provision of Sewerage line	Not mentioned	Sewerage connected to Municipal Sewerage	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)
4	Provision of Solid Waste Management	Not mentioned	Nil	Nil	
5	Certificate for Environment Clearance (if applicable)	NA	NA	NA	NA
6	Provision of Solar Panels	REQUIRED	Not provided	Installed (NO)	Operational (NO)

E-Green Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/landscaping	10.07 %	Not provided	Not provided	NA

F-General Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Cut-Out/ Open to Sky/ Ducts	NA	NA	NA	NA
2	Projections/ Balconies etc. (Covered/ extended)	APPROVED	AS PER APPROVED PLAN	AS PER APPROVED PLAN	NA
3	Provision of Water Supply	REQUIRED	BORING	BORING	NA
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	REQUIRED	PROVIDED	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)

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5	Site development including parking , pathway, street lighting	REQUIRED	PROVIDED	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)
6	Provisions for physically challenged persons	REQUIRED	PROVIDED	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)
7	Architectural Finishing Paint / False Ceiling & Interior Finishing etc.	REQUIRED	PROVIDED	Installed (Yes/ ~~No~~)	Operational (Yes/ ~~No~~)
8	Internal changes / Deviation if any	NIL	NIL	NIL	NA
9	Any other observation	NIL	NIL	NIL	NA

Architect :-

SHRI KRISHAN

Reg. No. Issued By :-

COA :- CA/99/25451

Reg. No. Issued BYCTP. Raj :-

CTP Raj./Architect/2021/39

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COMPLETION CERTIFICATE

11. I hereby certify that the building constructed on **PLOT NO. E- 70-A & E- 70-C , 5-E , HANUMAN NAGAR , VAISHALI NAGAR , JAIPUR -302012 (RAJASTHAN)** , (land details as per approved plan) owned / developed by **M/S APPLE HOMES PARTNER SHRI RAJKUMAR AGARWAL S/O LATE SHRI MANOHARLAL AGARWAL** personally inspected by me based on the above facts , construction on site is complete in accordance with the approved building plans. Type of the building (Residential / ~~Commercial/ Institutional~~ etc) is also in accordance with the approved plan . Hence the Completion Certificate is issued under my signature on (date) 29/05/2023..

ARCHITECT

: **SHRI KRISHAN**

REGISTRATION NO.

: **CA/99/25451**

Reg. No. Issued BYCTP. Raj

CTP Raj./Architect/2021/39

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