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email: bsen.architect@gmail.com

Date: 17 Apr 2023

ANNEXURE 'B'

Completion Certificate

I hereby certify that the building constructed on Residential Group Housing Project **"Ashiana Daksh Phase II"** (Building Block No. B-02 & B-03)at Khasra Nos. 419 to 437, Village Srikishanpura, Tehsil Sanganer, Jaipur, Rajasthan owned and developed by Ashiana Housing Limited having registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkalta-700071, West Bengal and local office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, Rajasthan was personally inspectedby me and based on above facts, construction 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 Completion Certificate is issued under my signature on 17April 2023.

Signature:

Architect: - **Biswajit Sengupta**

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Regd. Architect : CA/75/886

Registration No.: **CA/75/886**

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Date: 17Apr2023

Check List for Completion/ Occupancy Certificate

1. Name of Developer: **Ashiana Housing Limited.**
2. Ownership details:-
   - Date of issue of Lease Deed: **24/01/2012.**
   - Type of Plot: [Auctioned Allotted/Converted under 90-A Rules/Other]:**Converted under 90-B Rules.**
3. Name of Present Owner:**Ashiana Housing Limited.**
4. Use of Plot [Land Use] [As per Lease Deed]:**Residential.**
5. Plot No. Address of Building/ Site:Khasra Nos. 419 to 437, Village Srikishanpura, Tehsil Sanganer, Jaipur, Rajasthan.
6. Plot Area [As per Approved layout Plan& lease deed verified by JDA,Jaipur]: **27013.76SqM as per Patta and 26511.29 SqM as per physical measurement.**
7. Approval of Building Plan vide committee meeting dated: **Approved in 214thmeetingof SPC(BP) held on 14/06/2019.**
8. Building Plan Approval as per Building Byelaws-**Unified Building Byelaws 2017.**
9. Date of Release of approved building Plan: **02/08/2019.**
10. Inspection Report:
    - Date of Start of Construction: **01/02/2021.**
    - Date of Completion: **15/03/2023.**
    - Date of Site Inspection: **14/04/2023.**

Following Parameters to be checked during inspection for Completion Certificate:

A- Technical Parameters :					
S.No	**Details**	**Comments**		**Essential**	
		As per Approved Plan	**As per Site**	**For Completion**	**For at the time of Utilization Certificate**
1	Size of the Plot	**27013.76 SqM as per Patta and 26511.29 SqM as per physical measurement.**	**27013.76 SqM as per Patta and 26511.29 SqM as per physical measurement.**	–	–

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2	Width of Road/ Roads		100 ft.	100 ft.	–	–
3	Direction/ Facing of Plot (East/West/North/South/ Other)		WEST	WEST	–	–
4	Setbacks	Directions			–	–
	Front	West	15 M	15 M	–	–
	Side I	North	9.00M	11.25 M	–	–
	Side II	South	9.00 M	9.00 M	–	–
	Rear	East	9.00 M	12.00 M	–	–
5	(i)	Ground Coverage	Allowable- 10604.517SqM (40%) Achieved- 5928.44 SqM (22.36%) (For Whole Project)	1748.04 sqm (6.59%) (For PhaseII) Only	–	–
	(ii)	Basement Floor/ Floors/ Stilt Floor/Podium if any	Block B-02- S+12 Floor Block B-03- S+12 Floor	Block B-02- S+12 Floor Block B-03- S+12 Floor	–	–
	(iii)	Ramp(Slope)	Yes (For podium)	Yes (For podium)	–	–
	(iv)	No. of Staircase	2 per block	2 per block		
		• Riser • Thread • Width	Yes	150 MM 300 MM 1250 MM and 1500 MM		
	(v)	Lift/Elevator/Escalator • No. of Lifts • Size of Lift	2 Lifts Per Block + 1 lift in club house	2 Lifts per block and 1 lift in club of 1.91m x 1.91m& 1.91m X 2.52mi.e total 9 Nos. of lift in B-02 to B-03	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
6	(i)	Height (From Plinth Level)	38.95 M	38.95m	–	–
	(ii)	No. of Floor	Block B-02- S+12 Floor Block B-03- S+12 Floor	Block B-02- S+12 Floor Block B-03- S+12 Floor	–	–

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	(iii)	Total Height				
		Excluding parapet/ Mumty/Lift (in.) Machine Room/any other architectural element	38.95 M	38.95 M	–	–
		Including parapet/ Mumty/Lift Machine Room/any other architectural element	44.45 M	43.925 M	–	–
7	F.AR./B.A.R (as applicable floor wise F.A.R/ B.A.R)		Permissible- 72906.058 SqM Utilised- 58,623.70 SqM	1941.98 (BAR) (For Phase II) only	–	–
8	Height of Compound wall		–	6 Ft.	–	–
	No. of Entry/ Exit & width		Yes	Clear Entry and Exit of 2.0 m each	–	–
	Security Room Size		3.00Mx3.5M & 3.25Mx3.5M		–	–
	Other Services in Setbacks		Guard Room Toiletand Change Room- 19.88 Sq.M STP- 416 Sq.M DG – 79.86 Sq.M ESS & RMU- 268.05 Sq M Gas Bank- 63 Sq M (For whole project)		–	–

B- Parking Parameters :

S.No	Details	Comments		Essential	
		As per Approved Plan (for Whole Project)	As per Site(forPhase II only)	For Completion	For at the time of Utilization Certificate

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1	Total E.C.U acquired	Required – 594 ECU Provided – 690ECU	Provided - 220 ECU	–	–
2	Total No. of Car Parking	Required – 446Nos Provided – 619Nos	195 Nos	–	–
	• Podium	Provided – 193 Nos (included in619above)	80 Nos (included in 195 above)	–	–
	• Stilt	Provided – 175 Nos (included in 619 above)	61 Nos (included in 195 above)	–	–
	• Open Area	Provided – 251 Nos(included in 619 above).	43 Nos (included in 195 above)	–	–
	• Visitors	Required – 81 Nos (included in open parking above)	11 Nos (in open)	–	–
	• Mechanical Car Parking	–	–	–	–
	• Provision of Car Lift	–	–	–	–
3	Two Wheeler Parking	Provided – 215 Nos. (71 ECU) (71 ECU included in 690 above)	75Nos (25 ECU)	–	–

C- Safety Parameters (Fire & Structure):

S.No	Details	Comments		Essential	
		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	Yes	Yes	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
2	Certificate from Structural Engineer (Earthquake resistant)	Yes	Yes	–	–

D- Environmental Parameters :

S.No.	Details	Comments		Essential	

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		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	Yes	Yes	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
2	Waste Water Treatment/ Recycling	Yes	Yes	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
3	Provision of Sewerage line and Sewerage Treatment Plant	Yes	STP Installed	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
4	Provision of Solid Waste Management	–	Yes	–	–
5	Certificate for Environment Clearance (if applicable)	Yes	Yes	–	–
6	Provision of Solar Panels/ Solar Water Heater	Yes	Solar water heater installed	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)

E- Green Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/landscaping	Required- 3976.694 SqM (15%) Provided- 6731.05 SqM (25.38 %) (For Whole Project)	1814.31 SqM Phase-II Only	–	–

F- General Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate

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1	Cut-Outs/ Open to Sky/ Ducts	Yes	Yes		
2	Projections/ Balconies etc. (Covered/ extended)	Yes (Covered)	Yes (Covered Only)		
3	Provision of Water Supply	–	Yes (internal distribution system for water supply has been installed)	Yes (internal distribution system for water supply has been installed)	Yes (water would be supplied through water tankers till the time water supply from PHED is supplied)
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	–	Yes (Electrification of the scheme has been achieved with required equipment)	Installed (Yes/~~No~~)	Operational (Yes/~~No~~)
5	Site development including parking sinages, pathway, street lighting	Yes	Yes	–	–
6	Provisions for physically challenged persons	Yes	Yes	–	–

Signature:

Architect: - **Biswajit Sengupta**

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