

S.NO : CTP/2022/C.C./15

DATE: 14/04/2022

COMPLETION CERTIFICATE

I Hereby Certify That The Building Constructed On Khasra No-35(Part), Village-Bhojpura, Sahkaar Marg, Lal Kothi Scheme, Jaipur, Rajasthan Developed By M/S Ratnawat Infrastructure Construction Company LLP Known As "PINNACLE" Was Personally Inspected By Me And Based On Above Facts, Construction On Site Is Completed In Accordance With The Approved Building Plans And Latest Building Bye Laws 2020. This Residential Building Is Also In Accordance With The Approved Plans And Rajasthan Building Bye Laws. Hence The Completion Certificate Is Issued Under My Signature On 14th April 2022.



Architect : - MAYANK KUMAR SHARMA

Registration No. (ISSUED BY COA) : - CA/2016/75695

Registration No. (ISSUED BY CTP, RAJ.) : - CTP RAJ./ARCHITECT/2021/07

Ar. Mayank Kumar Sharma
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75695
CTP RAJ./Architect/2021/07

Check list for Completion Certificate

1. Name Of Plot Owner / Developer : **Ratnawat Infrastructure Construction Company LLP**
2. Ownership Details :-
 - Date Of Issue Of Lease Deed : **10/06/2016**
 - Type Of Plot : (Auctioned/Allotted/Converted Under 90-A Rules/Other : **Auctioned**
3. Name Of Present Owner : **Ratnawat Infrastructure Construction Company LLP**
4. Use Of Plot (Land Use) As Per Lease Deed): **MIXED USE**
5. Plot No./ Address Of Building/ Site- **Khasara no-35 (part)village : Bhojpura,,Sahakar Marg,Jaipur Rajasthan**
6. Plot Area (As Per Approved Building Plan): **4492.60 Sq.Mtr.**
7. Approval Of Building Plan Vide Committee Meeting Dated: **13-01-22** [Latest]
8. Building Plan Approval As Per Building Byelaws- 2017/2020
9. Date Of Release Of Approved Of Building Plan : **13-01-22** [Latest]
10. Inspection Report :
 - Date Of Start Of Construction : 01-10-2016
 - Date Of Completion : 21-03-2022
 - Date Of Site Inspection : 11-03-2022

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)		4492.5	4492.5	4492.5	4492.5
2.	Width Of Road / Roads		30.00 Mtr.	30.00 Mtr.	30.00 Mtr.	30.00 Mtr.
3.	Direction / Facing Of Plot East /West/North/South/Other		WEST	WEST	WEST	WEST
4.	Set Backs	Direction				
	Front	WEST	15.11 Mtr.	15.11 Mtr.	15 Mtr.	15 Mtr.
	Side I	North	15.10Mtr.	15.10 Mtr.	15 Mtr.	15 Mtr.
	Side II	South	15.18 Mtr.	15.18 Mtr.	15 Mtr.	15 Mtr.
	Rear	East	15.09 Mtr.	15.09 Mtr.	15 Mtr.	15 Mtr.

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5.	(i.)	Ground coverage	25.64%	25.64%	35%	35%
	(ii.)	Basement floor/floors Stilt floor/podium if any	3 Nos. Basement	3 Nos. Basement	3 Nos. Basement	3 Nos. Basement
	(iii.)	Ramp (Slope)	1 : 8	1 : 8	1 : 8	1 : 8
	(iv.)	No. of staircase	4 Nos.	4 Nos.	4 Nos.	4 Nos.
		• Riser	0.15 Mtr.	0.15 Mtr.	0.15 Mtr.	0.15 Mtr.
		• Tread	0.30 Mtr.	0.30 Mtr.	0.30 Mtr.	0.30 Mtr.
6.	(v.)	• width	1.22 Mtr.	1.22 Mtr.	1.22 Mtr.	1.22 Mtr.
		Lift elevator/escalator	4 Nos. 1.98x3.05	4 Nos. 2 Nos 2 Nos	Installed Yes	Operational Yes
		• No. of lift • Size of lift	1.98x2.51			
	(i.)	Height (from plinth Level)	59.44Mtr.	59.44Mtr.	59.44Mtr.	59.44Mtr.
	(ii.)	No. of floor	3B+S+19	3B+S+19	3B+S+19	3B+S+19
	(iii.)	Total of height	67.79 Mtr.			
7.		Excluding parapet / Mumty/ lift Machine room/ any other Architectural element	60.04 Mtr. (Form Road Lvl)	60.04 Mtr. (Form Road Lvl)	60.04 Mtr. (Form Road Lvl)	60.04 Mtr. (Form Road Lvl)
		Including parapet / Mumty / lift Machine room/ any other Architectural element	67.79 Mtr. (Form Road Lvl)	67.79 Mtr. (Form Road Lvl)	67.79 Mtr. (Form Road Lvl)	67.79 Mtr. (Form Road Lvl)
8.		F.A.R./B.A.R. (As applicable Floor wise F.A.R./B.A.R)	3.25	3.25	3.25	3.25
8.		Height of compound wall	2400mm	2400mm	2400mm	2400mm
		No. of entry/exit & width	2Nos/4.75M	2Nos/4.75M	2Nos/4.75M	2Nos/4.75M

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14/4/2022


	Security room size	1.68X3.05	1.68X3.05	1.68X3.05	1.68X3.05
	Other services in setbacks	DG & Transformer	DG & Transformer	DG & Transformer	DG & Transformer

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 Required	268.66	268.66	267.01	267.01
2.	Total No Of Car Parking	201	201	200	200
	• Basement (I,li,lii,.....	L.B.-72	L.B.-72	As per	As per
		M.B.-56	M.B.-56	approval	approval
		U.B.-58 Nos	U.B.-58 Nos		
	• Stilt	-	No.		
	• Open Area	-	15 Cars		
	• Visitors	-	53.40 ECU		
	• Mechanical Car Parking	-	No		
	• Provision Of Car Lift	-	No		
3.	Two Wheeler Parking	-	203 Nos.		

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
1.	Certificate For Fire Safety And Compliance Of UDH Order Dated 21.01.20 Fire Safety	Yes	Yes	Installed Yes	Operational Yes
2.	Certificate From Structural Engineer (Earthquake) Resistance	Yes	Yes	Yes	Yes



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D – Environmental parameters :					
S.No	Details	Comments		Essentials	
		As Per Approved Plan	As Per Site	For Completion	For at the Time of utilization
1.	Rain water harvesting	Yes	Yes	Operational Yes	Operational Yes
2.	Waste water treatment/ recycling	Yes	Yes	Operational Yes	Operational Yes

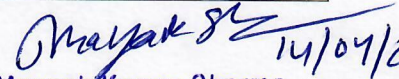
3.	Provision of Sewerage Line and Sewerage Treatment Plant	Yes	Yes	Installed Yes	Operational Yes
4.	Provision of Solid Waste Management	Yes	Yes	Yes	Yes
5.	Certificate for Environment Clearance (if applicable)	Yes	Yes	Yes	Yes
6.	Provision of Solar Panels/Solar Water Heater	Yes	Yes	Installed Yes	Operational Yes

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	Yes	Yes	Yes	Yes


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F- General Parameters:					
S.No	Detail s	Comments		Essential	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/Ducts	Yes	As Per approve d plans	As Per approved plans	As Per approved plans
2.	Projections/Balconies etc. (Covered/ extended)	Yes	As Per approve d plans	As Per approved plans	As Per approved plans
3.	Provision of Water Supply	Yes	Yes	Yes	Yes
4.	Provision of Power/Helical connectivity including transformer placement (if required)	Yes	Yes	Installed Yes	Operational Yes
5.	Site development including parking singes, pathway, street lighting	Yes	As Per approve d plans	As Per approved plans	As Per approved plans
6.	Provisions for physically challenged persons	Yes	As Per approve d plans	As Per approved plans	As Per approved plans


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S.No.	Detail	Comments		Essential	
		As per approved plan	As per site	For completion	For at the time of utilization certificate
7	Architectural finishing i.e paint, false ceiling and interior finishing etc.	yes	yes	yes	yes
8	Internal changes/ Deviation if any	As per bylaws	As per bylaws	As per bylaws	As per bylaws
9	Any other observation	-	-		

Mayank 14/04/2022

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Architect:-.....

Reg.No.(issued by COA).....

Reg.No.(issued by CTP. Raj.).....

Dear Customer,

Please note that the transaction instruction given through AU Bank's Corporate Internet Banking has been processed successfully.

Details of the transaction are given below for your ready reference.

Batch Number	011105222479
Value Date	11-05-2022
Payment Method	RTGS
Debit Account Number	1721221715001793
Beneficiary Account No	JVAZ642213000295
Beneficiary Name	SECRETARY JDA
Beneficiary IFSC	ICIC0000103
UTR Number/ Reference / RRN	AUBLR22022051101098256
Transaction Amount	520757.00
Payment Instructions	PAYMENT FOR CC FEES
Channel	WEB

This is a system generated output and requires no signature.