

Completion Certificate (Partial)

I do hereby certify that the **Block G** of the project known as “**SHREE AASHRYA**” bearing RERA Registration No. **RAJ/P/2017/135** situated on the **Khasra No. 423, Village – Salagrampur, Goner, Jaipur (Rajasthan) 302007** 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. Further, the (Group Housing) project under 3A provision of CMJAY Scheme 2015 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 **20th July 2024.**

Note – It is sole responsibility of the developer to deposit this completion certificate with required drawings and documents alongwith as per the notification of UDH dated 10.08.2023. As per point M of clause 11 under CMJAY policy 2015, For issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component. Further, if 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.


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	JANAK NANDINI INFRASTRUCTURES PRIVATE LIMITED	
Address of Developer/Promoter	B-118, Mangal Marg, Bapu Nagar, Jaipur (Rajasthan) 302015	
Name of the Project	SHREE AASHRYA	
RERA Registration No.	RAJ/P/2017/135	
Address of the Project (Plot no./Khasra no.)	Khasra No. 423, Village – Salagrampur, Goner, Jaipur (Rajasthan) 302007	
Plot Area (Sq.mts.) (As per Approved Building Plan)	22,525.50 sq.mt. (Total Plot Area) 9,675.03 sq.mt. (Registered in RERA)	
Width of Front Road	24.0 M Wide Sector Road	
Land use of Plot as per Lease deed	3A Provision under CMJAY Scheme 2015	Date of issue of Lease Deed: 26.02.2016`
Use of Approved Building Plans (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.)	3A Provision under CMJAY Scheme 2015	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	28.07.2017	
Building Plans Validity Date	28.01.2024 (60 months as per UDH notification dated 29.09.2023 + 18 months as per UDH notification dated 12.05.2021)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010	
Architect of the Project & COA no.	Gyanendra Singh Shekhawat (COA No. – CA/97/22030)	
Structural Engineer of the Project	Er. Mahendra Singh Shekhawat (M-1594421)	

Date – 20.07.2024

Completion Certificate issued for Complete approved project or Partial area of the Project	Partial area of the Project
<i>In case of Partial Completion Certificate,</i>	
Partially completed Plot area	3968.10 sq.mt. (Phase plan attached)
Detail of Completed Block/Tower	Block G

Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S. No	Details		As per Latest Approved Building Plans	As per Site	Comments (If any)
1	Setbacks	Direction			
	Front	South	15.01 M	15.01 M	
	Side I	West	15.01 M	15.01 M	
	Side II	East	3.60 M	3.60 M	
	Rear	North	3.60 M	3.60 M	
2	Ground Coverage		8444.80 sq.mt. (For complete project) 18,142.71 sq.mt. (Block B, G & H)	1246.25 sq.mt. (Block G)	Block B, G & H are the registered blocks of the project in RERA
3	Gross Built-up Area (Sq.mts)		21,421.21 Sq.mt. (Block B, G & H)	6666.58 Sq.mt. (Block G)	
4	F.A.R/B.A.R (Sq.mts & Ratio)		16,883.95 Sq.mt. (Block B, G & H)	5390.10 Sq.mt. (Block G)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Ground + 4 Floors	Ground + 4 Floors	
6	Total Height of Building (In mts.)		22.75 M	22.75 M	
i)	Plinth		0.50 M	0.50 M	
ii)	Stilt/Podium		-	-	
iii)	Ground/First to Terrace		14.50 M	14.50 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		7.75 M	7.75 M	

Date – 20.07.2024

7	No. of Blocks/Towers	03 (Block B, G & H)	01 (Block G)	
8	Total No. of Units (Flats/Shops/Show rooms etc.)	416	130 (Block G)	
9	Commercial Area (in case of Group housing/Flatted Development project)	08 (Block H)	NA in Block G	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	As per approval	Proposed in other block of the project	
11	Refuge area (if any)	NA	-	
12	Total No. of Staircases	07 (Block B, G & H)	02 (Block G)	
i)	No. of Open Fire stair case	-	-	
ii)	No. of Pressurized Fire Stair case	-	-	
13	No. of Lifts Size of Lift	07 (Block B, G & H)	02 (Block G) 1.98 M X 1.98 M 1.98 M X 3.05 M	
14	No. of Escalators	-	-	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	Ramp Toilet	Ramp Available with Block G	
16	Cut-Out/Open to Sky/Shafts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

B-Parking Parameters:				
S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	221	86.66	

32, Shilp colony, Jhotwara, Jaipur, 302012
+91-9610382240, +91-8279257147
Design.shelve@gmail.com

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Date – 20.07.2024

		(Block B, G & H)	(Block G)	
2	Total No. of Car parking	-	-	
i)	Surface Parking	-	-	
ii)	Mechanical Car Parking	-	-	
iii)	• Basement (I, II, III,....)	-	-	
	• Stilt	-	-	
	• Open Area	-	-	
3	Two-Wheeler Parking	663	260	
4	Bus Parking	-	-	
5	Visitors Parking	-	-	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) • Width • Slope	As per approval	Available on-site as per approval	
8	Provision of Car Lift	-	-	

C-Outer Development Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	3889.72 Sq.mt. (For complete project)	Achieved for Block G	
ii)	Surface Green Area (Sq.mts)	-	-	
iii)	Podium Green Area (Sq.mts)	-	-	
iv)	Plantation Corridor (If any)	-	-	
v)	Tree Plantation (As per Norms)	As per Norms	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	STP UG & OH water Tank Pump Room Panel Room	Septic tank provision, UG & overhead water tank, pump and panel room provision for Block G	
3	Drive ways for Fire tender Movement/Parking, etc.	Within setbacks	Within setbacks	

DESIGN SHELVE

INTERIOR | ARCHITECTURE | LANDSCAPE

Date – 20.07.2024

4	No. of Entry/Exit & Width	01	01 6.0 M wide	
5	No. of Security Rooms & Size	01	01 available	
6	Height of Compound wall (As per Norms)	-	1.5 M	

D-Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Project shaving area more than 5000 Sq.mts.

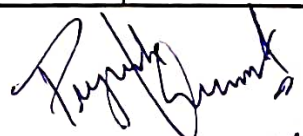
EWS/LIG units provided on Main plot/Split Location

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	No. of EWS units	153	-	
2	No. of LIG units	255	130	
3	Total Carpet Area Provided (Sq.mts)	3,401.16 sq.mt. (EWS) 10,011.30 sq.mt. (LIG)	5,103.80 sq.mt. (LIG in Block G)	
4	Total SBUA Area Provided (Sq.mts)	4,934.25 sq.mt. (EWS) 12,818.85 sq.mt. (LIG)	6,535.10 sq.mt. (LIG in Block G)	
5	Parking of EWS/LIG Units	Two Wheelers 153 (EWS) 510 (LIG)	Two Wheelers 260 (LIG)	
6	Completion time of EWS/LIG units	28.01.2024	20.07.2024	Structure of Block G has been completed before 28.01.2024


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E-Development Work 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	Civil construction work of Super structure	100%	YES	
2	Internal & External Plaster and Paint work	100%	YES	
3	Door and window/ Structural Glazing work	100%	YES	
4	Flooring Work	100%	YES	
5	Balconies and railing work	100%	YES	
6	Installation of Sanitary and Plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	Proposed in other block of the project, under development
9	Development works of Common areas (Lobbies/Corridors/Staircase/Liftwell/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevational Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	-	NA
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	YES	Block G completed on-site

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	Compound wall	100%	YES	
2	Entry & Exit Gates/Guard Rooms	100%	YES	
3	Driveways & Pathways	100%	YES	
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	
12	Any other work	100%	NA	

G-NOC's/ Certifications Required (for Completion Certificate)			
S. No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Available
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Applicable	Available
3	Any other (as applicable)	-	

DESIGN SHELVE

INTERIOR | ARCHITECTURE | LANDSCAPE

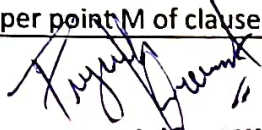
Date – 20.07.2024

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 6666.58 Sq.mt. X ₹ 10/- = ₹ 66,666/- (Round Off)

Total Amount ₹ 66,666/- (In words: Sixty-Six Thousand Six Hundred Six Only)

As per point M of clause 11 under CMJAY policy 2015, fee is levied on EWS/LIG component



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(Seal & Signature of Architect with date)

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Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

(Seal & Signature of Developer with date)

Name of Developer: JANAK NANDINI
INFRASTRUCTURES PRIVATE LIMITED