

PARTIAL COMPLETION CERTIFICATE

I hereby certify that the Residential Building named "**GREEN MEADOWS**" RERA Reg No. RAJ/P/2017/200 constructed on I, J, K, Re-Constitute Group Housing Khasra No 87/298, 90,92,129 at Tonk Road, Village-Hema Ka Nangal Teh.-Sanganer, Jaipur owned and developed by Modest Infra Limited was personally inspected by me and based on above facts, construction of Tower-A & C on site is complete in accordance with the approved building plans.

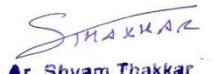
S.No.	Tower	Land Area
1	Tower A	1292.97 Sq.mt.
2	Tower C	1192.30 Sq.mt.
3	Road Area	9736.33 Sq.mt.
4	Total Land Area developed	12221.60 Sq.mt.

Hence the Completion certificate is issued under my signature on (Date) **15-February-2023.**

Note: Any dues and fees for obtaining the Completion Certificate to be deposited in the concerned urban local authority by the developer.

As built drawings & STP certifications will be submitted by the builder

Attachment: Checklist as prescribed



Ar. Shyam Thakkar
Plot No.-278, Vishwakarma
Nagar, Maharani Farms
Dargapura, Jaipur (Raj.) 302018
CA/2005/35803
CTP RAJ./Architect/2021/18

Architect: Shyam Thakkar

Re. No. (Issued By COA): CA/2005/35803

Reg. No. (Issued By CTP, Raj.): CTP RAJ./Architect/2021/18



CHECK LIST FOR JOINT SITE INSPECTION OF THE BUILDING

Applicant/ Promoter Name:

Type of Plot:

Others

Use of Plot (Land Use, as per Lease Deed): Residential

Address (Proposed Building):

Modest Infra Limited

(Auctioned/ Allotted/ Converted under 90-A Rules/

 I, J, K, Re-Constitute Group Housing Khasra No
 87/298, 90,92,129 at Tonk Road, Village-Hema
 Ka Nangal Teh.-Sanganer, Jaipur

Plot Area of Proposed Building (Sq.Mt.):

25,657.41 Sq.Mt.

Details of Building Plan Approval:

Approved By Jaipur Development Authority

, Dated: 14/07/2014

Date of Start of Construction:

14/07/2014

Date of Inspection:

15/02/2023

Inspection for Partial 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		25657.41 sq.mt.	25657.41 sq.mt.	As per Approval	----
2.	Width of the Road		60.97 Mtrs.	60.97 Mtrs.	As per Approval	----
3.	Direction/ Facing of the Plot		W Facing	W Facing	As per Approval	----
4.	Setbacks (Phase)	Direction				
	Front	West	30 mt	30 mt	As per Approval	----
	Side I	North	9.15 mt	9.15 mt	As per Approval	----
	Side II	South	9.15 mt	9.15 mt	As per Approval	----
	Rear	East	9.15 mt	9.15 mt	As per Approval	----
5.	I	Ground Coverage (Complete Project Approved)	23.36%	23.36%	As per Approval	----
	II	Basement/ Stilt/Floors/ Podium	Tower A-B+G+12 Tower C-G+12	Tower A-B+G+12 Tower C-G+12	As per Approval	----
	III	Ramp	--	--	As per Approval	----
	IV	No. of Stairs (Tower B,C &D)	6 Nos.	6 Nos.	As per Approval	----
		• Riser	.15 Mtrs.	.15 Mtrs.	As per Approval	----
		• Tread	.30 Mtrs.	.30 Mtrs.	As per Approval	----
		• Width	1.22 Mtrs.	1.22 Mtrs.	As per Approval	----
	V	Lift/ Elevator/Escalator (Tower A &C)				
		• No. of Lifts	4 Nos.	4 Nos.	As per Approval	----



		• Size of Lifts	As Per Approval	As Per Approval	As per Approval	----
6.	I	Height From Plinth Level (Tower A &C)	38.675 Mtrs.	38.675 Mtrs.	As per Approval	----
	II	No. of Floors (Tower A &C)	Tower A-B+G+12 Tower C-G+12	Tower A-B+G+12 Tower C-G+12	As per Approval	----
	III	Total Height (Tower A &C)				
		• Excluding parapet/ mumty/ Lift Room/ any other architectural Element.	39.775 Mtrs.	39.775 Mtrs.	As per Approval	-----
		• Including parapet/ mumty/ Lift Room/ any other architectural Element.	47.525 Mtrs.	47.525 Mtrs.	As per Approval	-----
7.	F.A.R.	Total Project	50,797.17 Sq.Mt.	50,797.17 Sq.Mt.	As per Approval	-----
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		548 Cars/ 548 Scooters/	573 Cars/ 570 Scooters/	Provided	----
2.	Total No. of Car Parking					
	I	• Basement	As per Approval	As per Approval	Provided	----
	II	• Stilt	As per Approval	As per Approval	Provided	----
	III	• Open Area	As per Approval	As per Approval	Provided	
	IV	• Visitors	As per Approval	As per Approval	Provided	
	V	• Mechanical Car Parking	----	----	----	----
	VI	• Provision of Car Lift	----	----	----	----
C. Safety Parameters (Fire & Structure)						
S.No.	Details		Comments		Essentials	
			As per approval	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	----
D. Environmental Parameters						
S.No.	Details		Comments		Essentials	
			As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting		Required	Available	Available	-----
2.	Waste Water Treatment/ Recycling		Required	Provided	Provided	-----
3.	Sewerage Treatment Plant/ Sewerage Line		Required	Provided	Provided	-----



4.	Provision of Solid Waste Management	Required	Provided	Provided	----
5.	Environment Clearance Certificate	Required	Provided	Provided	-----
6.	Provision of Solar Panels/Solar Water Heater	Required	Provided	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	Provision Available	Provision Required	

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)	----	----	----	-----
2.	Projection/Balconies etc.	As per Approval	As per Approval	As per Approval	-----
3.	Provision of water supply	Required	Provision Available	Provision Required	-----
4.	Provision of power/Electrical of power/ Electrical connectivity including transformer placement (if required)	Required	Provided	Provided	-----
5.	Site development including parking sin ages, pathway, street lighting	Required	Provided	Provided	-----
6.	Provisions for physically challenged Persons.	Required	Provision Available	Provision Required	-----
7.	Architectural Finishing's such as paint, false ceiling and interior finishing, etc.	----	----	Structure should be Complete.	-----
8.	Internal Changes / Deviation if Any	----	As shown in check list and Conditions	---	---
9.	Any Other Observation	----	As shown in check list and Conditions	---	---



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