

STUDIO RKR ARCHITECTURE

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

Latter No.-SRKRA/CC No.05/Sr.No.-05/date- 03.12.2019

Check List For Partial Completion Certificate of Tower E & F (Tower –A as per approved Maps) Stilt + 14 Floor Tower						
1	Name of Applicant			ELEGENT INFRASTRUCTURE PVT. LTD.		
2	Address of Applicant			5 th Floor, Plot no.18, Sec-44, Gurgaon, Haryana-122003		
3	Address of Site			Khasra no. 1289/1025 Village- Khijuriwas, Tehsil-Tijara, Distt. Alwar, Bhiwadi, Rajasthan.		
4	Project Architect (As per Approved Maps)			Ar. Sandeep Singh Bhohi (CA/2010/48436)		
5	Plot Area (Net area left after surrender for road widening)			19571.22 Sq.Mt.		
6	Road width on which plot is located			60.00 M. Wide Road		
S.No	Parameters	Prescribed Norms as Building Regulations	As per Approved Building Plan	As per Site Construction	Deviation from Building Regulations	Compounding Status / Remarks
7	Setback:					
	Front:	30.00 m. Green Belt	30.00 m. Green Belt	30.00 m. Green Belt		
	Side-I	14.00 m.	9.00 m.	9.00 m.		
	Side-II	14.00 m.	14.02 m.	14.02 m.		
	Rear-	14.00 m.	14.70 m.	14.70 m.		
8	Ground Coverage	35% (6849.927 sq.mt.)	20.50% (4203.11 sq.mt.)	03.646% (731.90 sq.mt.)		Gr. Coverage applicable on Total Land
9	F.A.R.	1.33 (standard) & 2.25 maximum (with betterment leavy)+for EWS & Road Surrender area	46088.38 sq.mt.	8005.62 sq. mt.		Only for 2 towers of E & F Type (A-Type As mentioned in approved Maps)
10	Height	45.00 m.	44.95	44.95		

RES : G-2, PLOT NO. 20, SHIVDHAM-V, 21 SOUTH YOJNA, NIWARU ROAD, JHOTWARA, JAIPUR, 302012


Rajesh Mohan Lal Rajoria
Architect
CA/2015/68762

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11	Parking	783.4244 e.c.u.	793.33 e.c.u.	133.428 e.c.u.		Final Parking calculation will be calculated at the time of applying for completion certificate of complete project
12	Projection/Balcony	1.80 m.	1.50 m.	1.80 m.		Balcony Areas calculations are not mentioned in approved drawings.
13	Fire NOC	Required	NOC RECEIVED	NOC RECEIVED		In fire NOC Sr. No. N.P.B./Fire fighting/2019-20/1313 dated-16/10/2019 Block Type -A (Tower-E)names mentioned (Block name is "A"as per approved maps) & In NOC N.P.B./Fire fighting/2018-19/919,dated-12.12.18, Tower-F mentioned
14	Earthquake	Affidavit required	Affidavit Provided	Affidavit Provided		
15	NOC from Civil Aviation	Not Applicable	Not Applicable	Not Applicable		
16	Rain water harvesting	Refundable Security Deposition	Provided	Provided		
17	NOC from pollution	Applicable	Required	Applied		Required before applying for O.C.
18	Provision of Plantation	Required	Provided	Provided		

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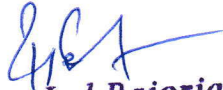
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19	Solar Heating System	Required	required	Under process		Required before applying for O.C.
20	Provision of Physically challenged persons	Required	Required	Not available in this tower		To be provided in Scheme at Stilt Floor level
21	Internal Changes / Deviation if any	Provision Applicable	No deviation	No deviation		
22	Area under Services	7% of F.A.R.	Not mentioned	NA		Under Progress)
23	Any other item					
Signature of Architect						

Completion Certificate

I hereby certify that the Buildings (Tower-E & F) constructed on land Khasra no. 1289/1025, Village- Khijuriwas, Tehsil-Tijara, Distt. Alwar, Bhiwadi, Rajasthan. (Land details as per approved Maps) developed by M/s. ELEGENT INFRASTRUCTURE PVT. LTD. was personally inspected by me and based on above facts and as per my best knowledge & documents provided to me, building construction on site is completed in accordance with the approved building plan and Greater Bhiwadi Building Bye Laws-2013. This Residential Building is also in accordance with the approved Plans and Greater Bhiwadi building bye laws. Hence the Completion Certificate is issued under my signature on (date) 03.12.2019


Rajesh Mohan Lal Rajoria
Architect
CA/2015/68762

Architect:- Rajesh Mohan Lal Rajoria

Registration No. :- CA/2015/68762

COPY PROVIDED TO

- 1> M/s. Elegant Infrastructure Pvt. Ltd.
- 2> CEO, BIDA, BHIWADI

Note:-

- 1> This Completion Certificate is only valid after the deposition of any amount / fee demanded by the BIDA, Bhiwadi, Rajasthan.

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2>. This Completion Certificate is valid only for Tower- E & F (Block Type –A, as mentioned in the Approved Maps.)

3>. It is mandatory to obtain the Occupancy Certificate after completion of all external works & mandatory Building Services & other requirements as mentioned in building bye laws.

4>. As mentioned in Greater Bhiwadi Building bye laws-2013 in point (i) of 3rd Para of clause 16.2, you have to submit an undertaking in BIDA Bhiwadi to dismantle or to make correct the unauthorized construction or violation part of construction done at site. (for this point, refer para 16.2 of Greater Bhiwadi bye laws-2013)

5>. You have also submit an undertaking to the BIDA Bhiwadi to pay Rs. 500 per sq.ft. or 50% of residential value, whichever is higher as security deposition, on the complete unauthorized construction area and also pay Rs. 100 per sq.mt. Per month penalty on the complete unauthorized construction area. (for this point, refer para 16.2 of Greater Bhiwadi bye laws-2013)


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TO WHOMSOEVER IT MAY CONCERN

It is to be certify that the **Proportionate land area** with completed FAR area in" **Terra Elegance**" situated at **Khasra No. 1289/1025, at village- Khajuribas, Tehsil- Tijara, Alwar** is completed as per following table:-

S. NO	TOWER NAME-TYPE AS PER SANCTION PLAN	TOWER NAME AS PER MARKETING COMPLETION ISSUE-TOWER	TOTAL TOWERS	TOTAL FAR PER TOWER AREA IN SQ. MTR.	AS PER FAR CC COMPELTED %	AS PER CC COMPLETED PROPOTIONATE LAND AREA COMPLETED IN SQ. MTR.
1	A	E (2BHK)	1	4002.81	8.85%	1731.66
2	A	F (2BHK)	1	4002.81	8.85%	1731.66
3	B	G (2BHK)	1	5999.63	13.26%	2595.51

Kindly consider as an **ADDENDUM** with the Completion Certificates already issued.


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Elegant Infrastructure Pvt Ltd

TERRA ELEGANCE

S.NO	COMPLETION DATE	PROJECT	ARCHITECT FIRM NAME	ARCHITECT NAME	TOWER NAME - TYPE AS PER SENCTION	BHK	TOWER NAME AS PER MARKETING COMPLETION ISSUE - TOWERS	TOTAL TOWERS	TOTAL FAR PER TOWER AREA IN SQ. MTR.	TOTAL FAR COMPLETION ISSUE BY ARCHITECT AREA IN SQ. MTR.	FAR GROUND COVERGARE PER TOWER IN SQ. MTR.	AS PER FAR CC COMPLETED %	AS PER CC COMPLETD LAND AREA COMPLETED IN SQ. MTR.	COMPLETION STATUS	REMARKS
1	27/10/2022	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	D	4BHK	A	1	6848.16	11979.89	555.75	15.14%	2962.59	COMPLETED	
2	22/03/2021	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	C	3BHK	C	1	5131.73	5131.72	432.36	11.34%	2220.05	COMPLETED	
3	11/07/2019	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	H	1	4002.81	8005.62	356.95	8.85%	1731.66	COMPLETED	
4	09/08/2023	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	I	1	4002.81	8005.62	363.01	8.85%	1731.66	COMPLETED	ADDITIONAL GROUND COVERAGE 6.06 SQ. MTR
5	03/12/2019	TERRA ELEGANCE	ARBOUR CONSULTANT	MAYNAK KUMAR SHARMA	C	3BHK	D	1	5131.73	5131.72	432.36	11.34%	2220.05	COMPLETED	
6	30/10/2019	TERRA ELEGANCE	STUDIO RKR	RAJESH MOHAN LAIRAORIA	A	2BHK	E	1	4002.81	8005.62	356.95	8.85%	1731.66	COMPLETED	
7		TERRA ELEGANCE	STUDIO RKR	RAJESH MOHAN LAIRAORIA	B	2BHK	G	1	5999.63	5999.63	516.23	13.26%	2595.51	COMPLETED	
		COMMERCIAL						9	44254.22	44254.2	3802.92	97.82%	19144.89	COMPLETED	
									985.48	985.48	406.16	2.18%	426.33	IN PROGRESS	
									45239.7	45239.68	4209.08	100.00%	19571.22		

For Elegant Infrastructure Pvt. Ltd.

Authorised Signatory

TERRA GROUP

Coporate Office : Ground Floor Plot No. 190, Phase IV, Udyog Vihar, Sector 18, Gurugram, Haryana 122015

Ph : +91 - 124 - 4276136

E-mail : info@terragroup.co.in Web : www.terragroup.co.in