


Date – 24.07.2023

संलग्नक-1

अनुसूची-5

Subject: General Checklist for Completion Certificate

1. Name of Plot Developer: M/S. R.S.INFRASTRUCTURE
2. Ownership details :-
 - Date of Issue of Lease Deed: 28.12.2020 & 22.03.2021
 - Type of Plot : Residential
3. Name of Present Owner: M/S. R.S.INFRASTRUCTURE
4. Use of Plot (Land Use) (As per Lease Deed) : Residential (Individual lease deeds)
5. Plot No. /Address of Building/Site: Khasra No. 183 , 317 & 318 , Village – Lohagal, 100ft.
Main Road, Ganesh Guwari, Ajmer - 305001 (Rajasthan)
6. Plot Area (as per approved building Plan):- 4231.00 sq.mt.
7. Approval of Building plan vide committee Meeting dated: 12.06.2018 and 15.06.2020
8. Building plan approval as per building byelaws- 3B provision of CMJAY Scheme
9. Date of Release of approval building plan :- 26.07.2018 and revised on 14.07.2020
10. Inspection Report :
 - Date of Start of Construction :- 09.01.2018
 - Date of Completion :- 23.07.2023
 - Date of Site inspection :- 23.07.2023


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Following parameters to be checked during inspection for Completion Certificate

A – Technical Parameters :						
S. 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.)		4231.00 sqm.	4231.00 sqm.	4231.00 sqm.	4231.00 sqm.
2.	Width of Road/ Roads		Master Plan Road 100'-0" wide	Master Plan Road 100'-0" wide	Master Plan Road 100'-0" wide	Master Plan Road 100'-0" wide
3.	Direction/ Facing of plot (East/ West/ North/ South)		As per Approval	As per Approval	As per Approval	As per Approval
4.	Setbacks	Direction				
	Front	NORTH	As per Approval	As per Approval	As per Approval	As per Approval
	Side I	WEST	As per Approval	As per Approval	As per Approval	As per Approval
	Side II	EAST	As per Approval	As per Approval	As per Approval	As per Approval
	Rear	NORTH	As per Approval	As per Approval	As per Approval	As per Approval
5.	(i)	Ground Coverage	Within Setbacks, As per Approval	Within Setbacks, As per Approval	Within Setbacks, As per Approval	Within Setbacks, As per Approval
	(ii)	Basement Floor/ Stilt Floor / Podium if any	-	-	-	-
	(iii)	Ramp (Slope)	As per approval	As per approval	As per approval	As per approval
		No. of Staircase	01 for each unit	01 for each unit	01 for each unit	01 for each unit
		Riser	As per approval	.15 M	.15 M	.15 M
		Tread	As per approval	.30 M	.30 M	.30 M
		Width	As per approval	1.20 M	1.20 M	1.20 M
		Lift / Elevator/ escalator	N/A	N/A	N/A	N/A
		No. of Lift	-	-	-	-
		Size of Lift	-	-	-	-
		Height (From Plinth Level)	9 M from Road level	9 M from Road level	9 M from Road level	9 M from Road level
		No. of Floor	Ground+1	Ground+1	Ground+1	Ground+1



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	Total Height					
	Excluding Parapet/ Mumty/ Lift Machine Room / any other architectural elements	6M	6M	6M	6M	
	Including Parapet/ Mumty/ Lift Machine Room / any other architectural elements	9.0m From Road level	9.0m From Road level	9.0m From Road level	9.0m From Road level	
	B.A.R. (As per Applicable floor wise F.A.R./ B.A.R.)	As per approval	As per approval	As per Approval	As per Approval	
	Height of Compound wall	1.8 M	1.8 M	1.8 M	1.8 M	
	No. of Entry/ Exit & width	01	01	01	01	

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. Acquired	As per the provisions of CMJAY Scheme	As per the provisions of CMJAY Scheme	YES	YES
	Total No. of Parking	As per the provisions of CMJAY Scheme	As per the provisions of CMJAY Scheme	YES	YES
	Basement one	-	-	-	
	Stilt	-	-	-	
	Open area	-	-	-	
	Visitors	-	-	-	
	Provision of Car Lift	-	-	-	
	Two Wheeler Parking (Basement)	-	-	-	

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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
1.	Certification for Fire Safety and Compliance of UDH order dated 21.01.2020 regarding Fire Safety	Not Required	-	-	-
	Certificate from structure Engineer (Earthquake resistant)	Required	Available	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	Available	Available	-
2.	Waste Water Treatment/ Recycling	Required	Available	Available	-
3.	Provision of Sewerage line and Sewerage Treatment Plant	Required	Available	Available	-
4.	Provision of Solid Waste Management	Required	Available	Available	-
5.	Certificate for Environment Clearance (if applicable)	N/A	N/A	N/A	-
6.	Provision of Solar Panels	Not Required	-	-	-

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	Required	Provision is there	Provision required	-

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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	As per Approval drawing	As per Approval drawing	As per Approval drawing	Existing
2.	Projection/ Balconies etc. (Covered/ Extended)	As per Approval drawing	As per Approval drawing	As per Approval drawing	Existing
3.	Provision of water Supply	Required	Available on site	Provision Required & exist	Existing
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Available on site	Provision Required & exist	Existing
5.	Site development including parking singes, pathways, street lighting	Required	Provision is there	Provision Required	Provision is there
6.	Provisions for physically challenged persons	Required	Provision is there	Provision Required & exist	Provision is there
7.	Architectural Finishing Paint. False ceiling And Interior finishing etc.	-	-	Structure should be completed	Structure completed with internal finishes
8.	Internal changes/ Deviation (if any)	-	-	N/A	-
9.	Any other observation	-	-	N/A	-



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Completion Certificate

I do hereby certify that the project “AJMER SQUARE” constructed on the Khasra No. 183 , 317 & 318 , Village – Lohagal, 100ft. Main Road, Ganesh Guwari, Ajmer – 305001 (Rajasthan) was personally inspected by me and based on above facts; construction on site is completed in accordance with the approved building plans and building bye laws. The Residential Building & Commercial Shops is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 24th July 2023.

Note – Deposition of any fees/dues for the above completion certificate if any concerned government department is sole responsibility of the developer, any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate. Any Court cases in any concerned department are sole responsibility of the promoter.



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