


**Check list for Completion Certificate**  
**Of RESIDENTIAL BUILDING "PRIDE" AT AT PLOT No.52,53,DOCTORS**  
**COLONY,AJMER ROAD, JAIPUR.**  
**Rera Regd. No.-RAJ/P/2021/1629**

1. Name of Plot DEVELOPER: - A.K.DEVELOPERS
2. Ownership detail:-
  - i) Date of issue of Lease Deed:- 22/11/2004
  - ii) Type of plot:- RESIDENTIAL
3. Name of Present Owner:- A.K.DEVELOPERS
4. Use of Plot (as per Lease deed):- RESIDENTIAL
5. Plot No./Site address:- PLOT No.52,53, DOCTORS COLONY, AJMER ROAD, JAIPUR.
6. Plot Area (as per building approved plan):- 534.94 SQ.MT.
7. Approval of Building Plan vide committee meeting date:-26.03.2021
8. Building plan Approval as per Building By laws-2020
9. Date of Released of Approved building plan: - 27.05.2021
10. Inspection Report:
  - i) Date of Start Construction:-15/06/2021
  - ii) Date of Completion: - 19-10-2022
  - iii) Date of Site Inspection: - 16-08-2022

Following parameters to be checked during inspection for Completion Certificate:

A-Technical Parameters:-						
S.No	Details		Comments		Essentials	
			As per approval Plan SQ.MT.	As per Site SQ.MT.	For Completion	For at the time of Utilization Certificate
1.	Size of the plot (Sq.mt)		534.94	534.94		
2.	Width of Road		40' WIDE, 30' WIDE	40' WIDE, 30' WIDE		
3.	Direction/Facing of Plot (East/West/North/South)		NORTH – OTHERS PLOT EAST – ROAD 30' WIDE SOUTH – ROAD 40' WIDE WEST – OTHERS PLOT	NORTH – OTHERS PLOT EAST – ROAD 30' WIDE SOUTH – ROAD 40' WIDE WEST – OTHERS PLOT		
4.	Setback	Direction	MT.	MT.		
	Front	South	4.57	4.57		
	Side-I	East	4.57	4.57		
	Side-II	West	3.00	3.05		
	Rear	North	3.00	3.05		
5.	(i)	Ground Coverage	WITHIN SETBACK	WITHIN SETBACK	 <b>KISHOR MATHUR</b> 156 Sector-3, Chitrakoot, Jaipur 22/1/25	
	(ii)	Basement Floor /Floors/ Stilt Floor/Podium if	STILT FLOOR WITHIN SETBACK	STILT FLOOR WITHIN		

*Khusal Mathur*  
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 E-156, Sector-3, Chitrakoot, Jaipur  
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		any		SETBACK		
	(iii)	Ramp (Slop)	NA	NA		
	(iv)	No. of Staircase <ul style="list-style-type: none"> <li>Riser</li> <li>Tread</li> <li>Width</li> </ul>	01 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22	01 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22		
	(v)	Lift/Elevator/Escalator <ul style="list-style-type: none"> <li>No. of Lift</li> <li>Size of lift</li> </ul>	01 2.01mtx2.01mt	01 2.01mtx2.01mt	Installed  YES	Operational  YES
6.	(i)	Height (from Plinth lvl.)	STILT+ 15 Mt.	STILT+ 15 Mt.		
	(ii)	No. of floor	STILT + 5	STILT + 5		
	(iii)	Total Height				
		Excluding Perapet/ Mummt/Lift Machin Room/Any other Architecture element	18.00 MT  (INCLUDING PLINTH + STILT FLOOR HEIGHT)	18.00 MT  (INCLUDING PLINTH + STILT FLOOR HEIGHT)		
		Including Perapet/ Mummt/Lift Machin Room/Any other Architecture element	22.85 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT)	22.85 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT)		
7.		FAR/BAR(as applicable Floor wise FAR/BAR)	TOTAL BAR 1502.78 SQ.MT	TOTAL BAR <b>1468.79</b> SQ.MT		NOTE:ACHIEVED BAR IS LESS THAN APPROVED BAR
8.		Height of compound Wall	1.5 MT	1.5 MT		
		No. of Entry /Exit & Width	2(3.6 MT)	2(3.6 MT)		
		Security Room Size	NA	NA		
		Other Services in setback	NA	NA		

#### B-Parking Parameters:

S. No.	Detail	Comments		Essentials	
		As per approval Plan	As per Site	For Comple tion	For at the time of Utilization Certificate
1.	Total ECU acquired	13.06	13.06		
2.	Total No. of Car parking				
	Basement	NA	NA		
	Stilt	11 CAR 7 SCOOTER	10 CAR 10 SCOOTER		
	Open Area	10 CAR 16 SCOOTER	10 CAR 10 SCOOTER		
	Visitors				
	Mechanical Car parking	NA	NA		

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	Provision of car lift	NA	NA		
3.	Two Wheeler Parking	16 SCOOTER	10 SCOOTER		

### C-Safety Parameters(Fire & Structure)

S. No.	Detail	Comments		Essentials	
		As per approval 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	NA	NA	Installed	Operational
2.	Certification from structural engineer (earthquake resistant)	ATTACHED	ATTACHED		

### D-Environmental Parameters

S. No.	Detail	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain water Harvesting			Installed YES	Operational YES
2.	Waste water Recycling		SEPTIC TANK	Installed YES	Installed YES
3.	Provision of Sewerage Line & Sewerage Treatment Plant		SEPTIC TANK	Installed	Installed
4.	Provision of solid waste Management	NA	SEPTIC TANK	Installed	Operational
5.	Certificate for Environment Clearance (if required)	NA	NA		
6.	Provision of Solar Panels/Solar Water Heater			Installed YES	Operational YES

### E-General Parameters:-

s. No.	Details	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to sky/Ducts	AS APPROVED	AS APPROVED		
2.	Projections/ Balconies etc. Covered/Extended	AS APPROVED	AS BUILT DRAWINGS ATTACHED		
3.	Provision of Water Supply	YES	YES		
4.	Provision of Power/	TRANSFORMER	TRANSFORMER		

  
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	Electrical connectivity including transformer placement (if required)	INSTALLED	INSTALLED		
5.	Site development including parking sinages, pathway, street lighting	NA	NA		
6.	Provisions for physically challenged person	YES	YES		
7.	Architecture building finishing i.e. paint, false ceiling and internal finishing			COMPLETE	
8.	Internal changes/ deviation if any			AS BUILT DRAWINGS ATTACHED	
9.	Any other observation				

  
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## Completion Certificate

I hereby certify that the building "**PRIDE**" constructed on Plot No. **52,53\_DOCTORS COLONY,AJMER ROAD, JAIPUR** ( land details as per approved plans) developed by A.K.DEVELOPERS was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans. Type of the building (Residential) 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 : 19-10-2022

Architect:- **KHUSHAL MATHUR**

Reg. No.:- (Issued by COA)  
**CA/2007/40561**

Reg. No.:- (Issued by CTP, Raj.)  
**CTPRAJ/ARCHITECT/2021/45**

  
**KHUSHAL MATHUR**  
E-150, Sector-3, Chitrakoot, Jaipur  
CA/2007/40561  
CTPRAJ/Architect/2021/45