

**27-July-2022**

**COMPLETION CERTIFICATE UNIQUE SAPPHIRE**

I hereby certify that "**UNIQUE SAPPHIRE**" RERA Reg No. RAJ/P/2017/215 constructed on **Khasra No-46, Village Sukhiya, Patwar Area, Kalyanpur, Tehsil-Sanganer, Jaipur** owned by Shubham Land Con Pvt. Ltd. and developed by **M/s Royal Living homes Pvt. Ltd.** was personally inspected by me and based on the above fact, building construction on site is complete in accordance with the approved building plans and under the guidelines of unified Building Bye Laws (2010). Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 27th July 2022.

Note:- Deposition of any Applicable fees/dues alongwith as built drawings for the above completion certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer, The building is complete in terms of the structure & all other finishing. Any Court Cases in any concerned government department is sole responsibility of the developer.

Copy of Approved Drawings to be attached with Completion Certificate.

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**CA. / 2005 / 35803**

Architect:

Ar. Shyam Thakkar

Reg.No. (Issued by COA):

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Reg.No. (Issued by CTP, Rajasthan): CTP RAJ./Architect/2021/18

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**Ar. Neha Thakkar**

**BD**

### CHECK LIST FOR JOINT SITE INSPECTION OF THE BUILDING

Applicant/ Promoter Name:	M/s Royal Living Homes Pvt. Ltd.
Type of Plot:	(Auctioned/ Allotted/ Converted under 90-A Rules/ Others)- Converted under 90-A Rules
Use of Plot (Land Use, as per Lease Deed):	Residential
Address (Proposed Building):	Khasra No-46, Village Sukhiya, Patwar Area, Kalyanpur, Tehsil-Sanganer, Jaipur
Plot Area of Proposed Building (Sq.Mt.):	9452.39 SQ. MT
Details of Building Plan Approval:	Letter No.: 2018/D-183, Dated: 30/01/2018
Date of Start of Construction:	30/01/2018
Date of Inspection:	25/07/2022

### Inspection for Completion Certificate:

A. Technical Parameters						
S.No.	Details		Comments		Essentials	
			As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Plot area		9452.39 Sq.mt.	9452.39 Sq.mt.)	As per Approval	
2.	Width of the Road		18Mts	18Mts	As per Approval	
3.	Direction/ Facing of the Plot		South Facing	South Facing	As per Approval	
4.	Setbacks (Phase)	Direction				
	Front	North	As per Approval	As per Approval	As per Approval	
	Side I	East	As per Approval	As per Approval	As per Approval	
	Side II	West	As per Approval	As per Approval	As per Approval	
	Rear	South	As per Approval	As per Approval	As per Approval	



5.	I	Ground Coverage (Complete Project Approved)	34.48%	34.48%	As per Approval	
	II	Basement/ Stilt/Floors/ Podium	B + G + 8 Floors	B + G + 8 Floors	As per Approval	
	III	Ramp	Slope- 1:8 Width- 3.6 Mts	Slope- 1:8 Width- 4.0 Mts	As per Approval	
	IV	No. of Stairs	9 Nos.(Typical Floor) 6 Nos. (Basement)	9 Nos.(Typical Floor) 5 Nos. (Basement)	Not as per approval	
		• Riser	.15 Mtrs.	.15 Mtrs.	As per Approval	
		• Tread	.30 Mtrs.	.30 Mtrs.	As per Approval	
		• Width	1.2 Mtrs.	1.2 Mtrs.	As per Approval	
	V	Lift/ Elevator/Escalator				
		• No. of Lifts	9 Nos.	9 Nos.	3 to be Fitted	
		• Size of Lifts	As Per Approval	As Per Approval	As per Approval	
6.	I	Height From Plinth Level	26.55 Mtrs.	26.55 Mtrs.	As per Approval	
	II	No. of Floors	B + G + 8 Floors	B + G + 8 Floors	As per Approval	
	III	Total Height				
		• Excluding parapet/ mumty/ Lift Room/ any other architectural Element.	26.70 Mtrs.	26.70 Mtrs.	As per Approval	
		• Including parapet/ mumty/ Lift Room/ any other architectural Element.	31.125 Mtrs.	31.125 Mtrs.	As per Approval	
7.	F.A.R.	20206.088 Sq.Mt.	20206.088 Sq.Mt.	As per Approval	Existing	

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## B. Parking Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Provision Available on site	For Completion	For at the time of Utilization Certificate
1.	Total ECU Required	263.88 Cars 70.371 Scooters 17.59 Cycles	263.88 Cars 70.371 Scooters 17.59 Cycles	As per Approval	
2.	Total No. of Car Parking				
	I • Basement	As per Approval	As per Approval	As per Approval	
	II • Stilt	As per Approval	As per Approval	As per Approval	
	III • Open Area	As per Approval	As per Approval	As per Approval	
	IV • Visitors	As per Approval	As per Approval	As per Approval	
	V • Mechanical Car Parking	NA	NA	NA	
	VI • Provision of Car Lift	NA	NA	NA	

## C. Safety Parameters (Fire & Structure)

S.No.	Details	Comments		Essentials	
		As per approval	Provision Available on site	For Completion	For at the time of Utilization Certificate
1.	Certificate for Fire Safety & compliance of UDH order dated 21.01.2020 regarding Fire Safety	Required	Available	Provided	
2.	Certificate from Structural Engineer (Earthquake Resistant)	Required	Available	Provided	

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## D. Environmental Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	
1.	Rain Water Harvesting	Required	Available (2 Nos.)	Available (2 Nos.)	
2.	Waste Water Treatment/ Recycling	Not Required	Not Required	Not Required	
3.	Sewerage Treatment Plant/ Sewerage Line	Required	Available	Available & Working	
4.	Provision of Solid Waste Management	Not Required	Not Required	Not Required	
5.	Environment Clearance Certificate	Required	Available	Available	
6.	Provision of Solar Panels/Solar Water Heater	Required	Not Provided	Not Provided	

## E. Green Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Plantation on Site	Required	Available	Available	

## F. General Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/ Ducts (Per Block)	As per Approval	Available	As per Approval	
2.	Projection/Balconies etc.	As per Approval	Available	As per Approval	
3.	Provision of water supply	Required	Available	As per Approval	
4.	Provision of power/Electrical of	Required	Available	As per Approval	
	power/ Electrical connectivity including transformer placement (if required)				
5.	Site development including parking sin ages, pathway, street lighting	Required	Available	As per Approval	
6.	Provisions for physically challenged Persons.	Required		As per Approval	

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7.	Architectural Finishing's such as paint, false ceiling and interior finishing, etc.	----	----	Structure is Complete.	
8.	Internal Changes / Deviation if Any	----		----	
9.	Any Other Observation	----	Elements for Elevational Treatment available on the facade & Terrace.	----	

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