

STUDIO RKR ARCHITECTURE

101/1, SIDDHARTH APARTMENT OPP. DANA PANI RESTAURANT
JANPATH, SHYAM NAGAR, JAIPUR-302019
Tel : 0141-4016494 (O) ; +91 9828600550 (M)

Letter No.-SRKRA/CC No.18/Sr.No.-18/date- 28.06.2023

Completion Certificate

I do hereby certify that the building of Group Housing project "GKB'S GRACE" situated no. Plot No. GH-4, at Omaxe City Scheme, Ajmer Road, Jaipur developed by M/s Govindkripa Infratech Pvt. Ltd. having its office at 205-206, Prakashdeep Complex, Station Road, Jaipur was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans & Building Bye Laws. Type of building is Residential apartment, is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on dated 28.06.2023.


Ar. Rajesh Mohan Lal Rajoria
101/1, Siddharth Apartment
Opp. Dana Pani Restaurant
Jan Path, Shyam Nagar, Jaipur
CA/2015/68762
CTP Raj./Architect/2021/66

Architect: - Rajesh Mohan Lal Rajoria

Registration No.: - CA/2015/68762

Registration No.: - CTP Raj. /Architect/2021/66

COPY PROVIDED TO

- 1> ACP, BPC (BP), JDA, Jaipur
- 2> M/s Govindkripa Infratech Pvt. Ltd.



सत्यमेव जयते

Government of Rajasthan

Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,
Jaipur (302004), Rajasthan.

Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)
Building Regulations, 2020)

Registration No.- CTP Raj. /Architect/ 2021/66

I hereby certify that Mr./M/s. RAJESH MOHAN LAL RAJORIA.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/2015../68762) practicing and having
established office at. 101/1, SIDDHARTH APARTMENT, OPP. DANA PARI
RESTAURANT, JANPATH, SHYAM NAGAR, JAIPUR.....
..... (Address) has been registered under
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.
He/she is authorised to approve building plans for all land use/s having plot
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in
Small and medium Towns) and to issue Completion Certificate & Occupancy
Certificate for buildings constructed after following due process adhering to
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.
This Registration No. CTP Raj. /Architect/ 2021/66 is issued under my
signature on date 12/01/2022 and is valid up to 11/01/2023.



R. K. Vijayvaria
(R. K. Vijayvaria)
Chief Town Planner,
Rajasthan, Jaipur.

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Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./ RMLR/567

Date 19 JAN 2023

Ar. Rajesh Mohan Lal Rajoria,
101/1, Siddharth Apartment, Opp. Dana Pani Restairant,
Jan Path, Shyam Nagar,
Jaipur-302019
Mo. No.- 9828600550

Subject: - To Renew registration no. issued under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Reference: - Your application received dated 09/01/2023.

Dear,

In reference to your application received dated 09/01/2023, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/66 (valid till 11/01/2023) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/66 is hereby renewed and is valid till dated 11/01/2024 (Annexure-A of renewal chart enclosed).

Enclosed: As above.

Sd/- 19/1/2023
(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.

Annexure-A

Name of Registered Architect:	Rajesh Mohan Lal Rajoria	
CoA Registration no. :	CA/2015/68762	
Registration no. (issued by CTP, Raj.):	CTP Raj. /Architect/ 2021/66	
Renewal details as below:		
Signature & seal of authorised person for renewal of registration	Date of Renewal	Renewal Valid upto
संदीप दंडवते मुख्य नगर नियोजक 19/11/2023	12.01.2023	11.01.2024

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Letter No.-SRKRA/CL No.18/Sr.No.-18/date- 28.06.2023


Check List for Completion Certificate of Group Housing project "GKB,S GRACE" constructed on Plot no. GH-4, Omexe City Scheme, Ajmer Road, Jaipur.						
1	Name of Plot Owner / Developer & Address	Mr. Subhash Agarwal, 205-206, Prakashdeep Complex, Station Road, Jaipur				
2	Ownership Details Date of issue of Lease Deed Actioned / Allotted / Converted under 90-A rules / Others	M/s Govindkripa Infratech Pvt. Ltd. 21.06.2013 Sale Deed				
3	Name of Present Owner	M/s Govindkripa Infratech Pvt. Ltd.				
4	Use of Plot (Land Use) as per lease deed	Residential Group Housing				
5	Plot No. / Building Address / Site	GH-4, Omexe City Scheme, Ajmer Road, Jaipur				
6	Building Plan Approval as / building bye laws 2013	Building Plans approved as per Building bye Laws-2020				
7	Details of Building Plan Approval (Building Plan approval Committee Meeting)	Approved by JDA, Jaipur with their approval letter BPC (BP) with letter no. JDA/V.N.NI/BPC (BP)/2022/D-474 dated:-29.03.2022				
8	Date of release of Approved Building Plans	Dated: - 29.03.2022				
9	Project Architect (As per Approved Maps)	Ar. Rajesh Mohan Lal Rajoria (CoA No. CA/2015/68762				
10	Plot Area (As per Approved Building Plans)	8897.66 Sq.Mt.				
11	Inspection Report Date of start of construction Date of completion of construction Date of Inspection	04.01.2016 15.06.2023 21.06.2023				
Following parameters to be checked during inspection for Completion Certificate						
A- Technical Parameters:						
S.No	Details	Comments		Essentials		Remarks
		As per Approved Plans	As per Site	For Completion	For the time of Occupancy	
01	Size of Plot (Sq.Mt.)	8897.66	8897.66			
02	Width of Roads	30.00 M.	30.00 M.			
03	Direction/Facing	South Facing	South Facing			

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CTP Reg./Architect/2021/55

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04	Plot				
	Setback:				
	Front:	15.00 m.	15.00 m.		
	Side-I	15.00 m.	15.00 m..		
	Side-II	9.00 m.	9.00 m..		
	Rear-	9.00 m.	9.00 m..		
05	(i)Ground Coverage	36.48 % (3246.05 sq.mt.)	36.48 % (3246.05 sq.mt.)		
	(ii) Basement/Stilt Floor/Floors / podium if any	Basement + Stilt floor + 12 floors	Basement + Stilt floor + 12 floors		
	(iii) Ramp Slope	1:8	1:8		
	(iv)No. of Stairs	11	11		
	• Riser	0.15 M.	0.15 M.		
	• Tread	0.30 M.	0.30 M.		
	• Width	1.50 M.	1.50 M.		
	Lift / Elevators / Escalators	11	11		
	• No. of Lifts	1.9x2.50, 1.9x1.9& 1.68x1.68 (M.)	1.9x2.50, 1.9x1.9& 1.68x1.68 (M.)		
	• Size of Lifts				
06	(i) Height from Plinth Level	0.60 M.	0.60 M.		
	(ii)No. of Floors	Basement+Stilt + 12 Floors	Basement+Stilt + 12 Floors		
	Total Height				
	Excluding Parapet/Mumty/Lift Machine room / any architectural element	39.21 Meter from Road Level	39.21 Meter from Road Level		
	Including Parapet/Mumty/Lift Machine room/any architectural element	46.96 M.	46.96 M.		
07	F.A.R & B.A.R.(as applicable floor wise F.A.R.)	22911.42 sq.mt. & 4400.50 Sq.Mt.	22911.42 Sq. Mt. & 4132.93 sq.mt.)		


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 CA/2013/88752
 CTS No./Architect/2021/56

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08	Height of Compound Wall	Not Provided	2.00 m.			
	No. of Entry/Exit & Width	02 Nos. Width not provided	03 Nos. with 12.50 & 4.50 M.			
	Security Room Size	2.44 x 2.88	2.44 x 2.88			
	Any services in setback area	Electrical Sub Station	Electrical Sub Station & STP			
B-PARKING PARAMETERS						
01	Total no. of ECU acquired	438.00 e.c.u.	438.00 e.c.u.			Mechanical Parking will be installed before OC. And security for the same is already deposited in JDA And Visitor's Parking Provided on Stilt & Open Space.
02	Total no. of Car Parking					
	Stilt	71.00	71.00			
	Basement	119.00	119.00			
	Open area	104.00	104.00			
	Visitor's	82.00	82.00			
	Mechanical Car Parking	33.00	33.00		Yes	
	Provision of Car Lifts	Nil	Nil			
03	Two-Wheeler parking	333.00	333.00			
C-SAFETY PARAMETERS (Fire & Structure)						
01	Certification of Fire Safety and compliance of UDH order dated 21.01.2020 regarding fire safety	Required	Work Progress in		Yes	
02	Certificate from Structural Engineer (Earthquake resistant)	Required	provided	Provided		
D-ENVIRONMENTAL PARAMETERS:						
01	Rain Water Harvesting	Proposed	Provided	Provided		

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02	Waste Water Treatment	Proposed	Provided	Provided		
03	Provision of Sewerage line and Sewerage Treatment Plan	Proposed	Provided	Provided		
04	Provision of Solid Waste Management	Proposed	Provided	Provided		
05	Certificate for Environment Clearance (If Applicable)	Concern to Establish granted from MoEF	CTE is provided			CTO required
06	Provision of Solar Panels/Solar Water Heater	Proposed	To be provide before OC			Yes
E-GREEN PARAMETERS:						
01	Plantation / Green / Park / Landscape	Proposed	Provided			Yes
F-GENERAL PARAMETERS:						
01	Cut out / Open to Sky / Duct	Proposed	As/approved Maps			
02	Projections / Balconies (Covered / Extended)	1.22 M.	As/approved Maps			
03	Provision of Water Supply	Proposed	Provided			
04	Provision of Power /Electric Connectivity including transformer placement	Proposed	Provided			
05	Site development including parking signages, pathway, street lighting	Proposed	Work In Progress			
06	Provision for physically challenged persons	Proposed	Provided			


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07	Architectural finishings i.e. colour, Plaster, false ceiling, D/W, flooring etc.	Proposed	Provided		Yes	Partial Finishing Work is in Progress
08	Internal Changes / Deviation if any					
09	Any other observations					


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Architect:- Rajesh Mohan Lal Rajoria

Registration No. :- CA/2015/68762

Registration No. :- CTP Raj./Architect/2021/66

Structure Engineer. :- Manish Gupta

B.E. (Civil) M. Tech (Structure)