



Architects



SPACE EDGE ARCHITECTS

Architecture | Interior Design | Urban Planning

To,

Date: 15/03/2024

DEPUTY COMMISSIONER,  
ZONE-PRN SOUTH-2, JDA, JAIPUR

Subject: Regarding Issuing Completion Certificate

Reference: Residential Project "SUMITRAM HEIGHTS" by M/s Saharan Avas Vikas Private Limited at Plot No. C-19 & C-20 At 6D Engineers Colony, Manayavas, Jaipur – 302020

Dear Sir,

Please refer your layout plan approved for Residential Project "SUMITRAM HEIGHTS" by M/S Saharan Avas Vikas Private Limited at Plot No. C-19 & C-20 At 6D Engineers Colony, Manayavas, Jaipur – 302020

(Rajasthan) RERA registration Number: RAJ/P/2022/2267.

We have examined and inspected the site on 10/03/2024. On basis of Approved building plan of project, construction is completed.

Thanking You,

Sincerely Your's

  
Ar. Shrawan Kumar Kumawat  
Plot No. B-8, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/0000/0400  
CTP Raj./Architect/2021/03

(Ar. Shrawan Kumar Kumawat)

Empanelled Architect

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)

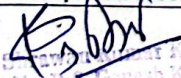
Tel: 0141-4062903, +91-9314510603

## अनुसूचि-5

**Check List for Completion Certificate**

|                                                                                                                                                                                                                       |                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Basic Details of the Project</b>                                                                                                                                                                                   |                                                                                  |
| <b>Name of Developer/Promoter</b>                                                                                                                                                                                     | Saharan Avas Vikas Private Limited                                               |
| <b>Address of Developer/Promoter</b>                                                                                                                                                                                  | Shop No-2 Prem Nagar Colony Ajmer Road, Jaipur pin code 302005                   |
| <b>Name of the Project</b>                                                                                                                                                                                            | Sumitram Heights                                                                 |
| <b>RERA Registration No.</b>                                                                                                                                                                                          | RAJ/P/2022/2267                                                                  |
| <b>Address of the Project<br/>(Plot no./Khasra no.)</b>                                                                                                                                                               | Plot No. C-19 & C-20 , 6D Engineers Colony, Manayavas, Jaipur-302020 (Rajasthan) |
| <b>Plot Area (Sq.mts.)<br/>(As per Approved Building Plan)</b>                                                                                                                                                        | 831.62 sqmt                                                                      |
| <b>Width of Front Road</b>                                                                                                                                                                                            | 60'-0" wide                                                                      |
| <b>Land use of Plot as per Lease deed<br/>Residential</b>                                                                                                                                                             | <b>Date of issue of Lease Deed:<br/>Reconstitute plot on dated 05-10-2021</b>    |
| <b>Use of Approved Building Plans<br/>(Multi-dwelling Unit/Resi. Flats/Group Housing/<br/>Studio/Row Houses/CMJAY<br/>-1A/3A/3B/3C/Hotel/Resort/Mall/Commercial<br/>Complex/Offices/School/College/Hospital/etc.)</b> | Residential Flats                                                                |
| <b>Building Plans approving Authority</b>                                                                                                                                                                             | Jaipur development Authority (PRN SOUTH-2)                                       |
| <b>Latest Building Plans Release date</b>                                                                                                                                                                             | 18-07-2022                                                                       |
| <b>Building Plans Validity Date</b>                                                                                                                                                                                   | 18-07-2027                                                                       |
| <b>Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)</b>                                                                                                                                 | Building Byelaws- 2020                                                           |
| <b>Architect of the Project &amp; COA no.</b>                                                                                                                                                                         | CA/2000/26400                                                                    |
| <b>Structural Engineer of the Project</b>                                                                                                                                                                             | Frame Consultants                                                                |

|                                                                                                   |                         |
|---------------------------------------------------------------------------------------------------|-------------------------|
| <b>Completion Certificate issued for Complete approved project or Partial area of the Project</b> | <b>Complete Project</b> |
| <i>In case of Partial Completion Certificate,</i>                                                 |                         |
| <b>Partially completed Plot area</b>                                                              | NILL                    |
| <b>Detail of Completed Block/Tower</b>                                                            | NILL                    |

  
 An. B. K. Sharma, Architect  
 Plot No. C-19 & C-20, Ganesh Kripa  
 Moti Marg, Bapu Nagar, Jaipur.  
 CA/2000/26400  
 CTP Raj./Architect/2021/06

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)

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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 | South & West FACING CORNER            | South & West FACING CORNER       |                   |
|                                            | Front                                                                                         |           | 3.05 M                                | 3.05 M                           |                   |
|                                            | Side I                                                                                        |           | 4.57 M                                | 4.57M                            |                   |
|                                            | Side II                                                                                       |           | 4.57 M                                | 4.57 M                           |                   |
|                                            | Rear                                                                                          |           | 4.57 M                                | 4.57M                            |                   |
| 2                                          | Ground Coverage                                                                               |           | Within set back                       | Within set back                  |                   |
| 3                                          | Gross Built-up Area(Sq.mts)                                                                   |           | 3824.28                               | 3824.28                          |                   |
| 4                                          | F.A.R/B.A.R(Sq.mts& Ratio)                                                                    |           | 3209.57                               | 3209.57                          |                   |
| 5                                          | Total No. of Floors<br>(Basement, Stilt, above floors, service floor, etc.)                   |           | Still + Ground +5floor                | Still + Ground +5floor           |                   |
| 6                                          | Total Height of Building(In mts.)                                                             |           | 3.0m stilt+18.0m                      | 3.0m stilt+18.0m                 |                   |
| i)                                         | Plinth                                                                                        |           | 0.70 m                                | 0.70 m                           |                   |
| ii)                                        | Stilt / Podium                                                                                |           | 3.0 m                                 | 3.0m                             |                   |
| iii)                                       | Ground / First to Terrace                                                                     |           | 18.0m                                 | 18.0m                            |                   |
| iv)                                        | Parapet/Mumty /Lift Machine Room/any other architectural element                              |           |                                       |                                  |                   |
| 7                                          | No. of Blocks/Towers                                                                          |           | 1- block                              | 1-block                          |                   |
| 8                                          | Total No. of Units<br>(Flats/Shops/Showrooms etc.)                                            |           | 30 units                              | 30 units                         |                   |
| 9                                          | Commercial Area<br>(in case of Group housing/ Flatted Development project)                    |           | NILL                                  | NILL                             |                   |
| 10                                         | Community Facilities area<br>(Club, community hall, Society office, Swimming pool etc.)       |           | 32.71 SQMT                            | 32.71 SQMT                       |                   |
| 11                                         | Refuge area (if any)                                                                          |           | NILL                                  | NILL                             |                   |
| 12                                         | Total No. of Staircases                                                                       |           | 01                                    | 01                               |                   |
| i)                                         | No. of Open Fire stair case                                                                   |           | NILL                                  | NILL                             |                   |
| ii)                                        | No. of Pressurized Fire Stair case                                                            |           |                                       |                                  |                   |
| 13                                         | No. of Lifts<br>Size of Lift                                                                  |           | 2- LIFT(1.83X1.83)                    | 2- LIFT(1.83X1.83)               |                   |
| 14                                         | No. of Escalators                                                                             |           | NILL                                  | NILL                             |                   |
| 15                                         | Provision for Physically Challenged Persons<br>• Ramp<br>• Toilet<br>• Car Parking<br>• Lifts |           | PROVIDED<br>PROVIDED<br>PROVIDED      | PROVIDED<br>PROVIDED<br>PROVIDED |                   |

  
 Anshuman Kumar  
 Project Manager, Ganesh Kripa  
 Moti Marg, Bapu Nagar, Jaipur  
 C/P: 0141-4062903  
 CTP Reg./Architect/2021/62

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| 16                            | Cut-Out/Open to Sky/Shafts                                   |                                             |                        |                      |
|-------------------------------|--------------------------------------------------------------|---------------------------------------------|------------------------|----------------------|
| 17                            | Projections/Balconies etc.<br>(Covered/extended)             | AS PER<br>APPROVED MAP                      | AS PER<br>APPROVED MAP |                      |
| 18                            | Porch (if any)                                               | NO PORCH                                    | NO PORCH               |                      |
| <b>B- Parking Parameters:</b> |                                                              |                                             |                        |                      |
| S.No                          | Details                                                      | As per Latest<br>Approved Building<br>Plans | As per Site            | Comments<br>(if any) |
| 1                             | Total E.C.U Required                                         | 30.69 ECU                                   | 30.69 ECU              |                      |
| 2                             | Total No. of Car parking                                     | 23 CARS                                     | 23 CARS                |                      |
| i)                            | Surface Parking                                              | 23 CARS                                     | 23 CARS                |                      |
| ii)                           | Mechanical Car Parking                                       | NOT PROVIDED                                | NOT PROVIDED           |                      |
| iii)                          | <input checked="" type="checkbox"/> Basement (I,II,III,....) |                                             |                        |                      |
|                               | <input checked="" type="checkbox"/> Stilt                    |                                             |                        |                      |
|                               | <input checked="" type="checkbox"/> Open Area                |                                             |                        |                      |
| 3                             | Two-Wheeler Parking                                          | 23 SCOOTER                                  | 23 SCOOTER             |                      |
| 4                             | Bus Parking                                                  | NILL                                        | NILL                   |                      |
| 5                             | Visitors Parking                                             | 3-CAR                                       | 3-CAR                  |                      |
| 6                             | EV Charging Facility Car parks                               | 3-CAR                                       | 3-CAR                  |                      |
| 7                             | Ramp (for parking floors)<br>• Width<br>• Slope              | NOT APPLICABLE                              | NOT APPLICABLE         |                      |
| 8                             | Provision of Car Lift                                        | NO Provision                                | NO Provision           |                      |

| <b>C- Outer Development Parameters:</b> |                                                                                                         |                                             |                                    |                      |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------|----------------------|
| S.No                                    | Details                                                                                                 | As per Latest<br>Approved Building<br>Plans | As per Site                        | Comments<br>(if any) |
| 1                                       | Green & Plantation                                                                                      | Provided                                    | provided                           |                      |
| i)                                      | Total Green Area (Sq.mts)                                                                               | 83.38 sqmt                                  | 83.38 sqmt                         |                      |
| ii)                                     | Surface Green Area (Sq.mts)                                                                             | 83.38 sqmt                                  | 83.38 sqmt                         |                      |
| iii)                                    | Podium Green Area (Sq.mts)                                                                              | NILL                                        | NILL                               |                      |
| iv)                                     | Plantation Corridor(If any)                                                                             | NILL                                        | NILL                               |                      |
| v)                                      | Tree Plantation(As per Norms)                                                                           | NILL                                        | NILL                               |                      |
| 2                                       | Approved Services in the Project<br>(STP, WTP, Under Ground Water<br>Tank, Pump room, Panel Room, etc.) | Under Ground<br>water tank provide          | Under Ground water<br>tank provide |                      |
| 3                                       | Driveways for Fire tender<br>Movement/Parking, etc.                                                     | Not required                                | Not required                       |                      |
| 4                                       | No. of Entry/Exit & Width                                                                               | 2-entry/exit 3.6 m                          | 2-entry/exit 3.6 m                 |                      |

At: Moti Marg, Ganesh Kripa  
 Jaipur  
 CIP Ref./Architect/2021/03

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|   |                                            |              |              |  |
|---|--------------------------------------------|--------------|--------------|--|
| 5 | No. of Security Rooms & Size               | Not provided | Not provided |  |
| 6 | Height of Compound wall<br>(As per Norms ) | 2.0 m        | 2.0 m        |  |

**D- Provisions 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 Latest Approval | As per Site | Comments (if any) |
|------|------------------------------------|------------------------|-------------|-------------------|
| 1    | No. of EWS units                   | NA                     |             |                   |
| 2    | No. of LIG units                   | NA                     |             |                   |
| 3    | Total Carpet Area Provided(Sq.mts) | NA                     |             |                   |
| 4    | Total SBUA Area Provided(Sq.mts)   | NA                     |             |                   |
| 5    | Parking of EWS/LIG Units           | NA                     |             |                   |
| 6    | Completion time of EWS/LIG units   | 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 Paint work                                                      | 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<br>(Club, community hall, Society office, Swimming pool, shops etc.)       | 100%                                                   | YES                                  |                   |
| 9    | Development works of Common areas<br>(Lobbies/Corridors/staircase/Lift well/Terraces/Ramp etc.) | 100%                                                   | YES                                  |                   |

At: Office, B-6, Ganesh Kripa, Moti Marg, Jaipur  
 Pin: 302015, Jaipur  
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 CTP Reg./Architect/2021/03

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|    |                                                            |      |      |  |
|----|------------------------------------------------------------|------|------|--|
| 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                                                 | NILL | NILL |  |
| 15 | Provision for Physically Challenged Persons                | 100% | YES  |  |
| 16 | Installation of Fire Safety Equipment's                    | 100% | NO   |  |
| 17 | Status of EWS/LIG units                                    | NA   | NA   |  |

| 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%                                                   | NO                                   |                   |

At. S. P. Singh, Ganesh Kripa  
 Plot No. 1, Ganesh Kripa  
 Moti Marg, Bapu Nagar, Jaipur  
 CA/2020/0430  
 CTP No./Architect/2021/03

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|                                                                     |                                                                            |                            |              |         |
|---------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------|--------------|---------|
| 11                                                                  | Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP) | 100%                       | YES          | SOK PIT |
| 12                                                                  | Any other work                                                             | 100%                       |              |         |
| <b>G- NOC's/Certifications Required(for Completion Certificate)</b> |                                                                            |                            |              |         |
| S.No                                                                | Type of NOC/Certification                                                  | Applicable/ Not Applicable | Obtained     |         |
| 1                                                                   | Structural Certificate                                                     | Applicable                 | Obtained     |         |
| 2                                                                   | Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)                | Not Applicable             | Not Obtained |         |
| 3                                                                   | Any other(as applicable)                                                   |                            |              |         |

**Completion Fee (To be deposited in Local Authority)**

 Gross-Built up area of the completed Part \_ 3824.28 Sq.mts X Rs 10/- = **38242.80**
**Total Amount Rs:- 38243/- (Thirty Eight Thousand Two hundred Forty Three only)**
  
 At. Shrawan Kumar Kumawat  
 P.O. No. 123, Ganganagar  
 Jaipur, Rajasthan, Jaipur  
 CA/2000/26400  
 CTP Raj./Architect/2021/63

(Seal &amp; Signature of Architect with date)

Name of Architect: SHRAWAN KUMAR KUMAWAT

Reg. No (Issued by COA):- CA/2000/26400

Reg. No (Issued by CTP RAJ):- 2021/63

Renewal date of Reg. No. CTP RAJ :- 02-01-2025

(Seal &amp; Signature of Developer with date)

Name of Developer:.....

Date: 15/03/2024

**COMPLETION CERTIFICATE**

I hereby certify that the Residential Flats Building “SUMITRAM HEIGHTS” at Plot No. C-19 & C-20, At 6D Engineers Colony, Manayavas, Jaipur - 302020

Developed by M/s Saharan Avas Vikas Private Limited personally inspected by me on dated 10/03/2024 and based on above facts, construction on site is complete in accordance with the Approved building plans. residential Building is also in accordance with the approved plan. Hence the completion Certificate is issued under my signature on 15-03-2024

Thanking You,

Sincerely Yours

  
Ar. Shrawan Kumar Kumawat  
B-6, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/2000/26400  
CTP Ref./Architect/2021/03

CA/2000/26400

(Empanelled Architect)

(Signature of Owner)

## **FRAME CONSULTANTS**

**Structural Design Consultants**

**D-85, Gautam Marg, Nirman Nagar, Jaipur**

**Mob. No: 9024160011, 9928816016**

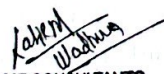
**GSTIN:- 08CBKPK3829C1ZO**

**Email Id:- [frameconsultantsjaipur@gmail.com](mailto:frameconsultantsjaipur@gmail.com)**

Date: 15.03.2024

### **TO WHOM IT MAY CONCERN**

This is to certify that the structural design of “SUMITRAM HEIGHTS” at Plot No. C-19 & C-20, At 6D Engineers Colony, Manayavas, jaipur-302020, developed by M/s Saharan Avas Vikas Private Limited, Shop no -2, Prem Nagar Colony, Ajmer Road, Jaipur-302005, is being done by us. The building is being analyzed, designed & detailed in accordance with IS 456:2000 (Plain and Reinforced Concrete- Code of Practice) , IS 1893:2016 (Part-1) (Criteria for Earthquake Resistant Design of Structures) and IS 13920:2016 (Ductile Design & Detailing Of Reinforced Concrete Structures Subjected To Seismic Forces - Code of Practice). Loads on the building are being taken as per IS: 875 (Part 2) - 1987 (Code of Practice for Design Loads for Buildings & Structures). The building will be structurally safe, stable and earthquake resistant.

  
**FRAME CONSULTANTS**  
**Er. LOKESH WADHWA**  
**B.Tech.(Civil), M.Tech.(Structure)**  
**IAStructE AM-232**

**(Er. Lokesh Wadhwa)**

**Authorised Signatory**