

Kapil Jain Architects

ARCHITECTS AND INTERIOR DESIGNERS

2-A, RESIDENCY ROAD, NEAR SARDARPURA, UDAIPUR-313001

Contact : 9414166959, info@kapiljainarchitects.com

File no : Completion/2022-23/RR-01

Dated 21/03/2023

To,
The Commissioner,
JDA, Jaipur (Raj)

2 1808
21/3/2023

As per the order of the UDH, Government of Rajasthan and as per the point no 19.4(iii) & point no 20 of Model Rajasthan (Urban Areas) Building Byelaws 2020, powers conferred to the empanelled Architects for the plan passing and providing Completion & Occupancy certificate, I KAPIL JAIN INTODIA, as an empanelled Architect Registration No CTP Raj/Architect/2021/04 and COA Registration No-CA/2003/32476 hereby, state the following:

Revised Approval drawings of project name **Ruheen Regal** constructed on Reconstituted Plot No. 40, 41, 42, 43, 44 & 45, Dakshinpuri Phase – I, Jagatpura, Jaipur - 302017 admeasuring plot area 1105.81 Sqm. (1322.56 Varg gaj) owned / developed by Ruheen Developers & Properties LLP through partner Shri Phalendra Diwan, have been presented before me.

The promoters have deposited the Completion Certificate Fee of Rs. 75755/- at JDA, Jaipur vide Receipt No. 845145 dated 14/03/2023.

I have gone through the drawings, documents and have thoroughly checked them.

The Documents attached herewith are :

- 1) The required Checklist for completion certificate.
- 2) Completion Certificate Fee Receipt,
- 3) Structural Engineer's Certificate for compliance of NBC part VI for Earthquake Safety,
- 4) Fire NOC affidavit,
- 5) Architect's Empanellment order,
- 6) Revised approval drawings & Revision letter.
- 7) Site Photos (3 coloured pages)

As per requirements, the following compliances are yet to be furnished by the Promoters:

- i. Promoters should deposit remaining **Labour Cess** (if due) with the Labour Department or JDA and a copy of the Receipt is to be deposited with the JDA before occupancy certificate.
- ii. Promoters have not applied & received **Consent to establish under Air and Water** (Prevention and control of Pollution) Acts from Rajasthan state pollution control board. An Affidavit given by promoters that in near future, if it will be applicable, promoters will apply and submit to JDA & empanelled architect after receiving it.

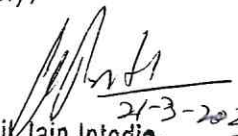
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- iii. **Environment Clearance**, under the provisions of Environment Rules 2006, is not applicable & not Required as total built-up area is 5050.28 sq mtrs, which is less than 20000 sq mtrs.
- iv. The project is registered under **RERA** of the Govt. of Rajasthan as a registration number RAJ/P/2021/1499. Quarterly reports and other compliances to be properly followed by promoter. NOC for completion to be obtained from RERA.
- v. All other requirements and amenities, as shown in the Plans presented, and though not mentioned above, shall have to be executed by the Promoters, exactly in line with the provisions of Rajasthan Urban area Model Building Regulations 2020 before occupancy certificate.
- vi. All/Any Government guidelines/circulars/notices, that may be issued from time to time, related/addendum to the Rajasthan Urban area Model Building Regulations 2020, are to be strictly followed and implemented before occupancy certificate. All required Fees/Charges, payable under the Law, will have to be paid to the concerned Government authority/body before occupancy certificate.
- vii. All matters related to the project under Model Building Regulations, and, in turn related to any Taxation / Administrative/ Acquisition / Legal / Ownership rights shall be looked after by the local Governing body and do not fall under any scope of this completion certificate.
- viii. This completion certificate is issued as per legal, technical details and informations provided by promoters. If any information is hidden, then promoters are responsible for it. Empanelled Architect is not responsible for any legal or Govt compliances.

AND, THUS,

After thorough inspection of the Architectural Drawings and all the above, I hereby issue **Completion Certificate for Ruheen Regal constructed on Reconstituted Plot No. 40, 41, 42, 43, 44 & 45, Dakshinpuri Phase – I, Jagatpura, Jaipur - 302017 admeasuring plot area 1105.81 Sqm. (1322.56 Varg gaj) owned / developed by Ruheen Developers & Properties LLP through partner Shri Phalendra Diwan**, under the provisions of the Empanellment as Architect with the CTP office, Rajasthan.

Yours Truly,


24-3-2023
Ar. Kapil Jain Intodia
2A, Residency Road, Udaipur
CA/2003/32476
CTP Raj./Architect/2021/04

Kapil Jain Intodia

(For Kapil Jain Architects)

Reg No. (issued by COA) : CA/2003/32476

Reg No. (issued by CTP, Raj) : CTP Raj./Architect/2021/04

(Empanelled Architect for issuance of Completion & Occupancy Certificate)

CC to

Ruheen Developers & Properties LLP, Jaipur

KAPIL JAIN ARCHITECTS

ARCHITECTS AND INTERIOR DESIGNERS

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Completion Certificate

I hereby certify that the Building **Ruheen Regal** constructed on Reconstituted Plot No. 40, 41, 42, 43, 44 & 45, Dakshinpuri Phase – I, Jagatpura, Jaipur - 302017 admeasuring plot area 1105.81 Sqm. (1322.56 Varg gaj) owned / developed by Ruheen Developers & Properties LLP through partner Shri Phalendra Diwan was personally inspected by me and based on above facts, constructions on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan.

Hence the Completion Certificate of **Ruheen Regal** is issued under my signature on 21 March 2023.



21-03-2023

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CTP Raj./Architect/2021/04

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(For Kapil Jain Architects)
Reg No. (issued by COA) : CA/2003/32476
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(Empanelled Architect for issuance of Completion & Occupancy Certificate)

KAPIL JAIN ARCHITECTS

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Annexure-1

SCHEDULE-5

Subject: General Check List for Completion/ Occupancy Certificate.

1)	Name of Plot Owner/ Developer:	Ruheen Developers & Properties LLP
2)	Ownership details:	
	Date of issue of Lease Deed:	15-06-2020
	Type of Plot:	Residential
3)	Name of Present Owner:	Ruheen Developers & Properties LLP
4)	Use of Plot (Land Use) (As per Lease Deed):	Residential
5)	Plot no./ Address of Building Site:	Reconstituted Plot No. 40, 41, 42, 43, 44 & 45, Dakshinpuri Phase – I, Jagatpura, Jaipur - 302017
6)	Plot Area (As per Approved Building Plan):	1105.81 Sqm. (1322.56 Varg gaj)
7)	Approval of Building Plan vide committee meeting dated:	21-01-2021
8)	Building Plan Approval as per Building Byelaws- 2000/2010/2013/2017/2020:	2020
9)	Date of Release of approved building Plan:	03-02-2021
10)	Inspection Report:	
	Date of Start of Construction:	01-03-2021
	Date of Completion:	05-11-2022
	Date of Site Inspection:	15-03-2023

Following Parameters to be checked during inspection for Completion Certificate:

A- Technical Parameters:

Sr. 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)		1105.81 Sqm.	1105.81 Sqm.	1105.81 Sqm.	1105.81 Sqm.
2.	Width of Road/ Roads		18M, 9M, 9M	18M, 9M, 9M	18M, 9M, 9M	18M, 9M, 9M
3.	Direction/ Facing of Plot		North	North	North	North
4.	Setbacks	Direction				
	Front	North	6.33 M (20'9")	6.33 M (20'9")	6.33 M (20'9")	6.33 M (20'9")
	Side I	East	4.57 M (15')	4.57 M (15')	4.57 M (15')	4.57 M (15')
	Side II	West	4.57 M (15')	4.57 M (15')	4.57 M (15')	4.57 M (15')
	Rear	South	4.76 M (15'7")	4.76 M (15'7")	4.76 M (15'7")	4.76 M (15'7")
5.	(i)	Ground Coverage	Within Setback	Within Setback	Within Setback	Within Setback
	(ii)	Basement Floor/ Floors/ Stilt Floor/ Podium if any	1 small Basement (Club) + 1 Stilt Floor (Parking)	1 small Basement (Club) + 1 Stilt Floor (Parking)	1 small Basement (Club) + 1 Stilt Floor (Parking)	1 small Basement (Club) + 1 Stilt Floor (Parking)
	(iii)	Ramp (Width / Slope)	NA	NA	NA	NA
	(iv)	No. of Staircase	1	1	1	1
		Riser	0.15 m	0.15 m	0.15 m	0.15 m
		Tread	0.30 m	0.30 m	0.30 m	0.30 m
		Width	1.52 m	1.52 m	1.52 m	1.52 m


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	(v)	Lift/Elevator/ Escalator	Required	Provided	Installed (Yes)	Operational (Yes)
		No. of Lift	2	2	2	2
		Size of Lift	1.83 x 2.06	1.83 x 2.06	1.83 x 2.06	1.83 x 2.06
6.	(i)	Height (From Stilt slab Level)	18 M	18 M	18 M	18 M
	(ii)	No. of Floor	B+S+6 = 8	B+S+6 = 8	B+S+6 = 8	B+S+6 = 8
		Total Height	21 M	21 M	21 M	21 M
	(iii)	Excluding parapet/ Mumty/ Lift Machine Room/ any other architectural element	Not shown in approved plan.	Yes, Architectural Elements taken at Terrace Level.	Yes, Architectural Elements taken at Terrace Level.	Yes, Architectural Elements taken at Terrace Level.
		Including parapet Mumty/ Lift Machine Room/ any other architectural element	No	No	No	No
7.	F.A.R./B.A.R (As applicable floor wise F.A.R./ B.A.R)		BAR 3.81	BAR 3.81	BAR 3.81	BAR 3.81
8.	Height of Compound wall		1.50 M	1.50 M	1.50 M	1.50 M
	No. of Entry/ Exit & width		1 gate of 5.50m	1 gate of 5.50m	1 gate of 5.50m	1 gate of 5.50m
	Security Room Size		1.89M X 2.50M	1.89M X 2.50M	1.89M X 2.50M	1.89M X 2.50M
	Other Services in Setbacks		Watertank, Septic Tank, Landscape Area	Watertank, Septic Tank, Landscape Area	Watertank, Septic Tank, Landscape Area	Watertank, Septic Tank, Landscape Area

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	41.33	41.33	41.33	41.33
2.	Total No. of Car Parking				
	. Basement	0	0	0	0
	. Stilt	24	24	24	24
	. Open Area	3	3	3	3
	. Visitors	4	4	4	4
	. Mechanical Car Parking	0	0	0	0
	. Provision of Car Lift	0	0	0	0
3.	Two Wheeler Parking	31	31	31	31

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

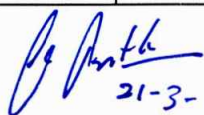

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1.	Certificate for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Not Required	As per Affidavit given by promoters that Building habitable floors height is not more than 18M, Its not Multistorey as per Building byelaws 2020.	As per Affidavit given by promoters that Building habitable floors height is not more than 18M, Its not Multistorey as per Building byelaws 2020.	As per Affidavit given by promoters that Building habitable floors height is not more than 18M, Its not Multistorey as per Building byelaws 2020.
2.	Certificate from Structural Engineer (Earthquake resistant)	Required	Received	Yes, Certificate of undertaking for compliance of the provision of NBC part 4 for Earthquake Safety received duly signed by owner, structural engineer and architect. Copy attached.	Yes, Certificate of undertaking for compliance of the provision of NBC part 4 for Earthquake Safety received duly signed by owner, structural engineer and architect. Copy attached.

D- Environmental Parameters:

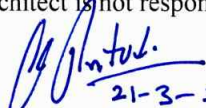
S. No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Yes, Rain Water Harvesting provided at site. A certificate given by Space Grid Architects also attached.	Installed (Yes)	Operational (Yes)
2.	Waste Water Treatment/ Recycling	Not Required as total builtup area below 20000 sqm	Not Provided as total builtup area below 20000 sqm	Installed (No)	Operational (No)
3.	Provision of Sewerage line and Sewerage Treatment Plant	Septic Tank, Sewerage lines Required. STP not required.	Septic Tank, Sewerage lines Provided. STP not required.	Installed (Yes)	Operational (Yes)
4.	Provision of Solid Waste Management	Required	Yes, 4 Dustbins Provided.	Installed (Yes)	Operational (Yes)
5.	Certificate for Environment Clearance (if applicable)	Not Required as total built-up area is 5050.28 sq mtrs, which is less than 20000 sq mtrs.	Not Required as total built-up area is 5050.28 sq mtrs, which is less than 20000 sq mtrs.	Installed (No)	Operational (No)


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6.	Provision of Solar Panels/ Solar Water Heater	Shown in plan	Provided on Roof	Installed (Yes)	Operational (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	14 trees & Green Area required at site.	14 trees & Green Area provided at site.	Installed (Yes)	Operational (Yes)
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	Shown in Approved Drawing.	Available On Site as per Approved Plan.	Available On Site as per Approved Plan.	Available On Site as per Approved Plan.
2.	Projections/ Balconies etc. (Covered/ extended)	Shown in Approved Drawing.	Available On Site as per Approved Plan.	Available On Site as per Approved Plan.	Available On Site as per Approved Plan.
3.	Provision of Water Supply	Required	Available from Boar.	Available from Boar.	Available from Boar.
4.	Provision of Power/ Electrical connectivity including transformer placement	Required	Available On Site & Connection taken from JVVNL.	Installed (Yes)	Operational (Yes)
5.	Site development including parking sinages, pathway, street lighting	Not Required	Not Provided	Not Provided	Not Provided
6.	Provisions for physically challenged persons	Required	Provided at stilt floor to reach at Lift	Provided at stilt floor to reach at Lift	Provided at stilt floor to reach at Lift
7.	Architectural Finishing		Texture Paint with Pergola designs	Texture Paint with Pergola designs	Texture Paint with Pergola designs
8.	Internal Changes/ Deviation if any	Internal changes permissible.	Not done.	Not done.	Not done.
9.	Any other observations	-	-	-	-

Note : All the above mentioned points in this Check-list for completion certificate are filled as per the legal, technical details and informations provided by promoters. If any information is hidden, then promoters are responsible for it. Empanelled Architect is not responsible for any legal or Govt compliances.


21-3-2023
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Architect:- Kapil Jain Intodia
(c/o Kapil Jain Architects)
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