

Check list for Partial Completion Certificate
Of Group Housing Avalon Ridgeview Phase I flats tower no A
1,A2,A3,A4 Rera Regd. No. - RAJ/P/2017/171

S.NO	Particular	Comment
1.	Name of Plot Owner	Adish estate pvt.ltd.
	RERA Promoter	GRJ Distributors & Developers(P.)Ltd.
	Project Name	Avalon Ridgeview Phase I
2.	Ownership detail	
	i) Date of issue of Lease Deed	29/04/2013
	ii) Type of plot	Residential
3.	Name of Present Owner	GRJ Distributors & Developers(P.)Ltd.
4.	Use of Plot (as per Lease deed)	Commercial & Residential
5.	Plot No./Site address	Khasra No./ Plot No.491 to 498 ,at village belni,teh. behror distt. alwar (Rajasthan)
6.	Plot Area (as per building approved plan)	33147.09 sq mtr
7.	Approval of Building Plan vide committee meeting date	12/09/2014
8.	Building plan Approval as per Building Bylaws	2013
9.	Date of Released of Approved building plan	11/11/2014
10.	Inspection Report	
	i) Date of Start Construction	20/11/2014
	ii) Date of Completion	31/05/2022
	iii) Date of Site Inspection	25/05/2022



A N K I T S H A R M A
ARCHITECTS * INTERIORS * & CONSULTANTS

plot no -79 ,Dakha Nagar, Sirsi Road,
Phone- 0141-4069251, Mobile: (+91) 9928407365,
email:- arch_ankits@yahoo.com

Following parameters to be checked during inspection for Completion Certificate:

A-Technical Parameters:-						
S.No	Details		Comments		Essentials	
			As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of the plot (Sq.mt)		33147.09 sq mtr	33147.09 sq mtr,	33147.09 sq mtr	
2.	Width of Road		90 mtr	90 mtr	90 mtr	
3.	Direction/Facing of Plot (East/West/North/South)		North	North	North	
4.	Setback	Direction				
	Front	North	30 mtr	30 mtr	30 mtr	
	Side-I	East	14 mtr	14 mtr	14 mtr	
	Side-II	West	14mtr	14mtr	14mtr	
	Rear	South	14mtr	14mtr	14mtr	
5.	(i)	Ground Coverage	15.19%	15.19%	4.84%1605.72 sq mtr)	
	(ii)	Basement Floor	22872 sq mtr	8500 sq mtr	8500sq mtr	
	(iii)	Ramp (Slop)	1:8	1:8	1:8	
	(iv)	No. of Staircase • Riser • Tread • Width	8 150mm 300mm 1250mm	8 150mm 300mm 1250mm	8 150mm 300mm 1250mm	
	(v)	Lift/Elevator/Escalator • No. of Lift • Size of lift	8 1.9x3.02/ 1.9x2.42	8 1.9x3.02/ 1.9x2.42	Installed	
6.	(i)	Height (from Plinth vl.)	44.24 mtr	44.24 mtr	44.24 mtr	
	(ii)	No. of floor	S+14	S+14	S+14	
	(iii)	Total Height				



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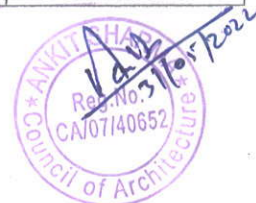
	Excluding Parapet/ Mumtty/LiftMachine Room/Any other Architecture element	44.89 mtr	44.89 mtr	44.89 mtr	
	Including Parapet/ Mumtty/LiftMachine Room/Any other Architecture element	49.65 mtr	49.65 mtr	49.65 mtr	
7.	FAR/BAR(as applicable Floor wise FAR/BAR)	70668.60 sq mtr	23201.17 sq mtr	23201.17sq mtr	
8.	Height of compound Wall			2.1 mtr	
	No. of Entry /Exit & Width			two, 6 mtr	
	Security Room Size			NA	
	Other Services in setback			Electric Panel Room/STP pit	

B-Parking Parameters:

S. No.	Detail	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total ECU acquired	Total 1204 Block 387	387	387	
2.	Total No. of Car parking		291	291	
	Basement		200	200	
	Stilt				
	Open Area		91	91	
	Visitors		58	58	
	Mechanical Car parking		NA	NA	
	Provision of car lift		NA	NA	
3.	Two Wheeler Parking		290	290	

C-Safety Parameters(Fire & Structure)

S. No.	Detail	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate



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1.	Certification for fire safety and Compliance of UDH order Dated 21.01.2020 regarding Fire Safety	Required	Applied	Installed	
2.	Certification from structural engineer (earthquake resistant)	Required	Obtained	Obtained	

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	Required	Provided	Provided	
2.	Waste water Recycling	Required	Provided	Provided	
3.	Provision of Sewerage Line & Sewerage Treatment Plant	Required	Provided	Provided	
4.	Provision of solid waste Management	Required	Provided	Provided	
5.	Certificate for Environment Clearance (if required)	Required	Expired	Expired and applied for renewal	
6.	Provision of Solar Panels/Solar Water Heater	Required	Provision	Installed	

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 per drawing	As per drawing	As per drawing	
2.	Projections/ Balconies etc. Covered/Extended	As per drawing	As per drawing	As per drawing	
3.	Provision of Water Supply	As per drawing	As per drawing	As per drawing	
4.	Provision of Power/	Required	Installed	Installed	



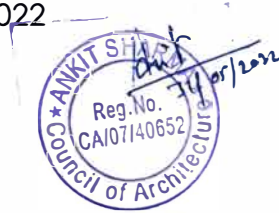
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	Electrical connectivity including transformer placement (if required)				
5.	Site development including parking sinages, pathway, street lighting	Required	Provided	Provided	
6.	Provisions for physically challenged person	As per drawing	Provided	Provided	
7.	Architecture building finishing i.e. paint and internal finishing	Complete	Complete	Complete	
8.	Internal changes/ deviation if any	NA	NA	NA	
9.	Any other observation	NA	NA	NA	



Partial Completion Certificate

I, Ankit Sharma s/o Vinay Chand Sharma, resident of C-49, Vidhya Apartment, Bapu nagar, Jaipur-302015 hereby certify that the building Avalon Ridgeview Phase I tower no.=A1,A2,A3 & A4 constructed on the land Address: Khasra No./ Plot No., 491 to 498 ,at village belni,teh. behror distt. alwar (Rajasthan) developed by. GRJ Distributors & Developers(P.)Ltd. was personally inspected by me and found that the construction of the project has been completed in accordance with the building plans approved by BIDA in its BPC meeting dated 12/09/2014 and released vide letter no. 4708-09/14, Dated- 11/11/2014, therefore the Completion Certificate is issued under my signature today on dated - 31/05/2022



Architect:- Ankit Sharma
Reg. No.:-
Reg. No.:- (Issued by CTP, Raj.)
CTPRAJ/ARCHITECT/2021/....