

Date – 17/06/2023

COMPLETION CERTIFICATE

I hereby, certify that Group housing project named " Govindam Jaisinghpura", at khasra No. 682,683,685,686,Part-684,Part-687,Part-688/1147 At Vill -Jaisinghpura, Tehsil- Sanganer, Jaipur owned and developed by M/s. Brijhari Infra LLP personally inspected by me.

Based on Site inspection and point No. 16.6 of the Building By-laws 2020, I certify that construction of the project is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the completion certificate is issued under my signature on 17.06.23.

Note:

1. Any dues and fees (extra FAR/BAR, completion fees) for obtaining the completion certificate to be deposited in the concerned urban local authority by the developer as per Building by-laws.

2. Status of the project is as follows:

- RCC slab casting of all floors is complete.
- Brick work is complete.
- Inner and outer plaster work is complete.
- Common area flooring & basement flooring is complete.
- Lifts are working.
- Common staircase & fire staircase are complete.

Following affidavits are submitted by the developers in regards to the services/certificates which are due or being procured.

- Fire safety
- Solar panels
- STP functioning
- Lightning Arrester Installation
- Labor Cess
- Deviation from submission drawing
- Due charges if any

Keystone

ARCHITECTURE, INTERIOR DESIGN, PROJECT MANAGEMENT

sharmabalendu@gmail.com

Phone: +91-9929108494

669, Mahaveer Nagar 1, Jaipur-18

In addition to these, the developer shall be providing us following certificates/NOCs

- Fire NOC (Applied)
- Environmental clearance
- Set of approved drawings

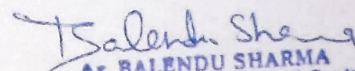
This completion certificate is issued on the basis of facts presented before the architect, however if any discrepancies or shortcomings are found, same shall be brought to the notice of the architect and authorities.

Ar. Balendu Sharma

CA/2005/36414

CTP Raj/Architect/2021/72

For and on behalf of "Keystone"


Ar. BALENDU SHARMA
669, Tonk Road, Behind Central
Academy School
Mahaveer Nagar-Ist, Jaipur
CA/2005/36414
CTP Raj/Architect/2021/72

GENERAL CHECK LIST FOR COMPLETION CERTIFICATE

For Govindam Jaisinghpura (CMJAY)

1.	Name of plot Owner / Developer	M/s. Brijhari Infra LLP
2.	Ownership details	
	• Date of issue of lease deed	Jan, 2009.
	• Type of plot	Group Housing (Niji Khatedari)
3.	Name of present owner	M/s. Brijhari Infra LLP.
4.	Use of plot	Residential
5.	Plot no	khasra No. 682, 683, 685, 686, Part-684, Part-687, and Part-688/1147
6.	Plot area	11377.80 Sq Mt
7.	Approval of building plan vide committee meeting date	14/09/2018
8.	Building plan approval as per building byelaws	2017
9.	Date of release of approved plan	26/02/2019
10.	Inspection report	
	• Date of start of construction	03/03/2019
	• Date of completion	25/01/2022
	• Date of site inspection	12/06/2023

Following parameters checked during inspection for completion certificate

A- Technical Parameters						
S No	Details		Comments		Essentials	
			As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Size of the plot (Sq mt)		11377.80	11377.80	Yes	Yes
2.	Width of Road/Roads		F. 60 ft/ R. 200ft	F. 60 ft/ R. 200ft	Yes	Yes
3.	Direction/Facing of plot		South	South	Yes	Yes
4.	setbacks	Direction				
	Front	South	7.92 mtr	7.92 mtr	Yes	Yes
	Side I	East	7.92 mtr	7.92 mtr	Yes	Yes
	Side II	West	6.10 mtr	6.10 mtr	Yes	Yes
	Rear	North	15.24 mtr	15.24 mtr	Yes	Yes
5.	1	Ground coverage	37.86%	37.86%	Yes	Yes
	2	Basement floor / stilt floors/ podium if any	approved	proposed	Yes	Yes
	3	Ramp (slope)	1:8	1:8	Yes	Yes
	4	No of staircases	8	8	Yes	Yes
		• Riser	.15	.15	Yes	Yes
		• Tread	.3	.3	Yes	
	• Width	1.37	1.37	Yes		

	5	Lift/Elevator/Escalator - No of lift - Size of lift	4+4 (1.98x1.98) (1.98x2.74)	4+4 (1.98x1.98) (1.98x2.74)	Installed Yes	Yes
	1	Height (from plinth level)	27 M	27 M	Yes	Yes
	2	No of floor	B+9	B+9	Yes	Yes
		Total height				
		Excluding parapet/ Mumty/ Lift machine room/ any other architectural element	27.5 M	27.5 M	Yes	Yes
	3	Including parapet/ Mumty/ Lift machine room/ any other architectural element	32.50 M	32.50 M	Yes	Yes
6	7	FAR/BAR (as applicable floor wise FAR/BAR)	2.53%	2.53%	Yes	Yes
		Height of compound wall	2.4 M	2.4 M	Yes	Yes
	8	No. of entry/exit & width	1 Nos. 5.5 m	1 nos. 5.5 m	Yes	Yes
		Security room size	2.30x2.30	2.30x2.30	Yes	Yes
		Other services in setbacks	DG set, guard room,STP, HT meter room, Transformer	DG set, guard room, HT room, Transformer	Yes	Yes

B- Parking Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Total ECU required	347.33	347.33	Yes	Yes
	Total No. of car parking	13	13	Yes	Yes
	• Basement (I,II,III,...)	NA	NA	NA	NA
	• Stilt	NA	NA	NA	NA
	• Open area	13	13	Yes	Yes
2.	• Visitors	NA	NA	NA	NA
	• Mechanical car parking	NA	NA	NA	NA
	• Provision for car lift	NA	NA	NA	NA
3.	Two wheeler parking	1028	1028	Yes	Yes

C- Safety Parameters (Fire & Structure)					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Certification for fire safety & compliance of UDH order dated 21.01.2020 regarding fire safety	Yes	Yes	Applied	Operational (Yes/No)
2.	Certificate from Structural Engineer (Earthquake resistant)	Yes	Yes	Yes	Yes

D- Environmental Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Rain water harvesting	Yes	Yes	Yes	Operational (Yes/No)
2.	Waste water Treatment/ Recycling	Yes	Yes	Yes	Operational (Yes/No)
3.	Provision for Sewerage line & Sewerage treatment plant	Yes	Yes	Yes	Operational (Yes/No)
4.	Provision for Solid waste Management	Yes	Yes	Yes	Yes
5.	Certificate for Environment clearance (If applicable)	Yes	Yes	Yes	Yes
6.	Provision of Solar Panels/ Solar water Heater	Yes	In progress	Yes	Operational (Yes/No)

E- Green Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Plantation & green area and park/landscape	19.65%	19.65%	Yes	Yes

F- General Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Cut outs/ open to sky/ ducts	Yes	Yes	Yes	Yes
2.	Projections/ balcony etc (covered/extended)	As per rules	As per rules	Yes	Yes
3.	Provision of water supply	Yes	Yes	Yes	Yes
4.	Site development including parking, signage, pathway, street lighting	Yes	Yes	Yes	Yes
5.	Provision of power/ electrical connectivity including transformer placement (if any)	Yes	Yes	Yes	Operational (Yes/No)
6.	Provisions for physically challenges persons	required	Yes	Yes	Yes
7.	Architectural finishing i.e. paint, false ceiling and interior finishing etc	Yes	Yes	Yes	Yes
8.	Internal changes/ deviation if any	No	NO	NO	NO
9.	Any other observations	No	No	NO	NO

Balendu Sharma

Ar. BALENDU SHARMA
669, Tonk Road, Behind Central
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CTP Raj./Architect/2021/72

Architect
Reg No. (Issued by COA)
Reg No. (Issued by CTP Raj)

BALENDU SHARMA
CA/2005/36414
CTP Raj./Architect/2021/72



सत्यमेव जयते

Government of Rajasthan

Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,
Jaipur (302004), Rajasthan.

Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)
Building Regulations, 2020)

Registration No.- CTP Raj. /Architect/ 2021/72

I hereby certify that Mr./Mrs. **BALENDU...SHARMA**.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/2005/36414) practicing and having
established office at...**669, TANK ROAD, BEHIND CENTRAL**.....
ACADEMY SCHOOL, MAHAVEER NAGAR Ist, JAIPUR.....
..... (Address) has been registered under
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.
He/she is authorised to approve building plans for all land use/s having plot
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in
Small and medium Towns) and to issue Completion Certificate & Occupancy
Certificate for buildings constructed after following due process adhering to
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.
This Registration No. CTP Raj. /Architect/ 2021/72 is issued under my
signature on date **18/02/2022** and is valid up to **17/02/2023**.

FOR GOVINDAM C.E.

18/6/2023

KH-18/02/2022
(R. K. Vijayvargla)
Chief Town Planner,
Rajasthan, Jaipur.

Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./ Balendu Sharma /2434

Date: 1.0 APR 2023

Ar. Balendu Sharma,
669, Tonk Road,
Behind Central Acedamy School,
Mahaveer Nagar Ist, Jaipur
Mo. No.- 9929108494

Subject: - To Renew registration no. issued under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Ref. : - Your application received dated 27.02.2023.

Dear,

In reference to your application received dated 27.02.2023, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/72 (valid till 17/02/2023) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/72 is hereby renewed and is valid till dated 17/02/2024 (Annexure-A of renewal chart enclosed).

Enclosed: As above.

M. 5/4/2023
(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.

Balendu Sharma
Ar. BALENDU SHARMA
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CA/2008/36414
CTP Raj./Architect/2021/72