

S.No: RERA/CTP/M.K.S./FEB./2023

DATE: 14/02/2023

COMPLETION CERTIFICATE

I hereby certify that the building constructed on Khasra no. 357/186,358/186/307,359/186/310, Jagatpura, Village Todi Ramjanipura, Tehsil Sanganer, District, Jaipur, Rajasthan Developed by SWADESHI REAL ESTATE Known as “**UMAID NIWAS**” has been inspected by me personally. The construction on site has been completed in accordance with the approved building plans and as per the latest Rajasthan Building bye laws 2020. Hence the completion certificate is issued under my signature on 14/02/2023

Mayank Sharma
14/02/2023

Architect :- MAYANK KUMAR SHARMA

Reg.No. (Issued By COA):- CA/2016/75695

Reg.No. (Issued By CTP, raj.) :- CTP RAJ. /ARCHITECT/2021/07

Ar. Mayank Kumar Sharma
82, Shivram Colony, Jagatpura, Jaipur
CA/2016/75695
CTP RAJ/ARCHITECT/2021/07

Subject: General Check List For Completion/ Occupancy Certificate.

1. Name Of Plot Owner / Developer:-**SWADESHI REAL ESTATE**
2. Ownership Details :-
 - Date Of Issue Of Lease Deed : **28/12/2010**
 - Type Of Plot : (Auctioned/Allotted/Converted Under 90-A Rules/Reconstitute/Other :- **Converted Under 90-B**
3. Name Of Present Owner : **SWADESHI REAL ESTATE**
4. Use Of Plot (Land Use) As Per Lease Deed): **RESIDENTIAL**
5. Plot No./ Address Of Building/ Site :- **Khasra no. 357/186 ,358/186/307, 359/186/310 ,Jagatpura, Village Todi Ramjanipura, Tehsil Sanganer, District, Jaipur (Rajasthan)**
6. Plot Area (As Per Approved Building Plan):- **1498.03 SQ.MT.**
7. Approval Of Building Plan Vide Committee Meeting Dated: **08/10/2018**
8. Building Plan Approval As Per Building Byelaws- **2017, 2020**
9. Date Of Release Of Approved Building Plan : **12/11/2018**
10. Inspection Report :
 - Date Of Start Of Construction : **12/11/2018**
 - Date Of Completion : **14/02/2023**
 - Date Of Site Inspection : **02/02/2023**

Following Parameters To Be Checked During Inspection For Completion Certificate:

A – 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.)		1498.03 SQ. MT.	1498.03 SQ. MT.	1498.03 SQ.MT	1498.03 SQ.MT.
2.	Width of Road/Roads		100' WIDE	100' WIDE	100' WIDE	100' WIDE
3.	Direction/Facing of Plot East/West/North/South /Other		NORTH	NORTH	NORTH	NORTH
4.	Set Backs	Direction				
	Front	NORTH	9.14 M	9.14 M	9.14 M	9.14 M
	Side i	EAST	6.10 M	6.10 M	6.10 M	6.10 M
	Side ii	WEST	6.10 M	6.10 M	6.10 M	6.10 M
	Rear	SOUTH	6.10 M	6.10 M	6.10 M	6.10 M
	(i)	Ground Coverage	WITH IN SET BACKS	WITH IN SET BACKS	WITH IN SET BACKS	WITH IN SET BACKS
	(ii)	Basement floor/Floors Stilt floor/Podium if any	UPPER AND LOWER BASMENT AND STILT	UPPER AND LOWER BASEMENT AND STILT	UPPER AND LOWER BASEMENT AND STILT	UPPER AND LOWER BASEMENT AND STILT
	(iii)	Ramp (Slope)	AS PER BYE LAWS	AS PER BYE LAWS	AS PER BYE LAWS	AS PER BYE LAWS
5.	(iv)	No. of Staircase	02 NOS.	02 NOS.	02 NOS.	02 NOS.

		<ul style="list-style-type: none"> Riser Tread Width 	0.15 M 0.30 M 1.30M,1.22M	0.15 M 0.30 M 1.30M,1.22M	0.15 M 0.30 M 1.30M,1.22M	0.15 M 0.30 M 1.30M,1.2M
	(v)	Lift elevator/escalator			Installed	Operational
		<ul style="list-style-type: none"> No. of lift Size of lift 	02 NOS. 2.74 X 1.98 M 1.98 X 1.98 M	02 NOS. 2.74 X 1.98 M 1.98 X 1.98 M	Yes	Yes
	(i)	Height (from plinth Level)	29.50 M	29.50 M	29.50 M	29.50 M
	(ii)	No. of Floor	S+09	S+09	S+09	S+09
		Total of Height				
6.		Excluding Parapet/ Mumty/Lift Machine room/ any other Architectural Element	S+26.10 M	S+26.10 M	S+26.10 M	S+26.10 M
	(iii)	Including Parapet/ Mumty/ Lift Machine room/ any other Architectural Element	S+27.90 M	S+27.90 M	S+27.90 M	S+27.90 M
7.		F.A.R./B.A.R. (As Applicable Floor Wise F.A.R./B.A.R)	4866.73 Sq.Mt	4866.73 Sq.Mt	4866.73 Sq.Mt	4866.73 Sq.Mt
8.		Height of Compound Wall	2.40 M	2.10 M	2.10 M	2.10 M
		No. of Entry/ Exit & Width	02/3.60 M	02/3.60 M	02/3.60 M	02/3.60 M
		Security Room Size	AS PER APPROVED DRAWING	AS PER APPROVED DRAWING	AS PER APPROVED DRAWING	AS PER APPROVED DRAWING
		Other Services in Setbacks	N.A.	N.A.	N.A.	N.A.

B- Parking Parameters :					
S.No.	Details	Comments		Essentials	
		As Per Approved Plan	As Per Site	For Completion	For At The Time Of Utilization Certificate
1.	Total E.C.U. Required	82.00 E.C.U.	82.00 E.C.U.	82.00 E.C.U.	82.00 E.C.U.
	Total No of Car Parking	62	62	62	62
2.	• Basement Upper	19	19	19	19
	• Basement lower	22	22	22	22
	• Stilt	11	11	11	11
	• Open Area	10	10	10	10
	• Visitors	17	17	17	17

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	• Mechanical Car Parking	N.A.	N.A.	N.A.	N.A.
	• Provision of Car Lift	N.A.	N.A.	N.A.	N.A.
3.	Total Two Wheeler Parking	60	60	60	60

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.	Certificate For Fire Safety And Compliance of UDH Order Dated 21.01.20 Fire Safety	REQUIRED	PROVIDED	Installed Yes	Operational Yes
2.	Certificate From Structural Engineer (Earthquake) Resistance	REQUIRED	PROVIDED	PROVIDED	PROVIDED

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	PROVIDED	PROVIDED	Installed Yes	Operational Yes
2.	Waste Water Treatment/ Recycling	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
3.	Provision of Sewerage Line and Sewerage Treatment Plant	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
4.	Provision of Solid Waste	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
5.	Certificate for Environment Clearance (if applicable)	N.A.	N.A.	N.A.	N.A.
6.	Provision of Solar Panels/ Solar Water Heater	YES	YES	YES	YES

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	As Per Approved Plan	As Per Approved Plan	As Per Approved Plan	As Per Approved Plan

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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-Outs/ Open to Sky/Ducts	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
2.	Projections/ Balconies etc. (Covered/ Extended)	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
3.	Provision of Water Supply	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
4.	Provision of Power/Helical Connectivity Including Transformer Placement (if required)	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
5.	Site Development Including Parking Signs, Pathway, Street Lighting	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS
6.	Provisions for Physically Challenged Persons	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN	AS PER APPROVED PLAN
7.	Architectural Finishing i.e. Paint, False Ceiling and Interior Finishing etc.	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS
8.	Internal Change/ Deviation if any	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS	AS PER BY LAWS
9.	Any Other Observation	NONE	NONE	NONE	NONE

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