



15 MAR 2019

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Check List for Completion Certificate of G+14 Buildings.

Applicant Name:- GRJ DISTRIBUTORS AND DEVELOPERS PVT. LTD.

Architect Name & Registration No. :- RAMAN SIKKA CA/93/16497

Address (Proposed Building):- Khasra No.:- 471 TO 474, 483 TO 487, 492, 493, 631, 627/494 AND 630/487 Village:- SAIDPUR, TEH- TIJARA, ALWAR, RAJ.

Area (Sq.M.): - 50606.00 SQ.M. (NET PLOT AREA)

Details of building plan approval: - APPROVED VIDE LETTER NO. 7420-21/13 DT. 10-06-2013 and 7140-41/15 DT. 31-12-15.

TOWERS - B1, B2 & B3

S.No.	Details	Comments			
1.	Size of the Plot	As per Approval		Available on Site	
		50606.00 SQ.M.		50606.00 SQ.M.	
2.	Setbacks				
		As per Approval		Available on Site	
	Front	NA		NA	
	Side-1	14.00		14.00	
	Side-2	NA		NA	
	Rear	14.16		14.20	
3	Ground Coverage	7305.99 sq.m. (All Towers)		928.04 sq.m (B1, B2 & B3)	
4	Basement (if Approved)	NA		NA	
5	Height & No. Of Floors	44.95 m & G+14		44.70 m & G+14	
6	FAR	13539.65 sq.m.		13975.92 sq.m.	
7	Parking	226 ECU		233 ECU	
		170 CARS	170 SCOOTERS	175 CARS	175 SCOOTERS

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A-50, BHAGAT SINGH COLONY, BEHIND HARISH BAKERY, BHIWADI, RAJASTHAN
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8	Cut outs/open to sky/Ducts	32.52 sq.m.	32.52 sq.m.
9	Projections/Balconies	1800 MM WIDE	1800 MM WIDE
10	Certification for Fire Safety	Mandatory	Obtained & Submitted
11	Airport NOC (if required)	NA	NA
12	Environment Clearance	NA	NA
13	Certificate from Structural Engineer	Mandatory after Construction	Submitted
14	Plantation on site	10121.20 sq.m. (20%) (Green Area).	1534.99 sq.m. (Green Area). As per phase-1 shown in dwg.
15	Rain water harvesting.	8 RWH PIT	3 RWH PIT constructed.
16	Waste water recycling	Mandatory	Waste water recycling tank and line provided.
17	STP	Mandatory	Modular STP constructed.
18	Provision of Solid waste disposal	Mandatory	Provision made in STP and after that reuse in plantation.
19	Provision of Solar Panels/Solar Water Heaters.	Mandatory	PO and affidavit submitted.
20	Provision of physically challenged persons	NOT MENTIONED IN APPROVED DWGS.	NOT MENTIONED.
21	Internal changes/Deviation if any	Store room proposed.	Store room not made.
22	Any other Observation	1) For Additional FAR is 496.27 sq.m. or any other charges as per government rules should be deposit in BIDA, Bhiwadi before execution of this completion certificate. 2) Extra FAR comes out because of store room not made, and this FAR is with in permissible limits as	

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	per building bylaws 2013.
	3) Residential FAR approved for the whole project is 1.836

Check List for Completion Certificate of LG+G+3 Building.

Applicant Name:- GRJ DISTRIBUTORS AND DEVELOPERS PVT. LTD.

Architect Name & Registration No. :- RAMAN SIKKA CA/93/16497

Address (Proposed Building):- Khasra No.- 471 TO 474, 483 TO 487, 492, 493, 631, 627/494 AND 630/487 Village:- SAIDPUR, TEH- TIJARA, ALWAR, RAJ.

Area (Sq.M.):- 50606.00 SQ.M. (NET PLOT AREA)

Details of building plan approval:- APPROVED VIDE LETTER NO. 7420-21/13 DT. 10-06-2013 and 7140-41/15 DT. 31-12-15.

TOWER - COMMERCIAL

S.No.	Details	Comments	
1.	Size of the Plot	As per Approval	Available on Site
		50606.00 SQ.M.	50606.00 SQ.M.
2.	Setbacks		
		As per Approval	Available on Site
	Front	18 M	18.03 M
	Side-1	10.80 M	11.40 M
	Side-2	NA	NA
	Rear	NA	NA
3	Ground Coverage	7305.99 sq.m. (All Towers)	926.97 sq.m (commercial)
4	Basement (if Approved)	NA	NA
5	Height & No. Of Floors	17.75 m & LG+G+3	17.75 m & LG+G+3

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6	FAR	2871.15 sq.m.	2871.15 sq.m.
7	Parking	72 ECU	72 ECU
		54 CARS 54 SCOOTERS	54 CARS 54 SCOOTERS
8	Cut outs/open to sky/Ducts	10.25 sq.m.	10.25 sq.m.
9	Projections/Balconies	1500 MM WIDE	1500 MM WIDE
10	Certification for Fire Safety	Mandatory	Obtained & Submitted
11	Airport NOC (if required)	NA	NA
12	Environment Clearance	NA	NA
13	Certificate from Structural Engineer	Mandatory after Construction	Submitted
14	Plantation on site	10121.20 sq.m. (20%) (Green Area).	1534.99 sq.m. (Green Area). As per phase-1 shown in dwg.
15	Rain water harvesting	8 RWH PIT	3 RWH PIT constructed.
16	Waste water recycling	Mandatory	Waste water recycling tank and line provided.
17	STP	Mandatory	Modular STP constructed.
18	Provision of Solid waste disposal	Mandatory	Provision made in STP and after that reuse in plantation.
19	Provision of Solar Panels/Solar water Heaters.	Mandatory	PO and affidavit submitted.
20	Provision of physically challenged persons	NOT MENTIONED IN APPROVED DWGS.	NOT MENTIONED.
21	Internal changes/Deviation if any	---	NO.

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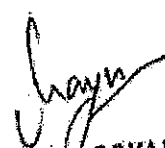
22	Any other Observation	1) Any other charges remaining as per government rules should be deposit in BIDA, Bhiwadi before execution of this completion certificate.
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Completion Certificate of Tower B1, B2, B3 & COMMERCIAL

I hereby certify that Tower B1, B2, B3 (as per approved building maps) and Commercial of "Avalon Royal Park" on, Khasra No./Plot No.: 471 to 474, 483 to 486, 631/487, 492, 493, 627/494 & 630/487, Village:- SAIDPUR, TEH-TIJARA, ALWAR, RAJ. owned by "GRJ Distributors and Developers Pvt. Ltd." was personally inspected by me and based on above facts and as per my best knowledge & documents provided to me, building construction on site is complete in accordance with the Approved building plans. Hence the Completion Certificate is issued under my signature on 15-03-2019.

Note:-

1. Tower B1, B2 & B3 (as per approved building plans) are mentioned on site as A1, A2 & A3 (as per letter submitted by the developer in BIDA, Bhiwadi on 11-3-2019).
2. This Completion Certificate is only valid after the deposition of any amount/fees demanded by BIDA, Bhiwadi, Rajasthan.
3. It is mandatory to obtain OCCUPANCY CERTIFICATE after completion of all external works as per building by-laws.


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