

DEEPAK HANGAT

ARCHITECTS AND INTERIOR DESIGNERS

1st, Floor, 33-Adarsh Nagar, Near R. K. Puram, Behind Girja Vyas Petrol Pump Titardi, UDAIPUR-313001 (Raj.)
CONTACT: 9660931685, E-MAIL: saa.architects2007@gmail.com

COMPLETION CERTIFICATE (PARTLY)

I hereby certify that the Residential Building **Tower No 1 of Aasan Homes** Affordable Housing Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 Hectare land out of total 4.7650 hectare land in Khasara No. 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794,2795, 3512/2793, 2854,2855, 3613/2815, 2860 of Revenue Village- Kaladwas, Udaipur, Rajasthan (land details as per approved Building Plan from UIT, Udaipur) land owned by M/s Kajri Minarals Pvt. Ltd. through authorized signatory Shri Ravi Dagliya And Developed by M/s Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain, 17, Nyay Marg, near Court Circle, Udaipur was personally inspected by me and based on above facts, constructions on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the Partly Completion Certificate of tower no 1 is issued under my signature on (date) 04 October 2021.


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Certificate vide Registration No. CTP Raj./Architect/2021/36)

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Completion/2021-22/D.H.-02

Dated 04/10/2021

To,
The Secretary,
UIT, Udaipur (Raj)

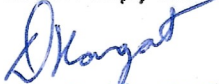
As per the Order of the certificate of Registration issued by Chief Town Planner, Town Planning Department Government of Rajasthan, Jaipur under the rule no.20 of Model Rajasthan (Urban Area), Building Regulations, 2020) Rajasthan bearing Registration no. No. CTP Raj./Architect/2021/36 for the Completion certificate and Occupancy Certificate, and as per the powers conferred therein for the issuing of Completion certificate to the empaneled Architects, I, Deepak Hangat, as an empaneled Architect, COA Registration No. CA/2009/44623 hereby, state the following:

Approval drawings and As-built Drawings of **Tower No 1** of Aasan Homes Affordable Housing Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 hectare land out of total 4.7650 hectare land in Khasara No. 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794, 2795, 3512/2793, 2854, 2855, 3613/2815, 2860 of Revenue Village- Kaladwas, Udaipur, Rajasthan (land details as per approved plan land owned by M/s Kajri Minarals Pvt. Ltd. through authorized signatory Shri Ravi Dagliya And Developed by M/s Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain, 17, Nyay Marg, near Court Circle, Udaipur have been presented before me.

The promoters have deposited the Partial Completion Certificate Fee vide Receipt No. 1746 dated 04/10/2021, for Rs. 1,60182/- at UIT Udaipur.

I have gone through the drawings, documents and have thoroughly checked them. The Documents attached herewith are :

1. 1 st and 2nd phase approval letter and approval drawings.
2. As-built drawings of Tower-1.
3. The required Checklist for completion certificate.
4. Completion Certificate Fee Receipt.
5. Structural Engineer's Certificate for compliance of NBC part VI for Earthquake Safety.
6. Fire NOC of tower-1.
7. Application copy for Environment clearance NOC.


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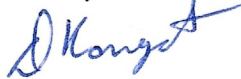
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8. AVVNL letter for 33 KV line approval.
9. Architect's Empanelment Registration Certificate.
10. Drainage and Fire drawings.

As per requirements, the following compliances are yet to be furnished by the Promoters:

- i. As per the Rules Labour Cess if any dues shall be deposited by the promoters at Labour Department and furnish copy of the Receipt at UIT Udaipur before occupancy certificate.
- ii. Environment Clearance, under the provisions of Environment Rules 2006, is applicable. The Land area of the subject Plot is 185076 Sqft and the area of construction proposed, is 493469.13 Sqft. (45861.45 Sqm.) which is more than 20000 Sqm. Thus, it does fall within the required obligation of obtaining the Environmental Clearance (EC) from the concerned department. Promoter has already applied for NOC of EC and after obtaining the Environmental Clearance, the copy to be submitted with the UIT before occupancy certificate.
- iii. The project is registered under RERA of the Govt. of Rajasthan. Quarterly reports and other compliances to be properly followed by promoter.
- iv. All other requirements and amenities, as shown in the Plans presented, and though not mentioned above, shall have to be executed by the Promoters, exactly in line with the provisions, as per the CMJAY 2015 policy, unified building byelaws 2017 as well as Rajasthan Urban area Model Building Regulations 2020 before occupancy certificate.
- v. All/Any Government guidelines/circulars/notices, that may be issued from time to time, related/addendum to the CMJAY 2015 policy and Rajasthan Urban area Model Building Regulations 2020, are to be strictly followed and implemented before occupancy certificate. All required Fees/Charges, payable under the Law, will have to be paid to the concerned Government authority/body before occupancy certificate.
- vi. All related matters to the subject project under CMJAY 2015 and in turn related to any Taxation/administrative/Acquisition/Legal/Ownership Rights shall be looked after by the local government body and do not fall under any scope of this completion certificate.
- vii. This completion certificate is issued as per legal, technical details and information's provided by promoters. If any information is hidden, then promoters are responsible for it. Empaneled Architect is not responsible for any legal or Govt. compliances.



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AND THUS, After thorough inspection of the Architectural Drawings and all the above, I hereby issue Partly Completion Certificate for Tower No 1 of Aasan Homes Affordable Housing (LLP) Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 hectare land out of total 4.7650 hectare land in Khasara No. 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794,2795, 351 2/2793, 2854,2855, 3613/2815, 2860 of Revenue Village- Kaladwas, Udaipur, Rajasthan, under the provisions of the Empanelment as Architect Town Planning Department, Govt. of Rajasthan.

Yours Truly,

CC to

Ms Kajri Minarals Pvt. Lfd. Udaipur through authorized signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain

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Check List For Partly Completion Certificate of Multistoried Buildings.

Applicant Name:	Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner Shri Lokesh Kumar Jain.	
Architect Name	Deepak Hangat	
Architect Registration no.:	CA/2009/44623	
Address (Proposed Building):	Plot of Tower no. -	Tower No 1 of Aasan Homes Affordable Housing Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 hectare land out of total 4.7650 hectare land
	Khasra No. -	3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794, 2795, 3512/2793, 2854, 2855, 3613/2815, 2860
	Village-	Kaladwas
	City -	Udaipur
Plot Area :		185076 Sqft (17200.37 Sqm)
Details of Building Plan Approval:		
(Building Plan Approval Committee Meeting)	Permission given in 2 phases by UIT. Phase 1 permission approved in Building Plan Approval Committee Meeting of UIT, Udaipur held on 20/06/2017 and Building Permission given on 06/09/2017 by UIT, udaipur as per permission letter number 434 439. After that Phase 2 permission and some changes in plan approved in Building Plan Approval Committee Meeting of UIT, Udaipur held on 16/03/2018 and phase 2 as well as revised Permission given on 12/04/2018 by UIT, Udaipur as per permission letter number 83-88.	

S. NO	Details	Comments	
		As per approval	Available On Site
1	Size of the Plot :	185076 Sqft (17200.37 Sqm)	185076 Sqft (17200.37 Sqm)
2	Setbacks :		
	Front -	50 Sqft (15.24 M)	50 Sqft (15.24 M)
	Side I -	70 Sqft (21.34 M)	70 Sqft (21.34 M)
	Side II -	20 Sqft (6.00 M)	20 Sqft (6.00 M)
	Rear -	53 Sqft (16.15 M)	53 Sqft (16.15 M)
3	Ground Coverage : (Tower-I)	5.64%	5.64%
4	Basement (If approved) :		
	(i) Ramp(slope /Width) :	N.A.	N.A.
	(ii) Staircase :	N.A.	N.A.
	(iii) Setbacks :	N.A.	N.A.
	Front -	N.A.	N.A.
	Side I -	N.A.	N.A.
	Side II -	N.A.	N.A.
	Rear -	N.A.	N.A.

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	(iv) Any other observation :	N.A.	N.A.
5	Height of Building :	30 M (100') (above stilt floor slab)	30 M (100') (above stilt floor slab)
	Number of Floors :	Stilt, Ground + 9	Stilt, Ground + 9
6	F.A.R.: (Tower-1)	0.46	0.46
7	Parking : (Tower-1)		
	Total ECU -	N.A.	N.A.
	Cars -	0	0
	Two-Wheelers -	343	343
8	Cutout/ Open to sky / Ducts:	Shown in Approved Drawing.	Available On Site as per Approved Plan.
9	Projections / Balconies/ Covered/ extended :	Shown in Approved Drawing.	Available On Site as per Approved Plan.
10	Certification for Fire Safety (Final) :	Required	Yes, Certification from Fire Safety is received for tower-1 from Office of the Fire Department, Nagar Nigam, Udaipur dated 23/06/2021, letter no 222 mentioning about No-objection about Fire Safety. This Certificate is valid upto one year from date of issue.
11	Airport NOC (if required) :	Not Required	Not Required
12	Environment Clearance (if required) :	Required	Developer applied for NOC for Environment Clearance on 29/12/2020. Proposal number is SIA/RJ/MIS/59191/2020. After receiving, developer should submit 1 copy to UIT office before occupancy certificate.
13	Certification from structural Engineer : (Earthquake Resistant)	Required	Yes, Structural Stability Certificate received from Vijay-Tech Consultants Pvt. Ltd. dated 30/07/2019 and Certificate of undertaking for compliance of the provision of NBC part 4 for Earthquake Safety also received duly signed by owner, structural engineer and architect. Copy attached.
14	Plantation on Site :	Total 215 trees required in complete plot as per Bylaws.	Till now 30 trees installed. Remaining trees will be installed at the time of completion of remaining towers.


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15	Rain Water Harvesting :	Shown in Approved Plan	Yes, Rain Water Harvesting shown in as-built drawing and Provided at site.
16	Waste Water Recycling :	Required	Provided. Waste water is reused in plantation after recycling from STP.
17	Sewerage Treatment Plant :	Required	Provided and shown in As built drawings also.
18	Provision of Solid Waste Disposals :	Required as per Section 8.12.3.2.3 of Building Bylaws 2017	Yes, 4 Dustbins Provided as per Section 8.12.3.2.3 of Building Bylaws 2017
19	Provision of Solar Panels of Solar Water Heaters	Not Required as per Section 8.11.5 of Building Bylaws 2017	Not Required as per Section 8.11.5 of Building Bylaws 2017
20	Provision for Physically Challenged Persons :	Required	Provided at Stilt floor at entry point of tower-I to reach at lift.
21	Internal Changes/ Deviation if any :	1) At Stilt floor, 15 commercial Shops spaces shown in 2nd phase revised approved plan. 2) one common toilet shown in EWS(I bhk) flats.	1) 15 shops (shop no 1 to 15) with partition and shutters provided at site at commercial space shown in approval drawing at stilt floor. Commercial FAR shown 2747.58 sqft in as-built drawing. 2) WC& bath separate provided at site and shown in as-built drawing in EWS(I bhk) flats.
22	Any other observation :		

Note : All the above mentioned points in this Check-list for completion certificate of tower-I are filled as per the legal, technical details and information's provided by promoters. If any information is hidden, then promoters are responsible for it. Empaneled Architect is not responsible for any legal or Govt. compliances.



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