

Letter No.-33 INSIDE/CC No.33 /Sr.No.-33 /date- 20.09.2023

Completion Certificate

I hereby certify that the '**ROYAL TOWN**' RESIDENTIAL FLATS building on Plot No.- 6,16,17 & 18, Scheme – **Raghunath Vihar-D, Village- Bishnawala. Tehsil – Jaipur. Jaipur. Rajasthan.** (land details as per approved plans) developed by **M/S SHRI RAM BUILDERS GROUP Through Partner Banwari Lal Jat s/o Shri Ganpat Lal Jat, Ramdev Choudhary s/o Shri Narayan Ram choudhary, Ashok Kumar s/o Shri Ganga Ram Jat, Narendra Kumar s/o Shri Chhitar Mal Rundla** was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans and Building Byelaws2020. Type of the building (Residential) is also in accordance with the approved Building plan and Building Byelaws2020. Hence the Completion Certificate of the building is issued as per my best knowledge and information provided to me under my signature on

Date : 20-SEPTEMBER-2023


Ar. Jitendra Sharma
72, Sardar Patel Marg, Opp. CPMG
Office C-Scheme, Jaipur (Raj.)-302001
CA/2009/45196
CTPRAJ/Architect/2021/32

Architect:- **JITENDRA SHARMA**

Reg. No.:- (Issued by COA)

CA/2009/45196

Reg. No.:- (Issued by CTP, Raj.)

CTPRAJ/ARCHITECT/2021/32

Note:-

1>. Client will be responsible for any unauthorized construction done after obtaining the Completion Certificate.

Add : plot no-72, opposite C.P.M.G. office, Sardar Patel Marg, C-scheme , Jaipur. 302001

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CheckListforCompletionCertificate

BasicDetailsoftheProject		
Nameof Developer/Promoter	M/S SHRI RAM BUILDERS GROUP Through Partner Banwari Lal Jat s/o Shri Ganpat Lal Jat, Ramdev Choudhary s/o Shri Narayan Ram choudhary, Ashok Kumar s/o Shri Ganga Ram Jat, Narendra Kumar s/o Shri Chhitar Mal Rundla	
AddressofDeveloper/Promoter	Plot No.- C-63, Govind Nagar- C, Gokulpura, Kalwar Road, Jhotwara, Jaipur.	
Name of the Project	Royal Town	
RERA RegistrationNo.	RAJ/P/2023/2540	
Address of the Project(Plotno./Khasr ano.	Plot No.- 6,16,17 & 18, Scheme – Raghunath Vihar-D, Village- Bishnawala. Tehsil – Jaipur. Jaipur. Rajasthan.	
PlotArea(Sq.mts.) (AsperApprovedBuildingPlan)	1169.83 SQ. MTR.	
Widthof FrontRoad	40 FEET	
Landuseof PlotasperLeasedeed	RESIDENTIAL	DateofissueofLeaseDeed: 19.01-2023
UseofApprovedBuildingPlans (Multi-dwellingUnit/Resi.Flats/GroupHousing/Studio/Row Houses/CMJAY-1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Residential Flats	
BuildingPlansapprovingAuthority	JDA , JAIPUR	
LatestBuildingPlans Releasedate	08.02.2023	
BuildingPlansValidityDate	08.02.2030	
BuildingPlanApprovalasperBuildingByelaws(2000/2010/2017/2020/anyother)	BYELAWS 2020	
ArchitectoftheProject&COAno.	Ar. Jitendra Sharma & Coa No. – CA/2009/45196	
StructuralEngineeroftheProject	MANISH GUPTA	

CompletionCertificateissuedforComplete approved project or Partial areaoftheProject	Complete Project/Partialareaofthe Project
IncaseofPartialCompletionCertificate,	

3

PartiallycompletedPlotarea	NA
DetailofCompletedBlock/Tower	NA

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			
	Front	East	4.57 MT	4.57 MT	
	Sidel	North	4.57 MT	4.57 MT	
	Sidell	South	4.57 MT	4.57 MT	
	Rear	West	4.57 MT	4.57 MT	
2	Ground Coverage		WITHIN SETBACK	WITHIN SETBACK	
3	Gross Built-up Area (Sq.mts)		5604.59 SQ. MTR.	5604.59 SQ. MTR.	
4	B.A.R (Sq.mts & Ratio)		4496.07 SQ. MTR. (3.84)	4496.07 SQ. MTR. (3.84)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		STILT + 6 FLOORS	STILT + 6 FLOORS	
6	Total Height of Building (In mts.)		STILT + 18 MT.	STILT + 18 MT.	
i)	Plinth		0.50 MT	0.50 MT	
ii)	Stilt/Podium		3.10 MT	3.10 MT	
iii)	Ground/First to Terrace		18 MT	18 MT	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		PARAPET – 1 MT MUMTY – 2.20 MT	PARAPET – 1 MT MUMTY – 2.20 MT	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showroom etc.)		42 Flats	42 Flats	
9	Commercial Area (in case of Group housing/Flatted Development project)		NA	NA	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Club – 48.15 Sq.Mt.	Club – 48.15 Sq.Mt.	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		1	1	
i)	No. of Open Fire staircase				
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		2 1.83 MT X 1.68 MT 1.83 MT X 1.68 MT	2 1.83 MT X 1.68 MT 1.83 MT X 1.68 MT	
14	No. of Escalators		NA	NA	

5

15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	H. RAMP PROVIDED	H. RAMP PROVIDED	
16	Cut-Out/Open to Sky/Shafts	YES	AS APPROVED	YES
17	Projections/Balconies etc. (Covered/extended)	YES	AS APPROVED	YES
18	Porch (if any)	NA	NA	NA

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	43	43	
2	Total No. of Car parking	33 CAR 33 SCOOTER	33 CAR 33 SCOOTER	
i)	Surface Parking	33 CAR 33 SCOOTER	33 CAR 33 SCOOTER	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement (I, II, III,) - Stilt - Open Area			
3	Two-Wheeler Parking	33 SCOOTER	33 SCOOTER	
4	Bus Parking	NA	NA	
5	Visitors Parking	4	4	
6	EV Charging Facility Car parks	NA	NA	
7	Ramp (for parking floors) - Width - Slope	H. RAMP 4.57 x 3.96 MT 1:12	H. RAMP 4.57 x 3.96 MT 1:12	
8	Provision of Car Lift	NA	NA	

C-Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq. mts)	116.98 Sq.Mt.	116.98 Sq.Mt.	
ii)	Surface Green Area (Sq. mts)	116.98 Sq.Mt.	116.98 Sq.Mt.	
iii)	Podium Green Area (Sq. mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	-	-	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG TANK	UG TANK	