

27 OCT 2022



General Check List for Completion/ Occupancy Certificate.

1. Name of Plot Owner/ Developer- **M/S ELEGANT INFRASTRUCTURE PVT. LTD.**
2. Ownership details: -
 - Date of issue of Lease Deed: **09/01/2013**
 - Type of Plot: (Auctioned/ Allotted/Converted under 90-A Rules/Other) **90-A**
3. Name of Present Owner: **M/S ELEGANT INFRASTRUCTURE PVT. LTD.**
4. Use of Plot (Land Use) (As per Lease Deed): **RESIDENTIAL (GROUP HOUSING)**
5. Plot no. / Address of Building/ Site: **KHASRA NO. 1289/1025 Village: - KHIJURIWAS, TEH- TIJARA, ALWAR, RAJ.**
6. Net Plot Area (As per Approved Building Plan): **19571.22 SQ.M.**
7. Approval of Building Plan vide committee meeting dated: **09-04-2013**
8. Building Plan Approval as per Building Byelaws- **GREATER BHIWADI BUILDING BYLAWS-2013**
9. Date of Release of approved Building Plan: **06-05-2013**
10. Inspection Report:
 - Date of Start of Construction: **01/07/2013**
 - Date of Completion: **21/10/2022**
 - Date of Inspection: **21/10/2022**

Following Parameters to be checked during inspection for Completion Certificate of **TOWER-D AND TOWER-C. (No. of towers-2)**

A-Technical Parameters:					
S.No	Details	Comments		Essentials	
		As per approved plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of the Plot (Sq. mt)	19571.22 SQ.M.	19571.22 SQ.M.	19571.22 SQ.M.	19571.22 SQ.M.
2.	Width of road/ Roads	60 M (Alwar bypass road)	60 M (Alwar bypass road)	60 M (Alwar bypass road)	60 M (Alwar bypass road)
3.	Direction/ Facing of Plot (East/West/North/South/Other)	NORTH	NORTH	NORTH	NORTH
4.	Setbacks				
	Direction				
	Front	30 m (GREEN BUFFER)	30 m (GREEN BUFFER)	30 m (GREEN BUFFER)	Not Required
	Side (I)				
	Tower-D	14.06 mt.	14.06 mt.	14.06 mt.	Not Required
	Tower-C	14.02 mt.	14.02 mt.	14.02 mt.	


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	Side (II)	Not Available.	Not Available.	Not Available.	Not Required
	Rear	Not Available.	Not Available.	Not Available.	Not Required
5.	(i.) Ground Coverage	988.10 sq.m.	988.10 sq.m.	988.10 sq.m.	Not Required
	(ii.) Basement Floor/ Floors/ Stilt Floor/Podium if any	Not Available.	Not Available.	Not Available.	Not Required
	(iii.) Ramp (Slope)	Available	Available	YES	Not Required
	(iv.) No. of Staircase	4	4	YES	Not Required
	(v.) • Riser • Tread • Width Lift/Elevator/ Escalator • No. of Lift • Size of Lift	As per drawings	As per drawings	As per drawings	Not Required
6.	(i.) Height (From Plinth Level)	44.65 m	44.65 m	44.65 m	Not Required
	(ii.) No. of Floor	S+14	S+14	S+14	Not Required
	(iii.) Total Height	45.95 m	45.95 m	45.95 m	Not Required
	(iii.) Excluding parapet/ Mumty/Lift Machine Room/any other Architectural element	45.95 m	45.95 m	45.95 m	Not Required
	(iii.) Including parapet/ Mumty/ lift Machine Room/any Other architectural element	49.95 m	49.95 m	49.95 m	Not Required
7.	TOTAL F.A.R.	11979.88 sq.m	11979.88 sq.m	11979.88 sq.m	Not Required
8.	Height of Compound Wall	Not Available	Not Available	Not Available	YES
	No. of Entry/ Exit & Width	1	1	NO	YES
	Security Room Size	Not Available	Not Available	Not Available	YES
	Other Services in Setbacks	STP, RWH	STP, RWH	YES	YES

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B-Parking Parameters:					
S.No	Details	Comments		Essentials	
		As per approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U required	200	213.13	213.13	Not Required
2.	Total No. of Car Parking	150	160	160	Not Required
	• Basement (I, II, III, ...)	Not Available	Not Available	Not Available	Not Required
	• Stilt	As per drawings	As per drawings	As per drawings	Not Required
	• Open Area	As per drawings	As per drawings	As per drawings	Not Required
	• Visitors	25%	25%	25%	Not Required
	• Mechanical Car Parking	As per drawings	Not Available	As per drawings	Not Required
	• Provision of car Lift	Not Available	Not Available	Not Available	Not Required
3.	Two-Wheeler Parking	150	160	160	Not Required

C-Safety Parameters (Fire & Structure):					
S.No	Details	Comments		Essentials	
		As per approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Certification for fire Safety and Compliance of UDH order dated 21.01.2020 regarding fire Safety	Mandatory	Final NOC dated 29-7-2021 submitted.	Installed (Yes)	Operational (Yes)
2.	Certificate From Structural Engineer (Earthquake Resistant)	Mandatory	Submitted as per Building Bylaws.	Mandatory	Not Required


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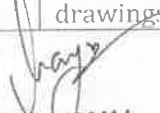
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D-Environmental Parameters:					
S. No	Details	Comments		Essentials	
		As per approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	As per drawings	As per drawings	Installed (Yes)	Operational (Yes)
2.	Waste Water Treatment/ Recycling	Mandatory	YES	Installed (Yes)	Operational (Yes)
3.	Provision of Sewerage Line and Sewerage Treatment Plant	Mandatory	STP structure completed and affidavit for machinery installation submitted as per Govt. order.	Installed (Yes)	Operational (No)
4.	Provision of Solid Waste Management	Mandatory	Yes	Installed (Yes)	Operational (No)
5.	Certificate for Environment Clearance (if applicable)	Mandatory	Submitted	YES	YES
6.	Provision of Solar Panels/ Solar Water Heater	Mandatory	Not Available	Installed (No)	Operational (No)

E-Green Parameters:					
S. No	Details	Comments		Essentials	
		As per approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green area and Park/Landscaping	As per drawings	As per drawings	YES	YES

F-General Parameters:					
S. No	Details	Comments		Essentials	
		As per approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to Sky/ Ducts	As per drawings	As per drawings	As per drawings	Not Required
2.	Projections/Balconies etc. (Covered/ extended)	As per drawings	As per drawings	As per drawings	Not Required


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3.	Provision of Water Supply	Yes	Yes	YES	YES
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Yes	Yes	Installed (Yes)	Operational (Yes)
5.	Site Development including Parking Signages, pathway, street lighting	Yes	Yes Proportionally	Yes Proportionally	Yes Completely
6.	Provisions for physically challenged persons	Yes	Yes	YES	Not Required
7.	Architectural Finishing is paint, tile Cladding and Interior Finishing etc.	Tower-D	Yes	Finishing work is running.	YES
		Tower-C	Yes	Finishing work is running.	
8.	Internal Changes.	Not Available	Not Available	Not Available	Not Required
9.	Any other Changes.	Not Available	Not Available	Not Available	Not Required

COMPLETION CERTIFICATE

I hereby certify that **TOWER-D and TOWER-C** of Group Housing project "Terra Elegance" on Khasra No./Plot No 1289/1025 AT Village: - Khijuriwas, TEH- Tijara, ALWAR, RAJ. Owned/developed by **M/s ELEGANT INFRASTRUCTURE PVT. LTD.** was personally inspected by me and based on the above fact, building structure on site is complete in accordance with the approved building plans and prevailing building bylaws. Type of the building (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 27-10-2022.

Note: -

1. As per Affidavit given by the Developer, it is mentioned that Tower-D (as per approved maps) is renamed as Tower-A (as per marketing plan) and Tower-C (as per approved maps) is renamed as Tower-C (as per marketing plan).
2. This Completion Certificate is only valid after the deposition of Application fees or any Pending amount/fees demanded by BIDA, Bhiwadi, Rajasthan.
3. After commencement of this completion certificate if any deviation found against the approved building maps then Empanelled Architect will not be responsible for such changes.
4. It is mandatory to obtain OCCUPANCY CERTIFICATE after completion of all external works and pending finishing works and required NOC's as per building by-laws.
5. This Completion Certificate is only for completion of building as per approved maps and is not stands for any type of STRUCTURE SAFETY and for Occupancy.


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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, 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 - TOWERS	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	D	A (4 BHK)	1	6848.16	15.14%	2962.59
2	C	C (3 BHK)	1	5131.73	11.34%	2220.05
3	C	B (3 BHK)	1	5131.73	11.34%	2220.05
4	A	H (2BHK)	1	4002.81	8.85%	1731.66
5	A	I (2 BHK)	1	4002.81	8.85%	1731.66

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


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TERRA ELEGANCE

S.NO	COMPLETION DATE	PROJECT	ARCHITECT FIRM NAME	ARCHITECT NAME	TOWER NAME - TYPE AS PER SECTION	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	432.36	432.36	11.34%	2220.05	COMPLETED	
3	11/07/2019	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	B	1	5131.73	5131.72	432.36	11.34%	2220.05	COMPLETED	
4	09/08/2023	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	H	1	4002.81	8005.62	363.01	8.85%	1731.66	COMPLETED	ADDITIONAL GROUND COVERAGE 606 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 LALPADORIA	A	2BHK	E	1	4002.81	8005.62	356.95	8.85%	1731.66	COMPLETED	
7		COMMERCIAL	STUDIO RKR	RAJESH MOHAN LALPADORIA	B	2BHK	F	1	5999.63	5999.63	356.95	8.85%	1731.66	COMPLETED	
							G	1	5999.63	5999.63	356.95	13.26%	2594.51	COMPLETED	
								9	344254.22	344254.22	3802.92	97.82%	19144.39	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

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