

Check list for completion certificate of Multistoried Building

Date :- 13.04.2021

Applicant Name :- Sh.SHYAM GOYAL, ARG GROUP, PVT.LTD.

Architect Name & Registration no. :- SHARAD MAITHEL (CA/93/16374)

Address (Proposed Building) :- **"ARGS"** Khasra No- 82/528, 583/83, 85, 86, 87, 88/2, at
Durgapura, Tehsil Sanganer,
Dist – Jaipur - 302020 (Rajasthan)

Plot Area (Sq.mt.) :- **4971.87 Sq. Mt. After road widening**

Details of Building Plan Approval ATTACHED

:-
(Building Plan Approval Committee meeting)

S. NO.	Details	Comments
1	Size of the Plot	As per Approval 4971.87 Sq.Mt.
2	Setbacks	As per Approval
	Front	15.00 Mt
	Side I North Side	15.00 Mt.
	Site II South Side	15.00 Mt.
	Rear	15.00 Mt.
3	Ground Coverage	As per approval 31.00%
4	Basement (If Approved)	
	(i) Ramp (Slope/Width)	1:8/4.0m
	(ii) Staircase	1.2m, 1.3m
	(iii) Setbacks	3.60m
	Front	8.35m
	Side I	6.0m
	Side II	3.71m
	Rear	0.0m

Jaipur Office

GREENWOODS
Plot No. -1, Lal Kothi Scheme, OFF. Sahkar Marg,
Behind IOCL petrol pump, Jaipur- 302001, India
Tel: 91-141-4299999
Email: studio@maarchitects.in
Website: www.maarchitects.in


CONSULTING ARCHITECT
SHARAD MAITHEL
CA/93/16374

Bangalore Office

Plot no. 10/1-1, 2nd floor, 7th Main, 1st cross,
Appareddy playa near ESI Hospital,
Indira Nagar, Bangalore 560038
Tel: 91-80-41153691
Email: studio.blr@maarchitects.in

	(iv)	Any others observation	
5	Height & Number of Floor	As per approval	
		59.78 MT HEIGHT	
6	F.A.R	As per approval	
		2.5	
7	Parking	294.67 ECU	
8	Cut outs/Open to Sky/Ducts	As per approval	
9	Projections/Balconies Etc. (Covered/Extended)	As per approval	
10	Certification for Fire Safety (Final	Provisional Obtained. Final pending	
11	Airport NOC (If required)	OBTAINED	
12	Environment Clearance (If required)	OBTAINED	
13	Certification from structural Engineer (Earthquake Resistant)	PROVIDED	
14	Plantation on Site	Proposed	
15	Rain Water Harvesting	PROVIDED	
16	Waste water recycling	Proposed	
17	Sewerage Treatment Plant	Proposed	
18	Provision of Solid Waste Disposals	R.C.C. Work is done	
19	Provision of Solar Panels/Solar Water Heaters	Proposed	
20	Provision for Physically Challenged Persons	Proposed	
21	Internal Changes/Deviation if any	NO	
22	Any others observation		


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Completion Certificate

I hereby certify that the building "ARGS" , constructed on Khasra No- 82/528, 583/83, 85, 86, 87, 88/2, at Durgapura, Tehsil Sanganer, Dist – Jaipur - 302020 (Rajasthan) (Land details as per approved plan) owned/developed by Sh.SHYAM GOYAL, ARG GROUP. 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 completion Certificate is issued under my Signature on (Date) 13-04-2021.



Architect: - SHARAD MAITHEL

CONSULTING ARCHITECT
SHARAD MAITHEL
CA/93/16374

Registration NO. :- CA/93/16374

Jaipur Office

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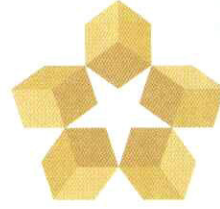
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ARG
GROUP
ART OF REACHING GENERATIONS

To,
Hon'ble Registrar,
Rajasthan Real Estate Regulatory Authority,
Udyog Bhawan, Jaipur.

Subject: Clarification with respect to submission of completion certificate of the project 'ARGUS' bearing RERA Registration No. RAJ/P/2017/149.

Respected Sir,

The promoter M/s ARG Developers Pvt. Ltd. completed its project "Argus" and obtained Completion Certificate on 13.04.2021. The said certificate was submitted before the authority on 19.01.2022 for updating its record and convert the status of the project to completed.

The Authority vide its order dated 15.05.2024 has rejected the application of the promoter stating that the promoter has not rectified the errors in the application as directed by the Honorable Authority. A point wise reply to the objections is as under:

That the completion certificate for the said project has been obtained on 13.04.2021 as per the prescribed format (notified by the competent authority) as applicable on that date. The revised format for checklist of completion certificate was notified by Jaipur Development Authority with effect from 11.05.2023. The said provisions have not been applied retrospectively, thus submission of completion certificate as per new checklist is not required for the said project.

It is important to bring to your notice that the Completion Certificate of the project "Argus" has been accepted by the Hon'ble Authority in its order dated 30.05.2022 at page no. 42 of the order. Copy of the order is attached herewith for your kind reference as **Annexure A.**

That the order for submission of service drawings was issued by the Hon'ble Authority on 05.09.2023. The Completion Certificate of the project was obtained on 13.04.2021 and the application for uploading the same before Authority was filed on 19.01.2022. The



ARG DEVELOPERS PRIVATE LIMITED.

Regd. Office E-52, Chitrangan Marg, C-Scheme, Jaipur 302 001, Rajasthan, India

Tel : 0141- 4086677 Fax : 0141- 4086666

CIN NO. U 45201 RJ 2007 PTC 023820

Email : sales@arggroupjaipur.com Web : www.arggroupjaipur.com



filing the application before RERA.

That the Hon'ble Authority in its order dated 30.05.2022 at page no. 44 has laid down that *"in the present case, the project stands completed within the extended validity of its registration and, thus, the registration of the project has neither lapsed nor can it be revoked."* This in itself clarifies that project was completed and that the completion certificate submitted is valid.

The Proof of deposition of fees and acknowledgment receipt issued by Jaipur Development Authority for submission of Completion Certificate is also attached for your kind reference as **Annexure B**.

Therefore, it is requested that completion certificate of the project may kindly be accepted so that category of project may be changed from lapsed to completed.

Thanking You,

For ARG Developers Private Limited

For ARG DEVELOPERS PVT. LTD



Director

(Atma Ram Gupta)

Managing Director

जयपुर विकास प्राधिकरण, जयपुर
(प्रकोष्ठ में जमा कराने वाली प्रति)

प्रकोष्ठ : Additional Chief Town Planner (BPC-BP)

चालान संख्या 924004

बैंक ICICI BANK LTD
सीएमएस/खाता संख्या ICICI-675401700500

दिनांक 27/05/2024 Valid upto
26/06/2024

जमाकर्ता/आवेदनकर्ता ATMARAM GUPTA JARIYE
का नाम POA SHYAM GOYAL

Remarks:- KH NO-82/528,583/83,85,86,87,88/2 VILLAGE-
DURGAPURA TONK ROAD,SANGANER,JAIPUR

जमा की जाने वाली राशि का विवरण

Code	Head	Rupees
1020319	Building/Colony Completion Charges	200000.00
कुल योग (अंकों में)		200000.00

Amount (Rs.)=2,00,000.00

(valid upto 26/06/2024)

Name of Bank UCO BANK

Payment Mode-Cheque No. 006512 Date 27/05/2024

चालान पर अंकित मान्य अवधि का सम्बन्ध जमा करायी जाने वाली राशि
पर देय ब्याज एवं पेनल्टी से नहीं है।

वचनबद्धता

उपरोक्त जमा कराई गई राशि मात्र से जमाकर्ता के जविप्रा के विरुद्ध
किसी प्रकार कोई विधिक अधिकार प्राप्त नहीं होगा यह जमा राशि मेरे
स्वनिर्धारण के आधार पर है, जिसके औचित्य एवं पर्याप्त होने आदि के लिए मैं
स्वयं उत्तरदायी रहूंगा।

चालान संख्या 924004

Contact No. 9829012800

हस्ताक्षर जमाकर्ता

जयपुर विकास प्राधिकरण, जयपुर
(जमाकर्ता की प्रति)

प्रकोष्ठ : Additional Chief Town Planner (BPC-BP)

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