

DC PRN-S-I 1020 / 13-8-2025

**wideframe  
designs** 



Ar. Harish Kumar Kumawat  
C.O.A. Reg. No.: CA/2016/77777  
Reg. No.: CTP Raj/Architect/2021/103

Registered / Authorized Architect for Building Approvals, D.C. / O.C. | Architecture | Interior | Urban Planning

### COMPLETION CERTIFICATE

Dispatch No.: CTP/JDA/HKK/2025-26/CC/03

Date of Issue: 07/08/2025

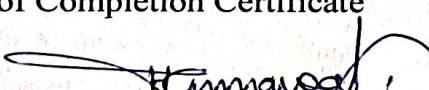
It is hereby certified that the Project "**AG HEIGHTS III**" having Plot Area 772.37 Sq.Mts. located at Plot No. 19 & 20, Scheme- Ashok Vihar, Village- Manyawas, Shanti Nagar, Grah Nirman Sahkari Samiti, Jaipur - 302020 (Rajasthan), developed by **M/s. Aaradhya Govind Developers**, Plot No- B-56, Govind Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 was personally inspected by me along with the owner's/developer's on 05/08/2025 and found that the construction of the Complete Project is complete in accordance with the Building Plans approved by Zone-PRN (South-I), JDA, vide letter no. जविप्रा / पीआरएन-दक्षिण-प्रथम / 2024 / डी-204, Dated 06/02/2024.

Developer/ Promoter has complied with all the provisions of Building byelaws and other applied Norms in the said Project and obtained all necessary NOC's & Certifications.

**Therefore, the Completion Certificate is issued.**

Enclosed: Checklist of Completion Certificate

Thanking You,  
Sincerely Yours

  
Ar. Harish Kumar Kumawat  
B-22, Ganesh Marg  
Bapu Nagar, Jaipur-302015  
COA Reg.-CA/2016/77777  
CTP Raj./Architect/2021/103

**(Ar. Harish Kumar Kumawat)**

(Empaneled Architect)

Date: 30.06.2025

Registration No.: CTP Raj./Architect/2021/103



**Ar. Harish Kumar Kumawat**

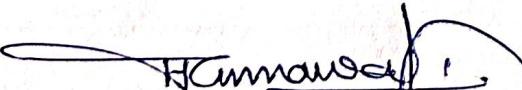
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**Annexure - 1**

**Check List for Completion Certificate**

<b>Basic Details of the Project</b>		
<b>Name of Developer/Promoter</b>	<b>M/S Aaradhyा Govind Developers</b>	
<b>Address of Developer/Promoter</b>	Plot No- B-56, Govind Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012	
<b>Name of the Project</b>	<b>AG HEIGHTS III</b>	
<b>RERA Registration No.</b>	RAJ/P/2025/3682	
<b>Address of the Project (Plot no./Khasra no.)</b>	Plot No. 19 & 20, Scheme- Ashok Vihar, Village-Manyawas, Shanti Nagar, Grah Nirman Sahkari Samiti, Jaipur - 302020 (Rajasthan)	
<b>Plot Area (Sq.mts.) (As per Approved Building Plan)</b>	772.37 Sq.M.	
<b>Width of Front Road</b>	12 M wide	
<b>Land use of Plot as per Lease deed</b>	Residential	Date of Issue of Lease Deed: 03/07/2023
<b>Use of Approved Building Plans</b> (Multi-dwelling Unit / Resi. Flats / Group Housing / Studio / Row Houses/ CMJAY-1A/ 3A / 3B/3C/ Hotel/ Resort/ Mall/ Commercial Complex/Offices/School/College/Hospital etc.)	Residential Flats	
<b>Building Plans approving Authority</b>	Zone-PRN (South-I), JDA, Jaipur	
<b>Latest Building Plans Release date</b>	letter no. जविप्रा/पीआरएन-दक्षिण-प्रथम/2024/डी-204, Dated: 06/02/2024	
<b>Building Plans Validity Date</b>	05/02/2031	
<b>Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)</b>	Building Byelaws- 2020	
<b>Architect of the Project &amp; COA no.</b>	Ar. Harish Kumar Kumawat CA/2016/77777	
<b>Structural Engineer of the Project</b>	Lokesh Wadhwa M.Tech. (Structural Engg.)	
<b>Completion Certificate issued for Complete approved project or Partial area of the Project</b> <i>In case of Partial Completion Certificate,</i>	Complete Project	
<b>Partially Completed Plot area</b>	NIL	
<b>Detail of Completed Block/Tower</b>	NIL	

  
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**Annexure - 2**

<b>Site Inspection Report</b>					
<b>A-Technical Parameters of Building Blocks:</b>					
<b>S.No</b>	<b>Details</b>		<b>As per Latest Approved Building Plans</b>	<b>As per Site</b>	<b>Comments (if any)</b>
<b>1</b>	<b>Setbacks</b>		<b>Direction</b>		
	<b>Front</b>		<b>10' (3.05 M)</b>	<b>3.05 M</b>	
	<b>Side I</b>		<b>15' (4.57 M)</b>	<b>4.57 M</b>	
	<b>Side II</b>		<b>15' (4.57 M)</b>	<b>4.57 M</b>	
	<b>Rear</b>		<b>15' (4.57 M)</b>	<b>4.57 M</b>	
<b>2</b>	<b>Ground Coverage</b>		<b>Within set back</b>	<b>Within set back</b>	
<b>3</b>	<b>Gross Built-up Area (Sq.mts)</b>		<b>3662.30</b>	<b>3662.30</b>	
<b>4</b>	<b>B.A.R (Sq.mts &amp; Ratio)</b>		<b>3118.82 (4.03)</b>	<b>3118.82 (4.03)</b>	
<b>5</b>	<b>Total No. of Floors</b> <i>(Basement, Stilt, above floors, service floor, etc.)</i>		<b>Basement+ Stilt + G+5 Floors</b>	<b>Basement+ Stilt + G+5 Floors</b>	
<b>6</b>	<b>Total Height of Building (In mts.)</b>		<b>3.6 m Stilt + 18 M</b>	<b>3.6 m Stilt + 18 M</b>	
i)	<b>Plinth</b>		<b>0.75 m</b>	<b>0.75 m</b>	
ii)	<b>Stilt / Podium</b>		<b>3.6 m</b>	<b>3.6 m</b>	
iii)	<b>Ground to Terrace</b>		<b>22.35 m</b>	<b>22.35 m</b>	
iv)	<b>Parapet/ Mumty /Lift Machine Room/any other architectural element</b>		<b>29.35 m</b>	<b>29.35 m</b>	
<b>7</b>	<b>No. of Blocks/Towers</b>		<b>1 Block</b>	<b>1 Block</b>	
<b>8</b>	<b>Total No. of Units</b> <i>(Flats/Shops&gt;Showrooms etc.)</i>		<b>24 Units</b>	<b>24 Units</b>	
<b>9</b>	<b>Commercial Area</b> <i>(in case of Group housing/ Flatted Development project)</i>		<b>NIL</b>	<b>NIL</b>	
<b>10</b>	<b>Community Facilities area</b> <i>(Club, community hall, Society office, Swimming pool etc.)</i>		<b>53.72 Sq.M.</b>	<b>53.72 Sq.M.</b>	
<b>11</b>	<b>Refuge area (if any)</b>		<b>NIL</b>	<b>NIL</b>	
<b>12</b>	<b>Total No. of Staircases</b>		<b>01</b>	<b>01</b>	
i)	<b>No. of Open Fire stair case</b>		<b>NIL</b>	<b>NIL</b>	
ii)	<b>No. of Pressurized Fire Stair case</b>				
<b>13</b>	<b>No. of Lifts</b> <b>Size of Lift</b>		<b>01</b> <b>1.83x1.83</b>	<b>01</b> <b>1.83x1.83</b>	

  
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<b>14</b>	<b>No. of Escalators</b>	<b>NIL</b>	<b>NIL</b>	
<b>15</b>	<b>Provision for Physically Challenged Persons</b> • Ramp • Toilet • Car Parking • Lifts	<b>AS PER APPROVED MAP</b>	<b>PROVIDED</b>	
<b>16</b>	<b>Cut-Out/Open to Sky/Shachts</b>	<b>AS PER APPROVED MAP</b>	<b>PROVIDED</b>	
<b>17</b>	<b>Projections/Balconies etc. (Covered/extended)</b>	<b>AS PER APPROVED MAP</b>	<b>PROVIDED</b>	
<b>18</b>	<b>Porch (if any)</b>	<b>NA</b>	<b>NA</b>	

**B- Parking Parameters:**

<b>S.No</b>	<b>Details</b>	<b>As per Latest Approved Building Plans</b>	<b>As per Site</b>	<b>Comments (if any)</b>
<b>1</b>	<b>Total E.C.U. Required</b>	<b>29.83 ECU</b>	<b>29.83 ECU</b>	
<b>2</b>	<b>Total No. of Car parking</b>	<b>22 CARS</b>	<b>22 CARS</b>	
<b>i)</b>	<b>Surface Parking</b>	<b>22 CARS</b>	<b>22 CARS</b>	
<b>ii)</b>	<b>Mechanical Car Parking</b>	<b>NOT PROVIDED</b>	<b>NOT PROVIDED</b>	
<b>iii)</b>	• Basement (I, II, III, ....)	NA	NA	
	• Stilt	05 CARS	05 CARS	
	• Open	17 CARS	17 CARS	
<b>3</b>	<b>Two-Wheeler Parking</b>	<b>22 SCOOTERS</b>	<b>22 SCOOTERS</b>	
<b>4</b>	<b>Bus Parking</b>	<b>NIL</b>	<b>NIL</b>	
<b>5</b>	<b>Visitors Parking</b>	<b>02 CARS</b>	<b>02 CARS</b>	
<b>6</b>	<b>EV Charging Facility Car parks</b>	<b>02 CARS</b>	<b>02 CARS</b>	
<b>7</b>	<b>Ramp (for parking floors)</b> • Width • Slope	<b>AS PER APPROVED MAP</b>	<b>PROVIDED</b>	
<b>8</b>	<b>Provision of Car Lift</b>	<b>NO Provision</b>	<b>NO Provision</b>	

  
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**C- Outer Development Parameters:**

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	<b>Green &amp; Plantation</b>			
i)	Total Green Area (Sq.mts)	78.00 Sq.M.	78.00 Sq.M.	
ii)	Surface Green Area (Sq.mts)	NA	NA	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)			
2	<b>Approved Services in the Project</b> (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	-	-	
3	<b>Driveways for Fire tender Movement/Parking, etc.</b>	3.6 m wide	Provided	
4	<b>No. of Entry/Exit &amp; Width</b>	2-entry/exit (3.6 m)	2-entry/exit (3.6 m)	
5	<b>No. of Security Rooms &amp; Size</b>	-	-	
6	<b>Height of Compound wall (As per Norms )</b>	2.0 m	2.0 m	

**D- Provisions of Affordable Housing Policy/CMJAY Policy:**

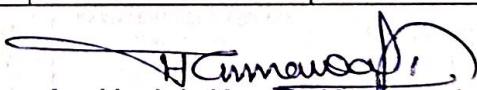
*Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.*

**EWS/LIG units provided on Main plot/Split Location** *On main plot/ Split Location*

*In case, EWS/LIG unit provided on Split Location*

**Address of Split Location**

S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	<b>No. of EWS units</b>	NA	NA	
2	<b>No. of LIG units</b>	NA	NA	
3	<b>Total Carpet Area Provided(Sq.mts)</b>	NA	NA	
4	<b>Total SBUA Area Provided(Sq.mts)</b>	NA	NA	
5	<b>Parking of EWS/LIG Units</b>	NA	NA	
6	<b>Completion time of EWS/LIG units</b>	NA	NA	

  
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**E- Development Works of Building Blocks (for Completion Certificate)**

S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	<b>Civil construction work of Super structure</b>	100%	YES	
2	<b>Internal &amp; External Plaster and Paint work</b>	100%	YES	
3	<b>Door and window/ Structural Glazing work</b>	100%	YES	
4	<b>Flooring Work</b>	100%	YES	
5	<b>Balconies and railing work</b>	100%	YES	
6	<b>Installation of Sanitary and Plumbing Fittings</b>	100%	YES	
7	<b>Installation of Electrical Fittings</b>	100%	YES	
8	<b>Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)</b>	100%	YES	
9	<b>Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)</b>	100%	YES	
10	<b>Installation of Lifts/Escalators</b>	100%	YES	
11	<b>Covered Parking Areas &amp; Mech. Parking (Basement/Stilt/etc.)</b>	100%	YES	
12	<b>Elevation Work</b>	100%	YES	
13	<b>Overhead and Underground Water Tanks</b>	100%	YES	
14	<b>HVAC works</b>	NA	NA	
15	<b>Provision for Physically Challenged Persons</b>	100%	YES	
16	<b>Installation of Fire Safety Equipment's</b>	100%	YES	
17	<b>Status of EWS/LIG units</b>	NA	NA	

**F- Outer Development Works and Services of the Project (for Completion Certificate)**

S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	<b>Compound wall</b>	100%	YES	
2	<b>Entry &amp; Exit Gates/Guard Rooms</b>	100%	YES	
3	<b>Driveways &amp; Pathways</b>	100%	YES	



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4	Open Parking Areas	100%	YES	
5	Meter Room/Pump Room etc.	100%	YES	
6	Electrical Work/Light poles etc.	100%	YES	
7	Water Supply lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	YES	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	SOAK PIT
12	Any other work	100%		

**G- NOC's/Certifications Required (for Completion Certificate)**

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Obtained
3	Any other(as applicable)		

**Completion Fee (To be deposited in Local Authority)**

Gross-Built up area of the completed Part = 3662.30 Sq.Mts X Rs 10 = 36,623.00/-

**Total Amount Rs: 36,623/- (Thirty-Six Thousands, Six Hundred and Twenty-Three only)**

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(Seal & Signature of Architect with date)

Name of Architect: Ar. Harish Kumar Kumawat

Reg. No (Issued by COA): CA/2016/77777

Reg. No (Issued by CTP RAJ.): CTP Raj./Architect/2021/103

Renewal date of Reg. No. CTP RAJ.: 26/04/2026

AARADHYA GOVIND DEVELOPERS

Neeraj  
PARTNER

(Seal & Signature of Developer with date)

Name of Developer: M/S Aaradhy Govind Developers