



To,
Director Planning
Jodhpur Development Authority
Jodhpur (Raj.)

Sub: Regarding Acknowledgement Issuance of Completion Certificate of Township Building Ashapura Anmol Phase - 2 At Kh. No. 34 MI, 37/1, 37 MI, 37/2 Ashapura Valley , Near New High Court, Pali Road , Jodhpur

Respected sir,

I, Ar Amit Sankhla, a registered architect under rule no 20 of Model Rajasthan (Urban area) Building Regulation 2020 and my registration no is CTP RAJ/ARCHITECH/2021/46. I hereby certify that Township Building constructed on Ashapura Anmol Phase - 2 Kh. No. 34 MI, 37/1, 37 MI, 37/2 Ashapura Valley , Near New High Court, Pali Road , Jodhpur , is completed in accordance with the approved Building Plan by CMJAY. Based on above facts and as per my best knowledge & documents provided to me.

I am submitting the following documents related to the completion of Industrial Building for your kind acknowledgment.

1. Cover Letter
2. Completion Certificate
3. Check List
4. Approved map
5. Existing floor plan

I hope you find above in order. Please oblige us by issuing the acknowledgement letter.

AMIT SANKHLA
13, Hanuwant Nagar, Circuit House Road
Ratanada, Jodhpur - 342001
CA/2012/56984
CTP RAJ/Architect/2021/46

Am 2021

Thank you,
Yours sincerely,
Amit Sankhla

Registration No: CA/2012/56984

Registration No: CTP RAJ/Architect/2021/46

Amit Sankhla

Completion Certificate

I hereby, certify that Township Building, constructed At Ashapura Anmol Phase - 2 At Kh. No. 34 MI, 37/1, 37 MI, 37/2 Ashapura Valley , Near New High Court, Pali Road , Jodhpur belonging to ASHAPURNA BUILDCON LTD. have been inspected by me.

It is further certified that the inspection was done on 13/12/2025 and the said project was complete in all respects and was ready for possession as on the date of inspection.

The construction of the project on site is complete in accordance with the maps submitted in Jodhpur Development Authority and latest Building Plan by CMJAY Project.

NOTE:

1. This Report Is Limited Only For The Completion Of The Building Construction Work & Is Not Meant For Any Occupancy.
2. This Certificate Only Valid After The Deposition Of Fees / Dues Demanded By The Jodhpur Development Authority Or Any Other Govt. Department.
3. Any Legal / Financial Issues Related To Above Project Like Land Title, Ownership Rights, Services And Facilities Of The Project Or Any Other Matters Is Sole Responsibility Of The Director / Owner.
4. Any Changes/ Violation Deviation In The Project Will Be The Complete Responsibility Of The Director / Owner.



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Amit Sankhla

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

S.No	Documents	Annexure	Page No.
1	Completion Certificate	Annexure1	
2	Checklist of Completion Certificate	Annexure2	
3	CC Fee deposition Receipt	Annexure3	
4	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure4	
5	As-Built Drawings (Attested by Empaneled Architect)	Annexure5	
6	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure6	
7	Certified Copy of Google Map (with Latitude & Longitude)	Annexure7	
8	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure8	
9	Certificate of Structural Engineer	Annexure9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure10	
11	Certificate from Labour Department for deposition of complete Labour Cess	Annexure11	
12	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure12	
13	Working/Service Drawings of the Project These annexed copy of all the drawings can be submitted in Pen- drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.	Annexure 13/Scanned Copies in Pen drive	
i)	All Working Drawings	Sub-Annexure13.1	
ii)	All Structural Drawings	Sub-Annexure13.2	
iii)	All Electrical Drawings	Sub-Annexure13.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure13.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure13.5	
vi)	Fire Fighting Drawings	Sub-Annexure13.6	
vii)	HVAC Drawings	Sub-Annexure13.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure13.8	
ix)	Any Other Drawings	Sub-Annexure13.9	

AMIT SANKHILA

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/2012/56984
PRA/Architect/2021/46

28/02/21

Shri Purna Buildcon Limited

Seal and Sign

(Name of the Developer/Promoter)

Director

अनुसूची-5

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	ASHAPURNA BUILDCON LTD.	
Address of Developer/Promoter	4A CIRCUIT HOUSE ROAD, RATANADA, JODHPUR (RAJ.) 342001	
Name of the Project	ASHAPURNA BUILDCON LTD.	
RERA Registration No.	RAJ/P/2020/1288	
Address of the Project (Plot no./ Khasra no.)	Ashapura Anmol Phase - 2 At Kh. No. 34 MI, 37/1, 37 MI, 37/2 Ashapura Valley , Near New High Court, Pali Road , Jodhpur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	8,137.04 Sq.Mtr.	
Width of Front Road	18.28 Mtr.	
Land use of Plot as per Lease deed	RESIDENTIAL VILLAS	Date of issue of Lease Deed: 26/06/2019
Use of Approved Building Plans (Multi- dwelling Unit/Residential/Flats/Group Housing/Studio/Row Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	GROUP HOUSING VILLA / PLOTS PROJECT	
Building Plans approving Authority	Jodhpur Development Authority	
Latest Building Plans Release date		
Building Plans Validity Date		
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	CMJAY	
Architect of the Project & COA no.	CA/2012/56984	
Structural Engineer of the Project		

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	
Detail of Completed Block/Tower	

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RAJ/Architect/2021/46
26/06/2021

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			
	Front	EAST	N/A	N/A	N/A
	Side I	NORTH	N/A	N/A	N/A
	Side II	SOUTH	N/A	N/A	N/A
	Rear	WEST	N/A	N/A	N/A
2	Ground Coverage		8,137.04 SQ.MT.	8,137.04 SQ.MT.	130 PLOTS
3	Gross Built-up Area (Sq.mts)		13,839.49 SQ.MT.	13,839.49 SQ.MT.	N/A
4	F.A.R/B.A.R (Sq.mts & Ratio)		N/A	N/A	N/A
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		BASEMENT-I GROUND +2+MUMTY	BASEMENT-I GROUND +1+MUMTY	N/A
6	Total Height of Building (In mts.)		9.0 MTR. (G+2) (MUMTY)	3.02 (G+1) MTR. (MUMTY)	N/A
i)	Plinth		N/A	N/A	N/A
ii)	Stilt/Podium		N/A	N/A	-
iii)	Ground/First to Terrace		N/A	N/A	N/A
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		N/A	N/A	N/A
7	No. of Blocks/Towers		N/A	N/A	N/A
8	Total No. of Units (Flats/Shops/Showroom etc.)		130 PLOT/VILLAS	130 PLOT/VILLAS	-
9	Commercial Area (in case of Group housing/Flatted Development project)		-	-	-
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		-	-	-
11	Refuge area (if any)		-	-	-
12	Total No. of Staircases		N/A	N/A	N/A
i)	No. of Open Fire staircase		N/A	N/A	N/A
ii)	No. of Pressurized Fire Stair case		N/A	N/A	N/A
13	No. of Lifts Size of Lift		N/A	N/A	N/A
14	No. of Escalators		N/A	N/A	N/A

15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	N/A	N/A	
16	Cut-Out/Open to Sky/Shafts	N/A	N/A	
17	Projections/Balconies etc. (Covered/extended)	N/A	N/A	
18	Porch (if any)	N/A	N/A	

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	N/A	N/A	
2	Total No. of Car parking	N/A	N/A	
i)	Surface Parking	N/A	N/A	
ii)	Mechanical Car Parking	N/A	N/A	
iii)	Basement (I, II, III, ...)	0 Car Parking	0 Car Parking	
	Stilt	-	-	
	Open Area			
3	Two-Wheeler Parking	N/A	N/A	
4	Bus Parking	-	-	
5	Visitors Parking	N/A	N/A	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) - Width - Slope	N/A	N/A	
8	Provision of Car Lift	-	-	

C-OuterDevelopmentParameters:

S.No	Details	As per LatestApprovedBuildingPlans	As per Site	Comments (if any)
1	Green&Plantation			
i)	TotalGreenArea(Sq.mts)	1,360.53 SQ.MTR.	1,360.53 SQ.MTR.	
ii)	SurfaceGreenArea(Sq.mts)	N/A	N/A	
iii)	PodiumGreenArea(Sq.mts)	N/A	N/A	
iv)	PlantationCorridor(If any)	N/A	N/A	
v)	TreePlantation(As per Norms)	N/A	UNDER PROCESS	
2	Approved Services in the Project (STP,WTP,Under GroundWater Tank,Pump room,PanelRoom, etc.)	PROVIDED	YES	
3	Driveways for Fire tender Movement/Parking, etc.	PROVIDED	No	
4	No.of Entry/Exit&Width	1 & 30 FEET WIDTH	1 & 30 FEET WIDTH	
5	No. of Security Rooms &Size	-	-	
6	Height of Compound wall (As per Norms)	1.75 MT.	1.75 MT.	

D-Provision of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Projects having 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 LatestApprovedBuildingPlans	As per Site	Comments (if any)
1	No. of EWS units	39	39	
2	No. of LIG units	91	91	
3	Total Carpet Area Provided (Sq.mts)	22,188.79 SQ MTR	22,188.79 SQ MTR	
4	Total SBUA Area Provided (Sq.mts)	30,382.3 SQ MTR	30,382.3 SQ MTR	
5	Parking of EWS/LIG Units	EWS = 1 TWO WHEELER LIG = 2 TWO WHEELER	EWS = 1 TWO WHEELER LIG = 2 TWO WHEELER	
6	Completion time of EWS/LIG units	N/A	N/A	

3/5/2021
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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 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, shop etc.)	100%	No	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	
10	Installation of Lifts/Escalators	100%	No	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	No	
12	Elevational Work	100%	Yes	
13	Over head and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	No	
15	Provision for Physically Challenged Person	100%	No	
16	Installation of Fire Safety	100%	No	

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	Equipment's			
17	Status of EWS/LIG units	100%	N/A	

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%	N/A	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	N/A	
12	Any other work	100%	Yes	

G-NOC's/Certifications Required (for Completion Certificate)

S.No	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	N/A	
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	N/A	
3	Any other (as applicable)	OPEN IRON BARS AT THE BACK WALL OF BUILDING	


 Dr. Manuwant Nagar, Circuit House Road
 Ratanada, Jodhpur - 342001
 CA/2012/56984
 IATA/Architect/2021/46

(Seal & Signature of Architect with

date) Name of Architect: **AMIT SANKHLA**Reg. No (Issued by COA):- **CA/2012/56984**Reg. No (Issued by CTPRAJ)/Architect/**2021/46**

Renewal date of Reg. No. CTPRAJ:-.....

(Seal & Signature of Developer with

date) Name of Developer: **White N White**

Minerals

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 works shall be filled as "YES" in the concerning columns before 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 Elevational 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 are 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 take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted.



कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

रेलवे अस्पताल के सामने, रातानाडा, जोधपुर - 342001

email- jdajodhpur@yahoo.com वेब-साइट jodhpurjda.org Phone No. 0291-2612086/265635-7 Fax 021-2612086

क्रमांक - एफ-49/90-क/जोन-02/2025

दिनांक :- यथा हस्ताक्षर

प्रेषित :-

श्री चैनाराम पुत्र श्री धन्नाराम,
जाति मेघवाल,
निवासी - ग्राम उचियारड़ा, जोधपुर एवं

श्रीमती ढेपीदेवी पत्नी श्री पूसाराम,
जाति सरगरा,
निवासी - 101, आशापूर्णा टाउनशिप, जालोर।

विषय :- प्रकरण संख्या 16/2019, राजस्व ग्राम झालामण्ड के खसरा संख्या 37/1, 34 मीन, 37 मीन व 37/2, कुल रकबा 16-11 बीघा की आवासीय योजना (मुख्यमंत्री जन आवास प्रोविजन 3-बी) में रहन रखे गये भूखण्डों का रहनमुक्त करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा 90-क नियमन/रूपान्तरण हेतु प्रस्तुत आवेदन संख्या 16/2019, राजस्व ग्राम झालामण्ड, खसरा संख्या 37/1, 34 मीन, 37 मीन व 37/2, कुल रकबा 16-11 बीघा की आवासीय योजना (मुख्यमंत्री जन आवास प्रोविजन 3-बी) में करवाये गये आंतरिक विकास कार्य पूर्ण करने पर प्राधिकरण स्तरीय जांच समिति की रिपोर्ट की अनुशंसा एवं सक्षम स्तर से अनुमोदन उपरान्त योजना में रहन रखे गये भूखण्ड संख्या 19, 34, 35, 50, 51, 66 से 72, 74, 84, 119, 120, 148, 149, 184, 185 व 215, कुल 21 भूखण्डों को रहन मुक्त किया जाता है।

उपायुक्त (जोन-02)
जोधपुर विकास प्राधिकरण
जोधपुर

